



bhm cpa group, inc.
CERTIFIED PUBLIC ACCOUNTANTS

IRONTON METROPOLITAN HOUSING AUTHORITY
LAWRENCE COUNTY

SINGLE AUDIT

FOR THE YEAR ENDED SEPTEMBER 30, 2025



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Columbus, Ohio 43215
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800-282-0370

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

We have reviewed the *Independent Auditor's Report* of the Ironton Metropolitan Housing Authority, Lawrence County, prepared by BHM CPA Group, Inc., for the audit period October 1, 2024 through September 30, 2025. Based upon this review, we have accepted these reports in lieu of the audit required by Section 117.11, Revised Code. The Auditor of State did not audit the accompanying financial statements and, accordingly, we are unable to express, and do not express an opinion on them.

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

KEITH FABER
Ohio Auditor of State

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

July 22, 2026

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Ironton Metropolitan Housing Authority
Lawrence County
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For the Year Ended September 30, 2025

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INDEPENDENT AUDITOR'S REPORT

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

To the Board of Commissioners

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of the Ironton Metropolitan Housing Authority, Lawrence County, Ohio (Authority), as of and for the year ended September 30, 2025, 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 Ironton Metropolitan Housing Authority, Lawrence County, Ohio as of September 30, 2025, and the changes in financial position and its cash flows for the year then ended in accordance with the accounting principles generally accepted in the United States of America.

Basis for Opinion

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

Responsibilities of Management for the Financial Statements

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

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

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

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

Required Supplementary Information

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

Supplementary information

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

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

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated May 28, 2026, on our consideration of the Authority's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Authority's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control over financial reporting and compliance.

BHM CPA Group

BHM CPA Group, Inc.
Portsmouth, Ohio
May 28, 2026

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IRONTON METROPOLITAN HOUSING AUTHORITY
LAWRENCE COUNTY
MANAGEMENT’S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2025

The Ironton Metropolitan Housing Authority’s (the Authority”) management’s discussion and analysis is designed to (a) assist the reader in focusing on significant financial issues, (b) provide an overview of the Authority’s financial activity, (c) identify changes in the Authority’s financial position (its ability to address the next and subsequent year challenges), and (d) identify individual fund issues or concerns.

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

FINANCIAL HIGHLIGHTS

- During fiscal year 2025 the Authority’s Net Position increased by \$479,527 (or 7.74%). Since the Authority engages only in business-type activities, the increase is all in the category of business-type Net Position. Net Position was \$6,677,527 and \$6,198,000 for years 2025 and 2024, respectively.
- Revenue decreased by \$1,017,314 (or -19.56%) during 2025 and was \$4,182,544 and \$5,199,858 for the years 2025 and 2024, respectively.
- Expenses increased by \$417,111 (or 12.69%). Expenses were \$3,703,017 and \$3,285,906 for the years 2025 and 2024, respectively.

USING THIS ANNUAL REPORT

The Report includes the following sections:

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 ~
Other Required Supplementary Information ~ Required Supplementary Information (Pension and OPEB Schedules) ~
Supplementary and Other Information ~ Financial Data Schedules ~ ~ Schedule of Federal Awards Expenditures ~

IRONTON METROPOLITAN HOUSING AUTHORITY
LAWRENCE COUNTY
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2025

The primary focus of the Authority's financial statement is on the Authority as a whole (Authority-wide). The Authority operates as a single enterprise fund and this presentation allows the user to address relevant questions, broaden a basis for comparison (year to year or Authority to Authority) and enhance the Authority's accountability.

Basic Financial Statements

The basic financial statements are designed to be corporate-like in that all business type activities are consolidated into columns, which adds to a total for the entire Authority.

These Statements include a Statement of Net Position, which is like a Balance Sheet. The Statement of Net Position reports on all financial and capital resources for the Authority. The statement is presented in the format where assets, minus liabilities, equal "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 (formerly equity) is reported in three broad categories:

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. The Authority does not have any outstanding debt.

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

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

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

The focus of the Statement of Revenues, Expenses and Changes in Fund Net Position is the "Change in Net Position", which is like Net Income or Loss.

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

IRONTON METROPOLITAN HOUSING AUTHORITY
LAWRENCE COUNTY
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2025

Fund Financial Statements

The Authority is accounted for as an Enterprise Fund. Enterprise funds utilize the full accrual basis of accounting. The Enterprise method of accounting is similar to accounting utilized by the private sector.

Many of the programs maintained by the Authority are required by the U. S. Department of Housing and Urban Development. Others are segregated to enhance accountability and control.

The Authority's Programs

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

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

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

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

IRONTON METROPOLITAN HOUSING AUTHORITY
LAWRENCE COUNTY
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2025

AUTHORITY-WIDE STATEMENTS

Statement of Net Position

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

Table 1 - Condensed Statement of Net Position Compared to Prior Year

	2025	2024
Current Assets	\$ 4,209,411	\$ 4,025,510
NonCurrent Assets	3,133,786	2,524,847
Total Assets	7,343,197	6,550,357
Deferred Outflows of Resources	397,244	175,056
Total Assets and Deferred Outflows of Resources	<u>\$ 7,740,441</u>	<u>\$ 6,725,413</u>
Current Liabilities	\$ 386,693	\$ 275,348
Non-Current Liabilities	587,301	248,145
Total Liabilities	973,994	523,493
Deferred Inflows of Resources	88,920	3,920
Total Liabilities and Deferred Inflows of Resources	<u>1,062,914</u>	<u>527,413</u>
Net Position:		
Net Investment in Capital Assets	3,072,664	2,499,143
Restricted Net Position	83,678	63,746
Unrestricted Net Position	3,521,185	3,635,111
Total Net Position	<u>6,677,527</u>	<u>6,198,000</u>
Total Liabilities, Deferred Inflows and Net Position	<u>\$ 7,740,441</u>	<u>\$ 6,725,413</u>

Major Factors Affecting the Statement of Net Position

Current assets increased slightly. Noncurrent assets increased \$608,939 (24.12%) primarily due to modernization of buildings and systems, net of depreciation. Current liabilities increased \$111,345 (40.44%) due to increases in accounts payable. Noncurrent liabilities increased \$339,156 (136.68%) due to increases in pension liabilities. Deferred outflows of resources increased \$222,188 (126.92%) and deferred inflows of resources increased \$85,000 (2168.37%) due to the requirements of Pension and OPEB accounting, recognizing timing differences due to plan valuation and assumptions.

IRONTON METROPOLITAN HOUSING AUTHORITY
 LAWRENCE COUNTY
 MANAGEMENT'S DISCUSSION AND ANALYSIS
 SEPTEMBER 30, 2025

Table 2 - Changes of Net Position

	Unrestricted	Net Investment in Capital Assets	Restricted
Beginning Balance	\$ 3,635,111	\$ 2,499,143	\$ 63,746
Results of Operations	504,693	-	(25,166)
Adjustments:			
Current Year Depreciation Expense (1)	464,701	(464,701)	-
Restriction of Net Position for OPEB Asset	(45,098)	-	45,098
Payment of Principal on Capital Debt	(9,657)	9,657	-
Net Current Year Additions and Other Itmes	(1,028,541)	1,028,541	-
Other Items	(24)	24	-
Ending Balance	<u>\$ 3,521,185</u>	<u>\$ 3,072,664</u>	<u>\$ 83,678</u>

- 1) Depreciation is treated as an expense and reduces the results of operations, but does not have an impact on Unrestricted Net Position

IRONTON METROPOLITAN HOUSING AUTHORITY
LAWRENCE COUNTY
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2025

Table 3 - Statement of Revenues, Expenses & Changes in Net Position

<u>Revenues</u>	2025	2024
Tenanat Revenue	\$ 923,218	\$ 861,107
Government Operating Grants	1,913,732	4,276,394
Investment Income and Other Revenues	1,345,594	113,562
Gain/Loss on Sale of Capital Assets	-	(51,205)
Total Revenues	4,182,544	5,199,858
<u>Expenses</u>		
Administrative	905,473	372,236
Utilities	630,090	433,011
Tenant Services	71,536	6,522
Ordinary Maintenance and Operation	1,035,869	1,563,910
General and Insurance Expenses	256,618	218,227
Housing Assistance Payments	338,730	283,976
Depreciation	464,701	408,024
Total Expenses	3,703,017	3,285,906
Net Increases (Decreases)	479,527	1,913,952
Beginning Net Position	6,198,000	4,284,048
Total Net Position - Ending	\$ 6,677,527	\$ 6,198,000

Major Factors Affecting the Statement of Revenue, Expenses and Changes in Net Position

Government Operating Grants from the Department of Housing and Urban Development decreased \$2,362,662 (55.25%) as the Authority is now current with their draws from HUD. Last year large amounts of government funds were drawn down to bring the Authority up to date due to prior year (Fiscal 2023) staff turnover. Investment income and other income increased \$1,232,032 (1,084.90%)/ Other categories of revenue increased due to an increase in capital funding during the current year.

Administrative, Utilities, Tenant Services, and General expenses increased significantly as the Authority is fully staffed after a large turnover and is now improving the overall operations and services to residents. Housing Assistance Payment increased \$54,754 (19.28%), reflecting a higher level of program utilization.

IRONTON METROPOLITAN HOUSING AUTHORITY
LAWRENCE COUNTY
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2025

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

As of September 30, 2025, the Authority had \$3,081,838 invested in capital assets as reflected in the following schedule, which represents a net change due to current year additions, disposals, and depreciation.

