

Clinton Metropolitan Housing Authority

Financial Statements

For the Year Ended December 31, 2007



Mary Taylor, CPA
Auditor of State

Board of Directors
Clinton Metropolitan Housing Authority
478 Thorne Avenue
Wilmington, Ohio 45177

We have reviewed the *Independent Auditors' Report* of the Clinton Metropolitan Housing Authority, Clinton County, prepared by Salvatore Consiglio, CPA, Inc., for the audit period January 1, 2007 through December 31, 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 Clinton Metropolitan Housing Authority is responsible for compliance with these laws and regulations.

Mary Taylor

Mary Taylor, CPA
Auditor of State

July 25, 2008

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CLINTON METROPOLITAN HOUSING AUTHORITY
AUDIT REPORT
FOR THE YEAR ENDED DECEMBER 31, 2007

TABLE OF CONTENTS

	<u>PAGE</u>
Independent Auditor's Report	1-2
Managements Discussion and Analysis	3-10
Statement of Net Assets - Proprietary Fund Type - Enterprise Fund	11
Statement of Revenues, Expenses, and Changes in Fund Net Assets - Proprietary Fund Type - Enterprise Fund	12
Statement of Cash Flows - Proprietary Fund Type – Enterprise Fund	13-14
Notes to the Financial Statements	15-24
Supplemental Data:	
FDS Schedule Submitted To REAC	25-27
Schedule of Expenditures of Federal Awards	28
Report on Compliance and on Internal Control Over Financial Reporting Based on an Audit of Financial Statements Performed in Accordance with Government Auditing Standards	29-30
Report on Compliance with Requirements Applicable to Each Major Program and Internal Control over Compliance in Accordance with OMB Circular A-133	31-32
Schedule of Findings and Questioned Costs	33-35
Schedule of Prior Audit Findings	36

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Independent Auditors' Report

Board of Directors
Clinton Metropolitan Housing Authority

I have audited the accompanying financial statements of the business-type activities of Clinton Metropolitan Housing Authority, Ohio, as of and for the year ended December 31, 2007, which collectively comprise the Authority basic financial statements as listed in the table of contents. These financial statements are the responsibility of the Clinton 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 respective financial position of the business-type activities of the Clinton Metropolitan Housing Authority, Ohio, as of December 31, 2007, and the respective changes in financial position and the 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 June 4, 2008, on my consideration of Clinton Metropolitan Housing Authority, Ohio's internal control over financial reporting and my tests of its compliance with certain provisions of laws, regulations, contracts and grant 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 considered in conjunction with this report in considering the results 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 an opinion on the financial statements that collectively comprise the Clinton 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 basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and, in my opinion, is fairly presented in all material respect in relation to the basic financial statements taken as a whole.

Salvatore Consiglio, CPA, Inc.
June 4, 2008

**CLINTON METROPOLITAN HOUSING AUTHORITY
MANAGEMENT’S DISCUSSION AND ANALYSIS (M D & A)
Year Ended DECEMBER 31, 2007**

Unaudited

Clinton Metropolitan Housing Authority’s (“the Authority”) management’s discussion and analysis is designed to (a) assist the reader in focusing on significant financial issues, (b) provide an overview of the Authority’s financial activity, (c) identify changes in the Authority’s financial position, 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 statements (beginning on page 12).

FINANCIAL HIGHLIGHTS

- The Authority’s net assets decreased by \$53,699 (or 6.3 %) during 2007. Since the Authority engages only in business-type activities, the increase is all in the category of business-type net assets. Net Assets were \$791,183 and \$844,882 for 2007 and 2006 respectively.
- Revenues increased by \$10,707 (or 0.70%) during 2007, and were \$1,546,043 and \$1,535,336 for 2007 and 2006 respectively. The increase in revenue was mainly due to interest earned on cash on hand.
- The total expenses of all Authority programs increased by \$202,873 (or 14.52%). Total expenses were \$1,599,742 and \$1,396,869 for 2007 and 2006 respectively. The increase in expenses was mainly due to additional housing assistance payments made during the year.

