

**CAMBRIDGE METROPOLITAN HOUSING AUTHORITY
CAMBRIDGE, OHIO**

BASIC FINANCIAL STATEMENTS AND SINGLE AUDIT

FOR THE YEAR ENDED MARCH 31, 2007



Mary Taylor, CPA
Auditor of State

Board of Directors
Cambridge Metropolitan Housing Authority
1100 Maple Court
Cambridge, Ohio 43725

We have reviewed the *Independent Auditor's Report* of the Cambridge Metropolitan Housing Authority, Guernsey County, prepared by James G. Zupka, CPA, Inc., for the audit period April 1, 2006 through March 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 Cambridge Metropolitan Housing Authority is responsible for compliance with these laws and regulations.

Mary Taylor

Mary Taylor, CPA
Auditor of State

November 16, 2007

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CAMBRIDGE METROPOLITAN HOUSING AUTHORITY
CAMBRIDGE, OHIO
BASIC FINANCIAL STATEMENTS AND SINGLE AUDIT
FOR THE YEAR ENDED MARCH 31, 2007

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INDEPENDENT AUDITOR'S REPORT

Board of Directors
Cambridge Metropolitan Housing Authority
Cambridge, Ohio

Regional Inspector General of Audit
Department of Housing and Urban
Development

We have audited the accompanying basic financial statements of the Cambridge Metropolitan Housing Authority as of and for the year ended March 31, 2007, which collectively comprise the Authority's basic financial statements as listed in the Table of Contents. These basic financial statements are the responsibility of the Cambridge Metropolitan Housing Authority's management. Our responsibility is to express an opinion on these basic financial statements based on our audit.

We conducted our 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 we plan and perform the audit to obtain reasonable assurance about whether the basic 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. We believe that our audit provides a reasonable basis for our opinion.

In our opinion, the basic financial statements referred to above present fairly, in all material respects, the financial position of the Cambridge Metropolitan Housing Authority as of March 31, 2007, and the changes in net assets 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*, we have also issued a report dated October 19, 2007 on our consideration of the Cambridge Metropolitan Housing Authority's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. While we did not opine on the internal control over financial reporting or on compliance, that report describes the scope of our testing of internal control over financial reporting and compliance and the results of that testing. 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 results of our audit.

The Management's Discussion and Analysis on pages 3 through 12 is not a required part of the basic financial statements but is supplementary information required by the accounting principles generally accepted in the United States of America. We have applied certain limited procedures, which consisted principally of inquiries of management regarding the methods of measurement and presentation of the supplementary information. However, we did not audit the information and express no opinion thereon.

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Authority's basic financial statements. The supplementary Financial Data Schedule is presented for purposes of additional analysis and is not a required part of the basic financial statements of the Cambridge Metropolitan Housing Authority. The accompanying Schedule of Federal Awards Expenditures 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 basic financial statements of the Cambridge Metropolitan Housing Authority. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and in our opinion, is fairly presented in all material respects in relation to the basic financial statements taken as a whole.

James G. Zupka, CPA, Inc.
Certified Public Accountants

October 19, 2007

**CAMBRIDGE METROPOLITAN HOUSING AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED MARCH 31, 2007
(Unaudited)**

Throughout this document, references to “we”, “our”, “Authority” or “us” refer to the Cambridge Metropolitan Housing Authority.

Management's Discussion and Analysis

The Cambridge 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 (it's ability to address the next and subsequent year challenges), and (d) identify individual fund issues or concerns.

This Management 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 13).

FINANCIAL HIGHLIGHTS

- The Authority's total net assets increased by \$18,347 (or .2 percent) during the fiscal year ended 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 \$7,653,084 and \$7,634,737 for 2007 and 2006 respectively.
- The business-type activities revenue increased by \$38,718 (or .9 percent) during the fiscal year ended 2007, and were \$4,291,678 and \$4,252,960 for 2007 and 2006 respectively.
- The total expenses of all Authority programs increased by \$244,064 (or 6.1 percent). Total expenses were \$4,265,712 and \$4,021,148 for 2007 and 2006 respectively.

**CAMBRIDGE METROPOLITAN HOUSING AUTHORITY
MANAGEMENT’S DISCUSSION AND ANALYSIS (Continued)
FOR THE YEAR ENDED MARCH 31, 2007
(Unaudited)**

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”:

MD&A

**- Management Discussion
and Analysis (new) -**

Basic Financial Statements

**- Authority-Wide Financial Statements
(new) - pgs 13-15**

**- Notes to Financial Statements
(Expanded/Restructured) - pgs 16 - 26**

**Other Required Supplementary
Information**

**- Required Supplementary Information
pgs 27 - 30
(Other than MD&A)
(Expanded)**

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.

**CAMBRIDGE METROPOLITAN HOUSING AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)
FOR THE YEAR ENDED MARCH 31, 2007
(Unaudited)**

AUTHORITY-WIDE FINANCIAL STATEMENT

The Authority-wide financial statements (see pages 13-15) 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 to 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 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, maintenance, and depreciation, and Non-Operating Revenue and Expenses, such as 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.

**CAMBRIDGE METROPOLITAN HOUSING AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)
FOR THE YEAR ENDED MARCH 31, 2007
(Unaudited)**

AUTHORITY-WIDE FINANCIAL STATEMENT (Continued)

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. The Authority has the Public Housing Operating Fund, Capital Fund, Housing Choice Voucher Program, Mod Rehab Fund, and a Business Activity Fund. The financial statements reflect the transactions for these programs.

The Authority's Funds

Business Type Funds

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 percent of household income. The Conventional Public Housing Program also includes the Capital Funds Program, which is the primary funding source for physical and management improvements to the Authority's properties.

Housing Choice Voucher Program - Under the Housing Choice voucher Program, the Authority administers contracts with independent landlords that own the property. The Authority subsidizes the family's rent through a Housing Assistance Payment made to the landlord. The program is administered under an Annual Contributions Contract (ACC) with HUD. HUD provides Annual Contributions Funding to enable the Authority to structure a lease that sets the participants' rent at 30 percent of household income. The Housing Choice Voucher Program also includes the Family Self-Sufficiency Program (FSS), which is a grant program funded by the Department of Housing and Urban Development that encourages economic self-sufficiency among the Authority's resident population.

Business Activity - Business activity represents other services that the PHA provides to Noble Metropolitan Housing Authority, Monroe Metropolitan Housing Authority and Cambridge Management Corporation for a fee for services that the PHA provides to the entities. The revenue and expenses for these services are identified and tracked separate from the HUD activities.

**CAMBRIDGE METROPOLITAN HOUSING AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)
FOR THE YEAR ENDED MARCH 31, 2007
(Unaudited)**

AUTHORITY-WIDE FINANCIAL STATEMENT (Continued)

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	\$ 2,208,361	\$ 2,125,685
Capital Assets	<u>5,704,058</u>	<u>5,720,195</u>
Total Assets	<u>\$ 7,912,419</u>	<u>\$ 7,845,880</u>
Other Liabilities	\$ 197,039	\$ 165,193
Long-Term Liabilities	<u>62,296</u>	<u>45,950</u>
Total Liabilities	<u>259,335</u>	<u>211,143</u>
Net Assets:		
Invested in Capital Assets, Net of Related Debt	\$ 5,704,058	\$ 5,720,195
Unrestricted	<u>1,949,026</u>	<u>1,914,542</u>
Total Net Assets	<u>7,653,084</u>	<u>7,634,737</u>
Total Liabilities and Net Assets	<u>\$ 7,912,419</u>	<u>\$ 7,845,880</u>

For more detailed information see page 13 for the Statement of Net Assets.

