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Certified Public Accountants, A.C.

**IRONTON METROPOLITAN HOUSING AUTHORITY  
LAWRENCE COUNTY  
Single Audit  
For the Year Ended September 30, 2015**

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*...“bringing more to the table”*

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- Association of Certified Anti - Money Laundering Specialists •





# Dave Yost • Auditor of State

Board of Commissioners  
Ironton Metropolitan Housing Authority  
720 Washington Street  
Ironton, Ohio 45638

We have reviewed the *Independent Auditor's Report* of the Ironton Metropolitan Housing Authority, Lawrence County, prepared by Perry & Associates, Certified Public Accountants, A.C., for the audit period October 1, 2014 through September 30, 2015. 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 Ironton Metropolitan Housing Authority is responsible for compliance with these laws and regulations.

A handwritten signature in black ink that reads "Dave Yost".

Dave Yost  
Auditor of State

May 19, 2016

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**IRONTON METROPOLITAN HOUSING AUTHORITY  
LAWRENCE COUNTY  
FOR THE YEAR ENDED SEPTEMBER 30, 2015**

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## INDEPENDENT AUDITOR'S REPORT

March 25, 2016

Ironton Metropolitan Housing Authority  
Lawrence County  
720 Washington Street  
Ironton, Ohio 45638

To the Director and Board of Commissioners:

### ***Report on the Financial Statements***

We have audited the accompanying financial statements of **Ironton Metropolitan Housing Authority**, Lawrence County, Ohio (the Authority), as of and for the year ended September 30, 2015, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

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

Management is responsible for preparing and fairly presenting these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes designing, implementing, and maintaining internal control relevant to preparing and fairly presenting financial statements that are free from material misstatement, whether due to fraud or error.

### ***Auditor's Responsibility***

Our responsibility is to opine on these financial statements based on our audit. We audited in accordance with auditing standards generally accepted in the United States of America and the financial audit standards in the Comptroller General of the United States' *Government Auditing Standards*. Those standards require us to plan and perform the audit to reasonably assure the financial statements are free from material misstatement.

An audit requires obtaining evidence about financial statement amounts and disclosures. The procedures selected depend on our judgment, including assessing the risks of material financial statement misstatement, whether due to fraud or error. In assessing those risks, we consider internal control relevant to the Authority's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not to the extent needed to opine on the effectiveness of the Authority's internal control. Accordingly, we express no opinion. An audit also includes evaluating the appropriateness of management's accounting policies and the reasonableness of their significant accounting estimates, as well as our evaluation of the overall financial statement presentation.

We believe the audit evidence we obtained is sufficient and appropriate to support our opinion.

### ***... "bringing more to the table"***

Tax- Accounting – Audit – Review – Compilation – Agreed Upon Procedure – Consultation – Bookkeeping – Payroll  
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### **Opinion**

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Ironton Metropolitan Housing Authority, Lawrence County as of September 30, 2015, and the changes in its financial position and its cash flows for the year then ended in accordance with the accounting principles generally accepted in the United States of America.

### **Emphasis of Matter**

As discussed in Note 6 to the financial statements, during the year ended September 30, 2015, the Authority adopted Governmental Accounting Standards Board (GASB) Statement No. 68, *Accounting and Financial Reporting for Pensions – an amendment of GASB Statement No. 27* and GASB Statement No. 71, *Pension Transition for Contributions Made Subsequent to the Measurement Date*. We did not modify our opinion regarding this matter.

### **Other Matters**

#### *Required Supplementary Information*

Accounting principles generally accepted in the United States of America require this presentation to include *Management's discussion and analysis* and schedules of net pension liabilities and pension contributions, as listed in the table of contents, to supplement the basic financial statements. Although this information is not part of the basic financial statements, the Governmental Accounting Standards Board considers it essential for placing the basic financial statements in an appropriate operational, economic, or historical context. We applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, consisting of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, to the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not opine or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to opine or provide any other assurance.

#### *Supplementary and Other Information*

Our audit was conducted to opine on the Authority's basic financial statements taken as a whole.

The Actual Modernization Cost Certificates presented on page 31 and the supplemental Financial Data Schedule presented on pages 32 through 34 are presented for additional analysis as required by the U.S. Department of Housing and Urban Development and are not required parts of the basic financial statements.

The Schedule of Federal Awards Expenditures also presents additional analysis as required by the U.S. Office of Management and Budget Circular A-133, Audits of States, Local Governments, and Non-Profit Organizations and is also not a required part of the financial statements.

The schedules are management's responsibility and derived from and relate to the underlying accounting and other records used to prepare the basic financial statements. We subjected these schedules to the auditing procedures we applied to the basic financial statements. We also applied certain additional procedures, including comparing and reconciling schedules directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves in accordance with auditing standards generally accepted in the United States of America. In our opinion, these schedules are fairly stated in all material respects in relation to the basic financial statements taken as a whole.

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

In accordance with *Government Auditing Standards*, we have also issued our report dated March 25, 2016, on our consideration of the Authority's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. That report describes the scope of our internal control testing over financial reporting and compliance, and the results of that testing, and does not opine on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control over financial reporting and compliance.

A handwritten signature in black ink that reads "Perry & Associates CPAs A.C." in a cursive script.

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

**IRONTON METROPOLITAN HOUSING AUTHORITY**  
LAWRENCE COUNTY  
FOR THE YEAR ENDED SEPTEMBER 30, 2015  
  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
Unaudited

It is a privilege to present for you the financial picture of Ironton Metropolitan Housing Authority. The Ironton Metropolitan Housing Authority's ("the Authority") management's discussion and analysis is designed to (a) assist the reader in focusing on significant financial issues, (b) provide an overview of the Authority's financial activity, (c) identify changes in the Authority's financial position (its ability to address the next and subsequent year's challenges), and (d) identify the single enterprise fund issues or concerns.

Since the Management's Discussion and Analysis (MD&A) is designed to focus on the current year's activities, resulting changes and currently known facts, please read it in conjunction with the Authority's financial statements, which will begin on page 9.

**FINANCIAL HIGHLIGHTS**

- Total revenues decreased by \$303,134 (or 14.11%) during 2015, and were \$1,845,017 and \$2,148,151 for 2015 and 2014, respectively.
- Total expenses increased by \$87,963 (or 4.33%). Total expenses were \$2,117,763 and \$2,029,800 for 2015 and 2014, respectively.

**USING THIS ANNUAL REPORT**

The following is a summary of the presentation of the Authority's financial statements:

<p><b>MD&amp;A</b> ~ Management Discussion and Analysis ~</p>
<p><b>Basic Financial Statements</b> ~ Statement of Net Position ~ ~ Statement of Revenues, Expenses, and Changes in Net Position ~ ~ Statement of Cash Flows ~ ~ Notes to the Basic Financial Statements ~</p>

The focus is on the Authority as a single enterprise fund. This format allows the user to address relevant questions, broadens a basis for comparison (year to year or Authority to Authority) and enhances the Authority's accountability.

**IRONTON METROPOLITAN HOUSING AUTHORITY**  
LAWRENCE COUNTY  
FOR THE YEAR ENDED SEPTEMBER 30, 2015  
  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
Unaudited

**BASIC FINANCIAL STATEMENTS**

The basic financial statements, beginning on page 11, are designed to be corporate-like in that all business type programs are consolidated into one single enterprise fund for the Authority.

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

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

Net Investment in Capital Assets: This component of Net Position consists of all Net Capital Assets (net of accumulated depreciation).

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

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

The basic financial statements also include a Statement of Revenues, Expenses, and Changes in Net Position (similar to an Income Statement). This Statement includes Operating Revenues, such as rental income, Operating Expenses, such as administrative, utilities, maintenance, and depreciation, and Non-Operating Revenue and Expenses, such as grant revenue, investment income and interest expense.

The focus of the Statement of Revenues, Expenses, and Changes in Net Position is the "Change in Net Position."

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

The Authority's programs that are consolidated into a single enterprise fund are as follows:

Public Housing Program – The public housing program is designed to provide low-cost housing within Lawrence County. Under this program, HUD provides funding via an annual contributions contract. These funds, combined with the rental income received from tenants, are available solely to meet the operating expenses of the program.

Capital Fund Program (CFP) – Substantially all additions to land, structures, and equipment are accomplished through modernization programs (included in the financial statements under the public housing program). Modernization funds replace or materially upgrade deteriorated portions of existing Authority property.

Housing Assistance Payments Program-Section 8 – The Authority administers a program of rental assistance payments to private owners on behalf of eligible low-income families under Section 8 of the Housing and Urban Development Act of 1974. The program provides payments covering the difference between the maximum rental on a dwelling unit, as approved by HUD, and the amount of rent contribution by a participating family.

**IRONTON METROPOLITAN HOUSING AUTHORITY**  
**LAWRENCE COUNTY**  
**FOR THE YEAR ENDED SEPTEMBER 30, 2015**

**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
 Unaudited

**BASIC FINANCIAL STATEMENTS**

**STATEMENT OF NET POSITION**

The following table reflects the condensed Statement of Net Position compared to the prior year.

