



**MEIGS METROPOLITAN HOUSING AUTHORITY
MEIGS COUNTY
SEPTEMBER 30, 2024**

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OHIO AUDITOR OF STATE KEITH FABER



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INDEPENDENT AUDITOR'S REPORT

Meigs Metropolitan Housing Authority
Meigs County
441 General Hartinger Parkway
Middleport, Ohio 45760

To the Board of Commissioners:

Report on the Audit of the Financial Statements

Opinion

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

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

Basis for Opinion

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

Emphasis of Matter

As discussed in Note 15 to the financial statements, the Authority has suffered recurring losses from operations resulting in low cash balances. Note 15 also describes management's evaluation of the events and conditions and their plans to mitigate these matters. Our opinion is unmodified regarding this matter.

Responsibilities of Management for the Financial Statements

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

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

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

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

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis, and Schedules of Proportionate Share of Net Pension and Other Post-Employment Benefit Liabilities/Assets and Pension and Other Post-Employment Contributions be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our

audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary information

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the Authority's basic financial statements. The Financial Data Schedule as required by the Department of Housing and Urban Development is presented for purposes of additional analysis and is not a required part of the basic financial statements.

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

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated August 1, 2025, on our consideration of the Authority's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Authority's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control over financial reporting and compliance.

KEITH FABER
Ohio Auditor of State



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

August 1, 2025

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

It is a privilege to present for you the financial picture of Meigs Metropolitan Housing Authority. The Meigs 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 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 begin on page 11.

FINANCIAL HIGHLIGHTS

- Total revenues decreased by \$2,231 (or less than 1%) during 2024, and were \$624,666 and \$626,897 for 2024 and 2023, respectively.
- Total expenses increased by \$26,539 (or 4%) during 2024, and were \$629,247 and \$602,708 for 2024 and 2023, respectively.

USING THIS ANNUAL REPORT

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

MD&A Management's Discussion and Analysis
Basic Financial Statements Statement of Net Position Statement of Revenues, Expenses, and Changes in Net Position Statement of Cash Flows Notes to the Basic Financial Statements
Required Supplementary Information Schedule of the Authority's Proportionate Share of the Net Pension Liability Schedule of the Authority's Contributions Schedule of the Authority's Proportionate Share of the OPEB Liability/(Asset) Schedule of the Authority's Contributions Notes to the Required Supplementary Information

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.

**MEIGS METROPOLITAN HOUSING AUTHORITY
MEIGS COUNTY
FOR THE YEAR ENDED SEPTEMBER 30, 2024
MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)
(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 like a Balance Sheet. The Statement of Net Position reports all financial and capital resources for the Authority. The statement is presented in the format where assets plus deferred outflows of resources equals liabilities plus deferred inflows of resources and "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 capital assets (net of accumulated depreciation), reduced by the outstanding balances of any bonds, mortgages, notes or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.

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

Unrestricted Net Position: This component of Net Position consists of Net Position that does not meet the definition of "Net Investment in Capital Assets," or "Restricted Net Position."

The 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 investment income.

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 and investment activities.

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

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.

Family Self Sufficiency (FSS) Program – This program is designed to help participants achieve economic independence and self-sufficiency.

**MEIGS METROPOLITAN HOUSING AUTHORITY
MEIGS COUNTY
FOR THE YEAR ENDED SEPTEMBER 30, 2024
MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)
(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**

	2024	2023	Variance
Current and Other Assets	\$ 73,575	\$ 62,684	\$ 10,891
Total Assets	<u>73,575</u>	<u>62,684</u>	<u>10,891</u>
Deferred Outflows of Resources	<u>41,831</u>	<u>73,891</u>	<u>(32,060)</u>
Current and Other Liabilities	61,372	42,298	19,074
Long-Term Liabilities	<u>112,652</u>	<u>149,648</u>	<u>(36,996)</u>
Total Liabilities	<u>174,024</u>	<u>191,946</u>	<u>(17,922)</u>
Deferred Inflow of Resources	<u>2,222</u>	<u>888</u>	<u>1,334</u>
Net Position:			
Restricted			
OPEB	3,718	-	3,718
HAP Payments	14,152	-	14,152
Unrestricted	<u>(78,710)</u>	<u>(56,259)</u>	<u>(22,451)</u>
Total Net Position	<u><u>\$ (60,840)</u></u>	<u><u>\$ (56,259)</u></u>	<u><u>\$ (4,581)</u></u>

MAJOR FACTORS AFFECTING THE STATEMENT OF NET POSITION

Cash increased by \$12,957 primarily due to an increase in grant revenue and reduction in administrative payments. Long-Term Liabilities decreased by \$36,996 due to changes in Ohio Public Employees Retirement System (OPERS) net pension liabilities, net OPEB liabilities and lease obligation related to GASB 87.

The negative net position of the Authority would be (\$6,313) if the Deferred Outflows, Deferred Inflows, Net Pension Liability, and Net OPEB Asset was removed from the Statement of Net Position.

**MEIGS METROPOLITAN HOUSING AUTHORITY
MEIGS COUNTY
FOR THE YEAR ENDED SEPTEMBER 30, 2024
MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)
(UNAUDITED)**

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

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

	2024	2023	Variance
Revenues			
HUD PHA Grants/Operating Grants	\$ 618,558	\$ 615,908	\$ 2,650
Investment Income/Other Revenues	6,108	10,989	(4,881)
Total Revenue	<u>624,666</u>	<u>626,897</u>	<u>(2,231)</u>
Expenses			
Administrative	94,837	121,871	(27,034)
Ordinary Maintenance & Operations	3,754	2,829	925
Housing Assistance Payment	522,863	470,077	52,786
Interest Expense	666	1,014	(348)
Amortization Expense	7,127	6,917	210
Total Expenses	<u>629,247</u>	<u>602,708</u>	<u>26,539</u>
Net Increase/(Decrease)	(4,581)	24,189	(28,770)
Net Position, Beginning of Year	<u>(56,259)</u>	<u>(80,448)</u>	<u>24,189</u>
Net Position, End of Year	<u><u>\$ (60,840)</u></u>	<u><u>\$ (56,259)</u></u>	<u><u>\$ (4,581)</u></u>

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

Government operating grants increased by \$2,650 from fiscal year 2023 to 2024, due to increased government subsidy of rents. Housing Assistance Payments increased during 2024 due to an increase in clients during 2024.

CAPITAL ASSETS

As of year-end, the Authority had \$0 invested in a variety of capital assets (net of accumulated depreciation) as reflected in the following table.

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

	2024	2023
Furniture, Equipment & Machinery - Administration	\$ 6,830	\$ 6,830
Accumulated Depreciation	(6,830)	(6,830)
Total	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>

**MEIGS METROPOLITAN HOUSING AUTHORITY
MEIGS COUNTY
FOR THE YEAR ENDED SEPTEMBER 30, 2024
MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)
(UNAUDITED)**

The following reconciliation summarizes the change in Capital Assets.

**TABLE 4
CHANGE IN CAPITAL ASSETS**

Beginning Balance	\$	-
Depreciation		-
Ending Balance	\$	-

See Note 10 to the basic financial statements for more information regarding the Authority's capital assets.

The Authority implemented GASB 87 – Leases for which the Authority brought on a Right-of-Use Asset related to the lease of a building used for the Authority's operations. See Note 14 to the basic financial statements for more information regarding the Authority's Right-of-Use Asset and Lease Liability.

The Authority's Right-of-Use Asset Relating to a building lease totaled \$34,587. The accumulated amortization on this asset was \$25,921 and \$19,003 in 2024 and 2023; respectively.

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; and
- Market rates for rental housing

IN CONCLUSION

Meigs 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 Edna Lipke, Executive Director of the Meigs Metropolitan Housing Authority at 740-992-2733.

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**MEIGS METROPOLITAN HOUSING AUTHORITY
MEIGS COUNTY
STATEMENT OF NET POSITION
AS OF SEPTEMBER 30, 2024**

Assets

Current Assets:

Cash and Cash Equivalents- Unrestricted	\$ 363
Cash and Cash Equivalents- Restricted	58,486
Total Cash and Investments	<u>58,849</u>
Prepaid Expenses and Other Assets	<u>2,551</u>
Total Current Assets	<u>61,400</u>

Noncurrent Assets:

Net OPEB Asset	3,718
Right-of-Use Assets:	
Buildings	34,587
Less Accumulated Amortization	<u>(26,130)</u>
Total Finance Lease Assets, Net of Amortization	<u>8,457</u>
Total Noncurrent Assets	<u>12,175</u>

Total Assets 73,575

Deferred Outflows of Resources - OPEB 3,194

Deferred Outflows of Resources - Pension 38,637

Total Deferred Outflows of Resources 41,831

Total Assets and Deferred Outflows of Resources \$ 115,406

Liabilities

Current Liabilities:

Accrued Wages/Payroll Taxes Payable	\$ 876
Accounts Payable	6,488
Compensated Absences	2,175
Current Portion of Long Term Leases	7,499
Undistributed Credits - Family Self-Sufficiency	<u>44,334</u>
Total Current Liabilities	<u>61,372</u>

Long-Term Liabilities:

Long-Term Lease Payable	958
Net Pension Liability	110,480
Compensated Absences	<u>1,214</u>
Total Long-Term Liabilities	<u>112,652</u>

Total Liabilities 174,024

Deferred Inflows of Resources - OPEB 2,222

Total Deferred Inflows of Resources 2,222

Total Liabilities and Deferred Inflows of Resources 176,246

Net Position

Restricted For	
OPEB	3,718
HAP Payments	14,152
Unrestricted	<u>(78,710)</u>

Total Net Position (60,840)

Total Liabilities, Deferred Inflows of Resources, and Net Position \$ 115,406

See accompanying notes to the basic financial statements.

