Clermont Metropolitan Housing Authority

Financial statements

For the Year Ended September 30, 2007

Mary Taylor, CPA
Auditor of State

Board of Directors
Clermont Metropolitan Housing Authority
65 South Market Street
Batavia, Ohio 45103

We have reviewed the *Independent Auditors' Report* of the Clermont Metropolitan Housing Authority, Clermont County, prepared by Salvatore Consiglio, CPA, Inc., for the audit period October 1, 2006 through September 30, 2007. 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

May 1, 2008

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CLERMONT METROPOLITAN HOUSING AUTHORITY
AUDIT REPORT
FOR THE YEAR ENDED SEPTEMBER 30, 2007

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SALVATORE CONSIGLIO, CPA, INC.

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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, 2007, 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, 2007, 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 14, 2008, 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") is presented for purposes additional analysis as required by the Department of Housing and Urban Development and is not a required part of the financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and, in my opinion, are fairly presented in all material respect in relation to the basic financial statements taken as a whole.

Salvatore Consiglio, CPA, Inc.

February 14, 2008

CLERMONT METROPOLITAN HOUSING AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2007

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 $11,443,232 and $11,168,046 for 2007 and 2006 respectively. The Authority-wide statements reflect an increase in total assets of $275,186 or (2%) during 2007.

- Revenues increased by $21,830 (or .4%) during 2007, and were $6,058,445 for 2007 and $6,036,615 for 2006 respectively.

- The total expenses of all Authority programs increased by $140,728 (or 2%). Total expenses were $5,804,865 and $5,664,137 for 2007 and 2006 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":

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

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.

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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 and 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.

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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.

		2007		2006
Current and Other Assets	$	4,326,847	$	4,109,034
Capital Assets		7,116,385		7,059,012
Total Assets	$	11,443,232	$	11,168,046
Current Liabilities	$	134,612	$	105,524
Long-Term Liabilities		60,161		67,879
Total Liabilities		194,773		173,403
Net Assets:				
Investment in Capital Assets, net of Related Debt		7,116,385		7,059,012
Restricted Net Assets		2,089,635		2,030,604
Unrestricted Net Assets		2,042,439		1,905,027
Total Net Assets		11,248,459		10,994,643
Total Liabilities and Net Assets	$	11,443,232	$	11,168,046
For more detail information see Statement of Net Assets presented elsewhere in this report.				

Major Factors Affecting the Statement of Net Assets

During 2007, current and other assets increased by $217,813, and total liabilities increased by $21,370. The current and other assets, primarily cash increased due to the investment income and an increase in operating HUD PHA operating grants from the previous year. Liabilities increased due to the increase in compensated absences, and other non-current liabilities.

Capital assets also changed, increasing from $7,059,012 to $7,116,385. The increase may be contributed primarily the current year construction in progress and other improvements to the public housing stock. For more detail see "Capital Assets" on table 4.

TABLE 2

CHANGE OF RESTRICTED AND UNRESTRICTED NET ASSETS

Table 2 presents details on the change in Net Assets

	Unrestricted	**Restricted**	**Inv Capt Asset**
Beginning Balance - September 30, 2006	$1,905,027	$2,030,604	$7,059,012
Results of Operation	253,580	0	0
Adjustments:			
Current year Depreciation Expense (1)	455,717	0	(455,717)
Capital Expenditure (2)	(523,830)	0	523,830
Gain from sale of Capital Assets	(3,749)	0	3,749
Proceeds from sale of capital assets	14,490	0	(14,490)
Transfer to restricted net assets	(59,031)	59,031	0
Prior Period Adjustment	236	0	0
Rounding Adjustment	(1)	0	1
Ending Balance - September 30, 2007	$2,042,439	$2,089,635	$7,116,385

(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

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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.