**CAMBRIDGE METROPOLITAN HOUSING AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)
FOR THE YEAR ENDED MARCH 31, 2007
(Unaudited)**

AUTHORITY-WIDE FINANCIAL STATEMENT (Continued)

Major Factors Affecting the Statement of Net Assets

The increase in current assets of \$82,676 was due mainly to the collection of accounts receivable and excess operating revenue over operating expenses for current year operation.

Table 2 presents details on the change in Unrestricted Net Assets.

Table 2 - Change of Unrestricted Net Assets

Beginning Balance - March 31, 2006	\$ 1,914,542
Results of Operations	26,466
Adjustments:	
Current Year Depreciation Expense	428,865
Capital Expenditures	(464,164)
Loss on Sale of Capital Assets	12,831
Prior Period Adjustment	<u>30,486</u>
Ending Balance - March 31, 2007	<u>\$ 1,949,026</u>

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.

**CAMBRIDGE METROPOLITAN HOUSING AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)
FOR THE YEAR ENDED MARCH 31, 2007
(Unaudited)**

AUTHORITY-WIDE FINANCIAL STATEMENT (Continued)

Major Factors Affecting the Statement of Net Assets (Continued)

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

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

	<u>2007</u>	<u>2006</u>
<u>Revenues</u>		
Operating Subsidies	\$ 3,251,346	\$ 3,260,109
Capital Grants	325,725	316,011
Tenant Revenue	440,259	453,363
Investment Income	76,483	33,974
Other Revenues	<u>197,865</u>	<u>189,503</u>
Total Revenues	<u>4,291,678</u>	<u>4,252,960</u>
<u>Expenses</u>		
Administrative	629,863	524,415
Tenant Services	40,850	38,597
Utilities	108,391	98,496
Ordinary Maintenance & Operations	464,940	377,505
Insurance	35,000	40,800
Other Expenses	33,005	3,228
Payments in lieu of Taxes	33,365	34,665
Housing Assistance Payments	2,478,102	2,491,232
Depreciation	428,865	0
Loss on Sale of Capital Assets	<u>12,831</u>	<u>412,210</u>
Total Expenses	<u>4,265,212</u>	<u>4,021,148</u>
Change in Net Assets	<u>\$ 26,466</u>	<u>\$ 231,812</u>

**CAMBRIDGE METROPOLITAN HOUSING AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)
FOR THE YEAR ENDED MARCH 31, 2007
(Unaudited)**

AUTHORITY-WIDE FINANCIAL STATEMENT (Continued)

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

HUD PHA Operating Grants decreased by \$8,763 (.3 percent). This decrease was primarily due to unit months leased. In March 2006, the PHA unit months leased was 10,933; for the fiscal year ending March 2007, the unit months leased was 10,776. The decrease of 157 unit months resulted in the PHA decrease in HUD Operating Subsidy received.

Total Tenant Revenue decreased by \$13,104 (2.9 percent). This decrease was primarily due to decreased tenant rents.

Other revenue increased \$8,362 (4.4 percent) which can be attributed to increased management fees earned in the business activity program.

The total operating expenses increased by \$244,064 (6.1 percent). Administrative Salaries increased by \$46,340 (19 percent) for the year as a result of an increase in the number of full-time staff members. Other administrative operating expenses increased by \$59,108 (40 percent) for the year.

The Housing Assistance Payments decreased by \$13,130 (.5 percent). This decrease was due to the decline in per unit costs of HAP payments.

CAPITAL ASSETS

As of year end, the Authority had \$5,704,058 invested in a variety of capital assets as reflected in the following schedule, net of accumulated depreciation. This represents a net decrease (current purchases less depreciation) of \$16,137 or (.3 percent) from the end of last year.

Table 4 - Condensed Statement of Changes in Capital Assets

	<u>2007</u>	<u>2006</u>
Land and Land Rights	\$ 413,575	\$ 404,075
Buildings	9,428,348	9,087,626
Equipment	508,740	470,438
Leasehold Improvements	638,784	476,573
Construction in Progress	337,618	461,590
Accumulated Depreciation	<u>(5,623,007)</u>	<u>(5,180,107)</u>
Total	<u>\$ 5,704,058</u>	<u>\$ 5,720,195</u>

**CAMBRIDGE METROPOLITAN HOUSING AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)
FOR THE YEAR ENDED MARCH 31, 2007
(Unaudited)**

CAPITAL ASSETS (Continued)

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

Table 5 - Change in Capital Assets

Beginning Balance - March 31, 2006	\$ 5,720,195
Current Year Additions	464,164
Current Year Depreciation Expense	(428,865)
Prior Period Adjustment - Depreciation Capital Program	(38,605)
Loss on Sale of Capital Assets	<u>(12,831)</u>
Ending Balance - March 31, 2007	<u>\$ 5,704,058</u>

Current Year Additions are summarized as follows:

Construction in Progress	\$ 325,726
Carpet/Vinyl Flooring	2,530
New Cabinets	12,375
Roof Replacement	4,930
Renovations - Windows, Doors and Siding	10,044
Various Equipment	3,908
New Building - Section 8 Leasing Center	89,111
Land	9,500
Furnaces	1,701
Land Improvements - Landscaping	<u>4,339</u>
Total 2007 Additions	<u>\$ 464,164</u>

Debt Outstanding

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

**CAMBRIDGE METROPOLITAN HOUSING AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)
FOR THE YEAR ENDED MARCH 31, 2007
(Unaudited)**

ECONOMIC FACTORS

Significant economic factors affecting the Authority are as follows:

- Federal funding of the Department of Housing and Urban Development
- 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 Jolinda Baranich, Executive Director, Cambridge Metropolitan Housing Authority, P.O. Box 1388, Cambridge, Ohio 43725.

**CAMBRIDGE METROPOLITAN HOUSING AUTHORITY
CAMBRIDGE, OHIO
STATEMENT OF NET ASSETS
MARCH 31, 2007**

ASSETS

Current Assets

Cash and Cash Equivalents	\$1,067,920
Investments	853,317
Accounts Receivable - HUD	108,098
Accounts Receivable - Miscellaneous	39,673
Tenant Accounts Receivable, Net of Allowance	1,731
Prepaid Expenses and Other Assets	31,379
Inventories	<u>6,304</u>
Total Current Assets	<u>2,108,422</u>

Restricted Assets

Investment - Tenant Security Deposits	33,714
Cash and Cash Equivalents - FSS Escrow	62,296
Cash and Cash Equivalents - Tenant Council	<u>3,929</u>

Total Restricted Assets 99,939

Nondepreciable Capital Assets	751,193
Depreciable Capital Assets, Net	<u>4,952,865</u>
Total Capital Assets	<u>5,704,058</u>

TOTAL ASSETS **\$7,912,419**

LIABILITIES AND NET ASSETS

Current Liabilities

Accounts Payable	\$ 96,071
Accrued Wages and Payroll Taxes	16,692
Accrued Compensated Absences - Current Portion	4,455
Accounts Payable - Other Governments	33,365
Tenant Security Deposits	33,714
Deferred Revenue	<u>12,742</u>
Total Current Liabilities	<u>197,039</u>

Noncurrent Liabilities

FSS Program Liability	<u>62,296</u>
Total Noncurrent Liabilities	<u>62,296</u>
TOTAL LIABILITIES	<u>259,335</u>

NET ASSETS

Invested in Capital Assets, Net of Related Debt	5,704,058
Unrestricted Net Assets	<u>1,949,026</u>
TOTAL NET ASSETS	<u>\$7,653,084</u>

See accompanying notes to the basic financial statements.