**MEIGS METROPOLITAN HOUSING AUTHORITY
MEIGS COUNTY
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
AS OF SEPTEMBER 30, 2024**

Operating Revenues

HUD PHA Operating Grants	\$ 618,558
Fraud Recovery	4,276
Other Revenue	787
Total Operating Revenues	<u>623,621</u>

Operating Expenses

Administrative	94,837
Ordinary Maintenance & Operation	3,754
Housing Assistance Payments	522,863
Amortization Expense	7,127
Total Operating Expenses	<u>628,581</u>

Operating Income (Loss)	<u>(4,960)</u>
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Non-Operating Revenues/(Expenses)

Investment Income - Unrestricted	1,045
Interest Expense	(666)
Total Non-Operating Revenues/(Expenses)	<u>379</u>

Change in Net Position	<u>(4,581)</u>
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Net Position, Beginning of Year	(56,259)
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Net Position, End of Year	<u><u>\$ (60,840)</u></u>
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See accompanying notes to the basic financial statements.

**MEIGS METROPOLITAN HOUSING AUTHORITY
MEIGS COUNTY
STATEMENT OF CASH FLOWS
AS OF SEPTEMBER 30, 2024**

Cash Flows From Operating Activities:	
Receipts From Operating Grants	\$ 618,558
Other Operating Receipts	5,063
Housing Assistance Payments	(522,863)
Payments for Employees and Services	(81,046)
Net Cash Provided by Operating Activities	<u>19,712</u>
Cash Flows From Capital and Related Financing Activities:	
Payments on Long-Term Lease	(7,134)
Interest Paid on Long-Term Debt	(666)
Net Cash Used in Capital and Related Financing Activities	<u>(7,800)</u>
Cash Flows From Investing Activities:	
Interest Received on Investments	1,045
Net Cash Provided by Investing Activities	<u>1,045</u>
Net Increase in Cash and Cash Equivalents	12,957
Cash and Cash Equivalents at Beginning of Year	45,892
Cash and Cash Equivalents at End of Year	<u><u>\$ 58,849</u></u>
CASH FLOWS FROM OPERATING ACTIVITIES	
Net Operating Income/(Loss)	\$ (4,960)
Adjustments to Reconcile Net Income to Net Cash Provided by Operating Activities	
Amortization Expense	7,127
(Increase) Decrease In:	
Prepaid Expenses and Other Assets	(1,343)
Deferred Outflows of Resources	32,060
Net OPEB Asset	(3,718)
Increase (Decrease) In:	
Net Pension Liability	(24,813)
Net OPEB Liability	(2,692)
Bank Overdraft	-
Accrued Wages/Payroll Taxes Payable	(658)
Accounts Payable	6,488
Compensated Absences	(383)
Deferred Inflows of Resources	1,334
Other Current Liabilities	11,270
Net Cash Provided by Operating Activities	<u><u>\$ 19,712</u></u>

See accompanying notes to the basic financial statements.

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MEIGS METROPOLITAN HOUSING AUTHORITY
Notes to the Basic Financial Statements
For the Year Ended September 30, 2024

NOTE 1 – DESCRIPTION OF THE AUTHORITY, PROGRAM AND REPORTING ENTITY

Description of the Authority and Programs

The Meigs Metropolitan Housing Authority (the Authority) is a political subdivision of the State of Ohio, created under Section 3735.01 of the Ohio Revised Code.

The Meigs 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.

A summary of the significant programs administered by the Authority is provided below:

Section 8 Rental Voucher Program – Under the Section 8 Voucher Program, low-income tenants lease housing units directly from private landlords rather than from the Authority. HUD contracts with the Authority, which in turn, contracts with the private landlords and makes assistance payments for the difference between the approved contract rent and the actual rent paid by the low-income tenants.

Family Self Sufficiency (FSS) Program - This program is designed to help participants achieve economic independence and self-sufficiency.

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 and Section 8. 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 2024.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the 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 here.

MEIGS METROPOLITAN HOUSING AUTHORITY
Notes to the Basic Financial Statements
For the Year Ended September 30, 2024 (Continued)

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – (Continued)

Basis of Presentation – Fund Accounting

The Authority uses a fund 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 funds of the Authority are grouped into the following fund type.

Proprietary Fund Type - The proprietary fund is 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 governing body is that the costs of providing goods or services to the general public on 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.

Pursuant to GASB Statement No. 20, Accounting and Financial Reporting for Proprietary Funds and Other Governmental Entities That Use Proprietary Fund Accounting, the Authority follows GASB guidance as applicable to proprietary funds.

Measurements Focus

The proprietary fund type is accounted for on a flow of economic resources measurement focus. With this measurement focus, all assets and all liabilities associated with the operation of the Authority are included on the statement of net position. The statement of change in net position presents increases (i.e., revenues) and decreases (i.e., expenses) in net total position. The statement of cash flows provides information about how the Authority finances and meets the cash flow needs of its enterprise activity.

Basis of Accounting

The proprietary fund type uses the 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.

Deferred Outflows and Deferred Inflows of Resources

Deferred outflows of resources represent a consumption of net position that applies to a future period and will not be recognized as an outflow of resources (expenditures/expenses) until then. The Authority reports a deferred outflow of resources for pensions and OPEB as of September 30, 2024. The deferred outflows of resources related to pension and OPEB are reported on the Statement of Net Position and explained in Notes 5 and 6. Deferred inflows of resources related to OPEB are reported on the Statement of Net Position and explained in Note 6.

MEIGS METROPOLITAN HOUSING AUTHORITY
Notes to the Basic Financial Statements
For the Year Ended September 30, 2024 (Continued)

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – (Continued)

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.

Cash and Cash Equivalents

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

Unrestricted cash and cash equivalents represents the funds that are used for the general operations and the administrative portion of Section 8 program. Restricted cash and cash equivalents represent funds deposited for participants in the Family Self Sufficiency (FSS) Program, which is designed to help participants achieve economic independence and self-sufficiency and the portion of Section 8 designed to aid low-income families with rent.

For purposes of the Statement of Cash Flows and for presentation on the Statement of Net Position, cash and cash equivalents include all highly liquid debt instruments with an original maturity of three months or less at the time they are purchased.

Prepaid Items

Payments made to vendors for services that will benefit periods beyond September 30, 2024, 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.

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 acquisition value on the date donated.

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>
Building and Improvements	27.5
Equipment	7

Right-of-Use Assets

Right-of-use assets, which includes buildings are reported in the district-wide financial statements. The Authority defines right-of-use assets as the right to occupy, operate, or hold a leased asset during the rental period. This rental period must be for greater than 12 months including any option to renew if it is reasonably certain, based on all relevant factors, that the Authority will exercise that option. These assets do not include any lease contracts that transfer ownership at the end of the lease.

MEIGS METROPOLITAN HOUSING AUTHORITY
Notes to the Basic Financial Statements
For the Year Ended September 30, 2024 (Continued)

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – (Continued)

Right-of-Use Assets – (Continued)

Right-of-use assets are recorded at the present value of the payments expected to be made during the lease term, including any lease payments made to the lessor at or before the commencement of the lease term, less any lease incentives. Initial direct costs that are necessary to place the lease asset into service should also be included.

Buildings of the Authority are amortized using the straight-line method over the shorter period of the lease term or the useful life of the asset.

Compensated Absences

The Authority reports compensated absences in accordance with the provisions of GASB No. 16, Accounting for Compensated Absences.

Sick leave benefits are accrued as a liability using the vesting method. Sick leave benefits are accrued as a liability for employees who are currently eligible to receive termination benefits and those identified as probable to receiving payment in the future. Vacation benefits are accrued as a liability as the benefits are earned by the employees if the employees' rights to receive compensation are attributed to services already rendered and it is probable that the Authority will compensate the employees for the benefits through paid time off or some other means. The liability for sick leave and vacation benefits is based on accumulated unused balances and employees' wage rates at fiscal year-end. Compensated absences are expensed when earned by the employees.

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 operating grants 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 primarily administrative, benefits, maintenance and operations, depreciation, and housing assistance payments.

Pensions/Other Postemployment Benefits (OPEB)

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

Net Position

Net position represents the difference between all other elements of the statement of net position. 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. Net position is reported as restricted when constraints placed on its use are externally imposed, including HUD, creditors, grantors, contributions, or laws and regulators of other governments. Unrestricted net position represents the portion of net position not classified as net investment in capital assets or restricted.

MEIGS METROPOLITAN HOUSING AUTHORITY
Notes to the Basic Financial Statements
For the Year Ended September 30, 2024 (Continued)

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – (Continued)

Net Position (Continued)

The amount reported as restricted net position at fiscal year-end represents the amounts restricted by HUD for future Housing Assistance Payments and amounts from Administration Fee which may be recaptured by HUD. When an expense is incurred for purposes which both restricted and unrestricted Net Position is available, the Authority first applies restricted Net Position.

Estimates

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

NOTE 3 – CASH AND CASH EQUIVALENTS

Deposits

Monies held by the Authority are classified by State statute into three categories.

Active monies are public monies determined to be necessary to meet current demands upon the Authority treasury. Active monies must be maintained either as cash in the Authority treasury, in commercial accounts payable or withdrawable on demand, including negotiable order of withdrawal (NOW) accounts, or in money market deposit accounts.

Inactive deposits are public deposits that the Authority has identified as not required for use within the current five-year period of designation of depositories. Inactive deposits must either be evidenced by certificates of deposit maturing not later than the end of the current period of designation of depositories, or by savings or deposit accounts including, but not limited to, passbook accounts.

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

Protection of the Authority's deposits is provided by the Federal Deposit Insurance Corporation (FDIC), by eligible securities pledged by the financial institution as security for repayment, or by the financial institutions participation in the Ohio Pooled Collateral System (OPCS), a collateral pool of eligible securities deposited with a qualified trustee and pledged to the Treasurer of State to secure the repayment of all public monies deposited in the financial institution.