	2007	2006
Revenues		
Total Tenant Revenues	$ 341,917	$ 315,782
Operating Subsidies	5,312,383	5,197,895
Capital Grants	153,803	323,082
Investment Income	214,351	173,424
Other Revenues	35,991	26,432
Total Revenues	**6,058,445**	**6,036,615**
Expenses		
Administrative	737,659	712,450
Tenant Services	1,523	10,637
Utilities	161,552	149,076
Maintenance	338,078	370,742
General Expenses	71,948	68,054
Housing Assistance Payments	4,038,388	3,909,517
Depreciation	455,717	443,661
Total Expenses	**5,804,865**	**5,664,137**
Net Increases (Decreases)	**$ 253,580**	**$ 372,478**

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

Total revenue increased by $21,830 in comparison with last year statements. The increase is due mainly to the following:

- Operating grants increased by $114,488 due to additional funding for the Housing Choice Voucher program.

- Capital grant income decreased by $169,279 does to fewer activities funded with by the CFP Program.

- Investment income increased by $40,927. This increase was due to the additional cash available to invest during the years from the proceeds received from the sale of public housing units in 2006.

- Tenant rent revenue increased by $26,135 due to change in family composition.

Total expenses increased from last year by $140,728. This increase was due to the following activities:

- Administrative expenses increased in the areas of compensated absences, employee benefits, utilities, maintenance operations, Payment in Lieu of Taxes and bad debt from uncollected tenant rents.

- The housing assistance payments for the Housing Choice Voucher program increased from the previous year by $128,871.

- The depreciation costs increased slightly from the previous year by $12,056.

CAPITAL ASSETS

Capital Assets

As of year end, the Authority had $7,116,385 invested in a variety of capital assets as reflected in the following schedule, which represents a net increase (current purchases less depreciation) of $57,373 or 1% from the end of last year.

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TABLE 4

CAPITAL ASSETS AT YEAR-END
(NET OF DEPRECIATON)

	2007	2006
Land and Land Rights	$ 2,188,116	$ 2,188,116
Buildings	12,349,977	12,131,520
Equipment	237,168	247,694
Leasehold Improvement	76,667	18,225
Construction in Progress	344,401	128,658
Accumulated Depreciation	(8,079,944)	(7,655,201)
Total	$ 7,116,385	$ 7,059,012

The following reconciliation summarizes the change in Capital Assets.

TABLE 5

CHANGE IN CAPITAL ASSETS

Beginning Balance - September 30, 2006	$ 7,059,012
Current year Additions	523,830
Current year Disposal net of Depreciation	(10,740)
Current year Depreciation Expense	(455,717)
Ending Balance - September 30, 2007	$ 7,116,385

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

DEBIT

Debt Outstanding

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

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, 2007

ASSETS	
Current assets	
Cash and cash equivalents	$1,467,682
Restricted cash and cash equivalents	2,130,031
Investments	627,213
Restricted Investments	30,699
Receivables, net	63,330
Prepaid expenses and other assets	7,892
Total current assets	**4,326,847**
Noncurrent assets	
Capital assets:	
Land	2,188,116
Building and equipment	12,663,812
Construction in Progress	344,401
Less accumulated depreciation	(8,079,944)
Total noncurrent assets	***7,116,385***
Total assets	**$11,443,232**
LIABILITIES	
Current liabilities	
Accounts payable	$39,681
Accrued liabilities	36,250
Intergovernmental payables	18,036
Tenant security deposits	40,396
Deferred revenue	249
Total current liabilities	***134,612***
Noncurrent liabilities	
Accrued compensated absences non-current	29,462
Noncurrent liabilities - other	30,699
Total noncurrent liabilities	***60,161***
Total liabilities	**$194,773**

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, 2007

NET ASSETS	
Invested in capital assets, net of related debt	$7,116,385
Restricted net assets	2,089,635
Unrestricted net assets	2,042,439
Total net assets	**$11,248,459**