**TABLE 1**  
**STATEMENT OF NET POSITION**

	2015	2014 *	Variance
Current Assets	\$ 2,207,298	\$ 2,240,099	\$ (32,801)
Noncurrent Assets	5,085,842	5,329,695	(243,853)
<b>TOTAL ASSETS</b>	<b>7,293,140</b>	<b>7,569,794</b>	<b>(276,654)</b>
Deferred Outflows of Resources - Pensions	28,996	19,313	9,683
Current and Other Liabilities	135,303	130,922	4,381
Long-term liabilities	370,107	371,866	(1,759)
<b>TOTAL LIABILITIES</b>	<b>505,410</b>	<b>502,788</b>	<b>2,622</b>
Deferred Inflows of Resources - Pensions	3,153	-	3,153
Net Position:			
Net Investment in Capital Assets	5,085,842	5,329,695	(243,853)
Restricted	4,692	11,404	(6,712)
Unrestricted	1,723,039	1,745,220	(22,181)
<b>TOTAL NET POSITION</b>	<b>\$ 6,813,573</b>	<b>\$ 7,086,319</b>	<b>\$ (272,746)</b>

\* - As restated - See Note 12

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

During 2015, the Authority adopted GASB Statement 68, "Accounting and Financial Reporting for Pensions—an Amendment of GASB Statement 27," which significantly revises accounting for pension costs and liabilities. For reasons discussed below, many end users of this financial statement will gain a clearer understanding of the Authority's actual financial condition by adding deferred inflows related to pension and the net pension liability to the reported net position and subtracting deferred outflows related to pension.

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

Under the new standards required by GASB 68, the net pension liability equals the Authority's proportionate share of each plan's collective:

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

**IRONTON METROPOLITAN HOUSING AUTHORITY**  
**LAWRENCE COUNTY**  
**FOR THE YEAR ENDED SEPTEMBER 30, 2015**

**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
Unaudited

GASB notes that pension 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. GASB noted that the unfunded portion of this pension 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 Authority is not responsible for certain key factors affecting the balance of this liability. 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 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 pension system. In Ohio, there is no legal means to enforce the unfunded liability of the pension system 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 pension system is responsible for the administration of the plan.

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. As explained above, changes in pension benefits, contribution rates, and return on investments affect the balance of the net pension liability, but are outside the control of the local government. In the event that contributions, investment returns, and other changes are insufficient to keep up with required pension 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 is satisfied, this liability is separately identified within the long-term liability section of the statement of net position.

In accordance with GASB 68, the Authority's statements prepared on an accrual basis of accounting include an annual pension expense for their proportionate share of each plan's change in net pension liability not accounted for as deferred inflows/outflows. As a result of implementing GASB 68 and GASB 71, the Authority is reporting a net pension liability and deferred inflows/outflows of resources related to pension on the accrual basis of accounting. This implementation also had the effect of restating net position at September 30, 2014, from \$7,242,422 to \$7,086,319.

Current and other assets decreased by \$32,801 primarily due to a decrease in cash from expenses exceeding revenues on a cash basis. Capital assets, net decreased \$243,853 due to depreciation expense which exceeded construction activity in 2015.

The information necessary to restate the 2014 beginning balances and the 2014 pension expense amounts for the effects of the initial implementation of GASB 68 is not available. Therefore, 2014 expenses still include pension expense of \$24,535 computed under GASB 27. GASB 27 required recognizing pension expense equal to the contractually required contributions to the plan. Under GASB 68, pension expense represents additional amounts earned, adjusted by deferred inflows/outflows. The contractually required contribution is no longer a component of pension expense. Under GASB 68, the 2015 statements report pension expense of \$19,595. Consequently, in order to compare 2015 total expenses to 2014, the following adjustments are needed:

**IRONTON METROPOLITAN HOUSING AUTHORITY**  
**LAWRENCE COUNTY**  
**FOR THE YEAR ENDED SEPTEMBER 30, 2015**

**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
Unaudited

Total 2015 expenses under GASB 68	\$2,117,763
Pension expense under GASB 68	(19,595)
2015 contractually required contribution	21,988
Adjusted 2015 program expenses	<u>2,120,156</u>
Total 2014 program expenses under GASB 27	<u>2,029,800</u>
Increase in program expenses not related to pension	<u><u>\$90,356</u></u>

**TABLE 2**  
**STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION**

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

	2015	2014	Variance
<b>Revenues</b>			
Tenant Rental Revenue	\$ 814,478	\$ 765,801	\$ 48,677
Government Operating Grants	596,801	838,823	(242,022)
Capital Grants	330,934	446,174	(115,240)
Investment Income/Other Revenues	102,804	97,353	5,451
TOTAL REVENUE	<u>1,845,017</u>	<u>2,148,151</u>	<u>(303,134)</u>
<b>Expenses</b>			
Administrative	188,064	207,371	(19,307)
Tenant Services	2,807	979	1,828
Utilities	379,841	367,869	11,972
Ordinary Maintenance and Operation	637,699	589,446	48,253
General Expenses	84,966	97,616	(12,650)
Housing Assistance Payment	290,482	253,877	36,605
Depreciation Expense	533,904	512,642	21,262
TOTAL EXPENSES	<u>2,117,763</u>	<u>2,029,800</u>	<u>87,963</u>
NET INCREASE (DECREASE)	<u>(272,746)</u>	<u>118,351</u>	<u>(391,097)</u>
Net Position, Beginning of Year *	<u>7,086,319</u>	N/A	N/A
Net Position, End of Year	<u><u>\$ 6,813,573</u></u>	<u><u>\$ 7,086,319</u></u>	<u><u>\$ (272,746)</u></u>

\* - As restated – See Note 12

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

Government operating grants decreased by \$242,022 from 2014 to 2015, due to decreased government subsidy of rents. Tenant revenue increased \$48,677 due to higher occupancy and increased rent. Administrative expenses decreased \$19,307 due to conservative budgeting for administration. Utilities expense increased \$11,972 from 2014 to 2015 due to more usage. Ordinary maintenance and operation expenses increased \$48,253 from 2014 to 2015 due to more maintenance being required during 2015. Capital grants decreased by \$115,240 from 2014 to 2015 due to a slight decline in ongoing construction during 2015. Other than these changes the Authority operated consistently between the years.

**IRONTON METROPOLITAN HOUSING AUTHORITY**  
**LAWRENCE COUNTY**  
**FOR THE YEAR ENDED SEPTEMBER 30, 2015**

MANAGEMENT'S DISCUSSION AND ANALYSIS  
 Unaudited

**CAPITAL ASSETS AND DEBT ADMINISTRATION**

**CAPITAL ASSETS**

As of year-end, the Authority had \$5,085,842 invested in a variety of capital assets (net of accumulated depreciation) as reflected in the following schedule, which represents a net decrease (addition, deductions and depreciation) of \$243,853 from the end of last year.

**TABLE 3**  
**CAPITAL ASSETS AT YEAR-END**  
**(NET OF DEPRECIATION)**

	2015	2014
Construction in Progress	\$ 387,482	\$ 838,097
Land and Land Rights	500,242	500,242
Buildings and Improvements	14,435,883	13,707,286
Equipment	447,921	440,933
Accumulated Depreciation	<u>(10,685,686)</u>	<u>(10,156,863)</u>
<b>TOTAL</b>	<b><u>\$ 5,085,842</u></b>	<b><u>\$ 5,329,695</u></b>

The following reconciliation summarizes the change in Capital Assets.

**TABLE 4**  
**CHANGE IN CAPITAL ASSETS**

BEGINNING BALANCE	\$ 5,329,695
Additions (Net)	290,051
Depreciation	<u>(533,904)</u>
<b>ENDING BALANCE</b>	<b><u>\$ 5,085,842</u></b>

This year's major additions are:

Capital improvements (CFP) still in progress at the Authority's Public Housing complexes	\$ 290,051
<b>TOTAL ADDITIONS</b>	<b><u>\$ 290,051</u></b>

See note 5 to the basic financial statements for more information regarding the Authority's capital assets.

**IRONTON METROPOLITAN HOUSING AUTHORITY**  
LAWRENCE COUNTY  
FOR THE YEAR ENDED SEPTEMBER 30, 2015  
  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
Unaudited

**ECONOMIC FACTORS**

Significant economic factors affecting the Authority are as follows:

- Federal funding levels of the Department of Housing and Urban Development
- Local labor supply and demand, which can affect salary and wage rates
- Local inflationary, recessionary and employment trends, which can affect resident incomes and therefore the amount of rental income
- Inflationary pressure on utility rates, supplies and other costs
- Market rates for rental housing

**IN CONCLUSION**

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

**FINANCIAL CONTACT**

If you have any questions regarding this report, you may contact Jim Johnson, Executive Director of the Ironton Metropolitan Housing Authority at 740-532-8658.