**CAMBRIDGE METROPOLITAN HOUSING AUTHORITY
CAMBRIDGE, OHIO
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET ASSETS
FOR THE YEAR ENDED MARCH 31, 2007**

Operating Revenues

Net Tenant Revenue	\$ 440,259
HUD Operating Grants	3,251,346
Management Fees	<u>197,865</u>
Total Operating Revenues	<u>3,889,470</u>

Operating Expenses

Housing Assistance Payments	2,478,102
Administrative	629,863
Tenant Services	40,850
Utilities	108,391
Maintenance	464,940
General	<u>101,370</u>
Total Operating Expenses before Depreciation	<u>3,823,516</u>

Income Before Depreciation	65,954
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Depreciation	<u>428,865</u>
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Operating Income	<u>(362,911)</u>
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Non-Operating Revenues (Expenses)

Capital Grants	325,725
Interest Income	76,483
Loss on Sale of Capital Asset	<u>(12,831)</u>

Total Non-Operating Revenues (Expenses)	<u>389,377</u>
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Change in Net Assets	26,466
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Total Net Assets - Beginning of Year	7,634,737
Prior Period Adjustment	<u>(8,119)</u>

Total Net Assets - End of Year	<u>\$7,653,084</u>
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See accompanying notes to the basic financial statements.

**CAMBRIDGE METROPOLITAN HOUSING AUTHORITY
CAMBRIDGE, OHIO
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED MARCH 31, 2007**

Cash Flows from Operating Activities

Cash Received from HUD	\$3,187,739
Cash Received from Tenants	409,316
Cash Received for Management Fees	207,291
Cash Payments for Housing Assistance	(2,478,102)
Cash Payments for Administrative Expenses	(576,624)
Cash Payments to FSS Escrow	16,346
Cash Payments for Other Operating Expenses	<u>(711,830)</u>
Net Cash Provided by Operating Activities	<u>54,136</u>

Cash Flows from Capital and Related Financing Activities

Acquisition of Capital Assets	(464,164)
Capital Grants Received	<u>325,725</u>
Net Cash Provided by Capital and Other Related Financing Activities	<u>(138,439)</u>

Cash Flows from Investing Activities

Interest Received	<u>76,483</u>
Net Cash Provided by Investing Activities	<u>76,483</u>

Net Increase/(Decrease) in Cash and Cash Equivalents	(7,820)
Cash and Cash Equivalents, Beginning	<u>2,028,996</u>
Cash and Cash Equivalents, Ending	<u>\$2,021,176</u>

Reconciliation of Operating Income to Net

Cash Provided by Operating Activities

Net Operating Income	\$ (362,911)
Adjustment to Reconcile Operating Income to Net Cash Provided by Operating Activities:	
Depreciation	428,865
(Increase) Decrease in:	
Accounts Receivable - HUD	(94,093)
Accounts Receivable - Miscellaneous	9,426
Tenant Accounts Receivable	1,682
Prepaid Expenses	(11,232)
Inventories	3,721
Increase (Decrease) in:	
Accounts Payable	57,995
Accounts Payable - HUD	5,237
Accrued Payroll, Benefits and Taxes	6,476
Tenant Security Deposits	1,050
FSS Program Liability	16,346
Deferred Revenue (HUD Subsidy)	<u>(8,426)</u>
Net Cash Provided by Operating Activities	<u>\$ 54,136</u>

See accompanying notes to the basic financial statements.

CAMBRIDGE METROPOLITAN HOUSING AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2007

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Organization and Reporting Entity

The Cambridge Metropolitan Housing Authority (the Authority) was created under the Ohio Revised Code Section 3735.27 to engage in the acquisition, development, leasing, and administration of a low-rent housing program. An Annual Contributions Contract (ACC) was signed by the Authority and the U. S. Department of Housing and Urban Development (HUD) under the provisions of the United States Housing Act of 1937 (42 U.S.C. 1437) Section 1.1. The Authority was also created in accordance with state law to eliminate housing conditions which are detrimental to the public peace, health, safety, morals, or welfare by purchasing, acquiring, constructing, maintaining, operating, improving, extending, and repairing housing facilities.

The nucleus of the financial reporting entity as defined by the Governmental Accounting Standards Board (GASB) Statement No. 14 is the “primary government”. A fundamental characteristic of a primary government is that it is a fiscally independent entity. In evaluating how to define the financial reporting entity, management has considered all potential component units. A component unit is a legally separate entity for which the primary government is financially accountable. The criteria of financial accountability is the ability of the primary government to impose its will upon the potential component unit. These criteria were considered in determining the reporting entity.

Basis of Presentation

The financial statements of the Authority have been prepared in conformity with accounting principles generally accepted in the United States of America (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.

In accordance with GASB Statement No. 20, *Accounting and Financial Reporting for Proprietary Funds and Other Governmental Entities That Use Proprietary Fund Accounting*, the Authority has elected to apply the provisions of Statements and Interpretations of the Financial Accounting Standards Board issued after November 30, 1989 that do not conflict with GASB pronouncements. The Authority will continue applying all applicable pronouncements issued by the Governmental Accounting Standards Board.

CAMBRIDGE METROPOLITAN HOUSING AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2007
(CONTINUED)

NOTE 1: **SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES** (Continued)

Basis of Presentation (Continued)

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

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

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

Measurement Focus and Basis of Accounting

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

Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the Authority's enterprise fund are charges to tenants for rent and operating subsidies from HUD. Operating expenses for the enterprise fund include housing assistance payments and administrative expenses. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

CAMBRIDGE METROPOLITAN HOUSING AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2007
(CONTINUED)

NOTE 1: **SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES** (Continued)

Use of Estimates

The preparation of financial statements in accordance with generally accepted accounting principles in the United States of America requires management to make estimates and assumptions that affect the 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 revenues and expenses during the reporting period. Actual results could differ from those estimates.

Cash and Cash Equivalents

The Authority considers all highly liquid investments (including restricted assets) with a maturity of three months or less when purchased to be cash equivalents.

Investments

Investments are stated at fair value. Cost based measures of fair value were applied to nonnegotiable certificates of deposit and money market investments.

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 absences 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; and (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 liability. Information regarding compensated absences is detailed in Note 7.