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, 2007

OPERATING REVENUES	
Tenant Revenue	$341,917
Government operating grants	5,312,383
Other revenue	32,242
Total operating revenues	**5,686,542**
OPERATING EXPENSES	
Administrative	737,659
Tenant services	1,523
Utilities	161,552
Maintenance	338,078
General	71,948
Housing assistance payment	4,038,388
Depreciation	455,717
Total operating expenses	***5,804,865***
Operating income (loss)	**(118,323)**
NONOPERATING REVENUES (EXPENSES)	
Interest and investment revenue	214,351
Miscellaneous revenue	3,749
Total nonoperating revenues (expenses)	***218,100***
Income (loss) before contributions and transfers	99,777
Capital grants	153,803
Change in net assets	253,580
Total net assets - beginning	10,994,643
Prior Period Adjustment	236
Total net assets - ending	**$11,248,459**

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, 2007

CASH FLOWS FROM OPERATING ACTIVITIES	
Operating grants received	$5,254,404
Tenant revenue received	340,249
Other revenue received	35,991
General and administrative expenses paid	(1,290,956)
Housing assistance payments	(4,038,388)
Net cash provided (used) by operating activities	**301,300**
CASH FLOWS FROM INVESTING ACTIVITIES	
Interest earned	214,351
Transfer from restricted investments	1,362,187
Net cash provided (used) by investing activities	**1,576,538**
CASH FLOWS FROM CAPITAL AND RELATED ACTIVITIES	
Proceeds from sale of capital assets	14,490
Capital grant funds received	153,803
Property and equipment purchased	(513,090)
Net cash provided (used) by capital and related activities	**(344,797)**
Net increase (decrease) in cash	1,533,041
Cash and cash equivalents - Beginning of year	2,064,672
Cash and cash equivalents - End of year	**$3,597,713**

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, 2007

RECONCILIATION OF OPERATING INCOME TO NET CASH PROVIDED BY OPERATING ACTIVITIES	
Net Operating Income (Loss)	($118,323)
Activities	
- Depreciation	455,717
- (Increases) Decreases in Accounts Receivable	(58,719)
- (Increases) Decreases in Prepaid Assets	1,255
- Increases (Decreases) in Accounts Payable	4,878
- Increases (Decreases) in Accounts Payable - Intergovernmental	1,365
- Increases (Decreases) in Accrued Expenses Payable	537
- Increases (Decreases) in Compensated Absence Payable	3,471
- Increases (Decreases) in Deferred Revenue	72
- Increases (Decreases) in Other Noncurrent Liabilities	9,964
- Increases (Decreases) in Tenant Security Deposits	1,083
Net cash provided by operating activities	**$301,300**

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

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.

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.

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 pubic 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, 2007 totaled $214,351. The interest earned represent interest from unrestricted investments of $104,071 and interest earned from restricted investments of $110,280.

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.

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.

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

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

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.

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, 2007, the carrying amount of the Authority's deposits totaled $4,255,625 and its bank balance was $4,280,483. Based on the criteria described in GASB Statement No. 40, "Deposit and Investment Risk Disclosure," as of September 30, 2007, $4,180,483 was exposed to custodial risk as discussed below, while $100,000 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.

NOTE 3: RESTRICTED CASH AND INVESTMENT

Restricted cash balance as of September 30, 2007 of $2,130,031 represent cash on hand for the following:

- Proceeds from the sale of the PHA scattered sites plus interest earned	$1,787,381
- Tenant security deposit	$40,396
- Cash on hand advance from HUD to be used for tenants housing assistance payments	$302,254

The restricted investment balance of $30,699 represent FSS Escrow balance held for tenants participating in the Program.