IRONTON METROPOLITAN HOUSING AUTHORITY  
 LAWRENCE COUNTY  
 STATEMENT OF NET POSITION  
 AS OF SEPTEMBER 30, 2015

<i>Assets</i>	
Current Assets:	
Cash and Cash Equivalents - Unrestricted	\$ 2,064,550
Cash and Cash Equivalents - Restricted	4,692
Accounts Receivable:	
Tenants - Dwelling Rents, net of allowance for doubtful accounts	107,131
Accrued Interest Receivable	352
Prepaid Expenses and Other Assets	<u>30,573</u>
Total Current Assets	<u>2,207,298</u>
Noncurrent Assets:	
Capital Assets:	
Nondepreciable Capital Assets	887,724
Depreciable Capital Assets, Net of Accumulated Depreciation	<u>4,198,118</u>
Total Capital Assets	<u>5,085,842</u>
Total Noncurrent Assets	<u>5,085,842</u>
<i>Total Assets</i>	<u>7,293,140</u>
<i>Deferred Outflows of Resources - Pensions</i>	<u>28,996</u>
<i>Total Assets and Deferred Outflows of Resources</i>	<u>\$ 7,322,136</u>
<i>Liabilities</i>	
Current Liabilities:	
Accrued Wages/Payroll Taxes Payable	\$ 15,299
Compensated Absences, Current Portion	10,460
Tenant Security Deposits	60,676
Intergovernmental Payable	33,630
Other Current Liabilities	<u>15,238</u>
Total Current Liabilities	<u>135,303</u>
Long Term Liabilities:	
Net Pension Liability	171,363
Compensated Absences	<u>198,744</u>
Total Long Term Liabilities	<u>370,107</u>
<i>Total Liabilities</i>	<u>505,410</u>
<i>Deferred Inflows of Resources - Pensions</i>	<u>3,153</u>
<i>Total Liabilities and Deferred Inflows of Resources</i>	<u>508,563</u>
Net Position:	
Net Investment In Capital Assets	5,085,842
Restricted	4,692
Unrestricted	<u>1,723,039</u>
<i>Total Net Position</i>	<u>6,813,573</u>
<i>Total Liabilities, Deferred Inflows of Resources and Net Position</i>	<u>\$ 7,322,136</u>

See accompanying notes to the basic financial statements.

IRONTON METROPOLITAN HOUSING AUTHORITY  
 LAWRENCE COUNTY  
 STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION  
 FOR THE YEAR ENDED SEPTEMBER 30, 2015

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<i>Operating Revenues</i>	
Tenant Rental Revenues	\$ 732,917
Tenant Revenue - Other	81,561
Government Operating Grants	596,801
Other	99,439
Total Operating Revenues	<u>1,510,718</u>
 <i>Operating Expenses</i>	
Administrative:	
Administrative	188,064
Tenant Services	2,807
Utilities	379,841
Ordinary Maintenance & Operation	637,699
General Expenses	84,966
Housing Assistance Payments	290,482
Depreciation Expense	533,904
Total Operating Expenses	<u>2,117,763</u>
 Operating Loss	 (607,045)
 Non-Operating Revenues	
Capital Grants	330,934
Investment Income - Unrestricted	3,365
Total Non-Operating Revenues	<u>334,299</u>
 Change in Net Position	 (272,746)
 Net Position, Beginning of Year - As Restated - See Note 12	 <u>7,086,319</u>
 Net Position, End of Year	 <u><u>\$ 6,813,573</u></u>

See accompanying notes to the basic financial statements.

**IRONTON METROPOLITAN HOUSING AUTHORITY  
LAWRENCE, OHIO**

**STATEMENT OF CASH FLOWS  
FOR THE YEAR ENDED SEPTEMBER 30, 2015**

Cash Flows From Operating Activities:	
Receipts From Tenants	\$ 762,470
Receipts From Operating Grants	596,801
Other Operating Receipts	99,439
Housing Assistance Payments	(290,482)
Payments for General and Administrative Expense	<u>(1,289,976)</u>
Net Cash Used In Operating Activities	<u>(121,748)</u>
Cash Flows From Capital and Related Financing Activities:	
Construction and Acquisition of Capital Assets	(294,614)
Capital Grants	<u>330,934</u>
Net Cash Provided by Capital and Related Financing Activities	<u>36,320</u>
Cash Flows From Investing Activities:	
Interest Received on Investments	<u>3,461</u>
Net Cash Provided by Investing Activities	<u>3,461</u>
Net Decrease in Cash	(81,967)
Cash at Beginning of Year	<u>2,151,209</u>
Cash at End of Year	<u>\$ 2,069,242</u>

**CASH FLOWS FROM OPERATING ACTIVITIES**

Net Operating Loss	\$ (607,045)
Adjustments to Reconcile Net Loss to Net Cash Provided by Operating Activities	
Depreciation Expense	533,904
Non-cash Expense for Pension	(10,583)
(Increase)Decrease In:	
Accounts Receivable	(52,008)
Prepaid Expenses and Other Assets	2,746
Increase(Decrease) In:	
Accrued Wages/Payroll Taxes Payable	6,109
Compensated Absences	6,689
Tenant Security Deposits	2,022
Intergovernmental Payable	<u>(3,582)</u>
Net Cash Used In Operating Activities	<u>\$ (121,748)</u>

See accompanying notes to the basic financial statements.

**IRONTON METROPOLITAN HOUSING AUTHORITY  
LAWRENCE COUNTY  
NOTES TO THE BASIC FINANCIAL STATEMENTS  
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**1. DESCRIPTION OF THE HOUSING AUTHORITY AND REPORTING ENTITY**

The Ironton Metropolitan Housing Authority (the Authority) is a political subdivision of the State of Ohio, created under Section 3735.27 of the Ohio Revised Code.

The Ironton Metropolitan Housing Authority was established for the purpose of engaging the development, acquisition, and administrative activities of the low-income housing program and other programs with similar objectives. The United States Department of Housing and Urban Development (HUD) has direct responsibility for administering the low-income housing program under the United States Housing Act of 1937, as amended. HUD is authorized to enter into contracts with local housing authorities to make grants to assist the local housing authorities in financing the acquisition, construction, and/or leasing of housing units and to make annual contributions (subsidies) to the local housing authorities for the purpose of maintaining the low-rent character of the local housing program.

DESCRIPTION OF PROGRAMS:

*A. PUBLIC HOUSING PROGRAM*

The public housing program is designed to provide low-cost housing within Lawrence County. Under this program, HUD provides funding via an annual contributions contract. These funds, combined with the rental income received from tenants, are available solely to meet the operating expenses of the program.

*B. CAPITAL FUND PROGRAM (CFP)*

The Capital Fund Program also is the primary funding source for physical and management improvements to the Authority's properties. CFP funding is based on a formula allocation that takes into consideration the size and age of the Authority's housing stock.

*C. HOUSING ASSISTANCE PAYMENTS PROGRAM - SECTION 8*

The Authority administers a program of rental assistance payments to private owners on behalf of eligible low-income families under Section 8 of the Housing and Urban Development Act of 1974. The program provides payments covering the difference between the maximum rental on a dwelling unit, as approved by HUD, and the amount of rent contribution by a participating family.

REPORTING ENTITY

The reporting entity is comprised of the primary government, component units and other organizations that are included to ensure that the financial statements of the Authority are not misleading. The primary government consists of all funds, departments, boards, and agencies that are not legally separate from the Authority. For the Authority, this includes general operations, public housing, Section 8, and modernization programs. Component units are legally separate organizations for which the Authority is financially accountable.

The Authority is financially accountable for an organization if the Authority appoints a voting majority of the organization's governing board and (1) the Authority is able to significantly influence the programs or services performed or provided by the organization or (2) the Authority is legally entitled to or can otherwise access the organization's resources; (3) the Authority is legally obligated or has assumed responsibility to finance the deficits of, or provide fiscal support to, the organization; (4) the Authority is obligated for the debt of the organization. Component units may also include organizations that are fiscally dependent on the Authority in that the Authority approves the budget, the levying of taxes or issuance of debt. The Authority did not have any component units or other related organizations in 2015.

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**2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The financial statements of the Ironton Metropolitan Housing Authority have been prepared in conformity with accounting principles generally accepted in the United States of America as applies to governmental units. The Governmental Accounting Standards Board is the accepted standard - setting body for establishing governmental accounting and financial reporting principles. The more significant of the Authority's accounting policies are described below.

**A. BASIS OF PRESENTATION - FUND ACCOUNTING**

The Authority uses funds to report on its financial position and the results of operations. Fund accounting is designed to demonstrate legal compliance and to aid financial management by segregating transactions related to certain functions or activities.

A fund is defined as a fiscal and accounting entity with a self-balancing set of accounts recording cash and other financial resources, together with all related liabilities and residual equities or balances, and changes therein, which are segregated for the purpose of carrying on specific activities or attaining certain objectives in accordance with special restrictions or limitations. For financial statement presentation purposes, the various programs of the Authority are grouped into the following fund type:

*PROPRIETARY FUND TYPE:* Proprietary funds are used to account for the Authority's ongoing activities which are similar to those found in a private sector. The following is the Authority's proprietary fund:

*Enterprise Fund* - The enterprise fund is used to account for operations 1) that are financed and operated in a manner similar to private business enterprises where the intent of the governing body is that the costs of providing goods or services of the general public on a continuing basis be financed or recovered primarily through user charges; or 2) where the governing body has decided that periodic determination of revenues earned, expenses incurred, and/or net income is appropriate for capital maintenance, public policy, management control, accountability, or other purposes.

**B. MEASUREMENT FOCUS AND BASIS OF ACCOUNTING**

Proprietary fund types are accounted for on a flow of economic resources measurement focus. With this measurement focus, all assets and all liabilities associated with the operation of these funds are included on the balance sheet. Proprietary fund type income statements represent increases (e.g. revenues) and decreases (e.g. expenses) in total net position.

**C. BASIS OF ACCOUNTING**

Proprietary fund types use accrual basis of accounting for reporting purposes. Revenues are recognized when they are earned and measurable and expenses are recorded at the time liabilities are incurred, if measurable.

