

**DAYTON METROPOLITAN HOUSING AUTHORITY  
DAYTON, OHIO**

**FINANCIAL STATEMENTS**

**FOR THE YEARS ENDED JUNE 30, 2008 AND 2007**





Mary Taylor, CPA  
Auditor of State

Board of Directors  
Dayton Metropolitan Housing Authority  
400 Wayne Avenue  
Dayton, Ohio 45401

We have reviewed the *Independent Auditors' Report* of the Dayton Metropolitan Housing Authority, Montgomery County, prepared by Bastin & Company, LLC, for the audit period July 1, 2007 through June 30, 2008. 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 Dayton Metropolitan Housing Authority is responsible for compliance with these laws and regulations.

*Mary Taylor*

Mary Taylor, CPA  
Auditor of State

May 15, 2009

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# DAYTON METROPOLITAN HOUSING AUTHORITY

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# Bastin & Company, LLC

*Certified Public Accountants*

## **INDEPENDENT AUDITORS' REPORT**

Board of Commissioners  
Dayton Metropolitan Housing Authority  
Dayton, Ohio

We have audited the accompanying financial statements of the Dayton Metropolitan Housing Authority, Dayton, Ohio, as of and for the years ended June 30, 2008 and 2007, as listed in the table of contents. These financial statements are the responsibility of the Dayton Metropolitan Housing Authority's management. Our responsibility is to express an opinion on these 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 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 financial statements referred to above present fairly, in all material respects, the financial position of the Dayton Metropolitan Housing Authority, Dayton, Ohio as of June 30, 2008 and 2007, and the changes in net assets and its cash flows for the years 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 our report dated March 27, 2009 on our consideration of the Dayton Metropolitan Housing Authority's internal control over financial reporting and on our 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 our 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 assessing the results of our audit.

The management's discussion and analysis on pages 3 through 9 is not a required part of the financial statements but is supplementary information required by 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 on it.

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Authority's basic financial statements. The accompanying schedule of expenditures 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 Governments, and Non-Profit Organizations*, and is also not a required part of the basic financial statements of the 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 stated, in all material respects, in relation to the basic financial statements taken as a whole.

The Authority has not presented the Financial Data Schedules required by the Department of Housing and Urban Development for additional analysis, although not required to be part of the basic financial statements. The Financial Data Schedules are not available due to revisions in the reporting system that the Department is now undertaking.

A handwritten signature in cursive script that reads "Bastin & Company, L L C". The signature is written in black ink on a light-colored background.

Cincinnati, Ohio  
March 27, 2009

**DAYTON METROPOLITAN HOUSING AUTHORITY  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE YEARS ENDED JUNE 30, 2008 AND 2007  
(Unaudited)**

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As management of the Dayton Metropolitan Housing Authority (Authority), we offer readers of the Authority's financial statements this narrative overview and analysis of the financial activities of the Authority for the fiscal year ended June 30, 2008 and 2007. We encourage readers to consider the information presented here in conjunction with the Authority's financial statements, which begin on page 10.

**FINANCIAL HIGHLIGHTS**

- Total assets of the Authority exceeded its liabilities as of June 30, 2008 by \$58,855,695 (a decrease of \$7,316,857, or 11.1 percent from June 30, 2007).
- Net assets invested in capital assets, net of debt totaled \$43,977,861 as of June 30, 2008 (a decrease of \$11,353,473, or 20.5 percent, from June 30, 2007). Unrestricted net assets totaled \$10,768,515 as of June 30, 2008 (a decrease of \$72,703, or 0.7 percent, from June 30, 2007).
- The Authority had total operating revenue of \$49,547,664 (a \$1,569,369 increase, or 3.3 percent, from fiscal year 2007). The Authority had total operating expenditures of \$50,701,860 (a \$3,901,499 decrease, or 7.1 percent from fiscal year 2007) resulting in a net operating loss of \$1,154,196 for the year ended June 30, 2008, and had other non-operating losses in a net amount of \$6,162,661, resulting in a decrease in total net assets of \$7,316,857 for the year.
- The Authority's capital outlays for the year were \$1,906,566. The Authority also recognized a loss on the disposal of capital assets of \$7,269,527 as a result of the on-going demolition of various projects and the results of conducting a physical inventory of capital assets.