CAMBRIDGE METROPOLITAN HOUSING AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2007
(CONTINUED)

NOTE 1: **SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES** (Continued)

Capital Assets

Capital assets are recorded at cost. Costs with a threshold of \$1,000 materially add to the productive capacity or extend the life of an asset are capitalized while maintenance and repair costs are expensed as incurred. Depreciation is computed on the straight line method based on the following estimated useful lives:

Buildings	40 years
Building Improvements	15 years
Land Improvements	15 years
Furniture and Equipment	5-7 years
Vehicles	5 years

Capitalization of Interest

The Authority's policy is not to capitalize interest related to the construction or purchase of capital assets.

NOTE 2: **DEPOSITS AND INVESTMENTS**

A. **Deposits**

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

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

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

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

At year-end, the carrying amount of the Authority's deposits was \$2,021,176 (including \$1,920,987 of unrestricted funds, \$99,939 of restricted funds, and \$250 of petty cash; \$887,031 of the total funds are non-negotiable certificates of deposit) and the bank balance was \$2,109,621.

CAMBRIDGE METROPOLITAN HOUSING AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2007
(CONTINUED)

NOTE 2: **DEPOSITS AND INVESTMENTS** (Continued)

A. **Deposits** (Continued)

Custodial Credit Risk

Custodial Credit Risk is the risk that, in the event of a bank failure, the Authority's deposits may not be returned. The Authority's policy is to place deposits with major local banks approved by the Board. Multiple financial institution collateral pools that insure public deposits must maintain collateral in excess of 105 percent of deposits, as permitted by Chapter 135 of the Ohio Revised Code. As of year-end, deposits totaling \$400,000 were covered by Federal Depository Insurance and deposits totaling \$1,709,621 were uninsured and collateralized with securities held by the financial institution's trust department or agent, but not in the Authority's name.

B. **Investments**

HUD, State Statute, and Board resolutions authorize the Authority to invest in obligations of the U. S. Treasury, agencies and instrumentalities, certificates of deposit, repurchase agreements, money market deposit accounts, municipal depository funds, super NOW accounts, sweep accounts, separate trading of registered interest and principal of securities, mutual funds, bonds and other obligations of this State, and the State Treasurer's investment pool. Investments in stripped principal or interest obligations, reverse repurchase agreements, and derivatives are prohibited. The issuance of taxable notes for the purpose of arbitrage, the use of leverage, and short selling are also prohibited. An investment must mature within five years from the date of purchase unless matched to a specific obligation or debt of the Authority and must be purchased with the expectation that it will be held to maturity. Investments may only be made through specified dealers and institutions. Payment for investments may be made only upon delivery of the securities representing the investments to the treasurer or, if the securities are not represented by a certificate, upon receipt of confirmation of transfer from the custodian.

The Authority has a formal investment policy. The objective of this policy shall be to maintain liquidity and protection of principal while earning investment interest. Safety of principal is the primary objective of the investment program. The Authority follows GASB Statement No. 31, *Accounting and Financial Reporting for Certain Investments and for External Investment Pools*, and records all its investments at fair value. At March 31, 2007, the Authority held no investments as defined by Gasb Statement No. 40.

CAMBRIDGE METROPOLITAN HOUSING AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2007
(CONTINUED)

NOTE 2: **DEPOSITS AND INVESTMENTS** (Continued)

B. **Investments** (Continued)

Interest Rate Risk

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

Credit Risk

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

Concentration of Credit Risk

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

Foreign Currency Risk

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

Reconciliation of cash and cash equivalents and investments is as follows:

	<u>Cash and Cash</u>	<u>Investments</u>
	<u>Equivalents*</u>	
Per Statement of Net Assets	\$ 1,134,145	\$ 887,031
Certificates of Deposit (Nonnegotiable)	<u>887,031</u>	<u>(887,031)</u>
Per GASB Statement No. 3	<u>\$ 2,021,176</u>	<u>\$ 0</u>

*Includes Petty Cash

CAMBRIDGE METROPOLITAN HOUSING AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2007
(CONTINUED)

NOTE 3: RESTRICTED ASSETS

The Authority's assets restricted as to purpose are as follows:

Tenant Security Deposits	\$ 33,714
Family Self Sufficiency (FSS) Program Escrow	62,296
Tenant Council	<u>3,929</u>
Total Restricted Assets	<u>\$ 99,939</u>

The FSS Program is designed to promote employment and increase savings among families receiving Section 8 vouchers or living in public housing.

NOTE 4: CAPITAL ASSETS

A summary of capital assets at March 31, 2007 by class is as follows:

	<u>Balance</u> <u>3/31/2006</u>	<u>Transfers</u>	<u>Additions</u>	<u>Deletions</u>	<u>Balance</u> <u>3/31/2007</u>
<u>Capital Assets Not Being Depreciated</u>					
Land	\$ 404,075	\$ 0	\$ 9,500	\$ 0	\$ 413,575
Construction in Progress	<u>461,590</u>	<u>(449,698)</u>	<u>325,726</u>	<u>0</u>	<u>337,618</u>
Total Capital Assets not Being Depreciated	<u>865,665</u>	<u>(449,698)</u>	<u>335,226</u>	<u>0</u>	<u>751,193</u>
<u>Capital Assets Being Depreciated</u>					
Buildings and Building Improvements	9,087,626	220,031	120,691	0	9,428,348
Land Improvements	476,573	157,872	4,339	0	638,784
Furniture, Equipment and Machinery	<u>470,438</u>	<u>71,795</u>	<u>3,908</u>	<u>(37,401)</u>	<u>508,740</u>
Total Capital Assets Being Depreciated	<u>10,034,637</u>	<u>449,698</u>	<u>128,938</u>	<u>(37,401)</u>	<u>10,575,872</u>
<u>Accumulated Depreciation</u>					
Building and Building Improvements	(4,702,360)	(15,752)	(297,654)	0	(5,015,766)
Land Improvements	(239,254)	(11,993)	(42,441)	0	(293,688)
Furniture, Equipment and Machinery	<u>(238,493)</u>	<u>(10,860)</u>	<u>(88,770)</u>	<u>24,570</u>	<u>(313,553)</u>
Total Accumulated Depreciation	<u>(5,180,107)</u>	<u>(38,605)</u>	<u>(428,865)</u>	<u>24,570</u>	<u>(5,623,007)</u>
Total Capital Assets Being Depreciated, Net	<u>4,854,530</u>	<u>411,093</u>	<u>(299,927)</u>	<u>(12,831)</u>	<u>4,952,865</u>
Total Capital Assets	<u>\$ 5,720,195</u>	<u>\$ (38,605)</u>	<u>\$ 35,299</u>	<u>\$ (12,831)</u>	<u>\$ 5,704,058</u>

CAMBRIDGE METROPOLITAN HOUSING AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2007
(CONTINUED)

NOTE 5: DEFINED BENEFIT PENSION PLANS

Ohio Public Employees Retirement System

The Authority participates in the Ohio Public Employees Retirement System (OPERS). OPERS administers three separate pension plans. The traditional plan is a cost-sharing, multiple-employer defined benefit pension plan. The member-directed plan is a defined contribution plan in which the member invests both member and employer contributions (employer contributions vest over five years at 20 percent per year). Under the member directed plan, members accumulate retirement assets equal to the value of the member and vested employer contributions plus any investment earnings. The combined plan is a cost-sharing, multiple-employer defined benefit pension plan that has elements of both a defined benefit and a defined contribution plan. Under the combined plan, employer contributions are invested by the retirement system to provide a formula retirement benefit similar to the tradition plan benefit. Member contributions, whose investment is self-directed by the member, accumulate retirement assets in a manner similar to the member directed plan.