**D. BUDGETARY DATA**

The Authority is not required to follow the budgetary requirements of the Ohio Revised Code. However, the Authority does maintain a budget for management purposes.

**IRONTON METROPOLITAN HOUSING AUTHORITY  
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**2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

**E. CASH AND CASH EQUIVALENTS**

Cash and cash equivalents consist of funds deposited in checking accounts. Cash equivalents are stated at cost, which approximates market value.

The Authority has investments in the form of certificates of deposits. Except for nonparticipating investment contracts, investments are reported at fair value which is based upon quoted market prices. Nonparticipating investment contracts such as certificates of deposit are reported at cost.

For purposes of the Statement of Cash Flows and for presentation on the Statement of Net Position, investments of the Authority with an original maturity of six months or less at the time they are purchased by the Authority are considered to be cash equivalents. Investments with an initial maturity of more than six months are reported as investments.

**F. CAPITAL ASSETS**

The capital asset values initially were determined by assigning original acquisition costs when such information was available. In cases where information supporting original costs was not available, estimated historical costs were developed. Donated capital assets are capitalized at estimated fair market value on the date donated. The Authority uses a capitalization threshold of \$200.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives are not capitalized. Improvements which extend the useful life or increase the capacity or operating efficiency of the asset are capitalized at cost.

Enterprise Fund Capital Assets: Capital assets reflected in the enterprise fund are stated at historical cost (or estimated historical cost) and are updated for the cost of additions and retirements during the year. Depreciation has been provided on a straight-line basis over the following estimated useful lives:

<u>Description</u>	<u>Estimated Lives</u>
Buildings	20-40 years
Building Improvements	20 years
Equipment, Furniture and Fixtures	5-10 years
Other Equipment and Machinery	3-10 years

Capital assets acquired from resources externally restricted for capital acquisition (e.g. capital grants) are recorded as revenue in the benefiting proprietary fund. Depreciation on these assets is recorded as an expense.

**G. PREPAID ITEMS**

Payments made to vendors for services that will benefit periods beyond September 30, 2015, are recorded as prepaid items by using the consumption method. A current asset for the prepaid amount is recorded at the time of the purchase and an expense is reported in the year in which services are consumed.

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**2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

H. TAX LIABILITY

The Authority is by law exempt from all federal, state, and local taxes and assessments. The Authority has elected to pay a Payment in Lieu of Taxes (PILOT) based principally on a percentage of tenant dwelling income received from HUD-assisted programs.

I. COMPENSATED ABSENCES

In 1999, the Authority implemented the provisions of GASB Statement No. 16, "Accounting for Compensated Absences". Vacation benefits are accrued as a liability as the benefits are earned if the employees' rights to receive compensation are attributable to services already rendered and it is probable that the employer will compensate the employees for the benefits through paid time off or some other means. Sick leave benefits are accrued as a liability using the vesting method.

The liability includes the employees who are currently eligible to receive termination benefits and by those employees for whom it is probable will become eligible to receive payment in the future. The amount is based on accumulated sick leave and employees' wage rates at year-end. In proprietary funds, compensated absences are expensed when earned. The entire amount of compensated absences is reported as a fund liability.

J. INTERGOVERNMENTAL REVENUES

Grants, entitlements or shared revenues received for enterprise fund operating purposes are recognized in the accounting period in which they are earned and are recorded as operating revenue. Such resources restricted for the construction of capital assets are recorded as non-operating revenue.

K. USE OF ESTIMATES

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect certain reported amounts and accompanying notes. Accordingly, actual results could differ from those estimates.

L. NET POSITION

Net Position represents the difference between assets and liabilities. Net investment in capital assets consists of capital assets, net of accumulated depreciation, reduced by the outstanding balance of any borrowing used for the acquisition, construction or improvement of those assets. Restricted net position represents the portion of net position restricted for Housing Assistance Payments. Unrestricted net position represents the portion of net Position not restricted.

M. OPERATING REVENUES AND EXPENSES

Operating revenues are those revenues that are generated directly from the primary activity of the proprietary fund. For the Authority, these revenues are tenant revenues, operating grant from HUD and other miscellaneous revenue. Operating expenses are those expenses that are expended directly for the primary activity of the proprietary fund. For the Authority, these expenses are administrative, utilities, maintenance, PILOT, insurance, depreciation, bad debt and housing assistance payments.

**IRONTON METROPOLITAN HOUSING AUTHORITY  
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**2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

**N. RESTRICTED ASSETS**

The Authority has recorded restricted assets to account for the cash held by the Authority which is restricted by HUD for Housing Assistance Payments.

**O. MONIES HELD FOR MATURED BONDS AND INTEREST**

The Authority received \$15,238 during a prior period from a bank who was the fiscal agent for matured bonds and coupons from old debt issues. The Authority has recorded such monies as a liability as of September 30, 2015.

**P. DEFERRED OUTFLOWS AND DEFERRED INFLOWS OF RESOURCES**

Deferred outflows of resources represent a consumption of net position that applies to a future period and so will not be recognized as an outflow of resources (expenditures/expenses) until then. The Authority recorded a deferred outflow of resources for pensions. The deferred outflows of resources related to the pension are explained in Note 6. The Authority also reports a deferred inflow of resources which represents an acquisition of net position that applies to a future period and will not be recognized as an inflow of resources (revenues) until that time. For the Authority this was for pensions. (See Note 6)

**Q. PENSIONS**

For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the pension plans and additions to/deductions from their fiduciary net position have been determined on the same basis as they are reported by the pension systems. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. The pension systems report investments at fair value.

**3. DEPOSITS AND INVESTMENTS**

**Cash on Hand**

At year end, the Authority had \$300 in un-deposited cash on hand which is included on the financial statements of the Authority as part of "cash - unrestricted."

**Deposits**

At year end, the carrying amount of the Authority's deposits was \$2,068,942, and the bank balance was \$2,108,988. Based on criteria described in GASB Statement No. 40, *Deposits and Investments Risk Disclosures*, as of September 30, 2014, \$250,000 of the Authority's bank balance was covered by Federal Depository Insurance and \$1,858,988 was uninsured and collateralized with securities held by the pledging financial institution's trust department in the Authority's name.

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

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**4. RECEIVABLES**

Receivables at September 30, 2015, consisted of accounts receivable from tenants for rent and materials, miscellaneous receivables which includes late charges and utilities owed to the Authority by the tenants and accrued interest receivable. Tenant receivables are shown net of an allowance for uncollected rents of \$1,000.

**5. CAPITAL ASSETS**

A summary of changes in the Authority's capital assets for the year ended September 30, 2015 follows:

	Balance - 09/30/14	Additions	Deletions	Balance - 09/30/15
Capital Assets Not Being Depreciated:				
Land and Land Rights	\$ 500,242	\$ -	\$ -	\$ 500,242
Construction in Progress	838,097	277,982	(728,597)	387,482
Total Capital Assets Not Being Depreciated	1,338,339	277,982	(728,597)	887,724
Capital Assets Being Depreciated:				
Buildings and Improvements	13,707,286	728,597	-	14,435,883
Equipment	440,933	12,069	(5,081)	447,921
Total Capital Assets Being Depreciated	14,148,219	740,666	(5,081)	14,883,804
Accumulated Depreciation:				
Buildings and Improvements	(9,747,364)	(526,621)	-	(10,273,985)
Equipment	(409,499)	(7,283)	5,081	(411,701)
Total Accumulated Depreciation	(10,156,863)	(533,904)	5,081	(10,685,686)
Net Capital Assets Being Depreciated	3,991,356	206,762	-	4,198,118
Net Capital Assets	<u>\$ 5,329,695</u>	<u>\$ 484,744</u>	<u>\$(728,597)</u>	<u>\$ 5,085,842</u>

**6. DEFINED BENEFIT PENSION PLAN**

**Net Pension Liability**

For fiscal year 2015, Governmental Accounting Standards Board (GASB) Statement No. 68, "Accounting and Financial Reporting for Pensions" and GASB Statement No. 71, "Pension Transition for Contributions Made Subsequent to the Measurement Date—an amendment of GASB Statement No. 68" were effective. These GASB pronouncements had a significant effect on beginning net position as reported September 30, 2014, as more fully described in Note 12. The net pension liability has been disclosed below. 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.

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**6. DEFINED BENEFIT PENSION PLAN (Continued)**

The net pension liability represents the Authority's proportionate share of the pension plan's collective actuarial present value of projected benefit payments attributable to past periods of service, net of the 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.

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

**Net Pension Liability**

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.

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

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

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

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**6. DEFINED BENEFIT PENSION PLAN (Continued)**

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

Senate Bill (SB) 343 was enacted into law with an effective date of January 7, 2013. In the legislation, members were categorized into three groups with varying provisions of the law applicable to each group. The following table provides age and service requirements for retirement and the retirement formula applied to final average salary (FAS) for the three member groups under the traditional plan as per the reduced benefits adopted by SB 343 (see OPERS' CAFR referenced above for additional information):

<b>Group A</b> Eligible to retire prior to January 7, 2013 or five years after January 7, 2013	<b>Group B</b> 20 years of service credit prior to January 7, 2013 or eligible to retire ten years after January 7, 2013	<b>Group C</b> Members not in other Groups and members hired on or after January 7, 2013
<b>State and Local</b>	<b>State and Local</b>	<b>State and Local</b>
<b>Age and Service Requirements:</b> 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 57 with 25 years of service credit or Age 62 with 5 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. When a benefit recipient has received benefits for 12 months, an annual cost of living adjustment (COLA) is provided. This COLA is calculated on the base retirement benefit at the date of retirement and is not compounded. For those retiring prior to January 7, 2013, the COLA will continue to be a 3 percent simple annual COLA. For those retiring subsequent to January 7, 2013, beginning in calendar year 2019, the COLA will be based on the average percentage increase in the Consumer Price Index, capped at 3 percent.