USING THIS ANNUAL REPORT

The Report includes three major sections, the “Management’s Discussion and Analysis (MD&A)”, “Basic Financial Statements”, and “Other Required Supplementary Information”:

<p>MD&A</p> <p>~ Management’s Discussion & Analysis ~</p>

**CLINTON METROPOLITAN HOUSING AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS (M D & A)
Year Ended DECEMBER 31, 2007**

Unaudited

Basic Financial Statements

~ **Authority-wide Financial Statements** ~

Other Required Supplementary Information

~ **Required Supplementary Information** ~
(other than the MD&A)

The primary focus of the Authority's financial statements is on both the Authority as a whole (Authority-wide) and the major individual funds. Both perspectives (authority-wide and major fund) allow the user to address relevant questions, broaden a basis for comparison (year to year or Authority to Authority) and enhance the Authority's accountability.

Authority-Wide Financial Statements

The Authority-wide 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 known 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.

**CLINTON METROPOLITAN HOUSING AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS (M D & A)
Year Ended DECEMBER 31, 2007**

Unaudited

Authority-Wide Financial Statements (continued)

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 Debt", or "Restricted Net Assets".

The Authority-wide financial statements also include a Statement of Revenues, Expenses and Changes in Fund Net Assets (similar to an Income Statement). This Statement includes Operating Revenues, 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.

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 Funds

Business Type Fund

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.

**CLINTON METROPOLITAN HOUSING AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS (M D & A)
Year Ended DECEMBER 31, 2007**

Unaudited

Business Type Fund (continued)

Public Housing Program – The Authority does not have any public housing units that it is currently administering. The public housing assets were sold in prior years. Part of the proceeds from the sale of the property was used to purchase and renovate a single family home. This home will be used to operate a homeownership program. The goal of the Authority is to continue the homeownership program with the remaining public housing cash balance on hand.

AUTHORITY-WIDE 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

STATEMENT OF NET ASSETS

	<u>2007</u>	<u>2006</u>
Current and Other Assets	\$ 617,713	\$ 680,588
Capital Assets	<u>192,436</u>	<u>179,209</u>
Total Assets	<u>\$ 810,149</u>	<u>\$ 859,797</u>
Current Liabilities	\$ 7,163	\$ 14,915
Long-Term Liabilities	<u>11,803</u>	<u>-</u>
Total Liabilities	<u>18,966</u>	<u>14,915</u>
Net Assets:		
Investment in Capital Assets, net of Related Debt	192,436	179,209
Restricted net assets	482,142	-
Unrestricted Net Assets	<u>116,605</u>	<u>665,673</u>
Total Net Assets	<u>791,183</u>	<u>844,882</u>
Total Liabilities and Net Assets	<u>\$ 810,149</u>	<u>\$ 859,797</u>

For more detailed information see page 11 for the Statement of Net Assets.

**CLINTON METROPOLITAN HOUSING AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS (M D & A)
Year Ended DECEMBER 31, 2007**

Unaudited

Major Factors Affecting the Statement of Net Assets

During 2007, current and other assets decreased by \$62,875. Current liabilities decreased by \$7,752. The current and other assets, primarily cash, decreased due to current year activities, especially additional expenses incurred for housing assistance payments.

The decrease in liabilities is due to change in current year activities.

Capital assets increased from \$179,209 to \$192,436. The \$13,227 increase is due to renovation costs for the homeownership home less depreciation expense. For more detail see "Capital Assets and Debt Administration" below.

Table 2 presents details on the change in Unrestricted Net Assets

**TABLE 2
CHANGE OF TOTAL NET ASSETS**

	<u>Unrestricted</u>	<u>Restricted Net Assets</u>	<u>Investment in Capital Assets</u>
Beginning Balance - December 31, 2006	\$ 665,673	\$ -	\$ 179,209
Results of Operation	(53,699)	-	-
Adjustments:			
Current year Depreciation Expense (1)	19,375	-	(19,375)
Capital Expenditure	(32,602)	-	32,602
Prior Period Adjustment	-	-	
Transfer Between Net Assets	<u>(482,142)</u>	<u>482,142</u>	<u>-</u>
Ending Balance - December 31, 2007	<u>\$ 116,605</u>	<u>\$ 482,142</u>	<u>\$ 192,436</u>

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

While the results of operations are a significant measure of the Authority's activities, the analysis of the changes in Total Net Assets provides a clearer change in financial well-being.