The following reconciliation summarizes the change in Capital Assets, which is presented in detail in the notes to the financial statements:

Table 4 - Condensed Statement of Changes in Capital Assets

	2025	2024
Land	\$ 500,242	\$ 500,242
Building and Improvements	16,816,872	16,150,766
Furniture & Equipment	833,043	609,349
Construction in Progress	138,741	-
Accumulated Depreciation	(15,207,060)	(14,742,360)
Total	<u>\$ 3,081,838</u>	<u>\$ 2,517,997</u>

Table 5 - Changes in Capital Assets

Beginning Balance	\$ 2,517,997
Current Year Additions	1,028,542
Current Year Depreciation Expense	(464,701)
Ending Balance	<u>\$ 3,081,838</u>

Debt Outstanding

Table 6 - Condensed Statement of Changes in Debt Outstanding

Beginning Balance	\$ 18,854
Current Year Debt Retired	(9,680)
Ending Balance	<u>\$ 9,174</u>

As of the fiscal year-end, the Authority had \$9,174 in capital debt that represents a liability for Subscription Based Information Technology Arrangements (SBITA) per GASB 96.

IRONTON METROPOLITAN HOUSING AUTHORITY
LAWRENCE COUNTY
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2025

ECONOMIC FACTORS

Significant economic factors affecting the Authority are as follows:

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

FINANCIAL CONTACT

The individual to be contacted regarding this report is Katie Jones; Executive Director for the Ironton Metropolitan Housing Authority, at (740) 532-8658. Specific requests may be submitted to the Authority at 720 Washington Street, Ironton, OH 45638.

IRONTON METROPOLITAN HOUSING AUTHORITY
LAWRENCE COUNTY
STATEMENT OF NET POSITION
SEPTEMBER 30, 2025

Assets

Current Assets

Cash and Cash Equivalents, Unrestricted	\$ 3,948,240
Cash and Cash Equivalents, Restricted	101,476
Receivables, Net	147,715
Prepaid Expenses	11,980
Total Current Assets	<u>4,209,411</u>

Noncurrent Assets

Capital Assets:	
Non-Depreciable Capital Assets	638,983
Depreciable Capital Assets, Net	2,442,855
Total Capital Assets	<u>3,081,838</u>
OPEB Assets	51,948
Total Noncurrent Assets	<u>3,133,786</u>
Total Assets	<u>7,343,197</u>

Deferred Outflows of Resources

Pension	396,174
OPEB	1,070
Total Deferred Outflows of Resources	<u>397,244</u>
Total Assets and Deferred Outflows of Resources	<u>\$ 7,740,441</u>

Liabilities

Current Liabilities

Accounts Payable	\$ 103,225
Accrued Wages and Payroll Taxes Payable	5,835
Accrued Compensated Absences - Current Portion	14,968
Accounts Payable - Other Government	80,086
Tenant Security Deposits	69,746
Unearned Revenue	35,811
Long-Term Debt - Current Portion	9,174
Other Current Liabilities	67,848
Total Current Liabilities	<u>386,693</u>

Noncurrent Liabilities

Accrued Compensated Absences - Noncurrent Portion	18,295
Net Pension Liability	569,006
Total Noncurrent Liabilities	<u>587,301</u>
Total Liabilities	<u>973,994</u>

Deferred Inflows of Resources

Pension	56,281
OPEB	32,639
Total Deferred Inflows of Resources	<u>88,920</u>

Net Pension

Invested in Capital Assets	3,072,664
Restricted Net Position	83,678
Unrestricted Net Position	3,521,185
Total Net Position	<u>6,677,527</u>
Total Liabilities, Deferred Inflows of Resources, and Net Position	<u>\$ 7,740,441</u>

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

IRONTON METROPOLITAN HOUSING AUTHORITY
 LAWRENCE COUNTY
 STATEMENT OF REVENUES, EXPENSES, AND CHANGE IN NET POSITION
 SEPTEMBER 30, 2025

Operating Revenues

Tenant Revenue	\$ 923,218
Operating Grants	1,913,732
Other Operating Grants	193,026
Total Operating Grants	<u>3,029,976</u>

Operating Expenses

Administrative	905,473
Utilities	630,090
Tenant Services	71,536
Ordinary Maintenance and Operation	1,035,869
General and Interest	256,618
Housing Assistance Payments	338,730
Depreciation	464,701
Total Operating Expenses	<u>3,703,017</u>
Operating Income/(Loss)	<u>(673,041)</u>

Nonoperating Revenues/(Expenses)

Capital Grant Revenue	1,028,541
Interest Income	124,027
Total Nonoperating Revenues/(Expenses)	<u>1,152,568</u>
Change in Net Position	479,527
Beginning Net Position	6,198,000
Total Net Position - Ending	<u>\$ 6,677,527</u>

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

IRONTON METROPOLITAN HOUSING AUTHORITY
LAWRENCE COUNTY
STATEMENT OF CASH FLOWS
SEPTEMBER 30, 2025

Cash Flows From Operating Activities:

Cash received from HUD	1,913,732
Cash received from tenants	952,450
Cash received from other revenue	193,026
Cash payments for housing assistance payments	(338,730)
Cash payments to employees	129,787
Cash payments for administrative and other operating expenses	(2,851,375)

Net Cash Provided by Operating Activities **(1,110)**

Cash Flows From Capital and Related Financial Activities:

Capital grants received	1,028,541
Purchase of capital assets and other changes	(1,028,541)
Principal and interest paid on capital debt	(9,680)
Other	(1)

Net Cash (Used) by Capital and Financing Activities **(9,681)**

Cash Flows Activities From Investing Activities:

Investment Income	124,027
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Net Cash Provided by Investing Activities **124,027**

Change in Cash and Cash Equivalents **113,236**

Cash and Cash Equivalents - Beginning **3,936,480**

Cash and Cash Equivalents - Ending **4,049,716**

Reconciliation of Operating Loss to

Net Cash Provided by Operating Activities:

Operating Income	(673,041)
Adjustments to reconcile operating loss to net cash (used) by operating activities	
Depreciation	464,701
(Increase)/Decrease in:	
Receivables - Net of Allowance	(73,825)
Prepaid Expenses	3,160
OPEB Asset	(45,098)
Deferred Outflow of Resources	(222,188)
Increase/(Decrease) in:	
Accounts Payable	54,559
Accrued Wages/Payroll Taxes	(30,942)
Accrued Compensated Absences	(12,882)
Accounts Payable - Other Government	(1,716)
Accrued Liabilities Other and Other Current Liabilities	66,033
Tenant Security Deposits	1,712
Unearned Revenue	27,520
Accrued Pension and OPEB Liabilities	355,897
Deferred Inflows of Resources	85,000
Net Cash Provided by Operating Activities	(1,110)

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

IRONTON METROPOLITAN HOUSING AUTHORITY
LAWRENCE COUNTY
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED SEPTEMBER 30, 2025

1. DESCRIPTION OF THE REPORTING ENTITY AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

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

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

Description of the Programs

A. PUBLIC HOUSING PROGRAM

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

B. CAPITAL FUND PROGRAM (CFP)

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

C. HOUSING ASSISTANCE PAYMENTS PROGRAM - SECTION 8

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

Reporting Entity

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

IRONTON METROPOLITAN HOUSING AUTHORITY
LAWRENCE COUNTY
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED SEPTEMBER 30, 2025

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 2025.

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

Basis of Presentation

The Authority's basic financial statements consist of a Statement of Net Position, a Statement of Revenues, Expenses, and Changes in Net Position, and a Statement of Cash Flows.

The Authority uses a single enterprise fund to maintain its financial records during the year. A fund is defined as a fiscal and accounting entity with a self-balancing set of accounts.

Enterprise fund reporting focuses on the determination of the change in net position, financial position, and cash flows. An enterprise fund may be used for any activity for which a fee is charged to external users for goods and services.

Measurement Focus and Basis of Accounting

The enterprise fund is accounted for on a flow of economic resources measurement focus. All assets, deferred outflows of resources, liabilities, and deferred inflows of resources associated with the operation of the Authority are included in the Statement of Net Position. The Statement of Revenues, Expenses, and Changes in Net Position presents increases (i.e., revenues) and decreases (i.e., expenses) in net total position. The Statement of Cash Flows provides information about how the Authority finances and meets the cash flow needs of its enterprise activity.

Fund Accounting

The Authority uses the proprietary fund to report on its financial position and the results of its operations for the HUD programs. A fund is defined as a fiscal and accounting entity with a self-balancing set of accounts. Fund accounting is designed to demonstrate legal compliance and to aid financial management by segregating transactions related to certain government functions or activities.

Funds are classified into three categories: governmental, propriety and fiduciary. The Authority uses the proprietary category for its programs.

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Proprietary Fund Types

Proprietary funds are used to account for the Authority's ongoing activities which are like those found in the private sector. The following is the Authority's only proprietary fund type:

Enterprise Fund – This fund is used to account for the operations that are financed and operated in a manner similar to private business enterprises where the intent is that the costs (expenses, including depreciation) of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges or where it has been decided that a periodic determination of revenue earned, expenses incurred, and/or net income is appropriate for capital maintenance, public policy, management control, accountability or other purposes.

Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations.

The principal operating revenues of the Authority's enterprise fund are charges to tenants for rent and operating subsidies from HUD. Operating expenses for the enterprise fund include the costs of facility maintenance, housing assistance payments, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenue and expenses during the reporting period. Actual results could differ from those estimates.

Cash and Cash Equivalents

For the statement of cash flows, cash and cash equivalents all highly liquid investments (including restricted assets) with a maturity of three months or less when purchased to be cash equivalents.

Restricted Cash and Investments

Restricted cash and investments represent amounts received from HUD to be used strictly for providing housing assistance to families and individuals in need. As of September 30, 2025, total restricted cash to be used for housing assistance was \$31,730.