Interim monies held by the Authority can be deposited or invested in the following securities:

- 1) United States Treasury bills, bonds, notes, or any other obligation or security issued by the United States Treasury, or any other obligation guaranteed as to principal and interest by the United States;
- 2) Bonds, notes, debentures, or any other obligations or security issued by any federal government agency or instrumentality including, but not limited to, the Federal National Mortgage Association, Federal Home Loan Bank, Federal Farm Credit Bank, Federal Home Loan Mortgage Corporation, and Government National Mortgage Association. All federal agency securities shall be direct issuances of federal government agencies or instrumentalities;
- 3) Written repurchase agreements in the securities listed above provided the market value of the securities subject to the repurchase agreement must exceed the principal value of the agreement by at least two percent and be marked to market daily, and the term of the agreement must not exceed thirty days;
- 4) Bonds and other obligations of the State of Ohio, and with certain limitations including a requirement for maturity within ten years from the date of settlement, bonds and other obligations of political subdivisions of the State of Ohio, if training requirement have been met;
- 5) Time certificates of deposit or savings or deposit accounts including, but not limited to, passbook accounts;

MEIGS METROPOLITAN HOUSING AUTHORITY
Notes to the Basic Financial Statements
For the Year Ended September 30, 2024 (Continued)

NOTE 3 – CASH AND CASH EQUIVALENTS - (Continued)

- 6) No-load money market mutual funds consisting exclusively of obligations described in division (1) or (2) and repurchase agreements secured by such obligations, provided that investments in securities described in this division are made only through eligible institutions;
- 7) The State Treasurer's investment pool (STAROhio); and
- 8) Certain bankers' acceptances (for a period not to exceed one hundred eighty days) and commercial paper notes (for a period not to exceed two hundred seventy days) in an amount not to exceed 40 percent of the interim monies available for investment at any one time if training requirements have been met. The investment in commercial paper notes of a single issuer shall not exceed the aggregate five percent of interim money available for investment at the time of purchase.

Investments in stripped principal or interest obligations, reverse repurchase agreements, and derivatives are prohibited. The issuance of taxable notes for the purpose of arbitrage, the use of leverage, and short selling are also prohibited. Except as noted above, an investment must mature within five years from the date of purchase, unless matched to a specific obligation or debt of the Authority and must be purchased with the expectation that it will be held to maturity.

Investments may only be made through specified dealers and institutions. Payment for investments may be made only upon delivery of the securities representing the investments to the treasurer or, if the securities are not represented by a certificate, upon receipt of confirmation of transfer from the custodian.

Deposits: Custodial credit risk is the risk that, in the event of a bank failure, the Authority's deposits may not be returned. Deposits are insured by the Federal Deposit Insurance Corporation; or collateralized through the Ohio Pooled Collateral System (OPCS), a collateral pool of eligible securities deposited with a qualified trustee and pledged to the Treasurer of State to secure the repayment of all public monies deposited in the financial institution.

At fiscal year end, the carrying amount of the Authority's deposits was \$58,849, and the bank balance was \$62,920. The entire bank balance was covered by federal deposit insurance.

NOTE 4 - RESTRICTED CASH

The restricted cash of \$58,486 on the financial statements represents the following:

Excess Cash Balance of HUD Funds to be Used	
for Housing Assistance Payments	\$ 14,152
FSS Escrow Funds	44,334
Total Restricted Cash	<u>\$ 58,486</u>

NOTE 5 – DEFINED BENEFIT PENSION PLAN

Net Pension Liability

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

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

MEIGS METROPOLITAN HOUSING AUTHORITY
Notes to the Basic Financial Statements
For the Year Ended September 30, 2024 (Continued)

NOTE 5 – DEFINED BENEFIT PENSION PLAN – (Continued)

Net Pension Liability (Continued)

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

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

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

Plan Description

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 (e.g. Authority employees) may elect the member-directed plan and the combined plan, substantially all employee members are in OPERS' traditional plan; therefore, the following disclosure focuses on the traditional pension plan.

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

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

MEIGS METROPOLITAN HOUSING AUTHORITY
Notes to the Basic Financial Statements
For the Year Ended September 30, 2024 (Continued)

NOTE 5 – DEFINED BENEFIT PENSION PLAN – (Continued)

Plan Description (Continued)

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

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

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

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

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

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

Employer contribution rates are actuarially determined and are expressed as a percentage of covered payroll. The Authority's contractually required contribution for the period ended September 30, 2024, 2023, and 2022 were \$8,822, \$11,080 and \$9,212. 93% has been contributed for 2024, and a 100% for 2023 and 2022. Of this amount \$615 is reported as accrued wages/payroll taxes payable.

MEIGS METROPOLITAN HOUSING AUTHORITY
Notes to the Basic Financial Statements
For the Year Ended September 30, 2024 (Continued)

NOTE 5 – DEFINED BENEFIT PENSION PLAN – (Continued)

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

The net pension liability was measured as of December 31, 2023, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. 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 contributions of all participating entities. Following is information related to the proportionate share and pension expense:

	Traditional Pension Plan
Proportionate Share of the Net Pension Liability	\$ 110,480
Proportion of the Net Pension Liability	0.000422%
Increase/(decrease) in % from prior proportion measured	-0.000036%
Pension Expense	\$ 13,922

At September 30, 2024, the Authority reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Traditional Pension Plan
Deferred Outflows of Resources	
Net difference between projected and actual earnings on pension plan investments	\$ 22,300
Differences between expected and actual experience	1,806
Changes in proportion and differences between contributions and proportionate share of contributions	7,617
Authority contributions subsequent to the measurement date	6,914
Total Deferred Outflows of Resources	<u>\$ 38,637</u>

\$6,914 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, 2025. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pension will be recognized in pension expense as follows:

MEIGS METROPOLITAN HOUSING AUTHORITY
Notes to the Basic Financial Statements
For the Year Ended September 30, 2024 (Continued)

NOTE 5 – DEFINED BENEFIT PENSION PLAN – (Continued)

Fiscal year Ending September 30:	<u>Traditional Pension Plan</u>
2025	\$ 11,915
2026	8,754
2027	14,231
2028	<u>(3,177)</u>
Total	<u>\$ 31,723</u>

Actuarial Assumptions - OPERS

OPERS' total pension liability was determined by their actuaries in accordance with GASB Statement No. 67, as part of their annual actuarial valuation for each defined benefit retirement plan. Actuarial valuations of an ongoing plan involve estimates of the value 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 and the historical pattern of sharing benefit costs between the employers and plan members to that point. The projection of benefits for financial reporting purposes does not explicitly incorporate the potential effects of legal or contractual funding limitations.

Actuarial calculations reflect a long-term perspective. For a newly hired employee, actuarial calculations will take into account the employee's entire career with the employer and also take into consideration the benefits, if any, paid to the employee after termination of employment until the death of the employee and any applicable contingent annuitant. In many cases actuarial calculations reflect several decades of service with the employer and the payment of benefits after termination.

Key methods and assumptions used in calculating the total pension liability in the latest actuarial valuation, prepared as of December 31, 2023, are presented below:

Key Methods and Assumptions Used in Valuation of Total Pension Liability	
Actuarial Information	Traditional Pension Plan
Valuation Date	December 31, 2023
Experience Study	5 Year Period Ended December 31, 2020
Actuarial Cost Method	Individual entry age
Actuarial Assumptions:	
Investment Rate of Return	6.90%
Wage Inflation	2.75%
Projected Salary Increases	2.75% to 10.75% (Includes wage inflation of 2.75%)
Cost-of-Living Adjustments	Pre - 1/7/2013 Retirees: 3.00% Simple; Post - 1/7/2013 Retirees: 3% Simple through 2024, then 2.05% Simple

MEIGS METROPOLITAN HOUSING AUTHORITY
Notes to the Basic Financial Statements
For the Year Ended September 30, 2024 (Continued)

NOTE 5 – DEFINED BENEFIT PENSION PLAN (Continued)

Pre-retirement mortality rates are based on 130% of the Pub-2010 General Employee Mortality tables (males and females) for State and Local Government divisions and 170% of the Pub-2010 Safety Employee Mortality tables (males and females) for the Public Safety and Law Enforcement divisions. Post-retirement mortality rates are based on 115% of the PubG-2010 Retiree Mortality Tables (males and females) for all divisions. Post-retirement mortality rates for disabled retirees are based on the PubNS-2010 Disabled Retiree Mortality Tables (males and females) for all divisions. For all of the previously described tables, the base year is 2010 and mortality rates for a particular calendar year are determined by applying the MP-2020 mortality improvement scales (males and females) to all of these tables.

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

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

During 2023, OPERS managed investments in three investment portfolios: the Defined Benefit portfolio, the Health Care portfolio and the Defined Contribution portfolio. The Defined Benefit portfolio contains the investment assets of the Traditional Pension Plan, the defined benefit component of the Combined Plan and the annuitized accounts of the Member-Directed Plan. Within the Defined Benefit portfolio, contributions into the plans are all recorded at the same time, and benefit payments all occur on the first of the month. Accordingly, the money-weighted rate of return is considered to be the same for all plans within the portfolio. The annual money-weighted rate of return expressing investment performance, net of investment expenses and adjusted for the changing amounts actually invested, for the Defined Benefit portfolio was a loss of 11.2% for 2023.