**CLINTON METROPOLITAN HOUSING AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS (M D & A)
Year Ended DECEMBER 31, 2007**

Unaudited

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 in Business-Type Activities.

	<u>2007</u>	<u>2006</u>
<u>Revenues</u>		
Operating Subsidies	\$ 1,515,964	\$ 1,516,500
Investment Income	26,715	16,399
Other Revenues	3,364	2,437
	<u>1,546,043</u>	<u>1,535,336</u>
<u>Expenses</u>		
Administrative	170,155	167,435
Utilities	3,878	2,648
Maintenance	3,888	5,510
General Expenses	3,201	3,415
Housing Assistance Payments	1,399,245	1,197,423
Depreciation	19,375	20,438
	<u>1,599,742</u>	<u>1,396,869</u>
Net Increases (Decreases)	\$ <u>(53,699)</u>	\$ <u>138,467</u>

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

Total Revenue increased for the year by \$10,707. The increase was mainly due to an increase in interest earned due to cash on hand from sale of the Public Housing units and excess cash advance received from HUD for the Voucher Program.

The increase in total expenses was strictly due to additional Housing Assistance Payments during the year.

**CLINTON METROPOLITAN HOUSING AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS (M D & A)
Year Ended DECEMBER 31, 2007**

Unaudited

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

As of year end, the Authority had \$192,436 invested in a variety of capital assets as reflected in the following schedule, which represents a net increase (addition, deductions and depreciation) of \$13,227 or 7% from the end of last year. As explained earlier, the increase is due to renovation costs for the homeownership home less depreciation expense.

TABLE 4

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

	<u>2007</u>	<u>2006</u>
Land and Land Rights	\$ 6,750	\$ 6,750
Buildings	353,190	353,190
Equipment	44,405	44,405
Construction in Progress	-	19,931
Leasehold Improvements	52,533	-
Accumulated Depreciation	<u>(264,442)</u>	<u>(245,067)</u>
Total	<u>\$ 192,436</u>	<u>\$ 179,209</u>

The following reconciliation summarizes the change in Capital Assets, which is presented in detail on page 22 of the notes.

**CLINTON METROPOLITAN HOUSING AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS (M D & A)
Year Ended DECEMBER 31, 2007**

Unaudited

TABLE 5

**CHANGE IN CAPITAL ASSETS
(IN THOUSANDS)**

Beginning Balance - December 31, 2006	\$	179,209
Current year Additions		32,602
Current year Depreciation Expense		<u>(19,375)</u>
 Ending Balance - December 31, 2007	 \$	 <u><u>192,436</u></u>
 Current year Additions are summarized as follows:		
Rehab of House Purchased	\$	<u>32,602</u>
 Total 2007 Additions	 \$	 <u><u>32,602</u></u>

ECONOMIC FACTORS

Significant economic factors affecting the Authority are as follows:

- Federal funding provide 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 Kathy Collins, Executive Director of the Clinton Metropolitan Housing Authority, at (937) 382-5749. Specific requests may be submitted to the Clinton Metropolitan Housing Authority at 478 Thorne Avenue, Wilmington, OH 45177.