Accounts Receivable and Notes Receivable -Net

Bad debts are provided on the allowance method based on management's evaluation of the collectability of outstanding tenant receivable balances and related notes receivable balances at the end of the year. The allowance for uncollectable tenant receivables was \$63,703 and for uncollectable tenant note receivable was \$59,194 as of September 30, 2025.

Due From/To Other Programs

There were no Inter-program receivables and payables as of September 30, 2025, on the Financial Data Schedule.

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Accounting and Reporting for Non-exchange Transactions

Non-exchange transactions occur when the Authority receives (or gives) value without directly giving equal value in return. GASB 33 identifies four classes of non-exchange transactions as follows:

- Derived tax revenues: result from assessments imposed on exchange transactions (i.e., income taxes, sales taxes and other assessments on earnings or consumption).
- Imposed non-exchange revenues: result from assessments imposed on non-governmental entities, including individuals, other than assessments on exchange transactions (i.e., property taxes and fines).
- Government-mandated non-exchange transactions: occur when a government at one level provides resources to a government at another level and requires the recipient to use the resources for a specific purpose (i.e., federal programs that state or local governments are mandated to perform).
- Voluntary non-exchange transactions: result from legislative or contractual agreements, other than exchanges, entered into willingly by the parties to the agreement (i.e., certain grants and private donations).

The Authority's grants and subsidies will be defined as government-mandated or voluntary non-exchange transactions. GASB 33 establishes two distinct standards depending upon the kind of stipulation imposed by the provider.

The PHA will recognize assets (liabilities) when all applicable eligibility requirements are met, or resources received whichever is first. Eligibility requirements established by the provider may stipulate the qualifying characteristics of recipients, time requirements, allowable costs, and other contingencies.

- Time requirements specify (a) the period when resources are required to be used or when use may begin (for example, operating or capital grants for a specific period) or (b) that the resources are required to be maintained intact in perpetuity or until a specified date or event has occurred (for example, permanent endowments, term endowments, and similar agreements). Time requirements affect the timing of recognition of non-exchange transactions.
- Purpose restrictions specify the purpose for which resources are required to be used, (i.e., capital grants used for the purchase of capital assets). Purpose restrictions do not affect when a non-exchange transaction is recognized. However, the authority that receive resources with purpose restrictions should report resulting net assets, equity, or fund balance as restricted.

The PHA will recognize revenues (expenses) when all applicable eligibility requirements are met. For transactions that have a time requirement for the beginning of the following period, PHAs should record resources received prior to that period as deferred revenue and the provider of those resources would record an advance.

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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 Authority uses a capitalization threshold of \$5,000.

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 or acquisition value) and are updated for the cost of additions and retirements during the year. Depreciation has been provided on a straight-line basis over the following estimated useful lives:

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

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

Compensated Absences

The Authority accounts for compensated absences in accordance with GASB Statement No. 101, *Accounting for Compensated Absences*. Vacation leave, sick leave, and other compensated absences are accrued as a liability as the benefits are earned by the employees if both of the following conditions are met: 1) The employees' rights to receive compensation are attributable to services already rendered and are not contingent on a specific event that is outside the control of the employer and employee, 2) It is probable that the employer will compensate the employees for the benefits through paid time off or some other means, such as cash payments at termination or retirement. In the proprietary fund, the compensated absences are expensed when earned with the amount reported as a current liability and non-current liability accordingly.

Unearned Revenues

Unearned revenue arises when assets are recognized before revenue recognition criteria have been satisfied. Grants associated with the current fiscal period are all considered to be susceptible to accrual and have been recognized as a receivable or revenue, or unearned revenue of the current fiscal period.

Budgetary Accounting

The Authority annually prepares its budget as prescribed by HUD.

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Pensions/Other Postemployment Benefits (OPEB)

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

Deferred Inflow/Outflow of Resources

In addition to assets, the statements of financial position will sometimes report a separate section for deferred outflows of resources. Deferred outflows of resources represent a consumption of net position that applies to a future period will not be recognized as an outflow of resources (expenses/expenditure) until then. For the Authority, deferred outflows of resources are reported on the statement of net position for pension and OPEB. The deferred outflows of resources related to pension and OPEB are explained in Note 5 and 6.

In addition to liabilities, the statements of financial position report a separate section for deferred inflows of resources. Deferred inflows of resources represent an acquisition of net position that applies to a future period and will not be recognized until that time. For the Authority, deferred inflows of resources include pension and OPEB. Deferred inflows of resources related to pension and OPEB are reported on the basic statement of net position. The deferred inflows of resources related to pension and OPEB are explained in Note 5 and 6.

Net Position

Net position represents the difference between assets and deferred outflow of resources, and liabilities and deferred inflow of resources. The investment in capital assets consists of capital assets net of accumulated depreciation. Net position is reported as restricted when there are limitations imposed on their use either through the enabling legislation adopted by the Authority or through external restrictions imposed by creditors, grantors or laws or regulations of other governments. When an expense is incurred for purposes which both restricted and unrestricted net position is available, the Authority first applies restricted resources. The Authority did report restricted net position of \$83,678, including HAP reserves of \$31,730 and amounts restricted for OPEB Asset of \$51,948 as of September 30, 2025.

2. DEPOSITS AND INVESTMENTS

The provisions of GASB Statement No. 40, *Deposit and Investment Risk Disclosures*, require the disclosures regarding credit risk, concentration of credit risk, interest rate risk, and foreign currency risk.

A. Deposits

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

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

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

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

At fiscal year end, the carrying amount of the Authority's deposits was \$4,049,716.

Custodial Credit Risk

Custodial Credit Risk is the risk that, in the event of a bank failure, the Authority's deposits may not be returned. The Authority's policy is to place deposits with major local banks approved by the Board. The financial institution collateral pool that insures public deposits must maintain collateral in excess of 105 percent of deposits, as permitted by Chapter 135 of the Ohio Revised Code. As of the fiscal year-end deposits totaling \$3,976,153 were covered by Federal Deposit Insurance, with the remainder collateralized by the bank.

B. Investments

HUD, State Statute, and Board resolutions authorize the Authority to invest in obligations of the U.S. Treasury, agencies and instrumentalities, certificates of deposit, repurchase agreements, money market deposit accounts, municipal depository funds, super NOW accounts, sweep accounts, separate trading of registered interest and principal of securities, mutual funds, bonds and other obligations of this State, and the State Treasurer's investment pool. Investments in stripped principal or interest obligations, reverse repurchase agreements, and derivatives are prohibited. The issuance of taxable notes for the purpose of arbitrage, use of leverage, and short selling are also prohibited. 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 investment to the Treasurer or, if the securities are not represented by a certificate, upon receipt of confirmation of transfer from the custodian.

The Authority categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets. Level 2 inputs are significant other observable inputs. Level 3 inputs are significant unobservable inputs. The Authority's investments measured at fair value are valued using methodologies that incorporate market inputs such as benchmark yields, reported trades, broker/dealer quotes, issuer spreads, two-sided markets, benchmark securities, bids, offers and reference data including market research publications. Market indicators and industry and economic events are also monitored, which could require the need to acquire further market data. (Level 2 inputs).

The Authority has a formal investment policy. The objective of this policy shall be to maintain liquidity and protection of principal while earning investment interest. Safety of principal is the primary objective of the investment program. The Authority follows GASB Statement No. 31, *Accounting and Financial Reporting for Certain Investments and External Investment Pools* and records all its investments at fair value.

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Interest Rate Risk

As a means of limiting its exposure to fair value of losses caused by rising interest rates, the Authority's investment policy requires those funds which are not operating reserve funds to be invested in investments with a maximum term of one year or the Authority's operating cycle. For investments of the Authority's operating reserve funds, the maximum term can be up to three years. The intent of the policy is to avoid the need to sell securities prior to maturity.

Credit Risk

Credit risk is the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. The Authority has no investment policy that would further limit its investment choices.

Concentration of Credit Risk

Generally, the Authority places on limit on the amount it may invest in any one insurer. However, the investment policy limits the investment of HUD – approved mutual funds to no more than 20 percent of the Authority's available investment funds. The Authority's deposits in financial institutions represent 100 percent of its deposits.

Foreign Currency Risk

Foreign currency risk is the risk that changes in exchange rates will adversely affect the fair value of an investment or deposit. As of the year-end, the Authority had no exposure to foreign currency rate risk, as regulated by HUD.

Custodial Credit Risk

For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the Authority will not be able to recover the value of its investments or collateral securities that are in possession of an outside party. The Authority has no investment policy dealing with investment custodial risk beyond the requirements in ORC 135.12(M) (2) which states, "Payment for investments shall be made only upon the delivery of securities representing such investments to the treasurer, investing authority, or qualified trustee."

3. RESTRICTED CASH

The Authority had \$101,476 in restricted cash as of September 30, 2025. Restricted cash is the unspent HAP funding provided for the Housing Choice Voucher program in the amount of \$31,730 and tenant security deposits of \$69,746.

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4. CAPITAL ASSETS

The following is a summary of capital assets on September 30, 2025:

	Balance 9/30/2024	Additions	Adjustment s	Disposals	Balance 9/30/2025
Capital Assets Not Depreciated:					
Land	\$ 500,242	\$ -	\$ -	\$ -	\$ 500,242
Construction in Progress	-	138,741	-	-	138,741
Total Capital Assets Not Depreciated	500,242	138,741	-	-	638,983
Capital Assets Depreciated:					
Buildings and Improvements	16,150,766	666,106	-	-	16,816,872
Dwelling Equipment	-	-	-	-	-
Furniture, Machinery, and Equipment	527,355	223,694	-	-	751,049
Intangible SBITA Asset (See Note 9)	81,994	-	-	-	81,994
Total Capital Assets Being Depreciated	16,760,115	889,800	-	-	17,649,915
Accumulated Depreciation:					
Buildings and Improvements	(14,396,157)	(462,726)	1	-	(14,858,882)
Dwelling Equipment	-	-	-	-	-
Furniture, Machinery, and Equipment	(346,203)	(1,975)	-	-	(348,178)
Total Accumulated Depreciation	(14,742,360)	(464,701)	1	-	(15,207,060)
Total Capital Assets Depreciated - Net	2,017,755	425,099	1	-	2,442,855
Total Capital Assets - Net	\$ 2,517,997	\$ 563,840	\$ 1	\$ -	\$ 3,081,838

NOTE 5: DEFINED BENEFIT PENSION PLAN

Net Pension Liability

The net pension liability/(asset) 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 because 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.

