

Clermont Metropolitan Housing Authority

Financial statements

For the Year Ended September 30, 2009



Mary Taylor, CPA
Auditor of State

Board of Directors
Clermont Metropolitan Housing Authority
65 S. Market Street
Batavia, Ohio 45103-2943

We have reviewed the *Independent Auditor's Report* of the Clermont Metropolitan Housing Authority, Clermont County, prepared by Salvatore Consiglio, CPA, Inc., for the audit period October 1, 2008 through September 30, 2009. 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 Clermont Metropolitan Housing Authority is responsible for compliance with these laws and regulations.

Mary Taylor

Mary Taylor, CPA
Auditor of State

April 20, 2010

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CLERMONT METROPOLITAN HOUSING AUTHORITY
AUDIT REPORT
FOR THE YEAR ENDED SEPTEMBER 30, 2009

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Independent Auditors' Report

Board of Directors
Clermont Metropolitan Housing Authority

I have audited the accompanying financial statements of the business-type activities of Clermont Metropolitan Housing Authority, Ohio, as of and for the year ended September 30, 2009, which collectively comprise the Authority financial statements, as listed in the table of contents. These financial statements are the responsibility of the Clermont Metropolitan Housing Authority, Ohio, management. My responsibility is to express an opinion on these financial statements based on my audit.

I conducted my audit in accordance with 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. Those standards require that I plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. I believe that my audit provides a reasonable basis for my opinion.

In my opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the business-type activities of the Clermont Metropolitan Housing Authority, Ohio, as of September 30, 2009, and the respective change in financial position and cash flows for the year then ended in conformity with accounting principles generally accepted in the United States of America.

In accordance with *Government Auditing Standards*, I have also issued a report dated February 19, 2010, on my consideration of Clermont Metropolitan Housing Authority, Ohio's internal control over financial reporting and my tests of its compliance with certain provisions of laws, regulations, contracts and grants agreements and other matters. The purpose of that report is to describe the scope of my testing of internal control over financial reporting and compliance and the results of that testing and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* and should be read in conjunction with this report in considering the result of my audit.

The Management's Discussion and Analysis is not a required part of the basic financial statements but is supplementary information required by the accounting principles generally accepted in the United State of America. I have applied certain limited procedures, which consisted principally of inquiry of management regarding the methods of measurement and presentation of the supplementary information. However, I did not audit the information and express no opinion thereon.

My Audit was performed for the purpose of forming and opinion on the financial statements that collectively comprise the Clermont Metropolitan Housing Authority basic financial statements. The accompanying Schedule of Expenditure of Federal Awards is presented for purposes of additional analysis as required by U.S. Office of Management and Budget Circular A-133, *Audits of States, Local Government and Non-Profit Organizations* and is not a required part of the financial statements. The combining financial data schedule ("FDS") and the PHA's statements and certification of actual modernization costs are presented for purposes additional analysis as required by the Department of Housing and Urban Development and are not a required part of the financial statements. Such information has been subjected to the auditing procedures applied in the audit of the financial statements and, in my opinion, are fairly presented in all material respect in relation to the financial statements taken as a whole.

Salvatore Consiglio, CPA, Inc.

February 19, 2010

CLERMONT METROPOLITAN HOUSING AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2009

UNAUDITED

The Clermont 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 position, and (d) identify individual fund issues or concerns.

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

FINANCIAL HIGHLIGHTS

- Total assets were \$11,385,387 and \$11,635,376 for 2009 and 2008 respectively. The Authority-wide statements reflect a decrease in total assets of \$249,989 during 2009.
- Revenues decreased by \$152,012 (or 2%) during 2009, and were \$6,160,928 and \$6,312,940 for 2009 and 2008 respectively.
- The total expenses of all Authority programs increased by \$251,647 (or 4%). Total expenses were \$6,413,674 and \$6,162,027 for 2009 and 2008 respectively.

USING THIS ANNUAL REPORT

This Report includes three major sections, the "Management's Discussion and Analysis (MD&A)", "Financial statements", and "Other Required Supplementary information":

<p>MD&A ~Management's Discussion and Analysis ~</p>
<p>Basic Financial Statement ~Authority Financial statements ~</p>
<p>Other Required Supplementary Information ~Required Supplementary Information ~ (Other than the MD&A)</p>

CLERMONT METROPOLITAN HOUSING AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2009

UNAUDITED

Authority Financial statements

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

These Statements include a Statement of Net Assets, which is similar to a Balance Sheet. The Statement of Net Assets reports all financial and capital resources for the Authority. The Statement is presented in the format where assets, minus liabilities, equals "Net Assets", formerly know as equity. 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 Assets (the "Unrestricted Net Assets") is designed represent the net available liquid (non-capital) assets, net of liabilities, for the entire Authority. Net Assets (formerly equity) are reported in three broad categories:

Net Assets, Invested in Capital Assets, net of Related Debt: This component of Net Assets consists of all Capital Assets, reduced by the outstanding balances of any bonds, mortgages, notes or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.

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

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

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

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

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

CLERMONT METROPOLITAN HOUSING AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2009

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Fund Financial Statements

The Authority consists of exclusively Enterprise Funds. Enterprise funds utilize the full accrual basis of accounting. The Enterprise method of accounting is similar to accounting utilized by the private sector accounting.

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

The Authority's Programs

Conventional Public Housing – Under the Conventional Public Housing Program, the Authority rents units that it owns to low-income households. The Conventional Public Housing Program is operated under an Annual Contributions Contract (ACC) with HUD, and HUD provides Operating Subsidy and Capital Grant funding to enable the PHA to provide the housing at a rent that is based upon 30% of household income. The Conventional Public Housing Program also includes the Capital Funds Program, which is the primary funding source for physical and management improvements to the Authority's properties.

Housing Choice Voucher Program – under the Housing Choice Voucher Program, the Authority administers contracts with independent landlords that own the property. The Authority subsidizes the family's rent through a Housing Assistance Payment made to the landlord. The program is administered under an Annual Contributions Contract (ACC) with HUD. HUD provides Annual Contributions Funding to enable the Authority to structure a lease that sets the participants' rent at 30% of household income.

Capital Fund Program - The capital fund program provides funds annually, via a formula, to Public Housing Agencies for capital and management activities, including modernization and development housing.

CLERMONT METROPOLITAN HOUSING AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2009

UNAUDITED

AUTHORITY STATEMENTS

Statement of Net Assets

The following table reflects the condensed Statement of Net Assets compared to prior year. The Authority is engaged only in Business-Type Activities.

Table 1 - Condensed Statement of Net Assets Compared to Prior Year			
		<u>2009</u>	<u>2008</u>
Current and Other Assets	\$	3,356,624	\$ 3,505,607
Capital Assets		8,028,763	8,129,769
Total Assets	\$	11,385,387	\$ 11,635,376
Current Liabilities	\$	168,923	\$ 162,462
Long-Term Liabilities		69,838	73,542
Total Liabilities		238,761	236,004
Net Assets:			
Investment in Capital Assets, net of Related Debt		8,028,763	8,129,769
Restricted Net Assets		865,850	523,060
Unrestricted Net Assets		2,252,013	2,746,543
Total Net Assets		11,146,626	11,399,372
Total Liabilities and Net Assets	\$	11,385,387	\$ 11,635,376

For more detail information see Statement of Net Assets presented elsewhere in this report.