OPERS provides retirement, disability, survivor and death benefits, and annual cost of living adjustments to members of both the traditional and combined plans. Members of the member-directed plan do not qualify for ancillary benefits. Authority to establish and amend benefits is provided by Chapter 145 of the Ohio Revised Code. OPERS issues a stand-alone financial report that may be obtained by writing to OPERS, 277 E. Town Street, Columbus, Ohio 43215-4642 or by calling (614) 222-5601 or 1-800-222-7377.

Effective January 1, 2006, the members of all three plans were required to contribute 9.0 percent of their annual covered salaries; the percent of contributions increased to 9.5 percent effective January 1, 2007. The Authority's contribution rate for pension benefits was 9.2 percent of covered payroll through December 31, 2006; effective January 1, 2007, the percent decreased to 8.85 percent of covered payroll. The Ohio Revised Code provides statutory authority for member and employer contributions.

The Authority's required contributions for pension obligations to the traditional and combined plans for the years ended March 31, 2007, 2006 and 2005 were \$47,975, \$46,218, and \$45,173 respectively; 100 percent has been contributed for 2007, 2006 and 2005.

CAMBRIDGE METROPOLITAN HOUSING AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2007
(CONTINUED)

NOTE 6: POST-EMPLOYMENT BENEFITS

Ohio Public Employees Retirement System

The Ohio Public Employees Retirement System (OPERS) provides post-retirement health care coverage to age and service retirees with ten or more years of qualifying Ohio service credit. Health care coverage for disability recipients and primary survivor recipients is available with both the Traditional and the Combined plan; however, health care benefits are not statutorily guaranteed. Members of the Member-Directed Plan do not qualify for postretirement health care coverage. The health care coverage provided by the retirement system is considered an Other Postemployment Benefit as described in GASB Statement No. 12. A portion of each employer's contribution to OPERS is set aside for the funding of postretirement health care based on authority granted by State statute. The 2006 local government employer contribution rate was 13.70 percent of covered payroll; 4.50 percent of covered payroll was the portion that was used to fund health care. Effective January 1, 2007, the Authority's contribution rate was 13.85 percent of covered payroll; 5.00 percent of covered payroll was the portion that was used to fund healthcare.

Benefits are advance-funded using the entry age normal actuarial cost method. Significant actuarial assumptions, based on OPERS' latest actuarial review performed as of December 31, 2005, include a rate of return on investments of 6.50 percent, an annual increase in active employee total payroll of 4.00 percent compounded annually (assuming no change in the number of active employees) and an additional increase in total payroll of between .50 percent and 6.30 percent based on additional annual pay increases. Health care costs were assumed to increase at the projected wage inflation rate plus an additional factor ranging from .50 percent to 6.00 percent for the next 9 years. In subsequent years (10 and beyond), health care costs were assumed to increase at 4 percent (the projected was inflation rate).

All investments are carried at market value. For actuarial valuation purposes, a smoothed market approach is used. Assets are adjusted to reflect 25 percent of unrealized market appreciation or depreciation on investment assets annually, not to exceed a 12 percent corridor.

At December 31, 2006, the number of active contributing participants in the Traditional and Combined Plans totaled 369,214. The number of active contributing participants for both plans used in the December 31, 2005, actuarial valuation was 358,804. Actual employer contributions for 2007 which were used to fund postemployment benefits were \$24,252. The actual contribution and the actuarially required contribution amounts are the same. OPERS' net assets available for payment of benefits at December 31, 2005, (the latest information available) were \$11.1 billion. The actuarially accrued liability and the unfunded actuarial accrued liability were \$31.3 billion and \$20.2 billion, respectively.

CAMBRIDGE METROPOLITAN HOUSING AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2007
(CONTINUED)

NOTE 6: **POST-EMPLOYMENT BENEFITS** (Continued)

Ohio Public Employees Retirement System (Continued)

On September 9, 2004, the OPERS Retirement Board adopted a Health Care Preservation Plan (HCPP) with an effective date of January 1, 2007. The HCPP restructures OPERS' health care coverage to improve the financial solvency of the fund in response to skyrocketing health care costs. Member and employer contribution rates increased as of January 1, 2006, and January 1, 2007, which will allow additional funds to be allocated to the health care plan.

NOTE 7: **COMPENSATED ABSENCES**

Vacation and sick leave policies are established by the Board of Directors based on local and state laws.

All permanent employees will earn 4.6 hours sick leave per eighty (80) hours of service. Unused sick leave may be accumulated up to 960 hours. Upon separation employees are not paid for sick leave not taken, except for one-fourth (1/4) accumulated sick leave upon retirement. All permanent employees will earn vacation hours accumulated based on length of service. All vacation time earned must be used in the year earned without accumulation. Upon separation, no payment for unused vacation is made to employees.

At March 31, 2007, based on the vesting method, \$4,455 was accrued by the Authority for unused vacation and sick time of which 100 percent was current.

NOTE 8: **RISK MANAGEMENT**

The Authority is exposed to various risks of loss related to torts; damage to and theft or destruction of assets; errors and omissions; injuries to employees and natural disasters. The Authority is covered for property damage, general liability, automobile liability, law enforcement liability, public officials liability, and other crime liabilities through membership in the State Housing Authority Risk Pool Association, Inc. (SHARP). SHARP is an insurance risk pool comprised of thirty-seven (37) Ohio housing authorities, of which Cambridge is one. Settled claims have not exceeded the Authority's insurance in any of the past three years.

CAMBRIDGE METROPOLITAN HOUSING AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2007
(CONTINUED)

NOTE 9: CONTINGENCIES

The Authority is party to various legal proceedings which seek damages or injunctive relief generally incidental to its operations and pending projects. The Authority's management is of the opinion that the ultimate disposition of various claims and legal proceedings will not have a material effect, if any, on the financial condition of the Authority.

The Authority has received federal grants for specific purposes which are subject to review and audit by the grantor agencies. Such audits could lead to requests for reimbursements to grantor agencies for expenditures disallowed under the terms of the grant. Based upon prior experience, management believes such disallowances, if any, will be immaterial.

NOTE 10: MANAGEMENT AGREEMENTS

The Cambridge Metropolitan Housing Authority (the Authority) entered into housing management agreements with the Noble Metropolitan Housing Authority (Noble) and Monroe Metropolitan Housing Authority (Monroe) on March 30, 1987 and August 27, 1990, respectively. Pursuant to these agreements the Authority provides all management services to Noble and Monroe in order that they shall comply with all applicable laws of the State of Ohio and of the United States Government, and with the terms of all contracts which the parties have executed or may, from time to time, execute with HUD. As compensation for these services, Noble and Monroe transfer to the Authority the monthly earned administrative fees as determinable by the Department of Housing and Urban Development or an allocation of actual expenses as determined through the budget process. Total management fees earned for the fiscal year ended March 31, 2007 by the Authority from Noble and Monroe were \$69,900 and \$77,467, respectively. The additional management fees of \$50,498 are made up from the agreements with several other entities.