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, 2007 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 09/30/06	Adjust.	Additions	Deletion	Balance 09/30/07
Capital Assets Not Being Depreciated:					
Land	$2,188,116	$0	$0	$0	$2,188,116
Construction in Progress	128,658	(128,658)	344,401	0	344,401
Total Capital Assets Not Being Depreciated	**2,316,774**	**(128,658)**	**344,401**	**0**	**2,532,517**
Capital Assets Being Depreciated:					
Buildings	12,131,521	73,206	145,250	0	12,349,977
Furnt, Mach. & Equip – Dwlg.	2,990	(2,990)	0	0	0
Furnt, Mach. & Equip - Admin	244,704	0	34,179	(41,715)	237,168
Leasehold Improvement	18,225	58,442	0	0	76,667
Total Capital Assets Being Depreciated	**12,397,440**	**128,658**	**179,429**	**(41,715)**	**12,663,812**
Accumulated Depreciation:					
Buildings	(7,467,477)	(6,943)	(407,388)	0	(7,881,808)
Furnt, Mach. & Equip – Dwlg.	(2,990)	2,990	0	0	0
Furnt, Mach. & Equip - Admin	(184,733)	3,953	(30,952)	30,973	(180,759)
Leasehold Improvement	0	0	(17,377)	0	(17,377)
Total Accum Depreciation	**(7,655,200)**	**0**	**(455,717)**	**30,973**	**(8,079,944)**
Total Capital Assets Being Depreciated, Net	**4,742,240**	**128,658**	**(276,288)**	**(10,742)**	**4,583,868**
Total Capital Assets, Net	**$7,059,014**	**$0**	**$68,113**	**(10,742)**	**$7,116,385**

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 were required to contribute 9.0 percent of their annual covered salary to fund pension obligations and the employer pension contribution rate was 13.7 percent. Effective January 1, 2007 the rates increase to 9.5 percent for members and 13.85 for employers. The contribution rates are determined actuarially. The Authority's required contributions to OPERS for the years ended September 30, 2007, 2006 and 2005 were $78,114, $74,516, and $73,522, respectively. Ninety-Two percent has been contributed for 2007. All required contributions for the two previous years have been paid.

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. 12. 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 2007 employer contribution rate (identified above) that was used to fund health care for the year ended September 30, 2007 was 5 percent of covered payroll, which amounted to $28,282. 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, 2006. 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 2006 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 5% for the next 8 years. In subsequent years (9 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 374,979. The actuarial value of the OPERS' net assets available for OPEB at December 31, 2006 was $12 billion. The actuarially accrued liability and the unfunded actuarial accrued liability, based on the actuarial cost method used, were $30.7 billion and $18.7 billion, respectively.

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 and in 2007 and January 1, 2008, which allow additional funds to be allocated to the health care plan.

NOTE 8: 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, 2007					
Line Item No.	Account Description	Low Rent Public Housing	Housing Choice Vouchers	Public Housing Capital Fund Program	Total
111	Cash - Unrestricted	$1,389,938	$77,744	$0	$1,467,682
112	Cash - Restricted - Modernization and Development	$1,787,381	$0	$0	$1,787,381
113	Cash - Other Restricted	$0	$302,254	$0	$302,254
114	Cash - Tenant Security Deposits	$40,396	$0	$0	$40,396
100	Total Cash	$3,217,715	$379,998	$0	$3,597,713
122	Accounts Receivable - HUD Other Projects	$0	$0	$59,581	$59,581
126	Accounts Receivable - Tenants - Dwelling Rents	$4,024	$0	$0	$4,024
126.1	Allowance for Doubtful Accounts - Dwelling Rents	($275)	$0	$0	($275)
120	Total Receivables, net of allowances for doubtful accounts	$3,749	$0	$59,581	$63,330
131	Investments - Unrestricted	$0	$627,213	$0	$627,213
132	Investments Restricted - FSS Escrow	$0	$30,699	$0	$30,699
142	Prepaid Expenses and Other Assets	$7,892	$0	$0	$7,892
144	Interprogram Due From	$79,721	$0	$0	$79,721
150	Total Current Assets	$3,309,077	$1,037,910	$59,581	$4,406,568
161	Land	$2,188,116	$0	$0	$2,188,116
162	Buildings	$11,838,893	$34,425	$476,659	$12,349,977
164	Furniture, Equipment & Machinery - Administration	$192,809	$35,806	$8,553	$237,168
165	Leasehold Improvements	$0	$0	$76,667	$76,667
166	Accumulated Depreciation	($8,008,151)	($33,866)	($37,927)	($8,079,944)
167	Construction In Progress	$344,401	$0	$0	$344,401
160	Total Fixed Assets, Net of Accumulated Depreciation	$6,556,068	$36,365	$523,952	$7,116,385
180	Total Non-Current Assets	$6,556,068	$36,365	$523,952	$7,116,385
190	Total Assets	$9,865,145	$1,074,275	$583,533	$11,522,953
312	Accounts Payable <= 90 Days	$27,080	$12,601	$0	$39,681
321	Accrued Wage/Payroll Taxes Payable	$4,308	$0	$0	$4,308
322	Accrued Compensated Absences - Current Portion	$18,614	$13,328	$0	$31,942
333	Accounts Payable - Other Government	$18,036	$0	$0	$18,036
341	Tenant Security Deposits	$40,396	$0	$0	$40,396
342	Deferred Revenues	$249	$0	$0	$249
347	Interprogram Due To	$0	$20,140	$59,581	$79,721