CLERMONT METROPOLITAN HOUSING AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2009

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Major Factors Affecting the Statement of Net Assets

During 2009, current and other assets decreased by \$148,983, and total liabilities increased by \$2,757. The current and other assets, primarily cash decreased due to changes in the capital assets from increased depreciation and the sale of capitalized equipment, as well as a decrease in cash resulting from increased expenses. Liabilities increased due to the increase in compensated absences and other current liabilities.

Capital assets also changed, decreasing from \$8,129,769 to \$8,028,763. The decrease may be contributed primarily due to the increase in accumulated depreciation.

TABLE 2

CHANGE OF RESTRICTED AND UNRESTRICTED NET ASSETS

Table 2 presents details on the change in Net Assets

Table 2 - Changes of Net Assets

	<u>Unrestricted</u>	<u>Restricted</u>	<u>Inv Capt Asset</u>
Beginning Balance - September 30, 2008	\$2,746,543	\$523,060	\$8,129,769
Results of Operation	(252,746)	-	-
Adjustments:			
Current year Depreciation Expense (1)	484,067	-	(484,067)
Capital Expenditure (2)	(383,061)	-	383,061
Transfer to restricted net assets	(342,790)	342,790	-
Ending Balance - September 30, 2009	<u>\$2,252,013</u>	<u>\$865,850</u>	<u>\$8,028,763</u>

- (1) Depreciation is treated as an expense and reduces the results of operations but does not have an impact on Unrestricted Net Assets
- (2) Capital expenditures represent an outflow of unrestricted net assets, but are not treated as an expense against Results of Operations, and therefore must be deducted

CLERMONT METROPOLITAN HOUSING AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
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While the results of operations are a significant measure of the Authority's activities, the analysis of the changes in Unrestricted Net Assets provides a clearer change in financial well-being.

TABLE 3

STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET ASSETS

The Following schedule compares the revenues and expenses for the current and previous fiscal year. The Authority is engaged only Business-Type Activities.

Table 3 - Statement of Revenue, Expenses & Changes in Net Assets

	<u>2009</u>	<u>2008</u>
<u>Revenues</u>		
Total Tenant Revenues	\$ 412,551	\$ 373,870
Operating Subsidies	5,508,519	5,483,020
Capital Grants	152,224	293,370
Investment Income	25,160	118,111
Other Revenues	62,474	44,569
	6,160,928	6,312,940
<u>Expenses</u>		
Administrative	751,474	734,550
Tenant Services	1,868	2,201
Utilities	194,636	174,967
Maintenance	417,224	405,664
General Expenses	100,783	79,114
Housing Assistance Payments	4,463,622	4,234,950
Depreciation	484,067	467,781
Casualty Loss	-	2,800
Extraordinary Expense	-	60,000
	6,413,674	6,162,027
Net Increases (Decreases)	\$ (252,746)	\$ 150,913

CLERMONT METROPOLITAN HOUSING AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2009

UNAUDITED

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

Total revenue decreased by \$152,012 in comparison with last year statements. The decrease is due mainly to the following:

- Decrease in revenue from Capital Fund grants.
- Decrease in investment income due to the interest rates.

Total expenses increased from last year by \$251,647. This increase was due to the following activities:

- Administrative expenses increased in the areas of compensated absences, employee benefits, utilities, insurance, and maintenance operations.
- The housing assistance payments for the Housing Choice Voucher program increased from the previous year by \$196,562.

CAPITAL ASSETS

Capital Assets

As of year-end, the Authority had \$8,028,763 invested in a variety of capital assets as reflected in the following schedule, which represents a net decrease (current purchases less depreciation) of \$101,006 or 1% from the end of last year.

Table 4 - Condensed Statement of Changes in Capital Assets

	<u>2009</u>	<u>2008</u>
Land and Land Rights	\$ 1,931,214	\$ 2,264,783
Buildings	12,750,582	12,651,900
Equipment	214,136	230,969
Leasehold Improvement	423,833	-
Construction in Progress	1,611,563	1,523,932
Accumulated Depreciation	<u>(8,902,565)</u>	<u>(8,541,815)</u>
Total	<u>\$ 8,028,763</u>	<u>\$ 8,129,769</u>

The following reconciliation summarizes the change in Capital Assets.
CLERMONT METROPOLITAN HOUSING AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2009

UNAUDITED

Table 5 - Changes in Capital Assets

Beginning Balance - September 30, 2008	\$	8,129,769
Current year Additions		383,061
Current year Disposal, net of Depreciation		(0)
Current year Depreciation Expense		<u>(4,463,622)</u>
Ending Balance - September 30, 2009	\$	<u><u>4,049,208</u></u>
Current Year Additions		
CIP	\$	87,631
Building Improvements		188,946
Refrigerators & Ranges		2,810
Ford F-150		20,505
Two Ford F-250's		47,614
Two Ford Fusions		<u>35,555</u>
Total	\$	<u><u>383,061</u></u>
Current Year Disposals		
Two Chevy vehicles	\$	26,799
Computer monitors & equipment		13,137
Four Ford Trucks		83,381
Accumulated Depreciation		<u>(123,317)</u>
Total	\$	<u><u>(0)</u></u>

This year's major additions were primarily capital expenditures related to modernizing the Authority's housing developments.

DEBT

Debt Outstanding

As of year-end, the Authority had no debt outstanding.

CLERMONT METROPOLITAN HOUSING AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2009

UNAUDITED

ECONOMIC FACTORS

Significant economic factors affecting the Authority are as follows:

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

FINANCIAL CONTACT

The individual to be contacted regarding this report is Sarah Kincaid, Executive Director of the Clermont Metropolitan Housing Authority, at (513) 732-6010. Specific requests may be submitted to the Clermont Metropolitan Housing Authority at 65 South Market Street, Batavia, Ohio 45103.

CLERMONT METROPOLITAN HOUSING AUTHORITY
Statement of Net Assets
Proprietary Funds
September 30, 2009

ASSETS

Current assets

Cash and cash equivalents	\$2,386,421
Restricted cash and cash equivalents	840,409
Investments	75,000
Restricted Investments	39,868
Receivables, net	5,509
Prepaid expenses and other assets	9,417
Total current assets	<u>3,356,624</u>

Noncurrent assets

Capital assets:

Land	1,931,214
Building and equipment	13,388,551
Construction in Progress	1,611,563
Less accumulated depreciation	<u>(8,902,565)</u>

Total noncurrent assets	<u>8,028,763</u>
Total assets	<u><u>\$11,385,387</u></u>

LIABILITIES

Current liabilities

Accounts payable	\$40,825
Accrued liabilities	53,555
Intergovernmental payables	21,792
Tenant security deposits	49,559
Deferred revenue	3,192
Total current liabilities	<u>168,923</u>

Noncurrent liabilities

Accrued compensated absences non-current	29,970
Noncurrent liabilities - other	<u>39,868</u>
Total noncurrent liabilities	<u>69,838</u>
Total liabilities	<u><u>\$238,761</u></u>

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

CLERMONT METROPOLITAN HOUSING AUTHORITY
Statement of Net Assets (Continued)
Proprietary Funds
September 30, 2009