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**6. DEFINED BENEFIT PENSION PLAN (Continued)**

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

	<u>State and Local</u>	<u>Public Safety</u>	<u>Law Enforcement</u>
<b>2015 Statutory Maximum Contribution Rates</b>			
Employer	14.0 %	18.1 %	18.1 %
Employee	10.0 %	*	**
<b>2015 Actual Contribution Rates</b>			
Employer:			
Pension	12.0 %	16.1 %	16.1 %
Post-employment Health Care Benefits	2.0	2.0	2.0
Total Employer	<u>14.0 %</u>	<u>18.1 %</u>	<u>18.1 %</u>
Employee	<u>10.0 %</u>	<u>12.0 %</u>	<u>13.0 %</u>

\* This rate is determined by OPERS' Board and has no maximum rate established by ORC.

\*\* This rate is also determined by OPERS' Board, but is limited by ORC to not more than 2 percent greater than the Public Safety rate.

Employer contribution rates are actuarially determined and are expressed as a percentage of covered payroll. The Authority's contractually required contribution to OPERS was \$21,988 fiscal year 2015.

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

The net pension liability reported as of September 30, 2015 was measured as of December 31, 2014, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The Authority's proportion of the net pension liability was based on the Authority's share of contributions to the pension plan relative to the projected contributions of all participating entities. Following is information related to the proportionate share:

	<u>OPERS</u>
Proportionate Share of the Net Pension Liability	\$179,469
Proportion of the Net Pension Liability	0.001488%
Pension Expense	\$19,595

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**6. DEFINED BENEFIT PENSION PLAN (Continued)**

At September 30, 2015, the Authority reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

<b>Deferred Outflows of Resources</b>	<b><u>OPERS</u></b>
Differences between expected and actual economic experience	\$9,576
Authority contributions subsequent to the measurement date	<u>19,420</u>
Total	<u><u>\$28,996</u></u>
<b>Deferred Inflows of Resources</b>	<b><u>OPERS</u></b>
Differences between projected and actual investment earnings	<u>\$3,153</u>
Total	<u><u>\$3,153</u></u>

\$19,420 reported as deferred outflows of resources related to pension resulting from Authority contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ending September 30, 2016. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pension will be recognized in pension expense as follows:

Fiscal Year Ending September 30:	<b><u>OPERS</u></b>
2016	\$1,606
2017	1,606
2018	1,606
2019	<u>1,605</u>
Total	<u><u>\$6,423</u></u>

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**6. DEFINED BENEFIT PENSION PLAN (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, 2014, actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Wage Inflation	3.75 percent
Future Salary Increases, including inflation	4.25 to 10.05 percent including wage inflation
COLA or Ad Hoc COLA	3 percent, simple
Investment Rate of Return	8 percent
Actuarial Cost Method	Individual Entry Age

Mortality rates were based on the RP-2000 Mortality Table projected 20 years using Projection Scale AA. For males, 105 percent of the combined healthy male mortality rates were used. For females, 100 percent of the combined healthy female mortality rates were used. The mortality rates used in evaluating disability allowances were based on the RP-2000 mortality table with no projections. For males 120 percent of the disabled female mortality rates were used set forward two years. For females, 100 percent of the disabled female mortality rates were used.

The most recent experience study was completed for the five year period ended December 31, 2010.

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

OPERS manages investments in four investment portfolios: the Defined Benefits portfolio, the Health Care portfolio, the 115 Health Care Trust portfolio and the Defined Contribution portfolio. The Defined Benefit portfolio includes the investment assets of the Traditional Pension Plan, the defined benefit component of the Combined Plan, the annuitized accounts of the Member-Directed Plan and the VEBA Trust. 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 money weighted rate of return, net of investments expense, for the Defined Benefit portfolio is 6.95 percent for 2014.

The allocation of investment assets with the Defined Benefit portfolio is approved by the Board of Trustees as outlined in the annual investment plan. Plan assets are managed on a total return basis with a long-term objective of achieving and maintaining a fully funded status for the benefits provided through the defined benefit pension plans. The table on the following page displays the Board-approved asset allocation policy for 2014 and the long-term expected real rates of return:

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**6. DEFINED BENEFIT PENSION PLAN (Continued)**

**Actuarial Assumptions - OPERS**

<u>Asset Class</u>	<u>Target Allocation for 2014</u>	<u>Weighted Average Long Term Expected Real Rate of Return</u>
Fixed Income	23.00 %	2.31 %
Domestic Equities	19.90	5.84
Real Estate	10.00	4.25
Private Equity	10.00	9.25
International Equities	19.10	7.40
Other Investments	18.00	4.59
Total	<u>100.00 %</u>	

**Discount Rate** The discount rate used to measure the total pension liability was 8.0%. 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 statutorily required rates. Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

**Sensitivity of the Authority's Proportionate Share of the Net Pension Liability to Changes in the Discount Rate** Net pension liability is sensitive to changes in the discount rate, and to illustrate the potential impact the following table presents the net pension liability calculated using the discount rate of 8.00 percent, as well as what each plan's net pension liability would be if it were calculated using a discount rate that is one percentage point lower (7.00 percent), or one percentage point higher (9.00 percent) than the current rate.

	<u>1% Decrease (7.00%)</u>	<u>Current Discount Rate (8.00%)</u>	<u>1% Increase (9.00%)</u>
Authority's proportionate share of the net pension liability	\$330,172	\$179,469	\$52,541

**IRONTON METROPOLITAN HOUSING AUTHORITY  
LAWRENCE COUNTY  
NOTES TO THE BASIC FINANCIAL STATEMENTS  
FOR THE YEAR ENDED SEPTEMBER 30, 2015**

**7. POSTEMPLOYMENT BENEFITS**

**OHIO PUBLIC EMPLOYEES RETIREMENT SYSTEM**

- A. 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 provides retirement, disability, and survivor benefits as well as postretirement health care coverage to qualifying members of both the Traditional Pension and the Combined Plans. Members of the Member-Directed Plan do not qualify for ancillary benefits, including postemployment health care coverage.

In order to qualify for post-retirement health care coverage, age and service retirees under the Traditional Pension and Combined Plans must have 10 or more years of qualifying Ohio service credit. Health care coverage for disability benefit recipients and qualified survivor benefit recipients is available. The health care coverage provided by OPERS meets the definition of an Other Post Employment Benefit (OPEB) as described in GASB Statement No. 45.

The Ohio Revised Code permits, but does not mandate, OPERS to provide OPEB benefits to its eligible members and beneficiaries. Authority to establish and amend benefits is provided in Chapter 145 of the Ohio

Revised Code. The Ohio Revised Code provides the statutory authority requiring public employers to fund post-retirement health care through their contributions to OPERS. A portion of each employer's contribution to OPERS is set aside for the funding of post-retirement health care coverage.

In order to qualify for post-employment health care coverage, age-and-service retirees under the Traditional Pension and Combined plans must have 10 or more years of qualifying Ohio service credit. Health care coverage for disability benefit recipients and qualified survivor benefit recipients is available. The health care coverage provided by OPERS meets the definition of an Other Post-Employment Benefit (OPEB) as described in GASB Statement No. 45.

The Ohio Revised Code permits, but does not mandate, OPERS to provide OPEB benefits to its eligible members and beneficiaries. Authority to establish and amend benefits is provided in Chapter 145 of the Ohio Revised Code.

OPERS issues a stand-alone financial report. Interested parties may obtain a copy by visiting <https://www.opers.org/investments/cafr.shtml>, writing to OPERS, 277 East Town Street, Columbus, Ohio 43215-4642, or calling 614-222-5601 or 1-800-222-7377.

- B. The Ohio Revised Code provides the statutory authority requiring public employers to fund post-retirement health care through their contributions to OPERS. A portion of each employer's contribution to OPERS is set aside for the funding of post-retirement health care coverage.

Employer contribution rates are expressed as a percentage of the covered payroll of active members. In 2015, 2014, and 2013, the Authority contributed at 14% of covered payroll. The Ohio Revised Code currently limits the employer contribution rate not to exceed 14% of covered payroll. Active members do not make contributions to the OPEB Plan.

**IRONTON METROPOLITAN HOUSING AUTHORITY  
LAWRENCE COUNTY  
NOTES TO THE BASIC FINANCIAL STATEMENTS  
FOR THE YEAR ENDED SEPTEMBER 30, 2015**

**7. POSTEMPLOYMENT BENEFITS (Continued)**

OHIO PUBLIC EMPLOYEES RETIREMENT SYSTEM (Continued)

OPERS' Post Employment Health Care plan was established under, and is administered in accordance with, Internal Revenue Code 401(h). Each year, the OPERS Retirement Board determines the portion of the employer contribution rate that will be set aside for funding of post-employment health care benefits. The portion of employer contributions allocated to health care for the traditional plan was 2.0% for calendar years 2015 and 2014. Effective January 1, 2014, the portion of employer contributions allocated to healthcare was raised to 2 percent for both plans, as recommended by the OPERS Actuary.