Clermont Metropolitan Housing Authority FDS Schedule Submitted To REAC Proprietary Fund Type – Enterprise Fund September 30, 2007					
Line Item No.	Account Description	Low Rent Public Housing	Housing Choice Vouchers	Public Housing Capital Fund Program	Total
310	Total Current Liabilities	$108,683	$46,069	$59,581	$214,333
354	Accrued Compensated Absences - Non Current	$16,149	$13,313	$0	$29,462
353	Noncurrent Liabilities - Other	$0	$30,699	$0	$30,699
350	Total Noncurrent Liabilities	$16,149	$44,012	$0	$60,161
300	Total Liabilities	$124,832	$90,081	$59,581	$274,494
508.1	Invested in Capital Assets, Net of Related Debt	$6,556,068	$36,365	$523,952	$7,116,385
511.1	Restricted Net Assets	$1,787,381	$302,254	$0	$2,089,635
512.1	Unrestricted Net Assets	$1,396,864	$645,575	$0	$2,042,439
513	Total Equity/Net Assets	$9,740,313	$984,194	$523,952	$11,248,459
600	Total Liabilities and Equity/Net Assets	$9,865,145	$1,074,275	$583,533	$11,522,953
703	Net Tenant Rental Revenue	$336,418	$0	$0	$336,418
704	Tenant Revenue - Other	$5,499	$0	$0	$5,499
705	Total Tenant Revenue	$341,917	$0	$0	$341,917
706	HUD PHA Operating Grants	$500,833	$4,663,842	$147,708	$5,312,383
706.1	Capital Grants	$0	$0	$153,803	$153,803
711	Investment Income - Unrestricted	$67,666	$36,405	$0	$104,071
714	Fraud Recovery	$0	$2,238	$0	$2,238
715	Other Revenue	$26,861	$3,143	$0	$30,004
716	Gain/Loss on Sale of Fixed Assets	$3,749	$0	$0	$3,749
720	Investment Income - Restricted	$101,179	$9,101	$0	$110,280
700	Total Revenue	$1,042,205	$4,714,729	$301,511	$6,058,445
911	Administrative Salaries	$133,289	$238,887	$36,781	$408,957
912	Auditing Fees	$2,280	$3,720	$0	$6,000
914	Compensated Absences	$34,763	$26,641	$0	$61,404
915	Employee Benefit Contributions - Administrative	$65,367	$94,948	$10,374	$170,689
916	Other Operating - Administrative	$42,729	$47,880	$0	$90,609
924	Tenant Services - Other	$1,523	$0	$0	$1,523
931	Water	$39,851	$0	$0	$39,851
932	Electricity	$96,943	$0	$0	$96,943
933	Gas	$2,402	$0	$0	$2,402