NET ASSETS

Invested in capital assets, net of related debt	\$8,028,763
Restricted net assets	790,850
Unrestricted net assets	<u>2,327,013</u>
Total net assets	<u><u>\$11,146,626</u></u>

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

CLERMONT METROPOLITAN HOUSING AUTHORITY
Statement of Revenues, Expenses, and Changes in Fund Net Assets
Proprietary Funds
For the Year Ended September 30, 2009

OPERATING REVENUES

Tenant Revenue	\$412,551
Government operating grants	5,508,519
Other revenue	34,092
Total operating revenues	<u>5,955,162</u>

OPERATING EXPENSES

Administrative	751,474
Tenant services	1,868
Utilities	194,636
Maintenance	417,224
General	100,783
Housing assistance payment	4,463,622
Depreciation	484,067
Total operating expenses	<u>6,413,674</u>
Operating income (loss)	<u>(458,512)</u>

NONOPERATING REVENUES (EXPENSES)

Interest and investment revenue	25,160
Total nonoperating revenues (expenses)	<u>25,160</u>
Income (loss) before contributions and transfers	(433,352)
Capital grants	152,224
Gain from sale of capital assets	28,382
Change in net assets	(252,746)
Total net assets - beginning	11,399,372
Total net assets - ending	<u><u>\$11,146,626</u></u>

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

CLERMONT METROPOLITAN HOUSING AUTHORITY
Statement of Cash Flows
Proprietary Fund Type
For the Year Ended September 30, 2009

CASH FLOWS FROM OPERATING ACTIVITIES	
Operating grants received	\$5,508,519
Tenant revenue received	405,422
Other revenue received	34,092
General and administrative expenses paid	(1,458,625)
Housing assistance payments	<u>(4,463,622)</u>
Net cash provided (used) by operating activities	<u>25,786</u>
CASH FLOWS FROM INVESTING ACTIVITIES	
Interest earned	25,160
Transfer from restricted investments	<u>5,188</u>
Net cash provided (used) by investing activities	<u>30,348</u>
CASH FLOWS FROM CAPITAL AND RELATED ACTIVITIES	
Proceeds from sale of capital assets	28,382
Capital grant funds received	152,224
Property and equipment purchased	<u>(383,061)</u>
Net cash provided (used) by capital and related activities	<u>(202,455)</u>
Net increase (decrease) in cash	(146,321)
Cash and cash equivalents - Beginning of year	<u>3,373,151</u>
Cash and cash equivalents - End of year	<u><u>\$3,226,830</u></u>

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

CLERMONT METROPOLITAN HOUSING AUTHORITY
Statement of Cash Flows (Continued)
Proprietary Funds
For the Year Ended September 30, 2009

RECONCILIATION OF OPERATING INCOME TO NET CASH PROVIDED BY OPERATING ACTIVITIES

Net Operating Income (Loss)	(\$458,512)
Activities	
- Depreciation	484,067
- (Increases) Decreases in Accounts Receivable	(1,622)
- (Increases) Decreases in Prepaid Assets	(904)
- Increases (Decreases) in Accounts Payable	(15,558)
- Increases (Decreases) in Accounts Payable - Intergovernmental	1,902
- Increases (Decreases) in Accrued Expenses Payable	6,470
- Increases (Decreases) in Compensated Absence Payable	9,697
- Increases (Decreases) in Deferred Revenue	3,111
- Increases (Decreases) in Other Noncurrent Liabilities	(5,188)
- Increases (Decreases) in Tenant Security Deposits	2,323
	2,323
Net cash provided by operating activities	\$25,786

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

CLERMONT METROPOLITAN HOUSING AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED SEPTEMBER 30, 2009

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Summary of Significant Accounting Policies

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

Reporting Entity

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

The accompanying financial statements comply with the provision of Governmental Accounting Standards Board (GASB) Statement 14, the Financial Reporting Entity, in that the financial statements include all organizations, activities and functions for which the Authority is financially accountable. This report includes all activities considered by management to be part of the Authority by virtue of Section 2100 of the Codification of Governmental Accounting and Financial Reporting Standards.

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

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

CLERMONT METROPOLITAN HOUSING AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED SEPTEMBER 30, 2009
(CONTINUED)

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

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

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

Basis of Presentation

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

Fund Accounting

The Authority uses the proprietary fund to report on its financial position and the results of its operations for the HUD programs. 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, proprietary and fiduciary. The Authority uses the proprietary category for its programs.

Proprietary Fund Types

Proprietary funds are used to account for the Authority's ongoing activities, which are similar to those found in the private sector. The following is the 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 periodic determination of revenue earned, expenses incurred, and/or net income is appropriate for capital maintenance, public policy, management control, accountability or other purposes.

CLERMONT METROPOLITAN HOUSING AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED SEPTEMBER 30, 2009
(CONTINUED)

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus/Basis of Accounting

The proprietary funds are accounted for on the accrual basis of accounting. Revenues are recognized in the period earned and expenses are recognized in the period incurred. Pursuant to GASB Statement No. 20 Accounting and Financial Reporting for Proprietary Funds and Other Governmental Entities that Use Proprietary Fund Accounting, the Authority follows GASB guidance as applicable to proprietary funds and FASB Statements and Interpretations, Accounting Principles Board Opinions and Accounting Research Bulletins issued after November 30, 1989, that do not conflict with or contradict GASB pronouncements.

Description of programs

The following are the various programs which are included in the single enterprise fund:

A. **Public Housing Program**

The public housing program is designed to provide low-cost housing within the Clermont County. Under this program, HUD provides funding via an annual contribution 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**

The capital fund program provides funds annually, via a formula, to Public Housing Agencies for capital and management activities, including modernization and development housing.

C. **Housing Choice Voucher Program**

The Housing Choice Voucher Program was authorized by Section 8 of the National Housing Act and provides housing assistance payments to private, not-for-profit or public landlords to subsidize rentals for low-income persons.

Investments

The provisions of the HUD Regulations restrict investments. Investments are valued at market value. Interest income earned in fiscal year ending September 30, 2009 totaled \$25,160.

CLERMONT METROPOLITAN HOUSING AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED SEPTEMBER 30, 2009
(CONTINUED)

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Capital Assets

Capital assets are stated at cost. The capitalization policy of the Authority is to depreciate all non-expendable personal property having a useful life of more than one year and purchase price of \$1,000 or more per unit. Expenditures for repairs and maintenance are charged directly to expense as they are incurred. Depreciation is computed using the straight-line method over the following estimated useful lives:

Land improvements	20 years
Buildings	40 year
Buildings Improvements	15 years
Furniture, equipment and machinery	3-10 years
Leasehold improvements	15 years

Net Assets

Net assets represent the difference between assets and liabilities. Net assets invested in capital assets – net of related debt consists of capital assets, net of accumulated depreciation, reduced by the outstanding balance of any borrowing used for the acquisition, construction or improvement of those assets. Net assets are recorded as restricted when there are limitations imposed on their use by internal or external restrictions.

Operating Revenues and Expenses

Operating revenues and expenses are those revenues that are generated directly from the primary activities of the proprietary fund and expenses incurred for the day to day operation. For the Authority, operating revenues are tenant rent charges, operating subsidy from HUD and other miscellaneous revenue.