NOTE 11: PRIOR PERIOD ADJUSTMENT

During the period ending March 31, 2007, the Authority transferred capital assets from the Public Housing Capital Fund Program to the Public Housing Program. This transfer related to assets from prior periods that had depreciation in fiscal year 2006 of \$38,605. This amount therefore is shown as a prior period adjustment.

Prior period adjustments consisted of the following:

Net Assets, March 31, 2006	\$ 7,634,737
Adjustment to Accumulated Depreciation for Transfer of Capital Assets from the Capital Fund Program to Public Housing	(38,605)
Recognition of Revenue in improper period correction	25,249
Other Adjustments	5,237
Net Assets, March 31, 2006, as Restated	<u>\$ 7,626,618</u>

CAMBRIDGE METROPOLITAN HOUSING AUTHORITY
SUPPLEMENTAL FINANCIAL DATA SCHEDULE
STATEMENT OF NET ASSETS
MARCH 31, 2007

Line Item No.	Account Description	Business Activities	Low Rent Public Housing	Lower Income Housing Assistance Program Section 8 Moderate Rehabilitation OH033MR0001	Housing Choice Vouchers	Public Housing Capital Fund Program	Other Federal Program 1	Total
ASSETS								
Current Assets								
111	Cash - Unrestricted	\$118,957	\$406,154	\$103,218	\$439,591	\$0	\$0	\$1,067,920
113	Cash - Other Restricted	\$0	\$3,929	\$0	\$62,296	\$0	\$0	\$66,225
114	Cash - Tenant Security Deposits	\$0	\$33,714	\$0	\$0	\$0	\$0	\$33,714
100	Total Cash	\$118,957	\$443,797	\$103,218	\$501,887	\$0	\$0	\$1,167,859
122	Accounts Receivable - HUD Other Projects	\$0	\$0	\$47,499	\$0	\$60,599	\$0	\$108,098
125	Accounts Receivable - Miscellaneous	\$39,673	\$0	\$0	\$0	\$0	\$0	\$39,673
126	Accounts Receivable - Tenants - Dwelling Rents	\$0	\$6,128	\$0	\$0	\$0	\$0	\$6,128
126.1	Allowance for Doubtful Accounts - Dwelling Rents	\$0	(\$4,397)	\$0	\$0	\$0	\$0	(\$4,397)
126.2	Allowance for Doubtful Accounts - Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0
120	Total Receivables, net of allowances for doubtful accounts	\$39,673	\$1,731	\$47,499	\$0	\$60,599	\$0	\$149,502
131	Investments - Unrestricted	\$73,883	\$264,454	\$0	\$514,980	\$0	\$0	\$853,317
142	Prepaid Expenses and Other Assets	\$7,219	\$10,534	\$0	\$13,626	\$0	\$0	\$31,379
143	Inventories	\$0	\$6,304	\$0	\$0	\$0	\$0	\$6,304
143.1	Allowance for Obsolete Inventories	\$0	\$0	\$0	\$0	\$0	\$0	\$0
144	Interprogram Due From	\$64,846	\$14,888	\$0	\$0	\$0	\$13,744	\$93,478
150	Total Current Assets	\$304,578	\$741,708	\$150,717	\$1,030,493	\$60,599	\$13,744	\$2,301,839
Noncurrent Assets								
161	Land	\$0	\$404,075	\$0	\$9,500	\$0	\$0	\$413,575
162	Buildings	\$0	\$9,339,237	\$0	\$89,111	\$0	\$0	\$9,428,348
164	Furniture, Equipment & Machinery - Administration	\$17,899	\$471,429	\$0	\$19,412	\$0	\$0	\$508,740
165	Leasehold Improvements	\$0	\$638,784	\$0	\$0	\$0	\$0	\$638,784
166	Accumulated Depreciation	(\$12,530)	(\$5,600,335)	\$0	(\$10,142)	\$0	\$0	(\$5,623,007)
167	Construction In Progress	\$0	\$0	\$0	\$0	\$337,618	\$0	\$337,618
160	Total Fixed Assets, Net of Accumulated Depreciation	\$5,369	\$5,253,190	\$0	\$107,881	\$337,618	\$0	\$5,704,058
180	Total Non-Current Assets	\$5,369	\$5,253,190	\$0	\$107,881	\$337,618	\$0	\$5,704,058
190	Total Assets	\$309,947	\$5,994,898	\$150,717	\$1,138,374	\$398,217	\$13,744	\$8,005,897

*Note: For the purpose of the basic financial statements on page 13, interprogram receivables and payables have been eliminated.

CAMBRIDGE METROPOLITAN HOUSING AUTHORITY
SUPPLEMENTAL FINANCIAL DATA SCHEDULE
STATEMENT OF NET ASSETS
MARCH 31, 2007

Line Item No.	Account Description	Business Activities	Low Rent Public Housing	Lower Income Housing Assistance Program Section 8 Moderate Rehabilitation OH033MR0001	Housing Choice Vouchers	Public Housing Capital Fund Program	Other Federal Program 1	Total
LIABILITIES								
Current Liabilities								
312	Accounts Payable <= 90 Days	\$26,859	\$20,107	\$0	\$4,266	\$44,839	\$0	\$96,071
321	Accrued Wage/Payroll Taxes Payable	\$1,826	\$10,867	\$216	\$3,595	\$188	\$0	\$16,692
322	Accrued Compensated Absences - Current Portion	\$978	\$2,231	\$0	\$1,246	\$0	\$0	\$4,455
333	Accounts Payable - Other Government	\$0	\$33,365	\$0	\$0	\$0	\$0	\$33,365
341	Tenant Security Deposits	\$0	\$33,714	\$0	\$0	\$0	\$0	\$33,714
342	Deferred Revenues	\$7,000	\$5,742	\$0	\$0	\$0	\$0	\$12,742
347	Interprogram Due To	\$0	\$31,172	\$5,163	\$41,571	\$15,572	\$0	\$93,478
310	Total Current Liabilities	\$36,663	\$137,198	\$5,379	\$50,678	\$60,599	\$0	\$290,517
Noncurrent Liabilities								
353	Noncurrent Liabilities - Other	\$0	\$0	\$0	\$62,296	\$0	\$0	\$62,296
350	Total Noncurrent Liabilities	\$0	\$0	\$0	\$62,296	\$0	\$0	\$62,296
300	Total Liabilities	\$36,663	\$137,198	\$5,379	\$112,974	\$60,599	\$0	\$352,813
NET ASSETS								
508	Total Contributed Capital	\$0	\$0	\$0	\$0	\$0	\$0	\$0
508.1	Invested in Capital Assets, Net of Related Debt	\$5,369	\$5,253,190	\$0	\$107,881	\$337,618	\$0	\$5,704,058
511	Total Reserved Fund Balance	\$0	\$0	\$0	\$0	\$0	\$0	\$0
511.1	Restricted Net Assets	\$0	\$0	\$0	\$0	\$0	\$0	\$0
512.1	Unrestricted Net Assets	\$267,915	\$604,510	\$145,338	\$917,519	\$0	\$13,744	\$1,949,026
513	Total Equity/Net Assets	\$273,284	\$5,857,700	\$145,338	\$1,025,400	\$337,618	\$13,744	\$7,653,084
600	Total Liabilities and Equity/Net Assets	\$309,947	\$5,994,898	\$150,717	\$1,138,374	\$398,217	\$13,744	\$8,005,897

*Note: For the purpose of the basic financial statements on page 13, interprogram receivables and payables have been eliminated.