CLINTON METROPOLITAN HOUSING AUTHORITY
Statement of Net Assets
Proprietary Funds
December 31, 2007

ASSETS

Current assets

Cash and cash equivalents	\$200,837
Restricted cash and cash equivalents	406,462
Receivables, net	1,397
Prepaid expenses and other assets	9,017
Total current assets	<u>617,713</u>

Noncurrent assets

Capital assets:

Land	6,750
Building and equipment	450,128
Less accumulated depreciation	(264,442)
Total noncurrent assets	<u>192,436</u>

Total assets	<u><u>\$810,149</u></u>
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LIABILITIES

Current liabilities

Accounts payable	\$975
Accrued liabilities	1,302
Intergovernmental payables	1,320
Tenant security deposits	370
Other current liabilities	3,196
Total current liabilities	<u>7,163</u>

Noncurrent liabilities

Accrued compensated absences non-current	2,995
Noncurrent liabilities - other	8,808
Total noncurrent liabilities	<u>11,803</u>
Total liabilities	<u><u>\$18,966</u></u>

NET ASSETS

Invested in capital assets, net of related debt	\$192,436
Restricted net assets	482,142
Unrestricted net assets	116,605
Total net assets	<u><u>\$791,183</u></u>

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

CLINTON METROPOLITAN HOUSING AUTHORITY
Statement of Revenues, Expenses, and Changes in Fund Net Assets
Proprietary Funds
For the Year Ended December 31, 2007

OPERATING REVENUES

Government operating grants	\$1,515,964
Other revenue	3,364
Total operating revenues	<u>1,519,328</u>

OPERATING EXPENSES

Administrative	170,155
Utilities	3,878
Maintenance	3,888
General	3,201
Housing assistance payment	1,399,245
Depreciation	19,375
<i>Total operating expenses</i>	<u>1,599,742</u>
Operating income (loss)	<u>(80,414)</u>

NONOPERATING REVENUES (EXPENSES)

Interest and investment revenue	26,715
<i>Total nonoperating revenues (expenses)</i>	<u>26,715</u>
Income (loss) before contributions and transfers	(53,699)

Change in net assets	(53,699)
Total net assets - beginning	844,882
Total net assets - ending	<u><u>\$791,183</u></u>

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

CLINTON METROPOLITAN HOUSING AUTHORITY
Statement of Cash Flows
Proprietary Fund Type
For the Year Ended December 31, 2007

CASH FLOWS FROM OPERATING ACTIVITIES	
Operating grants received	\$1,515,964
Other revenue received	2,705
Total operating expenses paid	(180,240)
Housing Assistance Payments	<u>(1,399,245)</u>
Net cash provided (used) by operating activities	<u>(60,816)</u>
CASH FLOWS FROM INVESTING ACTIVITIES	
Interest earned	<u>26,715</u>
Net cash provided (used) by investing activities	<u>26,715</u>
CASH FLOWS FROM CAPITAL AND RELATED ACTIVITIES	
Property and equipment purchased	<u>(32,602)</u>
Net cash provided (used) by capital and related activities	<u>(32,602)</u>
Net increase (decrease) in cash	(66,703)
Cash and cash equivalents - Beginning of year	<u>674,002</u>
Cash and cash equivalents - End of year	<u><u>\$607,299</u></u>

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

CLINTON METROPOLITAN HOUSING AUTHORITY
Statement of Cash Flows (Continued)
Proprietary Funds
For the Year Ended December 31, 2007

**RECONCILIATION OF OPERATING INCOME TO NET CASH
PROVIDED BY OPERATING ACTIVITIES**

Net Operating Income (Loss)	(\$80,414)
Adjustment to Reconcile Operating Loss to Net Cash Used by Operating Activities	
- Depreciation	19,375
- (Increases) Decreases in Accounts Receivable	(659)
- (Increases) Decreases in Prepaid Assets	(3,169)
- Increases (Decreases) in Accounts Payable	(4,295)
- Increases (Decreases) in Accounts Payable - Intergovernmental	(59)
- Increases (Decreases) in Other Current Liabilities	3,196
- Increases (Decreases) in Accrued Expenses Payable	(1,124)
- Increases (Decreases) in Accrued Compensated Absences	(2,845)
- Increases (Decreases) in Tenant Security Deposit	370
- Increases (Decreases) in Noncurrent Liabilities Other	<u>8,808</u>
Net cash provided by operating activities	<u><u>(\$60,816)</u></u>

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

CLINTON METROPOLITAN HOUSING AUTHORITY
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2007

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Summary of Significant Accounting Policies

The financial statements of the Clinton 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 Clinton 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 basic 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.