Capital Contributions

This represents contributions made available by HUD with respect to all federally aided projects under an annual contribution contract.

Cash and Cash Equivalents

For the purpose of the statement of cash flows, cash and cash equivalents include all highly liquid debt instruments with original maturities of three months or less.

CLERMONT METROPOLITAN HOUSING AUTHORITY
 NOTES TO THE FINANCIAL STATEMENTS
 FOR THE YEAR ENDED SEPTEMBER 30, 2009
 (CONTINUED)

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Compensated Absences

The Authority accounts for compensated absences in accordance with GASB Statement No. 16. Sick leave and other compensated absences with similar characteristics are accrued as a liability based on the sick leave accumulated at the balance sheet date by those employees who currently are eligible to receive termination payments. To calculate the liability, these accumulations are reduced to the maximum amount allowed as a termination payment. All employees who meet the termination policy of the Authority for years of service are included in the calculation of the compensated absence accrual amount.

Vacation leave and other compensated absences with similar characteristics 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 fund liability. The following is a change in balance:

<u>Description</u>	<u>Balance 9/30/08</u>	<u>Additions</u>	<u>Deletions</u>	<u>Balance 9/30/09</u>	<u>Due Within One Year</u>
Compensated Absences	<u>\$62,815</u>	<u>\$64,446</u>	<u>(\$54,749)</u>	<u>\$72,512</u>	<u>\$42,542</u>
Total Primary Government	<u>\$62,815</u>	<u>\$64,446</u>	<u>(\$54,749)</u>	<u>\$72,512</u>	<u>\$42,542</u>

Budgetary Accounting

The Authority is required by contractual agreements to adopt annual operating budgets for all its HUD funded programs. The budget for its programs is prepared on a HUD basis, which is materially consistent with accounting principles generally accepted in the United States of America. All annual appropriations lapse at fiscal year end. The Board of Commissioners adopts the budget through passage of a budget resolution.

Accounting and Reporting for Non-exchange Transactions

The Authority accounts for non-exchange transactions in accordance with Governmental Accounting Standards Board (GASB) Statement No. 33, Accounting and Financial Reporting for Non-exchange Transactions. Non-exchange transactions

CLERMONT METROPOLITAN HOUSING AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED SEPTEMBER 30, 2009
(CONTINUED)

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

occur when the Authority receives (or gives) value without directly giving (or receiving) equal value in return.

In conformity with the requirements of GASB 33, the Authority has recognized grant funds expended for capitalizable capital assets acquired after September 30, 2000 as revenues and the related depreciation thereon, as expenses in the accompanying Combined Statement of Revenue and Expenses.

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.

NOTE 2: DEPOSITS AND INVESTMENTS

Deposits

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

- A. 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 withdrawal on demand, including negotiable order of withdrawal (NOW) accounts, or in money market deposit accounts.
- B. Inactive deposits are public deposits that the Authority has identified as not required for use within the current two period of designation of depositories. Inactive deposits must either be evidenced by certificate of deposits maturing not later than the end of the current period of designation of the depositories, or by savings or deposit accounts including, but not limited to passbook accounts.
- C. 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 end of the current period of designation of depositories. Interim deposits must be evidenced by time certificate of deposit maturing not more than one year from the date of deposit or by savings or deposit accounts including passbook accounts.

CLERMONT METROPOLITAN HOUSING AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED SEPTEMBER 30, 2009
(CONTINUED)

NOTE 2: DEPOSITS AND INVESTMENTS (Continued)

Protection of the Authority deposits is provided by the Federal Deposit Insurance Corporation (FDIC), by eligible securities pledged by the financial institution as security for repayment, by collateral held by Authority or by a single collateral pool established by the financial institution to secure the repayment of all public monies deposited with the institution.

At fiscal year-end September 30, 2009, the carrying amount of the Authority's deposits totaled \$3,341,698 and its bank balance was \$3,363,129. Based on the criteria described in GASB Statement No. 40, "Deposit and Investment Risk Disclosure," as of September 30, 2009, \$3,113,129 was exposed to custodial risk as discussed below, while \$250,000 was covered by the Federal Depository Insurance Corporation.

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

Investments

In accordance with the Ohio Revised Code and HUD investment policy, the Authority is permitted to invest in certificates of deposit, savings accounts, money market accounts, certain highly rated commercial paper, obligations of certain political subdivisions of Ohio and the United States government and its agencies, and repurchase agreements with any eligible depository or any eligible dealers. Public depositories must give security for all public funds on deposit. Repurchase agreements must be secured by the specific qualifying securities upon which the repurchase agreements are based.

The Authority is prohibited from investing in any financial instruments, contracts, or obligations whose value or return is based upon or linked to another asset or index, or both, separate from the financial instrument, contract, or obligation itself (commonly known as a derivative). The Authority is also prohibited from investing in reverse purchase agreements.

CLERMONT METROPOLITAN HOUSING AUTHORITY
 NOTES TO THE FINANCIAL STATEMENTS
 FOR THE YEAR ENDED SEPTEMBER 30, 2009
 (CONTINUED)

NOTE 2: DEPOSITS AND INVESTMENTS (Continued)

The Authority follows GASB Statement No. 31, *Accounting and Financial Reporting for Certain Investments and for External Investment Pools*, and records all its investments at fair value.

Interest Rate Risk – The Authority does not have a formal investment policy that limits investments as a means of managing its exposure to fair value losses arising from increasing interest rates. However, it is the Authority practice to limit its investments to less than 5 years.

Credit Risk – HUD requires specific collateral on individual accounts in excess of amounts insured by the Federal Deposit Insurance Corporation. The Authority depository agreement specifically requires compliance with HUD requirement.

Concentration of Credit Risk – The Authority places no limit on the amount that may be invested with any one issuer.

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 year-end, the Authority had no exposure to foreign currency rate risk, as regulated by HUD.

A reconciliation of cash and investments as shown on the statement of net assets follows:

	Cash & Equiv.	Investments
Per Statement of Net Assets	\$3,226,830	\$114,868
High Yield Savings	114,868	(114,868)
Total Per GASB Statement No. 3	\$3,341,698	\$0

NOTE 3: RESTRICTED CASH AND INVESTMENT

Restricted cash balance as of September 30, 2009 of \$840,409 represents cash on hand for the following:

- Proceeds from the sale of the PHA scattered sites plus interest earned	\$554,601
- Tenant security deposit	\$49,559
- Cash on hand advance from HUD to be used for tenants housing assistance payments	\$236,249

The restricted investment balance of \$39,868 represent FSS Escrow balance held for tenants participating in the Program.

CLERMONT METROPOLITAN HOUSING AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED SEPTEMBER 30, 2009
(CONTINUED)

NOTE 4: RISK MANAGEMENT

The Authority is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees and natural disasters. During fiscal year ending September 30, 2009 the Authority maintains comprehensive insurance coverage with private carriers for health, real property, building contents and vehicles. Vehicle policies include liability coverage for bodily injury and property damage.

Settled claims have not exceeded this coverage in any of the last three years. There has been no significant reduction in coverage from last year.