Clermont Metropolitan Housing Authority FDS Schedule Submitted To REAC Proprietary Fund Type – Enterprise Fund September 30, 2007					
Line Item No.	Account Description	Low Rent Public Housing	Housing Choice Vouchers	Public Housing Capital Fund Program	Total
938	Other Utilities Expense	$22,356	$0	$0	$22,356
941	Ordinary Maintenance and Operations - Labor	$99,332	$0	$0	$99,332
942	Ordinary Maintenance and Operations - Materials and Other	$57,248	$33,273	$0	$90,521
943	Ordinary Maintenance and Operations - Contract Costs	$100,079	$0	$0	$100,079
945	Employee Benefit Contributions - Ordinary Maintenance	$48,146	$0	$0	$48,146
961	Insurance Premiums	$48,395	$3,133	$0	$51,528
962	Other General Expenses	$0	$900	$0	$900
963	Payments in Lieu of Taxes	$18,036	$0	$0	$18,036
964	Bad Debt - Tenant Rents	$1,484	$0	$0	$1,484
969	Total Operating Expenses	$814,223	$449,382	$47,155	$1,310,760
970	Excess Operating Revenue over Operating Expenses	$227,982	$4,265,347	$254,356	$4,747,685
973	Housing Assistance Payments	$0	$4,038,388	$0	$4,038,388
974	Depreciation Expense	$422,977	$4,126	$28,614	$455,717
900	Total Expenses	$1,237,200	$4,491,896	$75,769	$5,804,865
1001	Operating Transfers In	$100,553	$0	$0	$100,553
1002	Operating Transfers Out	$0	$0	($100,553)	($100,553)
1010	Total Other Financing Sources (Uses)	$100,553	$0	($100,553)	$0
1000	Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	($94,442)	$222,833	$125,189	$253,580
1103	Beginning Equity	$9,834,519	$761,361	$398,763	$10,994,643
1104	Prior Period Adjustments, Equity Transfers and Correction of Errors	$236	$0	$0	$236
	Ending Equity	$9,740,313	$984,194	$523,952	$11,248,459
1120	Unit Months Available	2,436	10,619	0	13,055
1121	Number of Unit Months Leased	2,419	10,619	0	13,038
1117	Administrative Fee Equity	$0	$681,940	$0	$681,940
1118	Housing Assistance Payments Equity	$0	$302,254	$0	$302,254

Clermont Metropolitan Housing Authority
Schedule of Expenditures of Federal Award
For the Year Ended September 30, 2007

FEDERAL GRANTOR / PASS THROUGH GRANTOR PROGRAM TITLES	**CFDA NUMBER**	**EXPENDITURES**
U.S. Department of Housing and Urban Development Direct Program		
Low Rent Public Housing	14.850a	$500,833
Housing Choice Vouchers	14.871	4,663,842
Public Housing Capital Fund Program	14.872	301,511
TOTAL AWARDS		**$5,466,186**

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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, 2007, which collectively comprise the Clermont Metropolitan Housing Authority, Ohio's basic financial statements and have issued my report thereon dated February 14, 2008. 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 that these specified parties.

Salvatore Consiglio, CPA, Inc.

February 14, 2008

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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, 2007. 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, 2007.

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 14, 2008

Clermont Metropolitan Housing Authority
Schedule of Findings and Questioned Costs
OMB Circular A-133 § .505
September 30, 2007

1. SUMMARY OF AUDITOR'S RESULTS

Type of Financial Statement Opinion	Unqualified
Were there any material control weakness conditions reported at the financial statement level (GAGAS)?	No
Were there any other reportable control weakness conditions 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 material internal control weakness conditions reported for major federal programs?	No
Were there any other reportable internal control weakness conditions reported for 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 and 14.871 – Low Rent Public Housing and 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

There are no Findings or questioned costs for the year ended September 30, 2007.

3. FINDINGS REALTED TO FEDERAL AWARDS

There are no Findings or questioned costs for the year ended September 30, 2007.

Clermont Metropolitan Housing Authority
Schedule of Prior Audit Findings
September 30, 2007

The audit report for the fiscal year ending September 30, 2006 contained no audit finding.

Mary Taylor, CPA
Auditor of State

CLERMONT COUNTY 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 13, 2008

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