CLINTON METROPOLITAN HOUSING AUTHORITY
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2007
(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 basic 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.

CLINTON METROPOLITAN HOUSING AUTHORITY
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2007
(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:

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 December 31, 2007 totaled \$26,715.

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:

Buildings	27 1/2 - 40 year
Buildings Improvements	15 years
Furniture, equipment and machinery	3-7 years

CLINTON METROPOLITAN HOUSING AUTHORITY
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2007
(CONTINUED)

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

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.

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.

CLINTON METROPOLITAN HOUSING AUTHORITY
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2007
(CONTINUED)

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

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, appropriated operating budgets for all its Enterprise Funds receiving federal expenditure awards. All budgets are 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.

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.

CLINTON METROPOLITAN HOUSING AUTHORITY
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2007
(CONTINUED)

NOTE 2: DEPOSITS AND INVESTMENTS (Continued)

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.

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 December 31, 2007, the carrying amount of the Authority's deposits totaled \$607,299 and its bank balance was \$627,336. Based on the criteria described in GASB Statement No. 40, "Deposit and Investment Risk Disclosure," as of December 31, 2007, \$527,336 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 \$406,832 represents cash on hand for the following:

- FSS escrow funds held for tenants	\$8,808
- Tenant security deposit	\$370
- Cash on hand advance from HUD to be used for tenants housing assistance payments	\$397,654

CLINTON METROPOLITAN HOUSING AUTHORITY
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2007
(CONTINUED)

NOTE 4: CAPITAL ASSETS

The following is a summary of changes:

	Balance 12/31/06	Additions	Adjust / Deletion	Balance 12/31/07
Capital Assets Not Being Depreciated:				
Land	\$6,750	\$0	\$0	\$6,750
Construction in Progress	19,931	0	(19,931)	0
Total Capital Assets Not Being Depreciated	26,681	0	(19,931)	6,750
Capital Assets Being Depreciated:				
Buildings	353,190	0	(0)	353,190
Furnt, Mach. and Equip. – Admin	44,405	0	(0)	44,405
Leasehold Improvement	0	32,602	19,931	52,533
Total Capital Assets Being Depreciated	397,595	32,602	19,931	450,128
Accumulated Depreciation:				
Buildings	(202,175)	(9,053)	7,395	(218,623)
Furnt, Mach. and Equip. – Admin	(42,892)	(6,820)	(7,395)	(42,317)
Leasehold Improvement	0	(3,502)	0	(3,502)
Total Accumulated Depreciation	(245,067)	(19,375)	0	(264,442)
Total Capital Assets Being Depreciated, Net	152,528	13,227	19,931	185,686
Total Capital Assets, Net	\$179,209	\$13,227	(\$0)	\$192,436

CLINTON METROPOLITAN HOUSING AUTHORITY
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2007
(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 9.5 percent of their annual covered salary to fund pension obligations. The 2007 employer pension contribution rate for Authority was 13.85 percent. Contributions are authorized by state statute. The contribution rates are determined actuarially. The Authority's contribution for the years ended December 31, 2007, 2006, and 2005 amounted to \$12,818, \$12,436, and \$13,307 respectively. Ninety-Six percent has been contributed for 2007. All required contributions for the two previous years have been paid.

CLINTON METROPOLITAN HOUSING AUTHORITY
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2007
(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. 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 2005 employer contribution rate (identified above) that was used to fund health care for the year ended December 31, 2007 was 5.0 percent of covered payroll, which amounted to \$4,627. 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 6% 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, 2007 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.

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

CLINTON METROPOLITAN HOUSING AUTHORITY
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2007
(CONTINUED)

NOTE 7: SCHEDULE OF EXPENDITURE OF FEDERAL AWARD

The accompanying schedule of expenditure of federal award is a summary of the activity of the Authority's federal programs. This schedule has been prepared on the accrual basis of accounting.