The OPERS Board of Trustees is also authorized to establish rules for the payment of a portion of the health care benefits provided. Payment amounts vary depending on the number of covered dependents and the coverage selected. The employer contributions that were used to fund post-employment benefits for 2015, 2014, and 2013, were \$3,666, \$3,505, and \$1,867, respectively.

Changes to the health care plan were adopted by the OPERS Board of Trustees on September 19, 2012, with a transition plan commencing January 1, 2014. With the recent passage of pension legislation under SB343 and the approved health care changes, OPERS expects to be able to consistently allocate 4 percent of the employer contributions toward the health care fund after the end of the transition period.

**8. OTHER EMPLOYEE BENEFITS**

*Compensated Absences:* Vacation leave is earned at rates which vary depending upon length of service and standard work week. Current policy credits vacation on the employee's anniversary date. Vacation time can be carried over for one year, but must be taken in the year following the year earned. Employees are paid for earned, unused vacation leave at the time of termination.

Sick leave is earned at a rate of 4.60 hours per pay period (2 weeks). Employees who retire are paid for their earned, unused sick leave hours up to a maximum of 30 days, or the full balance may be transferred to another governmental agency. Such payment shall be based on the employee's rate of pay at the time of retirement. At September 30, 2015 the current amount of unpaid compensated absences was \$10,460 and the noncurrent amount was \$198,744.

The changes in the Authority's long-term liabilities during 2015 were as follows:

	Balance at 9/30/2014	Increase	Decrease	Balance at 9/30/2015	Amount Due In One Year
Compensated Absences	\$207,078	\$19,425	\$17,299	\$209,204	\$10,460
Net Pension Liability	175,416	-	4,053	171,363	-
Total Long-Term Liabilities	<u>\$207,078</u>	<u>\$19,425</u>	<u>\$17,299</u>	<u>\$209,204</u>	<u>\$10,460</u>

**9. ECONOMIC DEPENDENCY**

The Authority is economically dependent on receiving operating subsidies from the U.S. Department of Housing and Urban Development (HUD).

**IRONTON METROPOLITAN HOUSING AUTHORITY  
LAWRENCE COUNTY  
NOTES TO THE BASIC FINANCIAL STATEMENTS  
FOR THE YEAR ENDED SEPTEMBER 30, 2015**

**10. RISK MANAGEMENT**

The Authority is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The Authority participates in the State Housing Authorities Risk Pool (SHARP), a public entity risk plan that operates as a common risk management and insurance program for housing authorities. The Authority pays insurance premiums directly to SHARP. Premiums are paid monthly. The Authority also pays unemployment claims to the State of Ohio as incurred.

The Authority continues to carry commercial insurance for other risks of loss. There has been no significant reduction in insurance coverage from coverage in the prior year. In addition, settled claims resulting from these risks have not exceeded commercial insurance coverage in any of the past three fiscal years.

**11. CONTINGENCIES**

**A. Grants**

The Authority received financial assistance from federal and state agencies in the form of grants. The expenditure of funds received under these programs generally requires compliance with terms and conditions specified in the grant agreements and is subject to audit by the grantor agencies. Any disallowed claims resulting from such audits could become a liability of the Authority. However, in the opinion of management, any such disallowed claims will not have a material adverse effect on the overall financial position of the Authority at September 30, 2015.

**B. Litigation**

The Authority is not party to legal proceedings as of September 30, 2015.

**12. CHANGES IN ACCOUNTING PRINCIPLES**

For 2015, the Authority implemented Governmental Accounting Standards Board (GASB) Statement No. 68, "Accounting and Financial Reporting for Pensions-an Amendment of GASB Statement No.27" and GASB Statement No. 71 "Pension Transition for Contributions Made Subsequent to the Measurement Date – an amendment of GASB Statement No. 68."

Statement No. 68 requires governments providing defined benefit pensions to recognize their unfunded pension benefit obligation as a liability for the first time, and to more comprehensively and comparably measure the annual costs of pension benefits. The statement also enhances accountability and transparency through revised note disclosures and required supplemental information (RSI).

Statement No. 71 amends paragraph 137 of Statement 68 to require that, at transition, a government recognize a beginning deferred outflow of resources for its pension contributions, if any, made subsequent to the measurement date of the beginning net pension liability. The impact of the application of Statement No. 68 and Statement No. 71 had the following effect on beginning net position.

Net position, July 1, 2014-As previously stated	\$7,242,422
Authority Share of Beginning Plan Net Pension Liability	(175,416)
Authority Share of 2014 Employer Contributions	<u>19,313</u>
Net position, July 1, 2014-As restated	<u>\$7,086,319</u>

Other than employer contributions subsequent to the measurement date, the Authority made no restatement for deferred inflows/outflows of resources as the information needed to generate these restatements was not available.

Required Supplementary Information

**Ironton Metropolitan Housing Authority**  
*Required Supplementary Information*  
*Schedule of Authority's Proportionate Share of the Net Pension Liability*  
*Ohio Public Employees Retirement System*  
*Last Two Years*

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	<b>2014</b>	<b>2013</b>
Total plan pension liability	\$ 89,017,348,266	\$ 86,407,229,435
Plan net position	76,956,230,642	74,618,532,269
Net pension liability	12,061,117,624	11,788,697,166
Authority's proportion of the net pension liability	0.001488%	0.001488%
Authority's proportionate share of the net pension liability	\$ 179,469	\$ 175,416
Authority's covered-employee payroll	\$ 182,479	\$ 217,474
Authority's proportionate share of the net pension liability as a percentage of its covered-employee payroll	98.40%	80.70%
Plan fiduciary net position as a percentage of the total pension liability	86.50%	86.40%

**Ironton Metropolitan Housing Authority**  
*Required Supplementary Information*  
*Schedule of Authority Contributions*  
*Ohio Public Employees Retirement System*  
*Last Ten Years*

	<u>2015</u>	<u>2014</u>	<u>2013</u>	<u>2012</u>	<u>2011</u>	<u>2010</u>	<u>2009</u>	<u>2008</u>	<u>2007</u>	<u>2006</u>
Contractually required contribution	\$ 21,988	\$ 22,771	\$ 26,141	\$ 34,578	\$ 36,482	\$ 31,689	\$ 29,054	\$ 33,647	\$ 36,489	\$ 35,789
Contributions in relation to the contractually required contribution	<u>(21,988)</u>	<u>(22,771)</u>	<u>(26,141)</u>	<u>(34,578)</u>	<u>(36,482)</u>	<u>(31,689)</u>	<u>(29,054)</u>	<u>(33,647)</u>	<u>(36,489)</u>	<u>(35,789)</u>
Contribution deficiency (excess)	<u>\$ -</u>									
Authority's covered-employee payroll	\$ 183,233	\$ 189,758	\$ 217,842	\$ 345,780	\$ 364,820	\$ 362,160	\$ 374,890	\$ 480,671	\$ 436,994	\$ 374,754
Contributions as a percentage of covered employee payroll	12.00%	12.00%	12.00%	10.00%	10.00%	8.75%	7.75%	7.00%	8.35%	9.55%
Health Care Allocation	2.000%	2.000%	2.000%	4.000%	4.000%	5.250%	6.250%	7.000%	5.500%	4.000%
Pension Allocation	12.000%	12.000%	12.000%	10.000%	10.000%	8.750%	7.750%	7.000%	8.350%	9.550%

## Supplementary Information

**IRONTON METROPOLITAN HOUSING AUTHORITY  
LAWRENCE COUNTY  
FOR THE YEAR ENDED SEPTEMBER 30, 2015**

ACTUAL MODERNIZATION COST CERTIFICATES

MODERNIZATION PROJECT NUMBER: OH16P019501-10

Original Funds Approved:	\$456,427
Funds Disbursed:	\$456,427
Funds Expended (Actual Modernization Cost):	\$456,427
Amount to be Recaptured:	Not Applicable
Excess of Funds Disbursed:	Not Applicable

MODERINATION PROJECT NUMBER: OH16P015901-11

Original Funds Approved:	\$379,235
Funds Disbursed:	\$379,235
Funds Expended (Actual Modernization Cost):	\$379,235
Amount to be Recaptured:	Not Applicable
Excess of Funds Disbursed:	Not Applicable

MODERINATION PROJECT NUMBER: OH16P015901-12

Original Funds Approved:	\$349,362
Funds Disbursed:	\$349,362
Funds Expended (Actual Modernization Cost):	\$349,362
Amount to be Recaptured:	Not Applicable
Excess of Funds Disbursed:	Not Applicable