The allocation of investment assets with the Defined Benefit portfolio is approved by the Board of Trustees as outlined in the annual investment plan. Plan assets are managed on a total return basis with a long-term objective of achieving and maintaining a fully funded status for the benefits provided through the defined benefit pension plans. The table below displays the Board-approved asset allocation policy for 2023 and the long-term expected real rates of return:

Asset Class	Target Allocation for 2023	Weighted Average Long-Term Expected Real Rate of Return
		(Geometric)
Fixed Income	24.00%	2.85%
Domestic Equities	21.00%	4.27%
Real Estate	13.00%	4.46%
Private Equity	15.00%	7.52%
International Equities	20.00%	5.16%
Risk Parity	2.00%	4.38%
Other Investments	5.00%	3.46%
Total	100.00%	

Discount Rate The discount rate used to measure the total pension liability was 6.9% for the Traditional Pension Plan, Combined Plan and Member-Directed Plan. The projection of cash flows used to determine the discount rate assumed that contributions from plan members and those of the contributing employers are made at the contractually required rates, as actuarially determined. Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future 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.

MEIGS METROPOLITAN HOUSING AUTHORITY
Notes to the Basic Financial Statements
For the Year Ended September 30, 2024 (Continued)

NOTE 5 – DEFINED BENEFIT PENSION PLAN (Continued)

Sensitivity of the Authority's Proportionate Share of the Net Pension Liability to Changes in the Discount Rate The following table presents the Authority's proportionate share of the net pension liability or asset calculated using the discount rate of 6.9%, and the expected net pension liability or asset if it were calculated using a discount rate that is 1.0% lower or 1.0% higher than the current rate:

Employer's Net Pension Liability/(Asset)	1% Decrease 5.9%	Current Discount Rate 6.9%	1% Increase 7.9%
Traditional Pension Plan	\$ 173,927	\$ 110,480	\$ 57,713

NOTE 6 – DEFINED BENEFIT OPEB PLAN

Net OPEB Liability/(Asset)

OPEB is a component of exchange transactions—between an employer and its employees—of salaries and benefits for employee services. OPEB are provided to an employee—on a deferred-payment basis—as part of the total compensation package offered by an employer for employee services each financial period.

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

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

GASB 75 assumes the liability or asset is solely the obligation of the employer, because they benefit from employee services. OPEB contributions come from these employers and health care plan enrollees which pay a portion of the health care costs in the form of a monthly premium. The Ohio Revised Code permits, but does not require, the retirement systems to provide healthcare to eligible benefit recipients. Any change to benefits or funding could significantly affect the net OPEB liability or asset. Resulting adjustments to the net OPEB liability or asset would be effective when the changes are legally enforceable. The retirement systems may allocate a portion of the employer contributions to provide for these OPEB benefits.

Plan Description

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

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

MEIGS METROPOLITAN HOUSING AUTHORITY
Notes to the Basic Financial Statements
For the Year Ended September 30, 2024 (Continued)

NOTE 6 – DEFINED BENEFIT OPEB PLAN – (Continued)

Plan Description (Continued)

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

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

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

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

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

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

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

Group C 32 years of qualifying service credit and minimum age 55; or,

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

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

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

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

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

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

MEIGS METROPOLITAN HOUSING AUTHORITY
Notes to the Basic Financial Statements
For the Year Ended September 30, 2024 (Continued)

NOTE 6 – DEFINED BENEFIT OPEB PLAN – (Continued)

Plan Description (Continued)

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

The health care trust is also used to fund health care for member-directed plan participants, in the form of a Retiree Medical Account (RMA). At retirement or separation, member directed plan participants may be eligible for reimbursement of qualified medical expenses from their vested RMA balance.

The Ohio Revised Code permits but does not require OPERS to provide health care to its eligible benefit recipients. Authority to establish and amend health care coverage is provided to the Board in Chapter 145 of the Ohio Revised Code.

Disclosures for the health care plan are presented separately in the OPERS financial report. Interested parties may obtain a copy by visiting <https://www.opers.org/financial/reports.shtml>, by writing to OPERS, 277 East Town Street, Columbus, Ohio 43215-4642, or by calling (614) 222-5601 or 800-222-7377.

Funding Policy - The Ohio Revised Code provides the statutory authority allowing public employers to fund postemployment health care through their contributions to OPERS. When funding is approved by OPERS Board of Trustees, a portion of each employer's contribution to OPERS is set aside to fund OPERS health care plans. Beginning in 2018, OPERS no longer allocated a portion of its employer contributions to health care for the traditional plan.

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

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

Employer contribution rates are actuarially determined and are expressed as a percentage of covered payroll. The Authority's contractually required contribution was \$0 for 2024.

MEIGS METROPOLITAN HOUSING AUTHORITY
Notes to the Basic Financial Statements
For the Year Ended September 30, 2024 (Continued)

NOTE 6 – DEFINED BENEFIT OPEB PLAN – (Continued)

Net OPEB Liability/(Asset)

	OPERS
Proportionate Share of the Net OPEB Liability/(Asset)	\$ (3,718)
Proportion of the Net OPEB Liability/(Asset)	0.000412%
Increase/(decrease) in % from prior proportion measured	-0.000015%
OPEB Expense	\$ 67

At September 30, 2024, the Authority reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	OPERS
Deferred Outflows of Resources	
Net difference between projected and actual earnings on pension plan investments	\$ 2,233
Changes in assumptions	957
Authority contributions and proportionate share of contributions	4
Total Deferred Outflows of Resources	<u>\$ 3,194</u>
Deferred Inflows of Resources	
Differences between expected and actual experience	\$ 529
Changes in assumptions	1,598
Changes in proportion and differences between Authority contributions and proportionate share of contributions	95
Total Deferred Inflows of Resources	<u>\$ 2,222</u>

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

Fiscal Year Ending September 30:	OPERS
2025	\$ (155)
2026	139
2027	1,740
2028	(752)
Total	<u>\$ 972</u>

MEIGS METROPOLITAN HOUSING AUTHORITY
Notes to the Basic Financial Statements
For the Year Ended September 30, 2024 (Continued)

NOTE 6 – DEFINED BENEFIT OPEB PLAN – (Continued)

Actuarial Assumptions - OPERS

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

Key Methods and Assumptions Used in Valuation of Total OPEB Liability	
Actuarial Information	
Valuation Date	December 31, 2022
Rolled-forward measurement date	December 31, 2023
Experience Study	5 Year Period Ended December 31, 2020
Actuarial Cost Method	Individual entry age
Actuarial Assumptions:	
Single Discount Rate	5.70%
Investment Rate of Return	6.00%
Municipal Bond Rate	3.77%
Wage Inflation	2.75%
Projected Salary Increases	2.75% to 10.75% (Includes wage inflation of 2.75%)
Health Care Cost Trend Rate	5.50% initial, 3.50% ultimate in 2038

Pre-retirement mortality rates are based on 130% of the Pub-2010 General Employee Mortality tables (males and females) for State and Local Government divisions and 170% of the Pub-2010 Safety Employee Mortality tables (males and females) for the Public Safety and Law Enforcement divisions. Post-retirement mortality rates are based on 115% of the PubG-2010 Retiree Mortality Tables (males and females) for all divisions. Post-retirement mortality rates for disabled retirees are based on the PubNS-2010 Disabled Retiree Mortality Tables (males and females) for all divisions. For all of the previously described tables, the base year is 2010 and mortality rates for a particular calendar year are determined by applying the MP-2020 mortality improvement scales (males and females) to all of these tables.

A single discount rate of 5.70% was used to measure the total OPEB liability on the measurement date of December 31, 2023; however the single discount rate used at the beginning of the year was 5.22%. Projected benefit payments are required to be discounted to their actuarial present value using a single discount rate that reflects (1) a long-term expected rate of return on OPEB plan investments (to the extent that the health care fiduciary net position is projected to be sufficient to pay benefits), and (2) a tax-exempt municipal bond rate based on an index of 20-year general obligation bonds with an average AA credit rating as of the measurement date (to the extent that the contributions for use with the long-term expected rate are not met). This single discount rate was based on the actuarial assumed rate of return on the health care investment portfolio of 6.00% and a municipal bond rate of 3.77%. The projection of cash flows used to determine this single discount rate assumed that employer contributions will be made at rates equal to the actuarially determined contribution rate. Based on these assumptions, the health care fiduciary net position and future contributions were sufficient to finance health care costs through the year 2070. As a result, the actuarial assumed long-term expected rate of return on health care investments was applied to projected costs through the year 2070, and the municipal bond rates was applied to all health care costs after that date.

The following table presents the OPEB liability/(asset) calculated using the single discount rate of 5.70%, and the expected net OPEB liability/(asset) if it were calculated using a discount rate that is 1.00% lower or 1.00% higher than the current rate.

MEIGS METROPOLITAN HOUSING AUTHORITY
Notes to the Basic Financial Statements
For the Year Ended September 30, 2024 (Continued)

NOTE 6 – DEFINED BENEFIT OPEB PLAN – (Continued)

	<u>1% Decrease 5.70%</u>	<u>Current Discount Rate 6.70%</u>	<u>1% Increase 7.70%</u>
Authority's proportionate share of the Net OPEB Liability/(Asset)	\$ (2,044)	\$ (3,718)	\$ (8,491)

Changes in the health care cost trend rate may also have a significant impact on the net OPEB liability/(asset). The following table presents the net OPEB liability/(asset) calculated using the assumed trend rates, and the expected net OPEB liability/(asset) if it were calculated using a health care cost trend rate that is 1.00% lower or 1.00% higher than the current rate.

	<u>1% Decrease</u>	<u>Current Health Care Cost Trend Rate Assumption</u>	<u>1% Increase</u>
Authority's proportionate share of the Net OPEB Liability/(Asset)	\$ (3,873)	\$ (3,718)	\$ (3,543)

Retiree health care valuations use a health care cost trend assumption with changes over several years built into that assumption. The near-term rates reflect increases in the current cost of health care; the trend starting in 2023 is 5.50%. If this trend continues for future years, the projection indicates that years from now virtually all expenditures will be for health care. A more reasonable alternative is the health care cost trend will decrease to a level at, or near, wage inflation. On this basis, the actuary's project premium rate increases will continue to exceed wage inflation for approximately the next decade, but by less each year, until leveling off at an ultimate rate, assumed to be 3.50% in the most recent valuation.