NOTE 8: 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 December 31, 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.

Clinton Metropolitan Housing Authority
FDS Schedule Submitted To REAC
Proprietary Fund Type – Enterprise Fund
December 31, 2007

Line Item No.	Account Description	Low Rent Public Housing	Housing Choice Vouchers	Total
111	Cash - Unrestricted	\$200,467	\$0	\$200,467
113	Cash - Other Restricted	\$0	\$406,462	\$406,462
114	Cash - Tenant Security Deposit	\$370	\$0	\$370
100	Total Cash	\$200,837	\$406,462	\$607,299
128	Fraud Recovery	\$0	\$1,597	\$1,597
128.1	Allowance for Doubtful Accounts - Fraud	\$0	(\$200)	(\$200)
120	Total Receivables, net of allowances for doubtful accounts	\$0	\$1,397	\$1,397
142	Prepaid Expenses and Other Assets	\$0	\$9,017	\$9,017
144	Interprogram Due From	\$94,849	\$0	\$94,849
150	Total Current Assets	\$295,686	\$416,876	\$712,562
161	Land	\$6,750	\$0	\$6,750
162	Buildings	\$19,609	\$333,581	\$353,190
164	Furniture, Equipment & Machinery - Administration	\$0	\$44,405	\$44,405
165	Leasehold Improvements	\$52,533	\$0	\$52,533
166	Accumulated Depreciation	(\$5,296)	(\$259,146)	(\$264,442)
160	Total Fixed Assets, Net of Accumulated Depreciation	\$73,596	\$118,840	\$192,436
180	Total Non-Current Assets	\$73,596	\$118,840	\$192,436
190	Total Assets	\$369,282	\$535,716	\$904,998
312	Accounts Payable <= 90 Days	\$0	\$975	\$975
321	Accrued Wage/Payroll Taxes Payable	\$0	\$1,302	\$1,302
333	Accounts Payable - Other Government	\$1,320	\$0	\$1,320
341	Tenant Security Deposits	\$370	\$0	\$370
345	Other Current Liabilities	\$0	\$3,196	\$3,196
347	Interprogram Due To	\$0	\$94,849	\$94,849
310	Total Current Liabilities	\$1,690	\$100,322	\$102,012
354	Accrued Compensated Absences - Non Current	\$0	\$2,995	\$2,995
353	Noncurrent Liabilities - Other	\$0	\$8,808	\$8,808
350	Total Noncurrent Liabilities	\$0	\$11,803	\$11,803

Clinton Metropolitan Housing Authority
FDS Schedule Submitted To REAC
Proprietary Fund Type – Enterprise Fund
December 31, 2007

Line Item No.	Account Description	Low Rent Public Housing	Housing Choice Vouchers	Total
300	Total Liabilities	\$1,690	\$112,125	\$113,815
508.1	Invested in Capital Assets, Net of Related Debt	\$73,596	\$118,840	\$192,436
511.1	Restricted Net Assets	\$0	\$482,142	\$482,142
512.1	Unrestricted Net Assets	\$293,996	(\$177,391)	\$116,605
513	Total Equity/Net Assets	\$367,592	\$423,591	\$791,183
600	Total Liabilities and Equity/Net Assets	\$369,282	\$535,716	\$904,998
706	HUD PHA Operating Grants	\$0	\$1,515,964	\$1,515,964
711	Investment Income - Unrestricted	\$15,765	\$10,950	\$26,715
714	Fraud Recovery	\$0	\$1,918	\$1,918
715	Other Revenue	\$704	\$742	\$1,446
700	Total Revenue	\$16,469	\$1,529,574	\$1,546,043
911	Administrative Salaries	\$0	\$77,205	\$77,205
912	Auditing Fees	\$0	\$6,381	\$6,381
914	Compensated Absences	\$0	\$12,497	\$12,497
915	Employee Benefit Contributions - Administrative	\$0	\$38,368	\$38,368
916	Other Operating - Administrative	\$205	\$35,499	\$35,704
931	Water	\$76	\$518	\$594
932	Electricity	\$798	\$1,531	\$2,329
933	Gas	\$78	\$877	\$955
942	Ordinary Maintenance and Operations - Materials and Other	\$440	\$1,175	\$1,615
943	Ordinary Maintenance and Operations - Contract Costs	\$183	\$2,090	\$2,273
961	Insurance Premiums	\$0	\$3,201	\$3,201
969	Total Operating Expenses	\$1,780	\$179,342	\$181,122
970	Excess Operating Revenue over Operating Expenses	\$14,689	\$1,350,232	\$1,364,921
973	Housing Assistance Payments	\$0	\$1,399,245	\$1,399,245
974	Depreciation Expense	\$4,215	\$15,160	\$19,375
900	Total Expenses	\$5,995	\$1,593,747	\$1,599,742
1010	Total Other Financing Sources (Uses)	\$0	\$0	\$0