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

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

Plan Description – Ohio Public Employees Retirement System (OPERS)

Plan Description - Authority employees participate in the Ohio Public Employees Retirement System (OPERS). OPERS administers three separate pension plans. The traditional pension plan is a cost-sharing, multiple-employer defined benefit pension plan. The member-directed plan is a defined contribution plan, and the combined plan is a cost-sharing, multiple-employer defined benefit pension plan with defined contribution features. While members (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):

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Group A Eligible to retire prior to January 7, 2013 or five years after January 7, 2013	Group B 20 years of service credit prior to January 7, 2013 or eligible to retire ten years after January 7, 2013	Group C Members not in other Groups and members hired on or after January 7, 2013
State and Local	State and Local	State and Local
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 62 with 5 years of service credit or Age 57 with 25 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. The base amount of a member's pension benefit is locked in upon receipt of the initial benefit payment for calculation of the annual cost-of-living adjustment.

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

A death benefit of \$500 - \$2,500, determined by the number of years of service credit of the retiree, is paid to the beneficiary of a deceased retiree or disability benefit recipient under the Tradition pension plan and the Combined Plan. Death benefits are not available to beneficiaries of Member-Directed Plan participants.

The OPERS Board of Trustees approved a proposal at its October 2019 meeting to create a new tier of membership in the OPERS traditional pension plan. OPERS currently splits its non-retired membership into Group A, B or C depending on age and service criteria. Retirement Group D would consist of OPERS contributing members hired in 2022 and beyond. Group D will have its own eligibility standards, benefit structure and unique member features designed to meet the changing needs of Ohio public workers. It also will help OPERS address expected investment market volatility and adjust to the lack of available funding for health care.

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

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

	State and Local
The Statutory Maximum Contribution Rates:	
- Employer	14.00%
- Employee	10.00%

With the assistance of the System's actuary and Board approval, a portion of each employer's contribution to OPERS may be set aside for the funding of post-employment health care coverage. The portion of the Traditional Pension Plan employer contributions allocated to health care was 0.0 percent for plan year 2024.

Employer contribution rates are actuarially determined and are expressed as a percentage of the payroll covered. The Authority's contractually required contribution for pension was \$58,267 for the OPERS plan year 2024.

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

The total Pension liability was determined by an actuarial valuation as of December 31, 2024 which was also the measurement date. The total pension liability was used to calculate the net pension liability. 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 Plan
Proportionate Share of Net Pension Liability	\$569,006
Proportion of the Net Pension Liability	
- Prior Measurement Date	0.000814%
- Current Measurement Date	0.002321%
Change in Proportion from Prior	0.001507%
Pension Expense (Income)	\$68,470

On September 30, 2025, the Authority reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Traditional Plan
Deferred Outflows of Resources	
Net Difference between projected and actual earnings on pension plan investments	\$67,125
Difference between expected and actual experience	10,887
Change in proportionate share and difference between employer contribution and proportionate share of contribution	255,037
Authority contributions subsequent to the measurement date	63,125
Total Deferred Outflows of Resources	\$396,174
	Traditional Plan
Deferred Inflows of Resources	
Change in proportionate share and difference between employer contribution and proportionate share of contribution	\$56,281

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\$63,125 reported as deferred outflows of resources related to pension resulting from the Authority's contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ending September 30, 2025. \$255,037 in changes in proportionate share are amortized over 5 years. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

	Traditional Plan
Fiscal Year Ending September 30:	
2026	(\$39,292)
2027	(73,952)
2028	25,898
2029	8,434
Total	<u><u>(\$78,912)</u></u>

Actuarial Assumptions - OPERS

Actuarial valuations of an ongoing plan involve estimates of the values of reported amounts and assumptions about the probability of occurrence of events far into the future. Examples include assumptions about future employment, mortality, and cost trends. Actuarially determined amounts are subject to continual review or modification as actual results are compared with past expectations and new estimates are made about the future.

Projections of benefits for financial reporting purposes are based on the substantive plan (the plan as understood by the employers and plan members) and include the types of benefits provided at the time of each valuation. The total pension liability in December 31, 2024 OPERS report used the following key actuarial assumptions and methods applied to all prior periods included in the measurement in accordance with the requirements of GASB 67.

Key methods and assumptions used in the latest actuarial valuation, reflecting experience study results, are presented below:

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Actuarial Information	Traditional Plan
Measurement and Valuation Date	December 31, 2024
Experience Study	5-year ended 12/31/2020
Actuarial Cost Method	Individual entry age
Actuarial Assumption:	
Investment Rate of Return	6.9%
Wage Inflation	2.75%
Future Salary Increases, including inflation 2.75%	2.75 - 10.75 %
Cost-of-Living Adjustment	Pre 01/07/13 Retirees: 3.0% Simple Post 01/07/13 Retirees: 2.9% Simple through 2025, then 2.05% Simple

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 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 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 for the Traditional Pension Plan, Combined Plan and Member-Directed Plan was applied to all periods of projected benefit payments to determine the total pension liability.

The allocation of investment assets within the Defined Benefit portfolio is approved by the Board as outlined in the annual investment plan. Plan assets are managed on a total return basis with a long-term objective of achieving and maintaining a fully funded status for the benefits provided through the defined benefit pension plans. The long-term expected rate of return on defined benefit investment assets was determined using a building-block method in which best-estimate ranges of expected future real rates of return are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighing the expected future real rates of return by the target asset allocation percentage, adjusted for inflation. Best estimates of geometric real rates of return were provided by the Board's investment consultant. For each major asset class that is included in the Defined Benefit portfolio's target asset allocation as of December 31, 2024, these best estimates are summarized in the following table:

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Asset Class	Target Allocation as of December 31, 2023	Weighted Average Long- Term Expected Real Rate of Return
Fixed Income	24.00%	2.42%
Domestic Equities	21.00%	5.70%
Real Estate	13.00%	4.17%
Private Equity	15.00%	8.40%
International Equities	20.00%	6.10%
Risk Parity	2.00%	4.40%
Other Investments	5.00%	2.54%
TOTAL	100.00%	

During 2024, 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 gain of 8.8% for 2024.

The following table presents 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.

	1% Decrease (5.9%)	Current Discount Rate (6.9%)	1% Increase (7.9%)
Authority's proportionate share of the net pension liability			
- Traditional Pension Plan	\$930,860	\$569,006	\$268,308

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NOTE 6: OTHER POST EMPLOYMENT BENEFITS

Net OPEB asset

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

The net OPEB asset represents the Authority's proportionate share of each OPEB plan's collective actuarial present value of projected benefit payments attributable to past periods of service, net of each OPEB plan's fiduciary net position. The net OPEB 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 the Authority's obligation for this liability to annually required payments. The Authority cannot control benefit terms or the manner in which OPEB is financed; however, the Authority does receive the benefit of employees' services in exchange for compensation, including OPEB. GASB 75 assumes the liability is solely the obligation of the employer, because (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 the employer (which also includes costs paid in the form of withholdings from employees). State statute requires the OPEB plans to amortize unfunded liabilities within 30 years. If the amortization period exceeds 30 years, each OPEB plan's board must propose corrective action to the State legislature. Any resulting legislative change to benefits or funding could significantly affect the net OPEB liability / asset. Resulting adjustments to the net OPEB liability / asset would be effective when the changes are legally enforceable.

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

Plan Description – Ohio Public Employees Retirement System (OPERS)

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.

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OPERS maintains a cost-sharing, multiple-employer defined benefit post-employment health care trust, which funds multiple health care plans including medical coverage, prescription drug coverage and deposits to a Health Reimbursement Arrangement to qualifying benefit recipients of both the traditional pension and the combined plans. This 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 refund, member directed plan participants may be eligible for reimbursement of qualified medical expenses from their vested RMA balance.

In order to qualify for postemployment health care coverage, age and service retirees under the traditional pension and combined plans must have twenty or more years of qualifying Ohio service credit. Health care coverage for disability benefit recipients and qualified survivor benefit recipients is available. The health care coverage provided by OPERS meets the definition of an Other Post Employment Benefit (OPEB) as described in GASB Statement 75. See OPERS' ACFR referenced below for additional information. The Ohio Revised Code permits but does not require OPERS to provide health care to its eligible benefit recipients. Authority to establish and amend health care coverage is provided to the Board in Chapter 145 of the Ohio Revised Code. Disclosures for the health care plan are presented separately in the OPERS financial report. Interested parties may obtain a copy by visiting <https://www.opers.org/financial/reports.shtml>, by writing to OPERS, 277 East Town Street, Columbus, Ohio 43215-4642, or by calling (614) 222-5601 or 800-222-7377.

Funding Policy - The Ohio Revised Code provides the statutory authority requiring public employers to fund postemployment health care through their contributions to OPERS. When funding is approved by OPERS Board of Trustees, a portion of each employer's contribution to OPERS is set aside to fund OPERS health care plans. Employer contribution rates are expressed as a percentage of the earnable salary of active members. In 2021, state and local employers contributed at a rate of 14.0 percent of earnable salary. These are the maximum employer contribution rates permitted by the Ohio Revised Code. Active member contributions do not fund health care. Each year, the OPERS Board determines the portion of the employer contribution rate that will be set aside to fund health care plans. The portion of employer contributions allocated to health care for members in the Traditional Pension Plan and Combined Plan was 0 percent during calendar year 2022. As recommended by OPERS' actuary, the portion of employer contributions allocated to health care beginning January 1, 2022 remained at 0 percent for both plans. 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. Employer contribution rates are actuarially determined and are expressed as a percentage of the payroll covered.