NOTE 4: CAPITAL ASSETS

	Balance 09/30/08	Adjust.	Additions	Deletion	Balance 09/30/09
Capital Assets Not Being Depreciated:					
Land	\$2,264,783	(333,569)	\$0	\$0	\$1,931,214
Construction in Progress	1,523,932	0	87,631	0	1,611,563
Total Capital Assets Not Being Depreciated	3,788,715	(333,569)	87,631	0	3,542,777
Capital Assets Being Depreciated:					
Buildings	12,651,900	0	98,682	0	12,750,582
Furnt, Mach. & Equip	230,969	0	106,484	(123,317)	214,136
Leasehold Improvement	0	333,569	90,264	0	423,833
Total Capital Assets Being Depreciated	12,882,869	333,569	295,430	(123,317)	13,388,551
Accumulated Depreciation:					
Buildings	(8,328,729)	97,863	(444,201)	11,567	(8,663,500)
Furnt, Mach. & Equip	(195,709)	0	(17,378)	111,750	(101,337)
Leasehold Improvement	(17,377)	(97,863)	(22,488)	0	(137,728)
Total Accum Depreciation	(8,541,815)	0	(484,067)	123,317	(8,902,565)
Total Capital Assets Being Depreciated, Net	4,341,054	333,569	(188,637)	0	4,485,986
Total Capital Assets, Net	\$8,129,769	\$0	(\$101,006)	0	\$8,028,763

CLERMONT METROPOLITAN HOUSING AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED SEPTEMBER 30, 2009
(CONTINUED)

**NOTE 5: DEFINED BENEFIT PENSION PLANS -PUBLIC EMPLOYEES
RETIREMENT SYSTEM**

All full-time employees of Authority participate in the Ohio Public Employees Retirement System (OPERS), a cost-sharing multiple-employer public employee retirement system administered by the Public Employees Retirement Board. OPERS provide basic retirement, disability and survivor benefits, based on eligible service credit to members and beneficiaries. Benefits are established by Chapter 145 of the Ohio Revised Code. OPERS issue a publicly available financial report that includes financial statements and required supplementary information for OPERS. Interested parties may obtain a copy by making a written request to 277 East Town Street, Columbus, Ohio 43215-4642 or by calling (614) 466-2085 or (800) 222-PERS.

Ohio Public Employees Retirement System administers three separate pension plans as described below:

1. The Traditional Pension Plan – A cost sharing, multiple-employer defined benefit pension plan.
2. The Member-Direct Plan – A defined contribution plan in which the member invests both member and employer contributions (employer contributions vest over five years at 20% per year). Under the Member-Direct Plan, members accumulate retirement assets equal to the value of member and (vested) employer contributions, plus any investment earnings.
3. The Combined Plan – A cost sharing, multiple-employer defined pension plan. Under the Combined Plan, OPERS invests employer contributions to provide a formula retirement benefits similar in nature to the Traditional Pension Plan benefit. Member contributions, the investment of which is self-directed by the members, accumulate retirement assets in a manner similar to the Member-Directed Plan.

Plan members are required to contribute 10 percent of their annual covered salary to fund pension obligations. The 2009 employer pension contribution rate for Authority was 14 percent of covered payroll. Contributions are authorized by state statute. The contribution rates are determined actuarially. The Authority's required contributions to OPERS for the years ended September 30, 2009, 2008, and 2007 were \$83,135, \$81,018, and \$78,114, respectively. The full amount has been contributed for 2007 and 2008. Ninety-one percent has been contributed for 2009, with the remainder being reported as a liability with the enterprise fund.

CLERMONT METROPOLITAN HOUSING AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED SEPTEMBER 30, 2009
(CONTINUED)

**NOTE 6: POSTEMPLOYMENT BENEFITS PUBLIC EMPLOYEES
RETIREMENT SYSTEM**

The Public Employees Retirement System of Ohio (OPERS) provides post-employment health care benefits to age and service retirants with ten or more years of qualifying Ohio service credit and to primary survivor recipients of such retirants. Health care coverage for disability recipients is also available. The health care coverage provided by the OPERS is considered an Other Post-employment Benefit (OPEB) as described in GASB Statement No. 45. A portion of each employer's contribution to the OPERS is set aside for the funding of post retirement health care. The Ohio Revised Code provides statutory Authority requiring public employers to fund post-employment health care through their contributions to the OPERS. The portion of the 2009 employer contribution rate (identified above) that was used to fund health care was 5.0 percent of covered payroll, which amounted to \$29,691. The significant actuarial assumptions and calculations relating to post-employment health care benefits were based on the OPERS' latest actuarial review performed as of December 31, 2007. An entry age normal actuarial cost method of valuation is used in determining the present value of OPEB. The difference between assumed and actual experience (actuarial gains and losses) becomes part of unfunded actuarial accrued liability. All investments are carried at market value. For actuarial valuation purposes, a smoothed market approach is used. Under this approach assets are adjusted annually to reflect 25 percent of unrealized market appreciation or depreciation on investment assets. The investment assumption rate for 2007 was 6.5 percent. An annual increase of 4.0 percent compounded annually is the base portion of the individual pay increase assumption. This assumes no change in the number of active employees. Additionally, annual pay increases, over and above the 4.0 percent base increase, were assumed to range from 0.50 percent to 6.3 percent. Health care costs were assumed to increase at a project wage inflation rate plus an additional factor ranging from .5% to 4% for the next 7 years. In subsequent years (8 and beyond), health care costs were assumed to increase at 4% (the projected wage inflation rate).

Benefits are advanced-funded on an actuarially determined basis. The number of active contributing participants was 364,076. The actuarial value of the OPERS' net assets available for OPEB at December 31, 2007 was \$12.8 billion. The actuarially accrued liability and the unfunded actuarial accrued liability, based on the actuarial cost method used, were \$29.8 billion and \$17.0 billion, respectively.

CLERMONT METROPOLITAN HOUSING AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED SEPTEMBER 30, 2009
(CONTINUED)

**NOTE 6: POSTEMPLOYMENT BENEFITS PUBLIC EMPLOYEES
RETIREMENT SYSTEM (Continued)**

OPERS Retirement Board Implemented its Health Care Preservation Plan (HCPP). HCPP was adopted on September 9, 2004, and is effective on January 1, 2007. In addition, OPERS created a separate investment pool for health care assets. Members and employers contribution rates increases in January 1, 2006, 2007, and 2008 will allow additional funds to be allocated to the health care plan.

NOTE 7: NOTE TO SCHEDULE OF FEDERAL AWARDS EXPENDITURES

The accompanying Schedule of Federal Awards expenditures is a summary of the activity of the Authority's federal awards programs. The schedule has been prepared on the accrual basis of accounting.