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

Asset Class	Target Allocation for 2023	Weighted Average Long Term Expected Real Rate of Return (Geometric)
Fixed Income	37.00%	2.82%
Domestic Equities	25.00%	4.27%
REITs	5.00%	4.68%
International Equities	25.00%	5.16%
Risk Parity	3.00%	4.38%
Other Investments	5.00%	2.43%
Total	100.00%	

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

MEIGS METROPOLITAN HOUSING AUTHORITY
Notes to the Basic Financial Statements
For the Year Ended September 30, 2024 (Continued)

NOTE 6 – DEFINED BENEFIT OPEB PLAN – (Continued)

During 2023, OPERS managed investments in three investment portfolios: the Defined Benefit portfolio, the Health Care portfolio and the Defined Contribution portfolio. The Health Care portfolio includes the assets for health care expenses for the Traditional Pension Plan, Combined Plan and Member-Directed Plan eligible members. Within the Health Care portfolio, contributions into the plans are assumed to be received continuously throughout the year based on the actual payroll payable at the time contributions are made, and health care-related payments are assumed to occur mid-year. Accordingly, the money-weighted rate of return is considered to be the same for all plans within the portfolio. The annual money-weighted rate of return expressing investment performance, net of investment expenses and adjusted for the changing amounts actually invested, for the Health Care portfolio was a loss of 14% for 2023.

NOTE 7 – COMPENSATED ABSENCES

Sick leave and vacation policies are established by the Housing Authority Board of Directors. All permanent employees earn 4.6 hours sick leave for each 80 hours of service, 3.1 hours vacation time for each 80 hours of service for employees with 1—7 years of service; and 4.6 hours vacation time for each 80 hours worked for employees with 8—14 years of service. The Executive Director receives 6.2 hours vacation time for every 80 hours of service. Unused sick leave may be accumulated up to 240 hours and is paid to employees at the time of retirement. All permanent employees earn vacation hours based on length of service. Unused vacation leave will be paid to the employees at the time of separation. As of September 30, 2024, \$3,389 was accrued for unused sick leave and vacation.

NOTE 8 – RISK MANAGEMENT

The Authority maintains comprehensive liability insurance coverage with private carriers for health, real property, building contents and vehicles. Vehicle policies include liability coverage for bodily injury and property damage. There was no significant reduction in coverage from the prior year. There were no settlements that exceeded insurance coverage during the past three years.

NOTE 9 – ADMINISTRATIVE FEE

The Authority receives an “administrative fee” as part of the annual contribution from HUD to cover the costs (including overhead) of administering the Section 8 Housing Assistance Payments (HAP) Programs. The fee is a percentage of a HUD determined base rate for each unit per month under HAP contracts.

MEIGS METROPOLITAN HOUSING AUTHORITY
Notes to the Basic Financial Statements
For the Year Ended September 30, 2024 (Continued)

NOTE 10 – CAPITAL ASSETS

A summary of changes in capital assets during fiscal year 2024 were as follows:

	<u>Beginning Balance</u>	<u>Increases</u>	<u>Decreases</u>	<u>Ending Balance</u>
Capital Assets Being Depreciated:				
Office Equipment	\$ 6,830	\$ -	\$ -	\$ 6,830
Total Capital Assets Being Depreciated:	<u>6,830</u>	<u>-</u>	<u>-</u>	<u>6,830</u>
Less: Accumulated Depreciation:				
Equipment	(6,830)	-	-	(6,830)
Total Accumulated Depreciation	<u>(6,830)</u>	<u>-</u>	<u>-</u>	<u>(6,830)</u>
Total Capital Assets Being Depreciated, Net of Accumulated Depreciation	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total Capital Assets Net	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

NOTE 11 – LONG-TERM OBLIGATIONS

Changes in the long-term obligations of the Authority during the 2024 fiscal year were as follows:

	<u>Beginning Balance 09/30/23</u>	<u>Additions</u>	<u>Reductions</u>	<u>Ending Balance 09/30/24</u>	<u>Amounts Due In One Year</u>
Compensated Absences	\$ 3,772	\$ -	\$ (383)	\$ 3,389	\$ 2,175
Net OPEB Liability/(Asset)	2,692	-	(6,410)	(3,718)	-
Net Pension Liability	135,293	-	(24,813)	110,480	-
Total Long-Term Obligations	<u>\$ 141,757</u>	<u>\$ -</u>	<u>\$ (31,606)</u>	<u>\$ 110,151</u>	<u>\$ 2,175</u>

NOTE 12 – ECONOMIC DEPENDENCY

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

NOTE 13 – CONTINGENCIES

Under the terms of federal and state grants, periodic audits are required and certain expenditures may be questioned as no appropriate under the terms for the grants. Such audits could lead to reimbursement to the grantor agencies. Authority's management believes disallowance, if any will be immaterial.

In the normal course of operations, the Authority may be subject to litigation and claims. At September 30, 2024, the Authority was involved in no matters management believes will have a material effect on the basic financial statements.

MEIGS METROPOLITAN HOUSING AUTHORITY
Notes to the Basic Financial Statements
For the Year Ended September 30, 2024 (Continued)

NOTE 14 - RIGHT-OF-USE LEASE ASSETS AND LIABILITIES

The Authority has leases under GASB Statement No. 87. The following chart displays the expenses incurred related to the recording of right-of-use lease assets and liabilities:

	Beginning of Year	Additions	Reductions	End of Year	Amounts Due Within One Year
Right-of-Use Assets					
Building	\$ 34,587		\$ -	\$ 34,587	
	34,587	-	-	34,587	
Less: Accumulated Amortization					
Building	(19,003)	(7,127)	-	(26,130)	
	(19,003)	(7,127)	-	(26,130)	
Total Right-of-Use Assets, Net	\$ 15,584	\$ (7,127)	\$ -	\$ 8,457	
Lease Liabilities	\$ 15,591	\$ -	\$ (7,134)	\$ 8,457	\$ 7,499

Amortization of the above liabilities, including principal and interest, is as follows:

Year Ending September 30:	Principal	Interest
2025	7,499	301
2026	958	192
Total	\$ 8,457	\$ 493

NOTE 15 – SUBSEQUENT EVENT/FINANCIAL DIFFICULTY

During the Fiscal Year, the Authority became overdrawn at the bank and continues to have a low cash balance. The board is exploring what options they could take including possibly a loan and talking with HUD concerning available options as the Authority had already been denied HUD held reserves. The Authority was also seeking possible ways to reduce expenditures to eliminate the deficit. A deficit fund balance can impede or prevent the Authority from performing its stated purpose. As of May 31, 2025 the Authority had a bank balance of \$8,647. There has not been any discontinuation of services as of the date of this report.

MEIGS METROPOLITAN HOUSING AUTHORITY
MEIGS COUNTY
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024
Required Supplementary Information
Schedule of the Authority's Proportionate Share of the Net Pension Liability
Ohio Public Employee Retirement System
Last Ten Fiscal Years

	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013
Authority's proportion of the net pension liability (asset) (percentage)	0.000422%	0.000458%	0.000358%	0.000304%	0.000424%	0.000396%	0.000443%	0.000444%	0.000381%	0.000372%	0.000372%
Authority's proportionate share of the net pension liability (asset)	\$ 110,480	\$ 135,293	\$ 31,147	\$ 45,016	\$ 83,806	\$ 108,456	\$ 69,498	\$ 100,825	\$ 65,994	\$ 44,867	\$ 43,854
Authority's covered-payroll	\$ 79,140	\$ 65,804	\$ 58,823	\$ 49,504	\$ 59,607	\$ 57,956	\$ 58,564	\$ 57,252	\$ 37,650	\$ 45,600	\$ 49,359
Authority's proportionate share of the net pension liability (asset) as a percentage of its covered-payroll	139.60%	205.60%	52.95%	90.93%	140.60%	187.14%	118.67%	176.11%	175.28%	98.39%	88.85%
Plan fiduciary net position as a percentage of the total pension liability (Traditional Plan)	79.01%	75.74%	92.62%	86.88%	82.17%	74.70%	84.66%	77.25%	81.08%	86.45%	86.45%

*The amounts presented were determined as of OPERS fiscal year ended December 31.

See accompanying notes to the required supplemental information.

MEIGS METROPOLITAN HOUSING AUTHORITY
MEIGS COUNTY
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024
Required Supplementary Information
Schedule of the Authority's Contributions
Ohio Public Employees Retirement System
Last Ten Fiscal Years

	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
Contractually required contribution	\$ 8,822	\$ 11,080	\$ 9,212	\$ 8,235	\$ 6,930	\$ 8,119	\$ 7,413	\$ 7,189	\$ 6,712	\$ 5,718
Contributions in relation to contractually required contribution	(8,822)	(11,080)	(9,212)	(8,235)	(6,930)	(8,119)	(7,413)	(7,189)	(6,712)	(5,718)
Contribution deficit (surplus)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Authority's covered-payroll	\$ 63,014	\$ 79,140	\$ 65,804	\$ 58,823	\$ 49,504	\$ 57,994	\$ 53,900	\$ 59,910	\$ 55,936	\$ 47,650
Contributions as a percentage of covered-payroll	14.00%	14.00%	14.00%	14.00%	14.00%	14.00%	13.75%	12.00%	12.00%	12.00%

See accompanying notes to the required supplemental information.