**CAMBRIDGE METROPOLITAN HOUSING AUTHORITY
SUPPLEMENTAL FINANCIAL DATA SCHEDULE
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET ASSETS BY PROGRAM
FOR THE YEAR ENDED MARCH 31, 2007**

Line Item No.	Account Description	Business Activities	Low Rent Public Housing	Lower Income Housing Assistance Program Section 8 Moderate Rehabilitation OH033MR0001	Housing Choice Vouchers	Public Housing Capital Fund Program	Other Federal Program 1	Total
REVENUES								
703	Net Tenant Rental Revenue	\$0	\$425,840	\$0	\$0	\$0	\$0	\$425,840
704	Tenant Revenue - Other	\$0	\$14,419	\$0	\$0	\$0	\$0	\$14,419
705	Total Tenant Revenue	\$0	\$440,259	\$0	\$0	\$0	\$0	\$440,259
706	HUD PHA Operating Grants	\$0	\$218,028	\$150,922	\$2,793,987	\$56,791	\$0	\$3,219,728
706.1	Capital Grants	\$0	\$0	\$0	\$0	\$325,725	\$0	\$325,725
708	Other Government Grants	\$0	\$0	\$0	\$0	\$0	\$31,618	\$31,618
711	Investment Income - Unrestricted	\$4,758	\$29,835	\$0	\$41,865	\$0	\$0	\$76,458
715	Other Revenue	\$194,661	\$2,630	\$0	\$574	\$0	\$0	\$197,865
716	Gain/Loss on Sale of Fixed Assets	\$0	(\$12,831)	\$0	\$0	\$0	\$0	(\$12,831)
720	Investment Income - Restricted	\$0	\$0	\$25	\$0	\$0	\$0	\$25
700	Total Revenue	\$199,419	\$677,921	\$150,947	\$2,836,426	\$382,516	\$31,618	\$4,278,847
EXPENSES								
911	Administrative Salaries	\$84,196	\$52,204	\$9,472	\$137,619	\$8,032	\$0	\$291,523
912	Auditing Fees	\$8,038	\$3,069	\$274	\$3,964	\$0	\$0	\$15,345
915	Employee Benefit Contributions - Administrative	\$30,350	\$43,858	\$2,898	\$42,032	\$2,452	\$0	\$121,590
916	Other Operating - Administrative	\$29,485	\$46,667	\$6,518	\$90,797	\$27,938	\$0	\$201,405
921	Tenant Services - Salaries	\$0	\$8,198	\$0	\$0	\$0	\$25,759	\$33,957
923	Employee Benefit Contributions - Tenant Services	\$0	\$1,186	\$0	\$0	\$0	\$0	\$1,186
924	Tenant Services - Other	\$0	\$5,707	\$0	\$0	\$0	\$0	\$5,707
931	Water	\$17	\$37,321	\$0	\$45	\$0	\$0	\$37,383
932	Electricity	\$32	\$41,926	\$0	\$86	\$0	\$0	\$42,044
933	Gas	\$315	\$27,798	\$0	\$851	\$0	\$0	\$28,964
941	Ordinary Maintenance and Operations - Labor	\$22,621	\$197,627	\$0	\$0	\$0	\$0	\$220,248
942	Ordinary Maintenance and Operations - Materials and Other	\$2,675	\$120,977	\$0	\$0	\$16,310	\$0	\$139,962
943	Ordinary Maintenance and Operations - Contract Costs	\$0	\$68,224	\$0	\$0	\$1,665	\$0	\$69,889
945	Employee Benefit Contributions - Ordinary Maintenance	\$2,250	\$32,591	\$0	\$0	\$0	\$0	\$34,841
952	Protective Services - Other Contract Costs	\$0	\$0	\$0	\$0	\$392	\$0	\$392
961	Insurance Premiums	\$4,279	\$12,903	\$0	\$17,818	\$0	\$0	\$35,000
962	Other General Expenses	\$0	\$0	\$0	\$31,063	\$0	\$0	\$31,063
963	Payments in Lieu of Taxes	\$0	\$33,365	\$0	\$0	\$0	\$0	\$33,365
964	Bad Debt - Tenant Rents	\$0	\$1,550	\$0	\$0	\$0	\$0	\$1,550
969	Total Operating Expenses	\$184,258	\$735,171	\$19,162	\$324,275	\$56,789	\$25,759	\$1,345,414
970	Excess Operating Revenue over Operating Expenses	\$15,161	(\$57,250)	\$131,785	\$2,512,151	\$325,727	\$5,859	\$2,933,433
973	Housing Assistance Payments	\$0	\$0	\$127,777	\$2,350,325	\$0	\$0	\$2,478,102
974	Depreciation Expense	\$3,580	\$419,932	\$0	\$5,353	\$0	\$0	\$428,865
900	Total Expenses	\$187,838	\$1,155,103	\$146,939	\$2,679,953	\$56,789	\$25,759	\$4,252,381
1010	Total Other Financing Sources (Uses)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
1000	Excess (Deficiency) of Operating Revenue Over (Under) Expenses	\$11,581	(\$477,182)	\$4,008	\$156,473	\$325,727	\$5,859	\$26,466
1102	Debt Principal Payments - Enterprise Funds	\$0	\$0	\$0	\$0	\$0	\$0	\$0
1103	Beginning Equity	\$261,703	\$5,923,789	\$116,081	\$863,689	\$461,590	\$7,885	\$7,634,737
1104	Prior Period Adjustments, Equity Transfers and Correction of Errors	\$0	\$411,093	\$25,249	\$5,238	(\$449,699)	\$0	(\$8,119)
1113	Maximum Annual Contributions Commitment (Per ACC)	\$0	\$0	\$150,402	\$2,473,392	\$0	\$0	\$2,623,794
1114	Prorata Maximum Annual Contributions Applicable to a Period of less than Twelve Months	\$0	\$0	\$0	\$0	\$0	\$0	\$0
1115	Contingency Reserve, ACC Program Reserve	\$0	\$0	\$24,484	\$50,049	\$0	\$0	\$74,533
1116	Total Annual Contributions Available	\$0	\$0	\$174,886	\$2,523,441	\$0	\$0	\$2,698,327
1120	Unit Months Available	0	2,078	576	8,139	0	0	10,793
1121	Number of Unit Months Leased	0	2,078	559	8,139	0	0	10,776
1117	Administrative Fee Equity	\$0	\$0	\$0	\$753,626	\$0	\$0	\$753,626
1118	Housing Assistance Payments Equity	\$0	\$0	\$0	\$271,774	\$0	\$0	\$271,774