Clermont Metropolitan Housing Authority
FDS Schedule Submitted to REAC
Proprietary Fund Type - Enterprise Fund
September 30, 2009

	Project Total	Formula Stimulus Grant	Housing Choice Vouchers	Shelter Plus Care	COCC	ELIM	Total
111 Cash - Unrestricted	\$ 1,539,840	\$ -	\$ 846,411	\$ 170	\$ -	\$ -	\$ 2,386,421
113 Cash - Other Restricted	\$ 554,601	\$ -	\$ 236,249	\$ -	\$ -	\$ -	\$ 790,850
114 Cash - Tenant Security Deposits	\$ 49,559	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 49,559
100 Total Cash	\$ 2,144,000	\$ -	\$ 1,082,660	\$ 170	\$ -	\$ -	\$ 3,226,830
126 Accounts Receivable - Tenants	\$ 5,509	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,509
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$ 5,509	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,509
131 Investments - Unrestricted	\$ 75,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 75,000
132 Investments - Restricted	\$ -	\$ -	\$ 39,868	\$ -	\$ -	\$ -	\$ 39,868
142 Prepaid Expenses and Other Assets	\$ 9,417	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,417
144 Inter Program Due From	\$ 21,963	\$ -	\$ -	\$ -	\$ -	\$ (21,963)	\$ -
150 Total Current Assets	\$ 2,255,889	\$ -	\$ 1,122,528	\$ 170	\$ -	\$ (21,963)	\$ 3,356,624
161 Land	\$ 1,931,214	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,931,214
162 Buildings	\$ 12,716,157	\$ -	\$ 34,425	\$ -	\$ -	\$ -	\$12,750,582
163 Furniture, Equipment & Machinery - Dwellings	\$ 2,810	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,810
164 Furniture, Equipment & Machinery - Administration	\$ 165,625	\$ -	\$ 45,701	\$ -	\$ -	\$ -	\$ 211,326
165 Leasehold Improvements	\$ 423,833	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 423,833
166 Accumulated Depreciation	\$ (8,867,815)	\$ -	\$ (34,750)	\$ -	\$ -	\$ -	\$ (8,902,565)
167 Construction in Progress	\$ 1,611,563	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,611,563

Clermont Metropolitan Housing Authority
FDS Schedule Submitted to REAC
Proprietary Fund Type - Enterprise Fund
September 30, 2009

	Project Total	Formula Stimulus Grant	Housing Choice Vouchers	Shelter Plus Care	COCC	ELIM	Total
160 Total Capital Assets, Net of Accumulated Depreciation	\$ 7,983,387	\$ -	\$ 45,376	\$ -	\$ -	\$ -	\$ 8,028,763
190 Total Assets	\$ 10,239,276	\$ -	\$ 1,167,904	\$ 170	\$ -	\$ (21,963)	\$11,385,387
312 Accounts Payable <= 90 Days	\$ 32,378	\$ -	\$ 8,447	\$ -	\$ -	\$ -	\$ 40,825
321 Accrued Wage/Payroll Taxes Payable	\$ 7,719	\$ -	\$ 3,294	\$ -	\$ -	\$ -	\$ 11,013
322 Accrued Compensated Absences - Current Portion	\$ 20,379	\$ -	\$ 22,163	\$ -	\$ -	\$ -	\$ 42,542
333 Accounts Payable - Other Government	\$ 21,792	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,792
341 Tenant Security Deposits	\$ 49,559	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 49,559
342 Deferred Revenues	\$ 1,307	\$ -	\$ 1,885	\$ -	\$ -	\$ -	\$ 3,192
347 Inter Program - Due To	\$ -	\$ -	\$ 21,963	\$ -	\$ -	\$ (21,963)	\$ -
310 Total Current Liabilities	\$ 133,134	\$ -	\$ 57,752	\$ -	\$ -	\$ (21,963)	\$ 168,923
353 Non-current Liabilities - Other	\$ -	\$ -	\$ 39,868	\$ -	\$ -	\$ -	\$ 39,868
354 Accrued Compensated Absences - Non Current	\$ 18,582	\$ -	\$ 11,388	\$ -	\$ -	\$ -	\$ 29,970
350 Total Non-Current Liabilities	\$ 18,582	\$ -	\$ 51,256	\$ -	\$ -	\$ -	\$ 69,838
300 Total Liabilities	\$ 151,716	\$ -	\$ 109,008	\$ -	\$ -	\$ (21,963)	\$ 238,761
508.1 Invested In Capital Assets, Net of Related Debt	\$ 7,983,387	\$ -	\$ 45,376	\$ -	\$ -	\$ -	\$ 8,028,763
511.1 Restricted Net Assets	\$ 554,601	\$ -	\$ 236,249	\$ -	\$ -	\$ -	\$ 790,850
512.1 Unrestricted Net Assets	\$ 1,549,572	\$ -	\$ 777,271	\$ 170	\$ -	\$ -	\$ 2,327,013
513 Total Equity/Net Assets	\$ 10,087,560	\$ -	\$ 1,058,896	\$ 170	\$ -	\$ -	\$11,146,626
600 Total Liabilities and Equity/Net Assets	\$ 10,239,276	\$ -	\$ 1,167,904	\$ 170	\$ -	\$ (21,963)	\$11,385,387

Clermont Metropolitan Housing Authority
FDS Schedule Submitted to REAC
Proprietary Fund Type - Enterprise Fund
September 30, 2009

	Project Total	Formula Stimulus Grant	Housing Choice Vouchers	Shelter Plus Care	COCC	ELIM	Total
70300 Net Tenant Rental Revenue	\$ 406,380	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 406,380
70400 Tenant Revenue - Other	\$ 6,171	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,171
70500 Total Tenant Revenue	\$ 412,551	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 412,551
70600 HUD PHA Operating Grants	\$ 760,327	\$ 1,053	\$ 4,726,307	\$ 20,832	\$ -	\$ -	\$ 5,508,519
70610 Capital Grants	\$ 142,925	\$ 9,299	\$ -	\$ -	\$ -	\$ -	\$ 152,224
71100 Investment Income - Unrestricted	\$ 11,466	\$ -	\$ 5,587	\$ -	\$ -	\$ -	\$ 17,053
71400 Fraud Recovery	\$ -	\$ -	\$ 562	\$ -	\$ -	\$ -	\$ 562
71500 Other Revenue	\$ 33,530	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 33,530
71600 Gain or Loss on Sale of Capital Assets	\$ 19,095	\$ -	\$ 9,287	\$ -	\$ -	\$ -	\$ 28,382
72000 Investment Income - Restricted	\$ 4,683	\$ -	\$ 3,424	\$ -	\$ -	\$ -	\$ 8,107
70000 Total Revenue	\$ 1,384,577	\$ 10,352	\$ 4,745,167	\$ 20,832	\$ -	\$ -	\$ 6,160,928
91100 Administrative Salaries	\$ 179,111	\$ -	\$ 281,020	\$ -	\$ -	\$ -	\$ 460,131
91200 Auditing Fees	\$ 2,394	\$ -	\$ 3,906	\$ -	\$ -	\$ -	\$ 6,300
91400 Advertising and Marketing	\$ 185	\$ -	\$ 29	\$ -	\$ -	\$ -	\$ 214
91500 Employee Benefit contributions - Administrative	\$ 84,074	\$ -	\$ 112,636	\$ -	\$ -	\$ -	\$ 196,710
91600 Office Expenses	\$ 25,434	\$ -	\$ 27,229	\$ -	\$ -	\$ -	\$ 52,663
91700 Legal Expense	\$ 12,844	\$ -	\$ 2,314	\$ -	\$ -	\$ -	\$ 15,158
91800 Travel	\$ 791	\$ -	\$ 127	\$ -	\$ -	\$ -	\$ 918
91900 Other	\$ 6,285	\$ -	\$ 13,095	\$ -	\$ -	\$ -	\$ 19,380
91000 Total Operating - Administrative	\$ 311,118	\$ -	\$ 440,356	\$ -	\$ -	\$ -	\$ 751,474