MEIGS METROPOLITAN HOUSING AUTHORITY
MEIGS COUNTY
Required Supplementary Information
Schedule of the Authority's Proportionate Share of the Net OPEB Liability/(Asset)
Ohio Public Employees Retirement System
Last Eight Fiscal Years (1)
For the Fiscal Year Ended September 30, 2024

	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>
Authority's Proportion of the Net OPEB Liability/Asset	0.000412%	0.000427%	0.000409%	0.000296%	0.000395%	0.000369%	0.000410%	0.000410%
Authority's Proportionate Share of the Net OPEB Liability(Asset) \$	(3,718)	\$ 2,692	\$ (12,811)	\$ (5,273)	\$ 54,560	\$ 48,109	\$ 44,523	\$ 41,411
Authority's Covered Payroll \$	79,140	\$ 65,804	\$ 58,823	\$ 49,504	\$ 59,607	\$ 57,956	\$ 58,564	\$ 57,252
Authority's Proportionate Share of the Net OPEB Liability(Asset) as a Percentage of its Covered Payroll	-4.70%	4.09%	-21.78%	-10.65%	91.53%	83.01%	76.02%	72.33%
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability/Asset	107.76%	94.79%	128.23%	115.57%	47.80%	46.33%	54.14%	N/A

(1) Information prior to 2016 is not available.

(2) The amounts presented were determined as of OPERS fiscal year ended December 31.

See accompanying notes to the required supplemental information.

MEIGS METROPOLITAN HOUSING AUTHORITY
MEIGS COUNTY
Required Supplementary Information
Schedule of the Authority's Contributions
Ohio Public Employees Retirement System - OPEB Plan
Last Nine Fiscal Years (1)
For the Fiscal Year Ended September 30, 2024

	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>
Contractually Required Contribution	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 134	\$ 746	\$ 1,119
Contributions in Relation to the Contractually Required Contribution	-	-	-	-	-	-	(134)	(746)	(1,119)
Contribution Deficiency (Excess)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Authority Covered Payroll	\$ 63,014	\$ 79,140	\$ 65,804	\$ 58,823	\$ 49,504	\$ 57,994	\$ 53,900	\$ 59,910	\$ 55,936
Contributions as Percentage of Covered Payroll	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.25%	1.25%	2.00%

See Accompanying Notes to the Basic Financial Statements.

(1) Information prior to 2016 is not available.

(2) Information is presented on a fiscal year basis, consistent with Authority's financial statements.

See accompanying notes to the required supplemental information.

**Meigs Metropolitan Housing Authority
Meigs County**

**Notes to the Required Supplemental Information
For the Fiscal Year Ended September 30, 2024**

Note 1 - Changes in Assumptions – OPERS Pension

Amounts reported for fiscal year 2017 (Measurement Period 2016) incorporate changes in assumptions used by OPERS in calculating the total pension liability in the latest actuarial valuation. These new assumptions compared with those used in fiscal year 2016 (Measurement Period 2015) and prior are presented below:

Changes in assumptions were made based upon an updated experience study that was completed for the five-year period ended December 31, 2015. Significant changes included a reduction of the discount rate from 8.0% to 7.5%, a reduction in the wage inflation rate from 3.75% to 3.25%, and transition from RP-2000 mortality tables to the RP-2014 mortality tables.

There are no changes in actuarial valuation for measurement period 2017 versus measurement period 2016.

Valuation Date	December 31, 2018	December 31, 2017
Experience Study	5 Year Period Ended December 31, 2015	5 Year Period Ended December 31, 2015
Actuarial Cost Method	Individual entry age	Individual entry age
Actuarial Assumptions:		
Investment Rate of Return	7.20%	7.50%
Wage Inflation	3.25%	3.25%
Projected Salary Increases	3.25% to 10.75% (Includes wage inflation of 3.25%)	3.25% to 8.25% (Includes wage inflation of 3.25%)
Cost-of-Living Adjustments	Pre - 1/7/2013 Retirees: 3.00% Simple; Post - 1/7/2013 Retirees: 3.00% Simple through 2018, then 2.15% Simple	Pre - 1/7/2013 Retirees: 3.00% Simple; Post - 1/7/2013 Retirees: 3.00% Simple through 2018, then 2.15% Simple

Changes for the period 2018 versus the measurement period 2017 included a reduction of the discount rate from 7.5% to 7.2%.

There were no significant changes for the measurement period 2019 versus the measurement period 2018.

There were no significant changes for the measurement period 2020 versus the measurement period 2019.

Amounts reported for fiscal year 2022 (Measurement Period 2021) incorporate changes in assumptions used by OPERS in calculating the total pension liability in the latest actuarial valuation. These new assumptions compared with those used in fiscal year 2021 (Measurement Period 2020) are presented below:

**Meigs Metropolitan Housing Authority
Meigs County**

**Notes to the Required Supplemental Information (Continued)
For the Fiscal Year Ended September 30, 2024**

Note 1 - Changes in Assumptions – OPERS Pension (Continued)

Key Methods and Assumptions Used in Valuation of Total Pension Liability		
Actuarial Information	Traditional Pension Plan	Traditional Pension Plan
Valuation Date	December 31, 2021	December 31, 2020
Experience Study	5 Year Period Ended December 31, 2020	5 Year Period Ended December 31, 2015
Actuarial Cost Method	Individual entry age	Individual entry age
Actuarial Assumptions:		
Investment Rate of Return	6.90%	7.20%
Wage Inflation	2.75%	3.25%
Projected Salary Increases	2.75% to 10.75% (Includes wage inflation of 2.75%)	3.25% to 10.75% (Includes wage inflation of 3.25%)
Cost-of-Living Adjustments	Pre - 1/7/2013 Retirees: 3.00% Simple; Post - 1/7/2013 Retirees: 3.00% Simple through 2022, then 2.05% Simple	Pre - 1/7/2013 Retirees: 3.00% Simple; Post - 1/7/2013 Retirees: 3.00% Simple through 2021, then 2.15% Simple

Changes in assumptions were made based upon an updated experience study that was completed for the five-year period ended December 31, 2020. Significant changes included a reduction of the discount rate from 7.2% to 6.9%, a reduction in the wage inflation rate from 3.25% to 2.75%, and transition from RP-2014 mortality tables to the Pub-2010 mortality tables.

Amounts reported for fiscal year 2023 (Measurement Period 2022) reported no changes in assumptions.

Amounts reported for fiscal year 2024 (Measurement Period 2023) reported no changes in assumptions.

Note 2 - Changes in Assumptions – OPERS OPEB

Amounts reported for fiscal year 2019 (Measurement Period 2018) incorporate changes in assumptions used by OPERS in calculating the total OPEB liability in the latest actuarial valuation. These new assumptions compared with those used in fiscal year 2018 (Measurement Period 2017) are presented below:

Key Methods and Assumptions Used in Valuation of Total OPEB Liability		
Actuarial Information	Traditional Pension Plan	Traditional Pension Plan
Valuation Date	December 31, 2017	December 31, 2016
Rolled-forward measurement date	December 31, 2018	December 31, 2017
Experience Study	5 Year Period Ended December 31, 2015	5 Year Period Ended December 31, 2015
Actuarial Cost Method	Individual entry age	Individual entry age
Actuarial Assumptions:		
Single Discount Rate	3.96%	3.85%
Investment Rate of Return	6.00%	6.50%
Municipal Bond Rate	3.71%	3.31%
Wage Inflation	3.25%	3.25%
Projected Salary Increases	3.25% to 10.75% (Includes wage inflation of 3.25%)	3.25% to 10.75% (Includes wage inflation of 3.25%)
Health Care Cost Trend Rate	10% initial, 3.25% ultimate in 2029	7.5% initial, 3.25% ultimate in 2028

Changes in assumptions were made based upon an updated experience study that was completed for the five-year period ended December 31, 2015. Significant changes included an increase of the discount rate from 3.85% to 3.96%, a reduction in the investment rate of return 6.50% to 6.00%, and an increase in bond rate from 3.31% to 3.71%.

**Meigs Metropolitan Housing Authority
Meigs County**

**Notes to the Required Supplemental Information (Continued)
For the Fiscal Year Ended September 30, 2024**

Note 2 - Changes in Assumptions – OPERS OPEB

Amounts reported for fiscal year 2020 (Measurement Period 2019) incorporate changes in assumptions used by OPERS in calculating the total OPEB liability in the latest actuarial valuation. These new assumptions compared with those used in fiscal year 2019 (Measurement Period 2018) are presented below:

Actuarial Information	Traditional Pension Plan	Traditional Pension Plan
Valuation Date	December 31, 2018	December 31, 2017
Rolled-forward measurement date	December 31, 2019	December 31, 2018
Experience Study	5 Year Period Ended December 31, 2015	5 Year Period Ended December 31, 2015
Actuarial Cost Method	Individual entry age	Individual entry age
Actuarial Assumptions:		
Single Discount Rate	3.16%	3.96%
Investment Rate of Return	6.00%	6.00%
Municipal Bond Rate	2.75%	3.71%
Wage Inflation	3.25%	3.25%
Projected Salary Increases	3.25% to 10.75% (Includes wage inflation of 3.25%)	3.25% to 10.75% (Includes wage inflation of 3.25%)
Health Care Cost Trend Rate	10.5% initial, 3.50% ultimate in 2030	10% initial, 3.25% ultimate in 2029

Changes in assumptions were made based upon an updated experience study that was completed for the five-year period ended December 31, 2015. Significant changes included a decrease of the discount rate from 3.96% to 3.16% and a decrease in bond rate from 3.71% to 2.75%. There is also a change Health Care Cost Trend Rates.