**CAMBRIDGE METROPOLITAN HOUSING AUTHORITY
STATEMENT OF CAPITAL GRANTS - COMPLETED
FOR THE TWELVE MONTHS ENDED MARCH 31, 2007**

Annual Contributions Contract C-838

1. The total amount of modernization costs of the capital grant is shown below:

<u>Project OH</u>	Capital Grant <u>OH16P03350103</u>	Capital Grant <u>OH16P03350203</u>	Capital Grant <u>OH16P03350104</u>
Funds Approved	\$ 235,563	\$ 46,947	\$ 272,802
Funds Expended	<u>235,563</u>	<u>46,947</u>	<u>272,802</u>
Excess (Deficiency) of Funds Approved	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>
Funds Advanced	\$ 235,563	\$ 46,947	\$ 272,802
Funds Expended	<u>235,563</u>	<u>46,947</u>	<u>272,802</u>
Excess (Deficiency) of Funds Approved	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>

2. All modernization work in connection with the capital grant has been completed.
3. The entire actual modernization cost or liabilities incurred by the Housing Authority have been fully paid.
4. There are no undischarged mechanics', laborers', contractors', or material-mens' liens against such modernization work on file in any public office where the same should be filed in order to be valid against such modernization work; and
5. The time in which such liens could be filed has expired.

**CAMBRIDGE METROPOLITAN HOUSING AUTHORITY
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE YEAR ENDED MARCH 31, 2007**

Federal Grantor/ Pass Through Grantor/ Program Title	Federal CFDA Number	Expenditures
<i><u>U.S. Department of Housing and Urban Development</u></i>		
Direct Programs:		
<u>Public Housing Programs</u>		
Low Rent Public Housing	14.850a	\$ 218,028
Capital Fund Program	14.872	<u>382,516</u>
Total Public Housing Programs		<u>600,544</u>
<u>Section 8 Programs</u>		
Section 8 Tenant Based Program:		
Housing Choice Voucher Program	14.871	2,793,987
Section 8 Moderate Rehabilitation	14.856	150,922
Section 8 - FSS Program	14.871	<u>31,618</u>
Total Section 8 Programs		<u>2,976,527</u>
Total Federal Assistance		<u>\$3,577,071</u>

NOTE: This schedule is prepared on the accrual basis of accounting.

JAMES G. ZUPKA, C.P.A., INC.
Certified Public Accountants
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Ohio Society of Certified Public Accountants

**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
Cambridge Metropolitan Housing Authority
Cambridge, Ohio

Regional Inspector General of Audit
Department of Housing and Urban
Development

We have audited the accompanying financial statements of the business-type activities of the Cambridge Metropolitan Housing Authority (the Authority), Ohio, as of and for the year ended March 31, 2007, and have issued our report thereon dated October 19, 2007. We conducted our 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 of America.

Internal Control Over Financial Reporting

In planning and performing our audit, we considered Cambridge Metropolitan Housing Authority's internal control over financial reporting as a basis for designing our auditing procedures for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Cambridge Metropolitan Housing Authority's internal control over financial reporting. Accordingly, we do not express an opinion on the effectiveness of the Cambridge Metropolitan Housing Authority'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 Cambridge Metropolitan Housing Authority'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 Cambridge Metropolitan Housing Authority's financial statements that is more than inconsequential will not be prevented or detected by the Cambridge Metropolitan Housing 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 Cambridge Metropolitan Housing Authority'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.

Compliance and Other Matters

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

We noted certain matters that we reported to the management of the Cambridge Metropolitan Housing Authority, Ohio, in a separate letter dated October 19, 2007.

This report is intended solely for the information and use of the audit committee, Board of Directors, management, Auditor of State, and federal awarding agencies and is not intended to be and should not be used by anyone other than these specified parties.

James G. Zupka, CPA, Inc.
Certified Public Accountants

October 19, 2007

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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
Cambridge Metropolitan Housing Authority
Cambridge, Ohio

Regional Inspector General of Audit
Department of Housing and Urban
Development

Compliance

We have audited the compliance of the Cambridge Metropolitan Housing Authority 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 March 31, 2007. Cambridge Metropolitan Housing Authority's major federal program is identified in the Summary of Auditor's Results section of the accompanying Schedule of Findings and Questioned Costs. Compliance with the requirements of laws, regulations, contracts and grants, applicable to its major federal program is the responsibility of the Cambridge Metropolitan Housing Authority's management. Our responsibility is to express an opinion on Cambridge Metropolitan Housing Authority's compliance based on our audit.

We conducted our 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 we 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 material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the Cambridge Metropolitan Housing Authority's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our audit provides a reasonable basis for our opinion. Our audit does not provide a legal determination on Cambridge Metropolitan Housing Authority's compliance with those requirements.

In our opinion, Cambridge Metropolitan Housing Authority complied, in all material respects, with the requirements referred to above that are applicable to its major federal program for the year ended March 31, 2007.

Internal Control Over Compliance

The management of the Cambridge Metropolitan Housing Authority 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 our audit, we considered Cambridge Metropolitan Housing Authority's internal control over compliance with requirements that could have a direct and material effect on a major federal program in order to determine our auditing procedures for the purpose of expressing our opinion on compliance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the Cambridge Metropolitan Housing Authority's internal control over compliance.

A *control deficiency* in an entity'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 entity'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 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 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 the 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. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above.

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

James G. Zupka, CPA, Inc.
Certified Public Accountants

October 19, 2007

**CAMBRIDGE METROPOLITAN HOUSING AUTHORITY
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
OMB CIRCULAR A-133 & .505
MARCH 31, 2007**

1. SUMMARY OF AUDITOR'S RESULTS

2007(i)	Type of Financial Statement Opinion	Unqualified
2007(ii)	Were there any material control weakness conditions reported at the financial statement level (GAGAS)?	No
2007(ii)	Were there any other significant deficiencies in internal control reported at the financial statements level (GAGAS)?	No
2007(iii)	Was there any reported material noncompliance at the financial statement level (GAGAS)?	No
2007(iv)	Were there any material internal control weakness conditions reported for major federal programs?	No
2007(iv)	Were there any other reportable internal control weakness conditions reported for major federal programs?	No
2007(v)	Type of Major Program's Compliance Opinion	Unqualified
2007(vi)	Are there any reportable findings under .510?	No
2007(vii)	Major Programs (list):	Section 8 Housing Choice Voucher CFDA #14.871
2007(viii)	Dollar Threshold: Type A\B Programs	Type A: >\$300,000 Type B: > all others
2007(ix)	Low Risk Auditee?	Yes

**CAMBRIDGE METROPOLITAN HOUSING AUTHORITY
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
OMB CIRCULAR A-133 & .505
MARCH 31, 2007
(CONTINUED)**

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

None.

3. **FINDINGS AND QUESTIONED COSTS FOR FEDERAL AWARDS**

None.



Mary Taylor, CPA
Auditor of State

CAMBRIDGE METROPOLITAN HOUSING AUTHORITY
GUERNSEY 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
DECEMBER 4, 2007