IRONTON METROPOLITAN HOUSING AUTHORITY  
LAWRENCE COUNTY  
FINANCIAL DATA SCHEDULE  
AS OF SEPTEMBER 30, 2015

	Section 8 Voucher	Public Housing	Capital Fund	TOTAL ENTERPRISE
<i>Assets</i>				
Current Assets:				
Cash and Cash Equivalents - Unrestricted	\$ 279,315	\$ 1,785,235	\$ -	\$ 2,064,550
Cash and Cash Equivalents - Restricted	4,692	-	-	4,692
Accounts Receivable:				
Tenants - Dwelling Rents, net of allowance for doubtful accounts	-	107,131	-	107,131
Accrued interest receivable	54	298	-	352
Prepaid Expenses and Other Assets	2,015	28,558	-	30,573
Total Current Assets	<u>286,076</u>	<u>1,921,222</u>	<u>-</u>	<u>2,207,298</u>
Noncurrent Assets:				
Capital Assets:				
Land	-	500,242	-	500,242
Building	-	14,435,883	-	14,435,883
Furniture, Equipment & Machinery - Dwellings	-	190,099	-	190,099
Furniture, Equipment & Machinery - Administration	1,560	256,262	-	257,822
Construction in Progress	-	-	387,482	387,482
Accumulated Depreciation	(1,560)	(10,684,126)	-	(10,685,686)
Capital Assets, Net of Accumulated Depreciation	<u>-</u>	<u>4,698,360</u>	<u>387,482</u>	<u>5,085,842</u>
Total Noncurrent Assets	<u>-</u>	<u>4,698,360</u>	<u>387,482</u>	<u>5,085,842</u>
<i>Total Assets</i>	<u>286,076</u>	<u>6,619,582</u>	<u>387,482</u>	<u>7,293,140</u>
<i>Deferred Outflows of Resources - Pensions</i>	<u>-</u>	<u>28,996</u>	<u>-</u>	<u>28,996</u>
<i>Total Assets and Deferred Outflows of Resources</i>	<u>286,076</u>	<u>6,648,578</u>	<u>387,482</u>	<u>7,322,136</u>
<i>Liabilities</i>				
Current Liabilities:				
Accrued Wages/Payroll Taxes Payable	1,008	14,291	-	15,299
Compensated Absences, and Current Portion	732	9,728	-	10,460
Tenant Security Deposits	-	60,676	-	60,676
Other Current Liabilities	-	15,238	-	15,238
Intergovernmental Payable	-	33,630	-	33,630
Total Current Liabilities	<u>1,740</u>	<u>133,563</u>	<u>-</u>	<u>135,303</u>
Long Term Liabilities:				
Pension Liabilities	-	171,363	-	171,363
Compensated Absences	13,912	184,832	-	198,744
Total Long Term Liabilities	<u>13,912</u>	<u>356,195</u>	<u>-</u>	<u>370,107</u>
<i>Total Liabilities</i>	<u>15,652</u>	<u>489,758</u>	<u>-</u>	<u>505,410</u>
<i>Deferred Inflows of Resources - Pensions</i>	<u>-</u>	<u>3,153</u>	<u>-</u>	<u>3,153</u>
<i>Total Liabilities and Deferred Inflows of Resources</i>	<u>15,652</u>	<u>492,911</u>	<u>-</u>	<u>508,563</u>
Net Position:				
Net Investment In Capital Assets	-	4,698,360	387,482	5,085,842
Restricted	4,692	-	-	4,692
Unrestricted	265,732	1,457,307	-	1,723,039
<i>Total Net Position</i>	<u>270,424</u>	<u>6,155,667</u>	<u>387,482</u>	<u>6,813,573</u>
<i>Total Liabilities, Deferred Inflows of Resources and Net Position</i>	<u>\$ 286,076</u>	<u>\$ 6,648,578</u>	<u>\$ 387,482</u>	<u>\$ 7,322,136</u>

IRONTON METROPOLITAN HOUSING AUTHORITY  
LAWRENCE COUNTY  
FINANCIAL DATA SCHEDULE  
FOR THE YEAR ENDED SEPTEMBER 30, 2015

	Section 8 Voucher	Public Housing	Capital Fund	TOTAL ENTERPRISE
<i>Operating Revenues</i>				
Tenant Rental Revenues	-	732,917	-	732,917
Tenant Revenue - Other	-	81,561	-	81,561
HUD PHA Grants/Operating Grants	223,831	372,970	-	596,801
Other Revenue	99,439	-	-	99,439
<b>Total Operating Revenues</b>	<b>323,270</b>	<b>1,187,448</b>	<b>-</b>	<b>1,510,718</b>
<i>Operating Expenses</i>				
<i>Administrative:</i>				
Administrative Salaries	13,992	97,087	-	111,079
Auditing and Accounting Fees	1,034	9,312	-	10,346
Employee Benefit Contributions	11,702	52,083	-	63,785
Other Operating	2,854	-	-	2,854
<b>Total Administrative</b>	<b>29,582</b>	<b>158,482</b>	<b>-</b>	<b>188,064</b>
<i>Tenant Services:</i>				
Tenant Services- Other	-	2,807	-	2,807
<b>Total Tenant Services</b>	<b>-</b>	<b>2,807</b>	<b>-</b>	<b>2,807</b>
<i>Utilities:</i>				
Water	-	113,968	-	113,968
Electricity	228	232,254	-	232,482
Gas	-	33,391	-	33,391
<b>Total Utilities</b>	<b>228</b>	<b>379,613</b>	<b>-</b>	<b>379,841</b>
<i>Ordinary Maintenance &amp; Operation:</i>				
Labor	-	80,900	-	80,900
Materials and Other	-	54,049	-	54,049
Contract Costs	8,946	451,190	-	460,136
Employee Benefit Contributions	-	42,614	-	42,614
<b>Total Ordinary Maintenance &amp; Operation</b>	<b>8,946</b>	<b>628,753</b>	<b>-</b>	<b>637,699</b>
<i>General Expenses:</i>				
Insurance Premiums	-	39,718	-	39,718
Payments in Lieu of Taxes	-	33,630	-	33,630
Other	-	11,618	-	11,618
<b>Total General Expenses</b>	<b>-</b>	<b>84,966</b>	<b>-</b>	<b>84,966</b>
Housing Assistance Payments	290,482	-	-	290,482
Depreciation Expense	-	533,904	-	533,904
<b>Total Operating Expenses</b>	<b>329,238</b>	<b>1,788,525</b>	<b>-</b>	<b>2,117,763</b>
<b>Operating Income/(Loss)</b>	<b>(5,968)</b>	<b>(601,077)</b>	<b>-</b>	<b>(607,045)</b>
<i>Other Non-Operating Revenues:</i>				
Capital Grants	-	-	330,934	330,934
Investment Income - Unrestricted	255	3,110	-	3,365
Equity Transfers	-	781,549	(781,549)	-
<b>Total Non-Operating Revenues</b>	<b>255</b>	<b>784,659</b>	<b>(450,615)</b>	<b>334,299</b>
<b>Net Increase (Decrease) in Net Position</b>	<b>(5,713)</b>	<b>183,582</b>	<b>(450,615)</b>	<b>(272,746)</b>
<b>Net Position, Beginning of the Year - As Restated - See Note 12</b>	<b>276,137</b>	<b>5,972,085</b>	<b>838,097</b>	<b>7,086,319</b>
<b>Net Position, End of Year</b>	<b>270,424</b>	<b>6,155,667</b>	<b>387,482</b>	<b>6,813,573</b>

IRONTON METROPOLITAN HOUSING AUTHORITY  
LAWRENCE COUNTY  
FINANCIAL DATA SCHEDULE  
FOR THE YEAR ENDED SEPTEMBER 30, 2015

	Section 8 Voucher	Public Housing	Capital Fund	TOTAL ENTERPRISE
Cash flows from operating activities:				
Receipts from tenants	\$ -	\$ 762,470	\$ -	\$ 762,470
Receipts from operating grants	223,831	372,970	-	596,801
Other operating receipts	99,439	-	-	99,439
Housing assistance payments	(290,482)	-	-	(290,482)
Payments for general and administrative expense	(36,919)	(1,253,057)	-	(1,289,976)
Net cash provided by (used for) operating activities	<u>(4,131)</u>	<u>(117,617)</u>	<u>-</u>	<u>(121,748)</u>
Cash flows from capital and related financing activities:				
Construction and acquisitions of capital assets	-	(12,953)	(281,661)	(294,614)
Equity transfer (to) from capital fund	-	49,273	(49,273)	-
Capital grants	-	-	330,934	330,934
Net cash flow provided by capital and related financing activities	<u>-</u>	<u>36,320</u>	<u>-</u>	<u>36,320</u>
Cash flows from investing activities:				
Interest received on investments	255	3,206	-	3,461
Net cash provided by investing activities	<u>255</u>	<u>3,206</u>	<u>-</u>	<u>3,461</u>
Net increase (decrease) in cash and cash equivalents	(3,876)	(78,091)	-	(81,967)
Cash and cash equivalents at beginning of year	287,883	1,863,326	-	2,151,209
Cash and cash equivalents at end of year	<u>\$ 284,007</u>	<u>\$ 1,785,235</u>	<u>\$ -</u>	<u>\$ 2,069,242</u>
CASH FLOWS FROM OPERATING ACTIVITIES				
	\$ (5,968)	\$ (601,077)	\$ -	\$ (607,045)
Adjustments to reconcile net gain/(loss) to net cash provided by (used for) operating activities				
Depreciation Expense	-	533,904	-	533,904
Non-cash Effect of Pension Expense	-	(10,583)	-	(10,583)
(Increase)Decrease In:				
Accounts Receivable	-	(52,008)	-	(52,008)
Prepaid Expenses and Other Assets	1,145	1,601	-	2,746
Increase (Decrease) In:				
Accrued Wages/Payroll Taxes Payable	590	5,519	-	6,109
Compensated Absences	102	6,587	-	6,689
Tenant Security Deposits	-	2,022	-	2,022
Intergovernmental Payable	-	(3,582)	-	(3,582)
Net Cash Provided By (Used For) Operating Activities	<u>\$ (4,131)</u>	<u>\$ (117,617)</u>	<u>\$ -</u>	<u>\$ (121,748)</u>

**IRONTON METROPOLITAN HOUSING AUTHORITY  
LAWRENCE COUNTY  
SCHEDULE OF FEDERAL AWARDS EXPENDITURES  
FOR THE YEAR ENDED SEPTEMBER 30, 2015**

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<u>FEDERAL GRANTOR/ PROGRAM TITLE</u>	<u>FEDERAL CFDA NUMBER</u>	<u>FEDERAL EXPENDITURES</u>
<i><u>DIRECT FROM U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT:</u></i>		
Low Rent Public Housing	14.850	\$ 372,970
Section 8 Housing Choice Vouchers	14.871	223,831
Public Housing Capital Fund	14.872	<u>330,934</u>
<b>TOTAL FEDERAL AWARDS EXPENDITURES</b>		<b><u>\$ 927,735</u></b>

See accompanying note to the Schedule of Federal Awards Expenditures.