Amounts reported for fiscal year 2021 (Measurement Period 2020) incorporate changes in assumptions used by OPERS in calculating the total OPEB liability/asset in the latest actuarial valuation. These new assumptions compared with those used in fiscal year 2020 (Measurement Period 2019) are presented below:

Actuarial Information	Traditional Pension Plan	Traditional Pension Plan
Valuation Date	December 31, 2019	December 31, 2018
Rolled-forward measurement date	December 31, 2020	December 31, 2019
Experience Study	5 Year Period Ended December 31, 2015	5 Year Period Ended December 31, 2015
Actuarial Cost Method	Individual entry age	Individual entry age
Actuarial Assumptions:		
Single Discount Rate	6.00%	3.16%
Investment Rate of Return	6.00%	6.00%
Municipal Bond Rate	2.00%	2.75%
Wage Inflation	3.25%	3.25%
Projected Salary Increases	3.25% to 10.75% (Includes wage inflation of 3.25%)	3.25% to 10.75% (Includes wage inflation of 3.25%)
Health Care Cost Trend Rate	8.50% initial, 3.50% ultimate in 2035	10.5% initial, 3.50% ultimate in 2030

Changes in assumptions were made based upon an updated experience study that was completed for the five-year period ended December 31, 2015. Significant changes included an increase in the discount rate from 3.16% to 6.00%. There is also a change in the Health Care Cost Trend Rates.

**Meigs Metropolitan Housing Authority
Meigs County**

**Notes to the Required Supplemental Information (Continued)
For the Fiscal Year Ended September 30, 2024**

Note 2 - Changes in Assumptions – OPERS OPEB (Continued)

Amounts reported for fiscal year 2022 (Measurement Period 2021) incorporate changes in assumptions used by OPERS in calculating the total OPEB liability/asset in the latest actuarial valuation. These new assumptions compared with those used in fiscal year 2021 (Measurement Period 2020) are presented below:

Actuarial Information	Traditional Pension Plan	Traditional Pension Plan
Valuation Date	December 31, 2020	December 31, 2019
Rolled-forward measurement date	December 31, 2021	December 31, 2020
Experience Study	5 Year Period Ended December 31, 2020	5 Year Period Ended December 31, 2015
Actuarial Cost Method	Individual entry age	Individual entry age normal
Actuarial Assumptions:		
Single Discount Rate	6.00%	6.00%
Investment Rate of Return	6.00%	6.00%
Municipal Bond Rate	1.84%	2.00%
Wage Inflation	2.75%	3.25%
Projected Salary Increases	2.75% to 10.75% (Includes wage inflation of 2.75%)	3.25% to 10.75% (Includes wage inflation of 3.25%)
Health Care Cost Trend Rate	5.50% initial, 3.50% ultimate in 2034	8.50% initial, 3.50% ultimate in 2035

Changes in assumptions were made based upon an updated experience study that was completed for the five-year period ended December 31, 2020. Significant changes included a decrease of the municipal bond rate from 2.00% to 1.84%, and a decrease in the minimum projected salary increases from 3.25% to 2.75%. There is also a change in the Health Care Cost Trend Rates.

Amounts reported for fiscal year 2023 (Measurement Period 2022) incorporate changes in assumptions used by OPERS in calculating the total OPEB liability in the latest actuarial valuation. These new assumptions compared with those used in fiscal year 2022 (Measurement Period 2021) are presented below:

Actuarial Information		
Valuation Date	December 31, 2021	December 31, 2020
Rolled-forward measurement date	December 31, 2022	December 31, 2021
Experience Study	5 Year Period Ended December 31, 2020	5 Year Period Ended December 31, 2020
Actuarial Cost Method	Individual entry age	Individual entry age
Actuarial Assumptions:		
Single Discount Rate	5.22%	6.00%
Investment Rate of Return	6.00%	6.00%
Municipal Bond Rate	4.05%	1.84%
Wage Inflation	2.75%	2.75%
Projected Salary Increases	2.75% to 10.75% (Includes wage inflation of 2.75%)	2.75% to 10.75% (Includes wage inflation of 2.75%)
Health Care Cost Trend Rate	5.5% initial, 3.50% ultimate in 2036	5.5% initial, 3.50% ultimate in 2034

Changes in assumptions were made based upon an updated experience study that was completed for the five-year period ended December 31, 2020. The significant change includes a decrease in the Single Discount Rate from 6.00% to 5.22% and an increase in the Municipal Bond Rate from 1.84% to 4.05%.

**Meigs Metropolitan Housing Authority
Meigs County**

**Notes to the Required Supplemental Information (Continued)
For the Fiscal Year Ended September 30, 2024**

Note 2 - Changes in Assumptions – OPERS OPEB (Continued)

Amounts reported for fiscal year 2024 (Measurement Period 2023) incorporate changes in assumptions used by OPERS in calculating the total OPEB liability/(asset) in the latest actuarial valuation. These new assumptions compared with those used in fiscal year 2023 (Measurement Period 2022) are presented below:

Actuarial Information		
Valuation Date	December 31, 2022	December 31, 2021
Rolled-forward measurement date	December 31, 2023	December 31, 2022
Experience Study	5 Year Period Ended December 31, 2020	5 Year Period Ended December 31, 2020
Actuarial Cost Method	Individual entry age	Individual entry age
Actuarial Assumptions:		
Single Discount Rate	5.70%	5.22%
Investment Rate of Return	6.00%	6.00%
Municipal Bond Rate	3.77%	4.05%
Wage Inflation	2.75%	2.75%
Projected Salary Increases	2.75% to 10.75% (Includes wage inflation of 2.75%)	2.75% to 10.75% (Includes wage inflation of 2.75%)
Health Care Cost Trend Rate	5.50% initial, 3.50% ultimate in 2038	5.5% initial, 3.50% ultimate in 2036

Changes in assumptions were made based upon an updated experience study that was completed for the five-year period ended December 31, 2020. The significant change includes a decrease in the Single Discount Rate from 5.22% to 5.70% and decrease in the Municipal Bond Rate from 4.05% to 3.77%.

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MEIGS METROPOLITAN HOUSING AUTHORITY

MEIGS COUNTY

SEPTEMBER 30, 2024

FINANCIAL DATA SCHEDULE- BALANCE SHEET SUMMARY

	14,871 Housing Choice Vouchers	Total
111 Cash - Unrestricted	\$363	\$363
112 Cash - Restricted - Modernization and Development	0	0
113 Cash - Other Restricted	14,152	14,152
114 Cash - Tenant Security Deposits	0	0
115 Cash - Restricted for Payment of Current Liabilities	44,334	44,334
100 Total Cash	58,849	58,849
121 Accounts Receivable - PHA Projects	0	0
122 Accounts Receivable - HUD Other Projects	0	0
124 Accounts Receivable - Other Government	0	0
125 Accounts Receivable - Miscellaneous	0	0
126 Accounts Receivable - Tenants	0	0
126.1 Allowance for Doubtful Accounts - Tenants	0	0
126.2 Allowance for Doubtful Accounts - Other	0	0
127 Notes, Loans, & Mortgages Receivable - Current	0	0
128 Fraud Recovery	0	0
128.1 Allowance for Doubtful Accounts - Fraud	0	0
129 Accrued Interest Receivable	0	0
120 Total Receivables, Net of Allowances for Doubtful Accounts	0	0
131 Investments - Unrestricted	0	0
132 Investments - Restricted	0	0
135 Investments - Restricted for Payment of Current Liability	0	0
142 Prepaid Expenses and Other Assets	2,551	2,551
143 Inventories	0	0
143.1 Allowance for Obsolete Inventories	0	0
144 Inter Program Due From	0	0
145 Assets Held for Sale	0	0
150 Total Current Assets	61,400	61,400
161 Land	0	0
162 Buildings	34,587	34,587
163 Furniture, Equipment & Machinery - Dwellings	0	0
164 Furniture, Equipment & Machinery - Administration	0	0
165 Leasehold Improvements	0	0

MEIGS METROPOLITAN HOUSING AUTHORITY

MEIGS COUNTY

SEPTEMBER 30, 2024

FINANCIAL DATA SCHEDULE- BALANCE SHEET SUMMARY

	14,871 Housing Choice Vouchers	Total
166 Accumulated Depreciation	(26,130)	(26,130)
167 Construction in Progress	0	0
168 Infrastructure	0	0
160 Total Capital Assets, Net of Accumulated Depreciation	8,457	8,457
171 Notes, Loans and Mortgages Receivable - Non-Current	0	0
172 Notes, Loans, & Mortgages Receivable - Non Current - Past	0	0
173 Grants Receivable - Non Current	0	0
174 Other Assets	3,718	3,718
176 Investments in Joint Ventures	0	0
180 Total Non-Current Assets	12,175	12,175
200 Deferred Outflow of Resources	41,831	41,831
290 Total Assets and Deferred Outflow of Resources	115,406	115,406
311 Bank Overdraft	0	0
312 Accounts Payable <= 90 Days	6,488	6,488
313 Accounts Payable >90 Days Past Due	0	0
321 Accrued Wage/Payroll Taxes Payable	876	876
322 Accrued Compensated Absences - Current Portion	2,175	2,175
324 Accrued Contingency Liability	0	0
325 Accrued Interest Payable	0	0
331 Accounts Payable - HUD PHA Programs	0	0
332 Account Payable - PHA Projects	0	0
333 Accounts Payable - Other Government	0	0
341 Tenant Security Deposits	0	0
342 Unearned Revenue	0	0
343 Current Portion of Long-term Debt - Capital	0	0
344 Current Portion of Long-term Debt - Operating Borrowings	0	0
345 Other Current Liabilities	44,334	44,334
346 Accrued Liabilities - Other	0	0
347 Inter Program - Due To	0	0
348 Loan Liability - Current	7,499	7,499
310 Total Current Liabilities	61,372	61,372