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OPEB asset, OPEB Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB

The total OPEB asset was determined by an actuarial valuation as of December 31, 2023, rolled forward to the measurement date of December 31, 2024, by incorporating the expected value of health care cost accruals, the actual health care payment, and interest accruals during the year. The Authority's proportion of the net OPEB asset/asset was based on the Authority's share of contributions to the retirement plan relative to the contributions of all participating entities. Following is information related to the proportionate share and OPEB expenses:

	Health Care Plan
Proportionate Share of Net OPEB Liability (Asset)	\$51,948
Proportion of the Net OPEB Liability (Asset)	
- Prior Measurement Date	0.000759%
- Current Measurement Date	<u>0.002216%</u>
Change in Proportion from Prior Year	<u><u>0.001457%</u></u>
OPEB Expense (Revenue)	(\$16,471)

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As of September 30, 2025, the Authority reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	Health Care Plan
Deferred Outflows of Resources	
Net Difference between projected and actual earnings on OPEB investments	\$ 1,070
Changes of Assumptions	-
Total Deferred Outflows of Resources	<u><u>\$1,070</u></u>
Deferred Inflows of Resources	
Changes of Assumptions	\$ 2,528
Difference between expected and actual experience	7,496
Change in proportionate share	<u>22,615</u>
Total Deferred Inflows of Resources	<u><u>\$32,639</u></u>

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

	Health Care Plan
Fiscal Year Ending September 30:	
2026	\$5,346
2027	(4,858)
2028	6,261
2029	<u>2,205</u>
Total	<u><u>\$8,954</u></u>

Actuarial Assumptions - OPERS

Actuarial valuations of an ongoing plan involve estimates of the values of reported amounts and assumptions about the probability of occurrence of events far into the future. Examples include assumptions about future employment, mortality, and cost trends. Actuarially determined amounts are subject to continual review or modification as actual results are compared with past expectations and new estimates are made about the future.

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Projections of health care costs 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 coverage provided at the time of each valuation and the historical pattern of sharing of costs between the System and plan members. In 2021, the Board's actuarial consultants conducted an experience study for the period 2016 through 2020, comparing historical assumptions to actual results. The experience study incorporates both a historical review and forward-looking projections to determine the appropriate set of assumptions to keep the plan on a path toward full funding. Information from this study led to changes in both demographic and economic assumptions.

The actuarial valuation used the following key actuarial assumptions and methods, reflecting experience study results, applied to all prior periods included in the measurement in accordance with the requirements of GASB 74:

Actuarial Information	
Actuarial Valuation Date	December 31, 2023
Rolled-Forward Measurement Date	December 31, 2024
Experience Study	5-Year Period Ended December 31, 2020
Actuarial Cost Method	Individual entry age
Actuarial Assumptions	
Single Discount Rate	6.00%
Investment Rate of Return	6.00%
Municipal Bond Rate	4.08%
Wage Inflation	2.75%
Future Salary Increases, including inflation 2.75%	2.75 - 10.75%
Health Care Cost Trend Rate	5.5% initial, 3.5% ultimate in 2039

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.

IRONTON METROPOLITAN HOUSING AUTHORITY
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NOTES TO THE FINANCIAL STATEMENTS
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A single discount rate of 6.00% was used to measure the total OPEB asset on the measurement date of December 31, 2024. 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 4.08%. 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 throughout 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, the duration of the projection period through which projected health care payments are fully funded.

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 benefit pension plans. Health care is a discretionary benefit. The long-term expected rate of return on health care investment assets was determined using a building-block method in which best-estimate ranges of expected future real rates of return are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighing the expected future real rates of return by the target asset allocation percentage, adjusted for inflation. Best estimates of geometric real rates of return were provided by the Board's investment consultant.

For each major asset class that is included in the Health Care portfolio's target asset allocation as of December 31, 2024, these best estimates are summarized in the following table:

Asset Class	Target Allocation as of December 31, 2024	Weighted Average Long-Term Expected Real Rate of Return
Fixed Income	37.00%	2.37%
Domestic Equities	26.00%	5.70%
REITs	5.00%	5.00%
International Equities	26.00%	6.10%
Risk Parity	3.00%	4.40%
Other Investments	3.00%	2.50%
TOTAL	100.00%	

IRONTON METROPOLITAN HOUSING AUTHORITY
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 NOTES TO THE FINANCIAL STATEMENTS
 FOR THE YEAR ENDED SEPTEMBER 30, 2025

During 2024, OPERS managed investments in three investment portfolios: the Defined Benefit portfolio, the Health Care portfolio and the Defined Contribution portfolio. The Health Care portfolio includes the assets for health care expenses for the Traditional Pension Plan, Combined Plan and Member-Directed Plan eligible members. Within the Health Care portfolio, contributions into the plans are assumed to be received continuously throughout the year based on the actual payroll payable at the time contributions are made, and health care-related payments are assumed to occur mid-year. Accordingly, the money-weighted rate of return is considered to be the same for all plans within the portfolio. The annual money-weighted rate of return expressing investment performance, net of investment expenses and adjusted for the changing amounts actually invested, for the Health Care portfolio was a gain of 10.0% for 2024.

The following table presents the net OPEB asset or asset calculated using the single discount rate of 6.00%, and the expected net OPEB asset or asset if it were calculated using a discount rate that is 1.0% lower or 1.0% higher than the current rate.

	1% Decrease (5.00%)	Single Discount Rate (6.00%)	1% Increase (7.00%)
Authority's proportionate share of the net OPEB liability (asset)	(\$25,794)	(\$51,948)	(\$73,771)

Changes in the health care cost trend rate may also have a significant impact on the net OPEB asset. The following table presents the net OPEB liability or asset calculated using the assumed trend rates, and the expected net OPEB liability or asset if it were calculated using a health care cost trend rate that is 1.0% lower or 1.0% higher than the current rate.

	1% Decrease	Current Health Care Cost Trend Rate Assumption	1% Increase
Authority's proportionate share of the net OPEB liability	(\$52,740)	(\$51,948)	(\$51,056)

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 2024 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 actuaries project premium rate increases will continue to exceed wage inflation for approximately the next decade, but by less each year, until leveling off at an ultimate rate, assumed to be 3.50% in the most recent valuation.

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NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED SEPTEMBER 30, 2025

7. LONG-TERM LIABILITIES

The following is a summary of long-term liabilities on September 30, 2025:

	Balance 9/30/2024	Additions	Deletions	Balance 9/30/2025	Due Within One Year
Compensated Absences	\$ 46,145	\$ -	\$ (12,882)	\$ 33,263	\$ 14,968
Capital Debt	18,854	-	(9,680)	9,174	9,174
Net Pension Liability	213,109	355,897	-	569,006	-
Total Long-Term Liabilities	<u>\$ 278,108</u>	<u>\$ 355,897</u>	<u>\$ (22,562)</u>	<u>\$ 611,443</u>	<u>\$ 24,142</u>

See Note 5 for information on the Authority's net pension liability.

See Note 6 for information on the Authority's net OPEB asset.

8. CONTINGENT LIABILITIES

A. Grants

Amounts grantor agencies pay to the Authority are subject to audit and adjustment by the grantor, principally the federal government. Grantors may require refunding any disallowed costs or excess reserve balances. Management cannot presently determine amounts grantors may disallow or recapture. However, based on prior experience, management believes any such disallowed claims or recaptured amounts would not have a material adverse effect on the overall financial position of the Authority on September 30, 2025.

B. Litigation

No contingent liabilities concerning litigation are known at the date this report is issued.

9. CHANGES IN ACCOUNTING PRINCIPLE

GASB Statement No. 101, "Compensated Absences": The objective of this Statement is to better meet the information needs of financial statement users by updating the recognition and measurement guidance for compensated absences. That objective is achieved by aligning the recognition and measurement guidance under a unified model and by amending certain previously required disclosures. Ironton Metropolitan Housing Authority implemented GASB 101 beginning with the fiscal year that ended September 30, 2025.

GASB Statement No. 102, "Certain Risk Disclosures": The objective of this Statement is to provide users of government financial statements with essential information about risks related to a government's vulnerabilities due to certain concentrations or constraints. The GASB pronouncement relates to note disclosure only and had no effect on beginning net position. The Authority's Housing Program and the Section 8 Housing Programs are economically dependent on annual contributions and grants from HUD. These programs operate at a loss prior to receiving the contributions and grants.

Ironton Metropolitan Housing Authority
Required Supplementary Information
Schedule of Authority's
Proportionate Share of the Net Pension Liability
Last Ten Fiscal Years

Traditional Plan	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Authority's Proportion of the Net Pension Liability	0.002321%	0.000814%	0.001147%	0.001341%	0.001377%	0.001358%	0.001417%	0.001367%	0.001105%	0.001427%
Authority's Proportionate Share of the Net Pension Liability	\$ 596,006	\$ 213,109	\$ 338,824	\$116,672	\$203,904	\$268,148	\$388,088	\$214,456	\$250,927	\$247,174
Authority's Covered-Employee Payroll	\$ 416,193	\$ 133,912	\$ 166,629	\$193,579	\$192,171	\$192,843	\$190,443	\$205,715	\$149,231	\$126,258
Authority's Proportionate Share of the Net Pension Liability as a Percentage of its Covered Employee Payroll	143.20%	159.14%	203.34%	60.27%	106.11%	139.05%	203.78%	104.25%	168.15%	195.77%
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability	80.99%	79.01%	75.74%	92.62%	86.88%	82.17%	74.70%	84.66%	77.25%	81.10%

1) The amounts presented for each fiscal year were determined as of the calendar year-end occurring within the fiscal year.