Clinton Metropolitan Housing Authority
FDS Schedule Submitted To REAC
Proprietary Fund Type – Enterprise Fund
December 31, 2007

Line Item No.	Account Description	Low Rent Public Housing	Housing Choice Vouchers	Total
1000	Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	\$10,474	(\$64,173)	(\$53,699)
1103	Beginning Equity	\$357,118	\$487,764	\$844,882
1104	Prior Period Adjustments, Equity Transfers and Correction of Errors	\$0	\$0	\$0
	Ending Equity	\$367,592	\$423,591	\$791,183
1120	Unit Months Available	0	3,516	3,516
1121	Number of Unit Months Leased	0	3,516	3,516
1117	Administrative Fee Equity	\$0	(\$58,551)	(\$58,551)
1118	Housing Assistance Payments Equity	\$0	\$482,142	\$482,142

Clinton Metropolitan Housing Authority
 Schedule of Expenditure of Federal Award
 For the Year Ended December 31, 2007

FEDERAL GRANTOR / PASS THROUGH GRANTOR PROGRAM TITLES	CFDA NUMBER	EXPENDITURES
U.S. Department of Housing and Urban Development Direct Program		
Housing Choice Voucher Program	14.871	<u>\$1,515,964</u>
Total Expenditure of Federal Award		<u>\$1,515,964</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
Clinton Metropolitan Housing Authority

I have audited the financial statements of the business-type activities of the Clinton Metropolitan Housing Authority, Ohio, as of and for the year ended December 31, 2007, which collectively comprise the Clinton Metropolitan Housing Authority basic financial statements and have issued my report thereon dated June 4, 2008. 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.

Internal Control over Financial Reporting

In planning and performing my audit, I considered Clinton 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's 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. We did not identify any deficiencies in internal control over financial reporting that we consider to be material weaknesses, as defined above.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether Clinton 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 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.
June 4, 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
Clinton Metropolitan Housing Authority

Compliance

I have audited the compliance of the Clinton 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 December 31, 2007. Clinton 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 Clinton Metropolitan Housing Authority, Ohio's management. My responsibility is to express an opinion on Clinton 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 Clinton 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 Clinton Metropolitan Housing Authority, Ohio's compliance with those requirements.

In my opinion, Clinton 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 December 31, 2007. However, the result of my audit procedures disclosed instances of noncompliance with those requirements, which are required to be reported in accordance with OMB Circular A-133 and which are described in the accompanying schedule of findings and questioned costs as item CMHA-2007-1.

Internal Control Over Compliance

The management of Clinton 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 Clinton 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 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 entity's financial statements that is more than inconsequential will not be prevented or detected by the entity'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 noncompliance with a type of compliance requirement of a federal program will not be prevented or detected by the entity's internal control.

Our 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. We did not identify any deficiencies in internal control over financial reporting that we consider to be material weaknesses, as defined above.

Clinton Metropolitan Housing Authority, Ohio response to the findings identified in my audit is described in the accompanying schedule of findings and questioned costs. I did not audit Clinton Metropolitan Housing Authority, Ohio response and, accordingly, I express no opinion on it.