MEIGS METROPOLITAN HOUSING AUTHORITY

MEIGS COUNTY

SEPTEMBER 30, 2024

FINANCIAL DATA SCHEDULE- BALANCE SHEET SUMMARY

	14.871 Housing Choice Vouchers	Total
351 Long-term Debt, Net of Current - Capital Projects/Mortgage	0	0
352 Long-term Debt, Net of Current - Operating Borrowings	0	0
353 Non-current Liabilities - Other	0	0
354 Accrued Compensated Absences - Non Current	1,214	1,214
355 Loan Liability - Non Current	958	958
356 FASB 5 Liabilities	0	0
357 Accrued Pension and OPEB Liabilities	110,480	110,480
350 Total Non-Current Liabilities	112,652	112,652
300 Total Liabilities	174,024	174,024
400 Deferred Inflow of Resources	2,222	2,222
508.4 Net Investment in Capital Assets	0	0
511.4 Restricted Net Position	17,870	17,870
512.4 Unrestricted Net Position	(78,710)	(78,710)
513 Total Equity - Net Assets / Position	(60,840)	(60,840)
600 Total Liabilities, Deferred Inflows of Resources and Equity -	\$115,406	\$115,406

MEIGS METROPOLITAN HOUSING AUTHORITY

MEIGS COUNTY

SEPTEMBER 30, 2024

FINANCIAL DATA SCHEDULE- REVENUE AND EXPENSE SUMMARY

	14.871 Housing Choice Vouchers	Total
70300 Net Tenant Rental Revenue	\$0	\$0
70400 Tenant Revenue - Other	0	0
70500 Total Tenant Revenue	0	0
70600 HUD PHA Operating Grants	618,558	618,558
70610 Capital Grants	0	0
70710 Management Fee	0	0
70720 Asset Management Fee	0	0
70730 Book Keeping Fee	0	0
70740 Front Line Service Fee	0	0
70750 Other Fees	0	0
70700 Total Fee Revenue	0	0
70800 Other Government Grants	0	0
71100 Investment Income - Unrestricted	1,045	1,045
71200 Mortgage Interest Income	0	0
71300 Proceeds from Disposition of Assets Held for Sale	0	0
71310 Cost of Sale of Assets	0	0
71400 Fraud Recovery	4,276	4,276
71500 Other Revenue	787	787
71600 Gain or Loss on Sale of Capital Assets	0	0
72000 Investment Income - Restricted	0	0
70000 Total Revenue	624,666	624,666
91100 Administrative Salaries	51,405	51,405
91200 Auditing Fees	3,788	3,788
91300 Management Fee	0	0
91310 Book-keeping Fee	0	0
91400 Advertising and Marketing	196	196
91500 Employee Benefit contributions - Administrative	18,827	18,827
91600 Office Expenses	6,757	6,757
91700 Legal Expense	0	0
91800 Travel	0	0
91810 Allocated Overhead	0	0
91900 Other	13,864	13,864

MEIGS METROPOLITAN HOUSING AUTHORITY

MEIGS COUNTY

SEPTEMBER 30, 2024

FINANCIAL DATA SCHEDULE- REVENUE AND EXPENSE SUMMARY

	14.871 Housing Choice Vouchers	Total
91000 Total Operating - Administrative	94,837	94,837
92000 Asset Management Fee	0	0
92100 Tenant Services - Salaries	0	0
92200 Relocation Costs	0	0
92300 Employee Benefit Contributions - Tenant Services	0	0
92400 Tenant Services - Other	0	0
92500 Total Tenant Services	0	0
93100 Water	0	0
93200 Electricity	0	0
93300 Gas	0	0
93400 Fuel	0	0
93500 Labor	0	0
93600 Sewer	0	0
93700 Employee Benefit Contributions - Utilities	0	0
93800 Other Utilities Expense	0	0
93000 Total Utilities	0	0
94100 Ordinary Maintenance and Operations - Labor	0	0
94200 Ordinary Maintenance and Operations - Materials and Other	0	0
94300 Ordinary Maintenance and Operations Contracts	2,571	2,571
94500 Employee Benefit Contributions - Ordinary Maintenance	0	0
94000 Total Maintenance	2,571	2,571
95100 Protective Services - Labor	0	0
95200 Protective Services - Other Contract Costs	0	0
95300 Protective Services - Other	0	0
95500 Employee Benefit Contributions - Protective Services	0	0
95000 Total Protective Services	0	0
96110 Property Insurance	0	0
96120 Liability Insurance	386	386
96130 Workmen's Compensation	797	797
96140 All Other Insurance	0	0

MEIGS METROPOLITAN HOUSING AUTHORITY

MEIGS COUNTY

SEPTEMBER 30, 2024

FINANCIAL DATA SCHEDULE- REVENUE AND EXPENSE SUMMARY

	14.871 Housing Choice Vouchers	Total
96100 Total insurance Premiums	1,183	1,183
96200 Other General Expenses	0	0
96210 Compensated Absences	0	0
96300 Payments in Lieu of Taxes	0	0
96400 Bad debt - Tenant Rents	0	0
96500 Bad debt - Mortgages	0	0
96600 Bad debt - Other	0	0
96800 Severance Expense	0	0
96000 Total Other General Expenses	0	0
96710 Interest of Mortgage (or Bonds) Payable	0	0
96720 Interest on Notes Payable (Short and Long Term)	666	666
96730 Amortization of Bond Issue Costs	0	0
96700 Total Interest Expense and Amortization Cost	666	666
96900 Total Operating Expenses	99,257	99,257
97000 Excess of Operating Revenue over Operating Expenses	525,409	525,409
97100 Extraordinary Maintenance	0	0
97200 Casualty Losses - Non-capitalized	0	0
97300 Housing Assistance Payments	522,863	522,863
97350 HAP Portability-In	0	0
97400 Depreciation Expense	7,127	7,127
97500 Fraud Losses	0	0
97600 Capital Outlays - Governmental Funds	0	0
97700 Debt Principal Payment - Governmental Funds	0	0
97800 Dwelling Units Rent Expense	0	0
90000 Total Expenses	629,247	629,247
10100 Total Other financing Sources (Uses)	0	0
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	(4,581)	(4,581)

MEIGS METROPOLITAN HOUSING AUTHORITY
MEIGS COUNTY
SEPTEMBER 30, 2024

FINANCIAL DATA SCHEDULE- REVENUE AND EXPENSE SUMMARY

	14.871 Housing Choice Vouchers	Total
11020 Required Annual Debt Principal Payments	0	0
11030 Beginning Equity	(56,259)	(56,259)
11170 Administrative Fee Equity	(78,710)	(78,710)
11180 Housing Assistance Payments Equity	17,870	17,870
11190 Unit Months Available	1,548	1,548
11210 Number of Unit Months Leased	1,187	1,187

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OHIO AUDITOR OF STATE KEITH FABER

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Columbus, Ohio 43215
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INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS REQUIRED BY GOVERNMENT AUDITING STANDARDS

Meigs Metropolitan Housing Authority
Meigs County
441 General Hartinger Parkway
Middleport, Ohio 45760

To the Board of Commissioners:

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*Government Auditing Standards*), the financial statements of the Meigs Metropolitan Housing Authority, Meigs County, Ohio (the Authority) as of and for the year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements and have issued our report thereon dated August 1, 2025 wherein we noted the Authority has suffered recurring losses from operations resulting in low cash balances.

Report on Internal Control Over Financial Reporting

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

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

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that were not identified. We identified a certain deficiency in internal control, described in the accompanying Schedule of Findings as item 2024-001 that we consider to be a material weakness.

Report on Compliance and Other Matters

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

Authority's Response to Findings

Government Auditing Standards requires the auditor to perform limited procedures on the Authority's response to the finding identified in our audit and described in the accompanying Schedule of Findings. The Authority's response was not subjected to the other auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on the response.

Purpose of This Report

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

KEITH FABER
Ohio Auditor of State



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

August 1, 2025

MEIGS METROPOLITAN HOUSING AUTHORITY
MEIGS COUNTY

SCHEDULE OF FINDINGS
SEPTEMBER 30, 2024

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

FINDING NUMBER 2024-001

Material Weakness- Monitoring

When designing the public office's system of internal control and the specific control activities, management should plan for adequate segregation of duties or compensating controls. The small size of the Authority's staff did not allow for an adequate segregation of duties; the Executive Director performed all accounting functions. It is therefore important that the Board of Director's function as a finance committee to monitor financial activity closely.

The Board of Directors meets quarterly. However, there were five months that the Board did not review bank reconciliations or bank statements and three months when the Board only reviewed the bank statements without the reconciliations. Also, the Board did not review payment registers for the first four months of the audit period. After discussions from the previous audit, the Board has increased their monitoring; monitoring did increase in the latter months of the audit period.

To ensure the Board has all pertinent data and information to properly monitor and manage the Authority, they should carefully review and accept/approve financial information, including all monthly book to bank reconciliations, in the minutes of the Authority and document the reports used for this review in detail. Further, the Board should make appropriate inquiries to help determine the continued integrity of financial information.

Officials' Response: The Director will present all reconciliations to each board member at the quarterly board meetings, and will continue to give the bank statements, and will also print and make available at each meeting any other financial reports available through the Housing Authorities computer program for review by the board.

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Meigs Housing Authority

441 General Hartinger Parkway
Middleport, Ohio 45760

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SUMMARY SCHEDULE OF PRIOR AUDIT FINDINGS SEPTEMBER 30, 2024

Finding Number	Finding Summary	Status	Additional Information
2023-001	Noncompliance and Material Weakness identified relating to 24 CFR § 984.305(a)(2) due to errors in the documentation for the Family Self-Sufficiency (FSS) Program.	Fully Corrected	N/A
2023-002	Material Weakness identified pertaining to completion of timely bank reconciliations and insufficient monitoring.	Partially Corrected	Reconciliations will be done each month and gave to the Board for review at each quarterly meeting.
2023-003	Material Weakness identified pertaining to financial reporting due to material audit adjustments.	Fully Corrected	N/A

OHIO AUDITOR OF STATE KEITH FABER



MEIGS METROPOLITAN HOUSING AUTHORITY

MEIGS COUNTY

AUDITOR OF STATE OF OHIO CERTIFICATION

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



Certified for Release 8/19/2025

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

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