Clermont Metropolitan Housing Authority
FDS Schedule Submitted to REAC
Proprietary Fund Type - Enterprise Fund
September 30, 2009

	Project Total	Formula Stimulus Grant	Housing Choice Vouchers	Shelter Plus Care	COCC	ELIM	Total
92400 Tenant Services - Other	\$ 1,868	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,868
92500 Total Tenant Services	\$ 1,868	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,868
93100 Water	\$ 44,991	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 44,991
93200 Electricity	\$ 122,020	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 122,020
93300 Gas	\$ 3,188	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,188
93800 Other Utilities Expense	\$ 24,437	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24,437
93000 Total Utilities	\$ 194,636	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 194,636
94100 Ordinary Maintenance and Operations - Labor	\$ 124,950	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 124,950
94200 Ordinary Maintenance and Operations - Materials and Other	\$ 67,052	\$ -	\$ 50,782	\$ -	\$ -	\$ -	\$ 117,834
94300 Ordinary Maintenance and Operations Contracts	\$ 113,094	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 113,094
94500 Employee Benefit Contributions - Ordinary Maintenance	\$ 61,346	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 61,346
94000 Total Maintenance	\$ 366,442	\$ -	\$ 50,782	\$ -	\$ -	\$ -	\$ 417,224
96110 Property Insurance	\$ 25,277	\$ -	\$ 4,425	\$ -	\$ -	\$ -	\$ 29,702
96120 Workmen's Compensation	\$ 14,494	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,494
96130 Workmen's Compensation	\$ 1,070	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,070
96140 All Other Insurance	\$ 12,080	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,080
96100 Total insurance Premiums	\$ 52,921	\$ -	\$ 4,425	\$ -	\$ -	\$ -	\$ 57,346
96200 Other General Expenses	\$ -	\$ -	\$ 2,635	\$ -	\$ -	\$ -	\$ 2,635
96210 Compensated Absences	\$ 2,347	\$ -	\$ 8,012	\$ -	\$ -	\$ -	\$ 10,359

Clermont Metropolitan Housing Authority
FDS Schedule Submitted to REAC
Proprietary Fund Type - Enterprise Fund
September 30, 2009

	Project Total	Formula Stimulus Grant	Housing Choice Vouchers	Shelter Plus Care	COCC	ELIM	Total
96300 Payments in Lieu of Taxes	\$ 21,792	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,792
96400 Bad debt - Tenant Rents	\$ 8,651	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,651
96000 Total Other General Expenses	\$ 32,790	\$ -	\$ 10,647	\$ -	\$ -	\$ -	\$ 43,437
96900 Total Operating Expenses	\$ 959,775	\$ -	\$ 506,210	\$ -	\$ -	\$ -	\$ 1,465,985
97000 Excess of Operating Revenue over Operating Expenses	\$ 424,802	\$ 10,352	\$ 4,238,957	\$ 20,832	\$ -	\$ -	\$ 4,694,943
97300 Housing Assistance Payments	\$ -	\$ -	\$ 4,442,960	\$ 20,662	\$ -	\$ -	\$ 4,463,622
97400 Depreciation Expense	\$ 476,887	\$ -	\$ 7,180	\$ -	\$ -	\$ -	\$ 484,067
90000 Total Expenses	\$ 1,436,662	\$ -	\$ 4,956,350	\$ 20,662	\$ -	\$ -	\$ 6,413,674
10010 Operating Transfer In	\$ 43,506	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 43,506
10020 Operating transfer Out	\$ (43,506)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (43,506)
10093 Transfers between Program/Project - In	\$ 10,352	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,352
10094 Transfers between Project/Program - Out	\$ -	\$ (10,352)	\$ -	\$ -	\$ -	\$ -	\$ (10,352)
10100 Total Other financing Sources (Uses)	\$ 10,352	\$ (10,352)	\$ -	\$ -	\$ -	\$ -	\$ -
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	\$ (41,733)	\$ -	\$ (211,183)	\$ 170	\$ -	\$ -	\$ (252,746)
11030 Beginning Equity	\$ 10,129,293	\$ -	\$ 1,270,079	\$ -	\$ -	\$ -	\$ 11,399,372
Ending Equity	\$ 10,087,560	\$ -	\$ 1,058,896	\$ 170	\$ -	\$ -	\$ 11,146,626
11170 Administrative Fee Equity	\$ -	\$ -	\$ 822,648	\$ -	\$ -	\$ -	\$ 822,648
11180 Housing Assistance Payments Equity	\$ -	\$ -	\$ 236,248	\$ -	\$ -	\$ -	\$ 236,248

Clermont Metropolitan Housing Authority
FDS Schedule Submitted to REAC
Proprietary Fund Type - Enterprise Fund
September 30, 2009

	Project Total	Formula Stimulus Grant	Housing Choice Vouchers	Shelter Plus Care	COCC	ELIM	Total
11190 Unit Months Available	2,628	-	10,692	55	-	-	13,375
11210 Number of Unit Months Leased	2,612	-	10,657	47	-	-	13,316
11270 Excess Cash	\$ 1,406,425	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,406,425
11610 Land Purchases	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
11620 Building Purchases	\$ 61,961	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 61,961
11630 Furniture & Equipment - Dwelling Purchases	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
11640 Furniture & Equipment - Administrative Purchases	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
11650 Leasehold Improvements Purchases	\$ 90,263	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 90,263
11660 Infrastructure Purchases	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
13510 CFFP Debt Service Payments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
13901 Replacement Housing Factor Funds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Clermont Metropolitan Housing Authority
PHA's Statement and Certification of Actual Modernization Cost
September 30, 2009

Capital Fund Program Number OH10P03850106

1. The Program Costs are as follows:

Funds Approved	\$323,507
Funds Expended	<u>323,507</u>
Excess (Deficiency) of Funds Approved	<u>\$ -0-</u>
Funds Advanced	\$323,507
Funds Expended	<u>323,507</u>
Excess (Deficiency) of Funds Advanced	<u>\$ -0-</u>

2. All costs have been paid and there are no outstanding obligations.
3. The Final Financial Status Report was signed and filed on March 18, 2009.
4. The final costs on the certification agree to the Authority's records.

Clermont Metropolitan Housing Authority
PHA's Statement and Certification of Actual Modernization Cost
September 30, 2009

Capital Fund Program Number OH10P03850107

5. The Program Costs are as follows:

Funds Approved	\$314,332
Funds Expended	<u>314,332</u>
Excess (Deficiency) of Funds Approved	<u>\$ -0-</u>
Funds Advanced	\$314,332
Funds Expended	<u>314,332</u>
Excess (Deficiency) of Funds Advanced	<u><u>\$ -0-</u></u>

6. All costs have been paid and there are no outstanding obligations.
7. The Final Financial Status Report was signed and filed on March 30, 2009.
8. The final costs on the certification agree to the Authority's records.