See accompanying notes to the required supplementary information.

Ironton Metropolitan Housing Authority
 Required Supplementary Information
 Schedule of Authority's Contributions - Pension
 Ohio Public Employees Retirement System
 For the Last Ten Fiscal Years

<u>Traditional Plan</u>	<u>2025</u>	<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										
Pension	\$ 58,267	\$ 18,748	\$ 23,328	\$ 27,101	\$26,904	\$26,998	\$26,662	\$26,743	\$19,400	\$15,151
Contributions in Relation to the										
Contractually Required Contribution	(58,267)	(18,748)	(23,328)	(27,701)	(26,904)	(26,998)	(26,662)	(26,743)	(19,400)	(15,151)
Contribution Deficiency (Excess)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Authority's Covered-Employee Payroll	\$ 416,193	\$ 133,912	\$ 166,629	\$193,579	\$192,171	\$192,843	\$190,443	\$205,715	\$149,231	\$126,258
Contributions as a Percentage of										
Covered-Employee Payroll										
Pension	14.00%	14.00%	14.00%	14.00%	14.00%	14.00%	14.00%	13.00%	13.00%	13.00%

1) The amounts presented for each fiscal year were determined as of the calendar year-end occurring within the fiscal year.

See accompanying notes to the required supplementary information.

Ironton Metropolitan Housing Authority
Required Supplementary Information
Schedule of the Authority
Proportionate Share of the Net OPEB Liability (Asset)
For the Fiscal Years Available

	<u>2025</u>	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>
Authority's Proportion of the Net OPEB Liability/Asset	0.002216%	0.000759%	0.001068%	0.001248%	0.001282%	0.001265%	0.001319%	0.001280%	0.001030%
Authority's Proportionate Share of the Net OPEB Liability (Asset)	\$ (51,948)	\$ (6,850)	\$ 6,734	\$ (39,089)	\$ (22,841)	\$ 174,729	\$ 171,966	\$ 138,999	\$ 104,033
Authority's Covered-Employee Payroll	\$ 416,193	\$ 133,912	\$ 166,629	\$ 193,579	\$ 192,171	\$ 192,843	\$ 190,443	\$ 205,715	\$ 149,231
Authority's Proportionate Share of the Net OPEB Liability (Asset) as a Percentage of its Covered Employee Payroll	(12.48%)	(5.12%)	4.04%	(20.19%)	(11.89%)	90.61%	90.30%	67.57%	69.71%
Plan Fiduciary Net Position as a Percentage of the Total OPEB Liability	121.15%	107.76%	94.79%	128.23%	115.57%	47.80%	46.33%	54.14%	54.05%

1) The amounts presented for each fiscal year were determined as of the calendar year-end occurring within the fiscal year.

2) Information prior to 2017 is not available. This schedule is intended to show ten years of information, additional years will be displayed as it become available.

See accompanying notes to the required supplementary information.

Ironton Metropolitan Housing Authority
 Required Supplementary Information
 Schedule of Authority's Contributions - OPEB
 Ohio Public Employees Retirement System
 For the Last Ten Fiscal Years

	<u>2025</u>	<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										
OPEB	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,616	\$ 2,985	\$ 2,525
Contributions in Relation to the										
Contractually Required Contribution	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (1,616)	\$ (2,985)	\$ (2,525)
Contribution Deficiency (Excess)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Authority's Covered-Employee Payroll	\$ 416,193	\$ 133,912	\$ 166,629	\$ 193,579	\$ 192,171	\$ 192,843	\$ 190,443	\$ 205,715	\$ 149,231	\$ 126,258
Contributions as a Percentage of										
Covered-Employee Payroll										
OPEB	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.79%	2.00%	2.00%

1) The amounts presented for each fiscal year were determined as of the calendar year-end occurring within the fiscal year.

See accompanying notes to the required supplementary information.

IRONTON METROPOLITAN HOUSING AUTHORITY
NOTES TO THE REQUIRED SUPPLEMENTARY INFORMATION
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

Net Pension Liability

Changes in benefit terms: There were no changes in benefit terms from the amounts reported for 2014- 2025.

Changes in assumptions: There was no change in assumptions in the current year for investment rate of return. For the OPERS plan years 2023 and 2024 the investment rate of return was assumed to be 6.90 percent for purposes of discounting the pension liability. There was no change in assumptions in the current year for wage inflation. For OPERS plan years 2023 and 2024 the wage inflation was assumed to be 2.75 percent. For both the 2023 and 2024 OPERS plan years, the projected salary increases were 2.75 percent to 10.75 percent including wage inflation at 2.75 percent. For both the 2023 and 2024 OPERS plan years, the cost of living adjustments were 3.00 percent simple for pre 1/7/2013 retirees, and 2.90 percent simple through 2023 and 2024 respectively, then 2.05 percent simple for 2025, for post 1/7/2013 retirees.

Net OPEB Asset

Changes in benefit terms: There were no changes in benefit terms from the amounts reported for 2018-2025.

Changes in assumptions: The single discount rate used to determine the net OPEB liability (asset) was 5.70 percent for OPERS plan year 2023, and 6.00 percent for OPERS plan year 2024. The investment rate of return was assumed to be 6.00 percent for both the 2023 and 2024 OPERS plan years. The municipal bond rate used to determine the net OPEB liability (asset) was 3.77 percent for OPERS plan year 2023, and 4.08 percent for OPERS plan year 2024. For OPERS plan years 2023 and 2024 the wage inflation was assumed to be 2.75 percent. For both the 2023 and 2024 OPERS plan years, the projected salary increases were 2.75 percent to 10.75 percent including wage inflation at 2.75 percent. For both the 2023 and 2024 OPERS plan years, the Health Care Cost Trend Rate was 5.50 percent initial, 3.5 percent ultimate in 2038 and 2039 respectively.

IRONTON METROPOLITAN HOUSING AUTHORITY
 LAWRENCE COUNTY
 STATEMENT OF MODERNIZATION COSTS
 COMPLETED FOR FISCAL YEAR ENDED SEPTEMBER 30, 2025

1. Actual Modernization Costs of the Projects are as follows:

	<u>OH-12PO19501-19</u>
Funds Approved	\$ 580,100
Funds Expended	<u>580,100</u>
Excess (Deficiency) of Funds Approved	<u><u>\$ -</u></u>

	<u>OH12PO19501-21</u>
Funds Approved	\$ 694,521
Funds Expended	<u>694,521</u>
Excess (Deficiency) of Funds Approved	<u><u>\$ -</u></u>

1. All modernization work in connection with the Capital Fund Program has been completed.
2. The entire actual modernization costs or liabilities incurred by the Authority have been fully paid.
3. There are no discharged mechanics, laborers, contractors, or material liens against such modernization work on file in any public office where the same should be filed in order to be valid against such modernization work.

Ironton Metropolitan Housing Authority (OH019)

IRONTON, OH

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 09/30/2025

	Project Total	14.871 Housing Choice Vouchers	Subtotal	ELIM	Total
111 Cash - Unrestricted	\$3,738,871	\$209,369	\$3,948,240		\$3,948,240
112 Cash - Restricted - Modernization and Development					
113 Cash - Other Restricted		\$31,730	\$31,730		\$31,730
114 Cash - Tenant Security Deposits	\$69,746		\$69,746		\$69,746
115 Cash - Restricted for Payment of Current Liabilities					
100 Total Cash	\$3,808,617	\$241,099	\$4,049,716	\$0	\$4,049,716
121 Accounts Receivable - PHA Projects		\$3,085	\$3,085		\$3,085
122 Accounts Receivable - HUD Other Projects	\$66,069		\$66,069		\$66,069
124 Accounts Receivable - Other Government					
125 Accounts Receivable - Miscellaneous		\$15,997	\$15,997		\$15,997
126 Accounts Receivable - Tenants	\$126,267		\$126,267		\$126,267
126.1 Allowance for Doubtful Accounts -Tenants	-\$63,703		-\$63,703		-\$63,703
126.2 Allowance for Doubtful Accounts - Other	-\$59,194	\$0	-\$59,194		-\$59,194
127 Notes, Loans, & Mortgages Receivable - Current	\$59,194		\$59,194		\$59,194
128 Fraud Recovery					
128.1 Allowance for Doubtful Accounts - Fraud					
129 Accrued Interest Receivable					
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$128,633	\$19,082	\$147,715	\$0	\$147,715
131 Investments - Unrestricted					
132 Investments - Restricted					
135 Investments - Restricted for Payment of Current Liability					
142 Prepaid Expenses and Other Assets	\$11,980		\$11,980		\$11,980
143 Inventories					

Ironton Metropolitan Housing Authority (OH019)