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.
June 4, 2008

Clinton Metropolitan Housing Authority
 Schedule of Findings and Questioned Costs
 OMB Circular A-133 § .505
 December 31, 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
Was 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?	Yes
Major Programs (list):	CFDA # 14.871 Housing choice Voucher Program
Dollar Threshold: Type A/B Programs	Type A: > \$300,000 Type B: All Others
Low Risk Auditee?	No

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

There are no Findings or questioned costs for the year ended December 31, 2007.

Clinton Metropolitan Housing Authority
Schedule of Findings and Questioned Costs
OMB Circular A-133 § .505
December 31, 2007

3. FINDINGS AND QUESTIONED COSTS FOR FEDERAL AWARDS

FINDING NUMBER	CMHA-2007-1
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Negative Administrative Fee Equity

**U.S. Department of HUD
Housing Choice Voucher Program (CFDA # 14.871)**

U.S. Department of Housing and Urban Development notice PIH 2006-03 issued on January 11, 2006 states:

“Starting January 1, 2005, excess budget authority disbursed to PHAs that is not utilized to pay Housing Assistance Payments (HAP) will become part of the undesignated fund balance account in accordance with GAAP and may only be used to assist additional families up to the number of units under contract...”

Analysis of current year Housing Choice Voucher Program expenses revealed that the PHA reported a negative Administration Fee Equity of \$58,551. In addition in reviewing cash on hand at the voucher program, it was noted that the HAP Equity balance as of December 31, 2007 is \$482,142 and the FSS Escrow balance is \$8,808. However, the actual cash balance in the voucher program was only \$406,462. This analysis revealed that the voucher program HAP Equity has a cash shortage of \$84,488.

Therefore, Clinton Metropolitan Housing Authority did not comply with the above notice.

Recommendation: Clinton Metropolitan Housing Authority must reimburse the \$84,488 cash shortage at the end of fiscal year 2007. In addition, Clinton Metropolitan Housing Authority must review its administration expenses for the voucher program and take appropriate action to ascertain that expenses are within the funding provided by HUD.

PHA Response:

It was never the intention of CMHA to cover the negative Administration Fee Equity with restricted HAP funds. This loss was, instead, to be covered by funds remaining from the sale of PH units. Due to an oversight during the closing of FY 2007, the transfer of the loss from S/8 to PH was not recorded in the books by the fee accountant. The PHA has funds adequate to accomplish the reimbursement of \$84,488 to HAP funds. Immediate action will be taken to do so.

Clinton Metropolitan Housing Authority
Schedule of Findings and Questioned Costs
OMB Circular A-133 § .505
December 31, 2007

Operations (administrative expenses) to date in FY 2008 show positive cash flow/performance. This may be attributed primarily to the grant funding of one full time staff position – that of the FSS Coordinator. Nonetheless, an analysis of steps for further expense reduction is underway, with decreased health insurance benefits anticipated.

The Executive Director is responsible to implement this corrective action plan, and it is anticipated that it will fully implement by December 31, 2008.

Clinton Metropolitan Housing Authority
 Schedule of Prior Audit Findings
 December 31, 2007

The following are the status of the December 31, 2006 audit findings. Those findings not fully corrected are repeated in the 2006 audit report.

Finding Number	Finding Summary	Fully Corrected?	Not Corrected; Partially Corrected; Significantly Different Corrective Action Taken; or Finding No Longer Valid; Explain:
CMHA-2006-1	FSS Program	No	Partially Corrected - The PHA did not meet the required number (30) of participants participating in the program. However, the PHA was successful in recruiting some participant for the program.
CMHA-2006-2	Negative Admin Equity	No	Not Corrected – As of December 31, 2008 the negative admin equity has grown to \$58,551. finding was repeated as CMHA-2007-1.



Mary Taylor, CPA
Auditor of State

CLINTON METROPOLITAN HOUSING AUTHORITY

CLINTON 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
AUGUST 12, 2008**