Clermont Metropolitan Housing Authority
 Schedule of Expenditures of Federal Award
 For the Year Ended September 30, 2009

FEDERAL GRANTOR / PASS THROUGH GRANTOR PROGRAM TITLES	CFDA NUMBER	EXPENDITURES
U.S. Department of Housing and Urban Development Direct Program		
Formula Capital Fund Stimulus Grant	14.885	\$10,352
Low Rent Public Housing	14.850a	685,846
Housing Choice Vouchers	14.871	4,726,307
Public Housing Capital Fund Program	14.872	217,406
Shelter Plus Care	14.238	<u>20,832</u>
TOTAL AWARDS		<u>\$5,660,743</u>



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

Board of Directors
Clermont Metropolitan Housing Authority

I have audited the financial statements of the business-type activities of the Clermont Metropolitan Housing Authority, Ohio, as of and for the year ended September 30, 2009, which collectively comprise the Clermont Metropolitan Housing Authority, Ohio's basic financial statements and have issued my report thereon dated February 19, 2010. I conducted my audit in accordance with auditing standards generally accepted in the United State of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States.

Internal Control over Financial Reporting

In planning and performing my audit, I considered Clermont Metropolitan Housing Authority, Ohio's internal control over financial reporting as a basis for designing my auditing procedures for the purpose of expressing my opinion on the financial statements, but no for the purpose of expressing an opinion on the effectiveness of the entity's internal control over financial reporting. Accordingly, I do not express an opinion on the effectiveness of the entity's internal control over financial reporting.

A control deficiency 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 misstatements on a timely basis. A significant deficiency is a control deficiency, or combination of control deficiencies, that adversely affects the entity's ability to initiate, authorize, record, process, or report financial data reliably in accordance with generally accepted accounting principles such that there is more than a remote likelihood that a misstatement of the authority's financial statements that is more than inconsequential will not be prevented or detected by the authority's internal control.

A material weakness is a significant deficiency, or combination of significant deficiencies, that results in more than a remote likelihood that a material misstatement of the financial statements will not be prevented or detected by the authority' internal control.

My consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and would not necessarily identify all deficiencies in internal control that might be significant deficiencies or material weaknesses. I did not identify any deficiencies in internal control over financial reporting that I consider to be material weaknesses, as defined above.

Compliance and Other Matters

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

This report is intended solely for the information and use of the board of directors, management, and federal awarding agencies and is not intended to be and should not be used by anyone other than these specified parties.

Salvatore Consiglio, CPA, Inc.

February 19, 2010



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**REPORT ON COMPLIANCE WITH REQUIREMENTS APPLICABLE TO
EACH MAJOR PROGRAM AND INTERNAL CONTROL OVER COMPLIANCE
IN ACCORDANCE WITH OMB CIRCULAR A-133**

Board of Directors
Clermont Metropolitan Housing Authority

Compliance

I have audited the compliance of the Clermont Metropolitan Housing Authority, Ohio, with the types of compliance requirements described in the U.S. Office of Management and Budget (OMB) Circular A-133 Compliance Supplement that are applicable to each of its major federal programs for the year ended September 30, 2009. Clermont Metropolitan Housing Authority, Ohio major federal programs are identified in the Summary of Auditor's result section of the accompanying Schedule of Findings and Questioned Costs. Compliance with the requirements of laws, regulations, contracts, and grants applicable to each of its major federal programs is the responsibility of Clermont Metropolitan Housing Authority, Ohio's management. My responsibility is to express an opinion on Clermont Metropolitan Housing Authority, Ohio's compliance based on my audit.

I conducted my audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States; and OMB Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*. Those standards and OMB Circular A-133 require that I plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the Clermont Metropolitan Housing Authority, Ohio's compliance with those requirements and performing such other procedures, as I considered necessary in the circumstances. I believe that my audit provides a reasonable basis for my opinion. My audit does not provide a legal determination on Clermont Metropolitan Housing Authority, Ohio's compliance with those requirements.

In my opinion, Clermont Metropolitan Housing Authority, Ohio, complied, in all material respects, with the requirements referred to above that are applicable to each of its major federal programs for the year ended September 30, 2009.

Internal Control Over Compliance

The management of Clermont Metropolitan Housing Authority, Ohio is responsible for establishing and maintaining effective internal control over compliance with requirements of laws, regulations, contracts, and grants applicable to federal programs. In planning and performing my audit, I considered Clermont Metropolitan Housing Authority, Ohio's internal control over compliance with requirements that could have a direct and material effect on a major federal program in order to determine my auditing procedures for the purpose of expressing my opinion on compliance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, I do not express an opinion on the effectiveness of the entity's internal control over compliance.

A control deficiency in an Authority's internal control over compliance 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 noncompliance with a type of compliance requirement of a federal program on a timely basis. A significant deficiency is a control deficiency, or combination of control deficiencies, that adversely affects the Authority's ability to administer a federal program such that there is more than a remote likelihood that noncompliance with a type of compliance requirement of a federal program that is more than inconsequential will not be prevented or detected by the Authority's internal control.

A material weakness is a significant deficiency, or combination of significant deficiencies, that results in more than a remote likelihood that material noncompliance with a type of compliance requirement of a federal program will not be prevented or detected by the Authority's internal control.

My consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and would not necessarily identify all deficiencies in internal control that might be significant deficiencies or material weaknesses. I did not identify any deficiencies in internal control over compliance that I consider to be material weaknesses, as defined above.

This report is intended for the information of the Board of Directors, management, and federal awarding agencies and is not intended to be and should not be used by anyone other than those specified parties.

Salvatore Consiglio, CPA, Inc.

February 19, 2010

Clermont Metropolitan Housing Authority
 Schedule of Findings and Questioned Costs
 OMB Circular A-133 § .505
 September 30, 2009

1. SUMMARY OF AUDITOR'S RESULTS
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Type of Financial Statement Opinion	Unqualified
Were there any significant deficiency reported as material weakness at the financial statement level (GAGAS)?	No
Were there any other significant deficiencies in internal control reported at the financial statement level (GAGAS)?	No
Was there any reported material non-compliance at the financial statement level (GAGAS)?	No
Were there any significant deficiency reported for any major federal programs as material weakness?	No
Were there any other significant deficiency reported for the major federal programs?	No
Type of Major Programs' Compliance Opinion	Unqualified
Are there any reportable findings under § .510?	No
Major Programs (list):	CFDA # 14.850 Low Rent Public Housing, and 14.871 – Housing Choice Voucher Program
Dollar Threshold: Type A/B Programs	Type A: > \$300,000 Type B: All Others
Low Risk Auditee?	Yes

2. FINDINGS RELATED TO THE FINANCIAL STATEMENTS
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There are no Findings or questioned costs for the year ended September 30, 2009.

3. FINDINGS REALTED TO FEDERAL AWARDS
--

There are no Findings or questioned costs for the year ended September 30, 2009.

Clermont Metropolitan Housing Authority
Schedule of Prior Audit Findings
September 30, 2009

The audit report for the fiscal year ending September 30, 2008 contained no audit finding.



Mary Taylor, CPA
Auditor of State

CLERMONT METROPOLITAN HOUSING AUTHORITY

CLERMONT COUNTY

CLERK'S CERTIFICATION

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

Susan Babbitt

CLERK OF THE BUREAU

**CERTIFIED
MAY 6, 2010**