IRONTON, OH

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 09/30/2025

	Project Total	14.871 Housing Choice Vouchers	Subtotal	ELIM	Total
143.1 Allowance for Obsolete Inventories					
144 Inter Program Due From		\$2,965	\$2,965	-\$2,965	\$0
145 Assets Held for Sale					
150 Total Current Assets	\$3,949,230	\$263,146	\$4,212,376	-\$2,965	\$4,209,411
161 Land	\$500,242		\$500,242		\$500,242
162 Buildings	\$16,816,872		\$16,816,872		\$16,816,872
163 Furniture, Equipment & Machinery - Dwellings	\$9,877		\$9,877		\$9,877
164 Furniture, Equipment & Machinery - Administration	\$821,606	\$1,560	\$823,166		\$823,166
165 Leasehold Improvements					
166 Accumulated Depreciation	-\$15,205,500	-\$1,560	-\$15,207,060		-\$15,207,060
167 Construction in Progress	\$138,741		\$138,741		\$138,741
168 Infrastructure					
160 Total Capital Assets, Net of Accumulated Depreciation	\$3,081,838	\$0	\$3,081,838	\$0	\$3,081,838
171 Notes, Loans and Mortgages Receivable - Non-Current					
172 Notes, Loans, & Mortgages Receivable - Non Current - Past					
173 Grants Receivable - Non Current					
174 Other Assets	\$45,913	\$6,035	\$51,948		\$51,948
176 Investments in Joint Ventures					
180 Total Non-Current Assets	\$3,127,751	\$6,035	\$3,133,786	\$0	\$3,133,786
200 Deferred Outflow of Resources	\$351,085	\$46,159	\$397,244		\$397,244
290 Total Assets and Deferred Outflow of Resources	\$7,428,066	\$315,340	\$7,743,406	-\$2,965	\$7,740,441

Ironton Metropolitan Housing Authority (OH019)

IRONTON, OH

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 09/30/2025

	Project Total	14.871 Housing Choice Vouchers	Subtotal	ELIM	Total
311 Bank Overdraft					
312 Accounts Payable <= 90 Days	\$103,091	\$134	\$103,225		\$103,225
313 Accounts Payable >90 Days Past Due					
321 Accrued Wage/Payroll Taxes Payable	\$5,750	\$85	\$5,835		\$5,835
322 Accrued Compensated Absences - Current Portion	\$14,333	\$635	\$14,968		\$14,968
324 Accrued Contingency Liability					
325 Accrued Interest Payable					
331 Accounts Payable - HUD PHA Programs					
332 Account Payable - PHA Projects					
333 Accounts Payable - Other Government	\$80,086		\$80,086		\$80,086
341 Tenant Security Deposits	\$69,746		\$69,746		\$69,746
342 Unearned Revenue	\$7,193	\$28,618	\$35,811		\$35,811
343 Current Portion of Long-term Debt - Capital	\$9,174		\$9,174		\$9,174
344 Current Portion of Long-term Debt - Operating Borrowings					
345 Other Current Liabilities	\$66,069		\$66,069		\$66,069
346 Accrued Liabilities - Other	\$1,779		\$1,779		\$1,779
347 Inter Program - Due To	\$2,965		\$2,965	-\$2,965	\$0
348 Loan Liability - Current					
310 Total Current Liabilities	\$360,186	\$29,472	\$389,658	-\$2,965	\$386,693
351 Long-term Debt, Net of Current - Capital Projects/Mortgage					
352 Long-term Debt, Net of Current - Operating Borrowings					
353 Non-current Liabilities - Other					
354 Accrued Compensated Absences - Non Current	\$17,519	\$776	\$18,295		\$18,295
355 Loan Liability - Non Current					
356 FASB 5 Liabilities					

Ironton Metropolitan Housing Authority (OH019)

IRONTON, OH

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 09/30/2025

	Project Total	14.871 Housing Choice Vouchers	Subtotal	ELIM	Total
357 Accrued Pension and OPEB Liabilities	\$502,888	\$66,118	\$569,006		\$569,006
350 Total Non-Current Liabilities	\$520,407	\$66,894	\$587,301	\$0	\$587,301
300 Total Liabilities	\$880,593	\$96,366	\$976,959	-\$2,965	\$973,994
400 Deferred Inflow of Resources	\$78,588	\$10,332	\$88,920		\$88,920
508.4 Net Investment in Capital Assets	\$3,072,664		\$3,072,664		\$3,072,664
511.4 Restricted Net Position	\$45,913	\$37,765	\$83,678		\$83,678
512.4 Unrestricted Net Position	\$3,350,308	\$170,877	\$3,521,185		\$3,521,185
513 Total Equity - Net Assets / Position	\$6,468,885	\$208,642	\$6,677,527	\$0	\$6,677,527
600 Total Liabilities, Deferred Inflows of Resources and Equity -	\$7,428,066	\$315,340	\$7,743,406	-\$2,965	\$7,740,441

Ironton Metropolitan Housing Authority (OH019)

IRONTON, OH

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 09/30/2025

	Project Total	14.871 Housing Choice Vouchers	Subtotal	ELIM	Total
70300 Net Tenant Rental Revenue	\$876,689		\$876,689		\$876,689
70400 Tenant Revenue - Other	\$46,529		\$46,529		\$46,529
70500 Total Tenant Revenue	\$923,218	\$0	\$923,218	\$0	\$923,218
70600 HUD PHA Operating Grants	\$1,626,571	\$287,161	\$1,913,732		\$1,913,732
70610 Capital Grants	\$1,028,541		\$1,028,541		\$1,028,541
70710 Management Fee					
70720 Asset Management Fee					
70730 Book Keeping Fee					
70740 Front Line Service Fee					
70750 Other Fees					
70700 Total Fee Revenue			\$0	\$0	\$0
70800 Other Government Grants					
71100 Investment Income - Unrestricted	\$123,650	\$377	\$124,027		\$124,027
71200 Mortgage Interest Income					
71300 Proceeds from Disposition of Assets Held for Sale					
71310 Cost of Sale of Assets					
71400 Fraud Recovery					
71500 Other Revenue	\$115,926	\$77,100	\$193,026		\$193,026
71600 Gain or Loss on Sale of Capital Assets					
72000 Investment Income - Restricted					
70000 Total Revenue	\$3,817,906	\$364,638	\$4,182,544	\$0	\$4,182,544
91100 Administrative Salaries	\$300,624	\$58,545	\$359,169		\$359,169

Ironton Metropolitan Housing Authority (OH019)

IRONTON, OH

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 09/30/2025

	Project Total	14.871 Housing Choice Vouchers	Subtotal	ELIM	Total
91200 Auditing Fees	\$20,052	\$6,934	\$26,986		\$26,986
91300 Management Fee					
91310 Book-keeping Fee					
91400 Advertising and Marketing	\$2,894		\$2,894		\$2,894
91500 Employee Benefit contributions - Administrative	\$279,828	\$41,355	\$321,183		\$321,183
91600 Office Expenses	\$35,782	\$5,629	\$41,411		\$41,411
91700 Legal Expense	\$10,180		\$10,180		\$10,180
91800 Travel	\$1,749	\$63	\$1,812		\$1,812
91810 Allocated Overhead					
91900 Other	\$126,362	\$15,476	\$141,838		\$141,838
91000 Total Operating - Administrative	\$777,471	\$128,002	\$905,473	\$0	\$905,473
92000 Asset Management Fee					
92100 Tenant Services - Salaries					
92200 Relocation Costs					
92300 Employee Benefit Contributions - Tenant Services					
92400 Tenant Services - Other	\$71,536		\$71,536		\$71,536
92500 Total Tenant Services	\$71,536	\$0	\$71,536	\$0	\$71,536
93100 Water	\$173,659		\$173,659		\$173,659
93200 Electricity	\$264,682		\$264,682		\$264,682
93300 Gas	\$46,236		\$46,236		\$46,236
93400 Fuel	\$63,646		\$63,646		\$63,646
93500 Labor					
93600 Sewer	\$81,867		\$81,867		\$81,867
93700 Employee Benefit Contributions - Utilities					

Ironton Metropolitan Housing Authority (OH019)

IRONTON, OH

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 09/30/2025

	Project Total	14.871 Housing Choice Vouchers	Subtotal	ELIM	Total
93800 Other Utilities Expense					
93000 Total Utilities	\$630,090	\$0	\$630,090	\$0	\$630,090
94100 Ordinary Maintenance and Operations - Labor	\$168,742		\$168,742		\$168,742
94200 Ordinary Maintenance and Operations - Materials and	\$171,948	\$84	\$172,032		\$172,032
94300 Ordinary Maintenance and Operations Contracts	\$539,117	\$3,004	\$542,121		\$542,121
94500 Employee Benefit Contributions - Ordinary Maintenance	\$152,974		\$152,974		\$152,974
94000 Total Maintenance	\$1,032,781	\$3,088	\$1,035,869	\$0	\$1,035,869
95100 Protective Services - Labor					
95200 Protective Services - Other Contract Costs					
95300 Protective Services - Other					
95500 Employee Benefit Contributions - Protective Services					
95000 Total Protective Services	\$0	\$0	\$0	\$0	\$0
96110 Property Insurance	\$24,953		\$24,953		\$24,953
96120 Liability Insurance	\$24,953	\$13,939	\$38,892		\$38,892
96130 Workmen's Compensation	\$4,991	\$2,207	\$7,198		\$7,198
96140 All Other Insurance	\$7,487		\$7,487		\$7,487
96100 Total insurance Premiums	\$62,384	\$16,146	\$78,530	\$0	\$78,530
96200 Other General Expenses	\$44,423		\$44,423		\$44,423
96210 Compensated Absences	\$52,152	\$6,505	\$58,657		\$58,657
96300 Payments in Lieu of Taxes	\$44,461		\$44,461		\$44,461
96400 Bad debt - Tenant Rents	\$29,604		\$29,604		\$29,604
96500 Bad debt - Mortgages					

Ironton Metropolitan Housing Authority (OH019)