**IRONTON METROPOLITAN HOUSING AUTHORITY  
LAWRENCE COUNTY**

**NOTES TO THE SCHEDULE OF FEDERAL AWARDS EXPENDITURES  
FOR THE YEAR ENDED SEPTEMBER 30, 2015**

**NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The accompanying Schedule of Federal Awards Expenditures, the “Schedule,” is a summary of the activity of the Authority’s federal award programs. The Schedule has been prepared on the accrual basis of accounting as required by accounting principles generally accepted in the United States of America. The information in this Schedule is presented in accordance with the requirements of OMB Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*. Therefore, some amounts presented in the Schedule may differ from amounts presented in or used in the preparation of the basic financial statements.



428 Second St.  
Marietta, OH 45750  
740.373.0056

1035 Murdoch Ave.  
Parkersburg, WV 26101  
304.422.2203

104 South Sugar St.  
St. Clairsville, OH 43950  
740.695.1569

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

March 25, 2016

Ironton Metropolitan Housing Authority  
Lawrence County  
720 Washington Street  
Ironton, Ohio 45638

To the Director and Board of Commissioners:

We have audited in accordance with auditing standards generally accepted in the United States and the Comptroller General of the United States' *Government Auditing Standards*, the financial statements of **Ironton Metropolitan Housing Authority**, (the Authority) as of and for the year ended September 30, 2015, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements and have issued our report thereon dated March 25, 2016, wherein we noted the Authority adopted Governmental Accounting Standards Board (GASB) Statement No. 68, *Accounting and Reporting for Pensions – an amendment of GASB Statement No. 27* and GASB Statement No. 71, *Pension Transition for Contributions Made Subsequent to the Measurement Date*.

***Internal Control Over Financial Reporting***

As part of our financial statement audit, we considered the Authority's internal control over financial reporting (internal control) to determine the audit procedures appropriate in the circumstances to the extent necessary to support our opinions on the financial statements, but not to the extent necessary to opine on the effectiveness of the Authority's internal control. Accordingly, we have not opined on it.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, when performing their assigned functions, to prevent, or detect and timely correct misstatements. A *material weakness* is a deficiency, or combination of internal control deficiencies resulting in a reasonable possibility that internal control will not prevent or detect and timely correct a material misstatement of the Authority's financial statements. 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 internal control deficiencies that might be material weaknesses or significant deficiencies. Therefore, unidentified material weaknesses or significant deficiencies may exist. Given these limitations, we did not identify any deficiencies in internal control that we consider material weaknesses. However, unidentified material weaknesses may exist.



***...“bringing more to the table”***

Tax– Accounting – Audit – Review – Compilation – Agreed Upon Procedure – Consultation – Bookkeeping – Payroll  
Litigation Support – Financial Investigations

Members: American Institute of Certified Public Accountants

- Ohio Society of CPAs • West Virginia Society of CPAs • Association of Certified Fraud Examiners •
- Association of Certified Anti - Money Laundering Specialists •



***Compliance and Other Matters***

As part of reasonably assuring whether the Authority's financial statements are free of material misstatement, we tested its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could directly and materially affect the determination of financial statement amounts. However, opining on compliance with those provisions was not an objective of our audit and accordingly, we do not express an opinion. The results of our tests disclosed no instances of noncompliance or other matters we must report under *Government Auditing Standards*.

We did note certain matters not requiring inclusion in this report that we reported to the Authority's management in a separate letter dated March 25, 2016.

***Purpose of this Report***

This report only describes the scope of our internal control and compliance testing and our testing results, and does not opine on the effectiveness of the Authority's internal control or on compliance. This report is an integral part of an audit performed under *Government Auditing Standards* in considering the Authority's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



**Perry and Associates**  
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**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH REQUIREMENTS  
APPLICABLE TO THE MAJOR FEDERAL PROGRAM AND ON INTERNAL CONTROL OVER  
COMPLIANCE REQUIRED BY OMB CIRCULAR A-133**

March 25, 2016

Ironton Metropolitan Housing Authority  
Lawrence County  
720 Washington Street  
Ironton, Ohio 45638

To the Director and Board of Commissioners:

***Report on Compliance for the Major Federal Program***

We have audited the **Ironton Metropolitan Housing Authority's**, (the Authority) compliance with the applicable requirements described in the U.S. Office of Management and Budget (OMB) *Circular A-133, Compliance Supplement* that could directly and materially affect the Authority's major federal program for the year ended September 30, 2015. The *Summary of Audit Results* in the accompanying schedule of audit findings identifies the Authority's major federal program.

***Management's Responsibility***

The Authority's management is responsible for complying with the requirements of laws, regulations, contracts, and grants applicable to its federal program.

***Auditor's Responsibility***

Our responsibility is to opine on the Authority's compliance for the Authority's major federal program based on our audit of the applicable compliance requirements referred to above. Our compliance audit followed auditing standards generally accepted in the United States of America; the standards for financial audits included in the Comptroller General of the United States' *Government Auditing Standards*; and OMB Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*. These standards and OMB Circular A-133 require us to plan and perform the audit to reasonably assure whether noncompliance with the applicable compliance requirements referred to above that could directly and materially affect a major federal program occurred. An audit includes examining, on a test basis, evidence about the Authority's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

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



***...“bringing more to the table”***

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***Opinion on the Major Federal Program***

In our opinion, the Ironton Metropolitan Housing Authority complied, in all material respects with the compliance requirements referred to above that could directly and materially affect its major federal program for the year ended September 30, 2015.

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

The Authority's management is responsible for establishing and maintaining effective internal control over compliance with the applicable compliance requirements referred to above. In planning and performing our compliance audit, we considered the Authority's internal control over compliance with the applicable requirements that could directly and materially affect a major federal program, to determine our auditing procedures appropriate for opining on each major federal program's compliance and to test and report on internal control over compliance in accordance with OMB Circular A-133, but not to the extent needed to opine on the effectiveness of internal control over compliance. Accordingly, we have not opined on the effectiveness of the Authority's internal control over compliance.

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

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

This report only describes the scope of our internal control compliance tests and the results of this testing based on OMB Circular A-133 requirements. Accordingly, this report is not suitable for any other purpose.



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

**IRONTON METROPOLITAN HOUSING AUTHORITY  
LAWRENCE COUNTY  
FOR THE YEAR ENDED SEPTEMBER 30, 2015**

**SCHEDULE OF AUDIT FINDINGS  
OMB CIRCULAR A -133 § .505**

**1. SUMMARY OF AUDIT RESULTS**

<i>(d)(1)(i)</i>	Type of Financial Statement Opinion	Unmodified
<i>(d)(1)(ii)</i>	Were there any material control weaknesses reported at the financial statement level (GAGAS)?	No
<i>(d)(1)(ii)</i>	Were there any other significant deficiencies in internal control reported at the financial statement level (GAGAS)?	No
<i>(d)(1)(iii)</i>	Was there any reported material noncompliance at the financial statement level (GAGAS)?	No
<i>(d)(1)(iv)</i>	Were there any material internal control weaknesses reported for major federal programs?	No
<i>(d)(1)(iv)</i>	Were there any other significant deficiencies in internal control reported for major federal programs?	No
<i>(d)(1)(v)</i>	Type of Major Programs' Compliance Opinion	Unmodified
<i>(d)(1)(vi)</i>	Are there any reportable findings under § .510?	No
<i>(d)(1)(vii)</i>	Major Programs (list):	Public Housing Capital Fund, CFDA # 14.872
<i>(d)(1)(viii)</i>	Dollar Threshold: Type A/B Programs	Type A: > \$ 300,000 Type B: all others
<i>(d)(1)(ix)</i>	Low Risk Auditee?	Yes

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

None.

**3. FINDINGS FOR FEDERAL AWARDS**

None.

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# Dave Yost • Auditor of State

**IRONTON METROPOLITAN HOUSING AUTHORITY**

**LAWRENCE COUNTY**

**CLERK'S CERTIFICATION**

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

*Susan Babbitt*

**CLERK OF THE BUREAU**

**CERTIFIED  
MAY 31, 2016**