IRONTON, OH

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 09/30/2025

	Project Total	14.871 Housing Choice Vouchers	Subtotal	ELIM	Total
96600 Bad debt - Other					
96800 Severance Expense					
96000 Total Other General Expenses	\$170,640	\$6,505	\$177,145	\$0	\$177,145
96710 Interest of Mortgage (or Bonds) Payable					
96720 Interest on Notes Payable (Short and Long Term)	\$943		\$943		\$943
96730 Amortization of Bond Issue Costs					
96700 Total Interest Expense and Amortization Cost	\$943	\$0	\$943	\$0	\$943
96900 Total Operating Expenses	\$2,745,845	\$153,741	\$2,899,586	\$0	\$2,899,586
97000 Excess of Operating Revenue over Operating Expenses	\$1,072,061	\$210,897	\$1,282,958	\$0	\$1,282,958
97100 Extraordinary Maintenance					
97200 Casualty Losses - Non-capitalized					
97300 Housing Assistance Payments		\$274,201	\$274,201		\$274,201
97350 HAP Portability-In		\$64,529	\$64,529		\$64,529
97400 Depreciation Expense	\$464,701		\$464,701		\$464,701
97500 Fraud Losses					
97600 Capital Outlays - Governmental Funds					
97700 Debt Principal Payment - Governmental Funds					
97800 Dwelling Units Rent Expense					
90000 Total Expenses	\$3,210,546	\$492,471	\$3,703,017	\$0	\$3,703,017
10010 Operating Transfer In	\$138,000		\$138,000	-\$138,000	\$0
10020 Operating transfer Out	-\$138,000		-\$138,000	\$138,000	\$0

Ironton Metropolitan Housing Authority (OH019)

IRONTON, OH

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 09/30/2025

	Project Total	14.871 Housing Choice Vouchers	Subtotal	ELIM	Total
10030 Operating Transfers from/to Primary Government					
10040 Operating Transfers from/to Component Unit					
10050 Proceeds from Notes, Loans and Bonds					
10060 Proceeds from Property Sales					
10070 Extraordinary Items, Net Gain/Loss					
10080 Special Items (Net Gain/Loss)					
10091 Inter Project Excess Cash Transfer In					
10092 Inter Project Excess Cash Transfer Out					
10093 Transfers between Program and Project - In					
10094 Transfers between Project and Program - Out					
10100 Total Other financing Sources (Uses)	\$0	\$0	\$0	\$0	\$0
10000 Excess (Deficiency) of Total Revenue Over (Under) Total	\$607,360	-\$127,833	\$479,527	\$0	\$479,527
11020 Required Annual Debt Principal Payments	\$9,657	\$0	\$9,657		\$9,657
11030 Beginning Equity	\$5,861,525	\$336,475	\$6,198,000		\$6,198,000
11040 Prior Period Adjustments, Equity Transfers and					
11050 Changes in Compensated Absence Balance					
11060 Changes in Contingent Liability Balance					
11070 Changes in Unrecognized Pension Transition Liability					
11080 Changes in Special Term/Severance Benefits Liability					
11090 Changes in Allowance for Doubtful Accounts - Dwelling					
11100 Changes in Allowance for Doubtful Accounts - Other					
11170 Administrative Fee Equity		\$176,912	\$176,912		\$176,912
11180 Housing Assistance Payments Equity		\$31,730	\$31,730		\$31,730

Ironton Metropolitan Housing Authority (OH019)

IRONTON, OH

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 09/30/2025

	Project Total	14.871 Housing Choice Vouchers	Subtotal	ELIM	Total
11190 Unit Months Available	2976	683	3659		3659
11210 Number of Unit Months Leased	2802	663	3465		3465
11270 Excess Cash	\$3,348,615		\$3,348,615		\$3,348,615
11610 Land Purchases	\$0		\$0		\$0
11620 Building Purchases	\$804,847		\$804,847		\$804,847
11630 Furniture & Equipment - Dwelling Purchases	\$0		\$0		\$0
11640 Furniture & Equipment - Administrative Purchases	\$223,694		\$223,694		\$223,694
11650 Leasehold Improvements Purchases	\$0		\$0		\$0
11660 Infrastructure Purchases	\$0		\$0		\$0
13510 CFFP Debt Service Payments	\$0		\$0		\$0
13901 Replacement Housing Factor Funds	\$0		\$0		\$0

**IRONTON METROPOLITAN HOUSING AUTHORITY
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE YEAR ENDED SEPTEMBER 30, 2025**

Federal Grantor/ Pass Through Grantor/ Program Title	Pass-Through Number	Federal AL Number	Expenditures
<u>U.S. Department of Housing and Urban Development</u>			
Direct Programs:			
Public and Indian Housing - Low Rent Public Housing	N/A	14.850	\$ 1,483,763
Housing Voucher Program - Cluster			
Housing Choice Voucher Program	N/A	14.871	287,161
Total Housing Voucher Program - Cluster			<u>287,161</u>
Public Housing Capital Fund Program	N/A	14.872	<u>1,171,349</u>
Total Direct Awards			<u>\$ 2,942,273</u>
Total U.S. Department of Housing and Urban Development			<u>\$ 2,942,273</u>
Total Federal Expenditures			<u><u>\$2,942,273</u></u>

IRONTON METROPOLITAN HOUSING AUTHORITY
NOTES TO THE SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
2 CFR § 200.510(b)(6)
FOR THE YEAR ENDED SEPTEMBER 30, 2025

NOTE A – BASIS OF PRESENTATION

The accompanying Schedule of Expenditures of Federal Awards (the Schedule) includes the federal award activity of Ironton Metropolitan Housing Authority, Lawrence County, Ohio (the Authority) under programs of the federal government for the year ended September 30, 2025. The information in this Schedule is presented in accordance with the requirements of Title 2 U.S. Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance). Because the Schedule presents only a selected portion of the operations of the Authority, it is not intended to and does not present the financial position, changes in net position, or cash flows of the Authority.

NOTE B – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

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

NOTE C – SUBRECIPIENTS

The Authority provided no federal awards to subrecipients during the year ended September 30, 2025.

NOTE D – DISCLOSURE OF OTHER FORMS OF ASSISTANCE

The Authority received no federal awards of non-monetary assistance that are required to be disclosed for the year ended September 30, 2025.

The Authority had no loans, loan guarantees, or federally restricted endowment funds required to be disclosed for the year ended September 30, 2025.

NOTE E – INDIRECT COST RATES

The Authority has elected not to use the 15-percent de minimis indirect cost rate as allowed under the uniform guidance.



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

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

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 Ironton Metropolitan Housing Authority, Lawrence County, Ohio (the Authority) as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements and have issued our report thereon dated May 28, 2026.

Report on Internal Control Over Financial Reporting

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

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

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

Report on Compliance and Other Matters

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

Purpose of This Report

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

A handwritten signature in black ink that reads "BHM CPA Group". The letters are cursive and slightly slanted to the right.

BHM CPA Group, Inc.
Portsmouth, Ohio
May 28, 2026



bhm cpa group, inc.
CERTIFIED PUBLIC ACCOUNTANTS

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH REQUIREMENTS
APPLICABLE TO THE MAJOR FEDERAL PROGRAM AND ON INTERNAL CONTROL OVER
COMPLIANCE REQUIRED BY THE UNIFORM GUIDANCE**

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

To the Board of Commissioners:

Report on Compliance for the Major Federal Program

Opinion on the Major Federal Program

We have audited Ironton Metropolitan Housing Authority's, Lawrence County, Ohio (the Authority) compliance with the types of compliance requirements identified as subject to audit in the U.S. Office of Management and Budget (OMB) *Compliance Supplement* that could have a direct and material effect on Ironton Metropolitan Housing Authority's major federal program for the year ended September 30, 2025. Ironton Metropolitan Housing Authority's major federal program is identified in the *Summary of Auditor's Results* section of the accompanying schedule of findings.

In our opinion, Ironton Metropolitan Housing Authority complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on its major federal program for the year ended September 30, 2025.

Basis for Opinion on the Major Federal Program

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

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

Responsibilities of Management for Compliance

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

Auditor's Responsibilities for the Audit of Compliance

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

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

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

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

Report on Internal Control Over Compliance

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

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

Ironton Metropolitan Housing Authority

Lawrence County

Independent Auditor's Report on Compliance with Requirements Applicable to the Major Federal
Program and on Internal Control Over Compliance Required by the Uniform Guidance

Page 3

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

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

A handwritten signature in black ink that reads "BHM CPA Group". The letters are cursive and slightly slanted to the right.

BHM CPA Group, Inc.

Portsmouth, Ohio

May 28, 2026

IRONTON METROPOLITAN HOUSING AUTHORITY
LAWRENCE COUNTY
SCHEDULE OF FINDINGS
2 CFR § 200.515
SEPTEMBER 30, 2025

1. SUMMARY OF AUDITOR'S RESULTS

(d)(1)(i)	Type of Financial Statement Opinion	Unmodified
(d)(1)(ii)	Were there any material weaknesses in internal control reported at the financial statement level (GAGAS)?	No
(d)(1)(ii)	Were there any significant deficiencies in internal control reported at the financial statement level (GAGAS)?	No
(d)(1)(iii)	Was there any reported material noncompliance at the financial statement level (GAGAS)?	No
(d)(1)(iv)	Were there any material weaknesses in internal control reported for major federal programs?	No
(d)(1)(iv)	Were there any significant deficiencies in internal control reported for major federal programs?	No
(d)(1)(v)	Type of Major Programs' Compliance Opinion	Unmodified
(d)(1)(vi)	Are there any reportable findings under 2 CFR § 200.516(a)?	No
(d)(1)(vii)	Major Programs (list):	Public Housing Operating Fund, ALN 14.850
(d)(1)(viii)	Dollar Threshold: Type A/B Programs	Type A: > \$1,000,000 Type B: all others
(d)(1)(ix)	Low Risk Auditee under 2 CFR § 200.520?	No

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

None

3. FINDINGS FOR FEDERAL AWARDS

None

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OHIO AUDITOR OF STATE KEITH FABER



IRONTON METROPOLITAN HOUSING AUTHORITY

LAWRENCE 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 8/4/2026

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