**USING THIS ANNUAL REPORT**

This discussion and analysis is intended to serve as an introduction to the Authority's financial statements. The following is a list of the financial statements included in this report:

**MD&A**  
Management Discussion and Analysis  
**Financial Statements**  
Statements of Net Assets  
Statements of Revenues, Expenses, and Changes in Net Assets  
Statements of Cash Flows  
Notes to the Financial Statements

The financial statements are designed to provide readers with a broad overview of the Authority's finances in a manner similar to a private sector business.

The *statements of net assets* present information on all of the Authority's assets and liabilities, with the difference between the two reported as net assets. Over time, increases or decreases in net assets may serve as a useful indicator of whether the financial position of the Authority is improving or deteriorating.

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 are reported in three broad categories.



**DAYTON METROPOLITAN HOUSING AUTHORITY  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE YEARS ENDED JUNE 30, 2008 AND 2007  
(Unaudited)**

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Net Assets, Invested in Capital Assets, Net of Related Debt: This component of net assets consists of 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 *statements of revenues, expenses and changes in net assets* is 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, gains and losses on capital asset disposals and interest expense.

The focus of the statements of revenues, expenses and changes in net assets is the "Changes in Net Assets", which is similar to Net Income or Loss.

The *statements of cash flows* provide information about the Authority's cash receipts and cash payments during the reporting period. The statement reports cash receipts, cash payments, and net changes in cash resulting from operations, capital and related financing activities and investing activities.

The *notes to the financial statements* provide additional information essential to a full understanding of the data provided in the basic financial statements.

The Authority administers several programs that are consolidated into a single proprietary type-enterprise fund. The more significant programs consist of the following:

Public and Indian Housing - Under the Conventional Public Housing Program, the Authority rents units it owns to low-income households. This program is operated under an Annual Contribution Contract (ACC) with HUD. Beginning in fiscal year 2008 the Authority adopted the HUD directed Asset Management Project (AMP) structure for its public housing operations. Under Asset Management public housing units were organized into AMP's. Each AMP is treated like a separate entity with the AMP's paying a fee to the Central Office Cost Center (COCC) for various centralized services. As in previous years, HUD provided an Operating Subsidy that allows the AMP's to provide housing at a rent that is based upon 30 percent of adjusted gross household income.

In prior years, HUD transferred the monthly operating subsidy directly to the Authority with the Authority distributing funds and paying for expenditures as outlined in its annual budget and long range plans. Under Asset Management, the operating subsidy is transferred in proportional shares to the individual AMP's as monthly subsidy revenue. Along with rent collection revenue, the AMP's administer their properties in a fashion similar to rental properties operated in the private sector. The AMP managers utilize program management, planning, bookkeeping and other centralized services provided by the Authority's Central Office. The AMP's pay a monthly fee based on the number of units assigned and/or occupied for these services.

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

**DAYTON METROPOLITAN HOUSING AUTHORITY  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
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Section 8 Housing Choice Vouchers Program - Under the Section 8 Housing Choice Vouchers Program, low-income tenants lease housing units directly from private landlords rather than from the Authority. HUD contracts with the Authority, which in turn contracts with the private landlords and makes assistance payments for the difference between the approved contract rent and the actual rent paid by the low-income tenants.

Section 8 New Construction and Substantial Rehabilitation Program - The objective of the program is to help eligible low-income families obtain decent, safe, and sanitary housing through a system of rental subsidies. Under this project-based cluster program, the rental subsidy is tied to a specific unit and when a family moves from the unit, they have no right to continued assistance.

Lower Income Housing Assistance Program - Section 8 Moderate Rehabilitation -The objective of the program is to help eligible low-income families obtain decent, safe, and sanitary housing through a system of rental subsidies. Under this project-based cluster program, the rental subsidy is tied to a specific unit and when a family moves from the unit, they have no right to continued assistance.

Demolition and Revitalization of Severely Distressed Public Housing (HOPE VI) - The HOPE VI demolition program supports site acquisition, demolition, and relocation costs for the HOPE VI revitalization program. Under this program, residents of identified neighborhoods are relocated to other Public Housing and Section 8 Voucher units. Vacated public housing units are then demolished in preparation for the development under the HOPE VI revitalization program. This program seeks to rebuild public housing neighborhoods through various financing and construction development agreements. Following the demolition of existing public housing units under the HOPE VI demolition grant, the revitalization program will seek to rebuild the neighborhood areas using a community anchor facility, new construction and existing street patterns. While a significant portion of the redevelopment effort will be accomplished with HOPE VI funds, the majority will be completed using a variety of public and private resources.

Resident Opportunity and Supportive Services (ROSS) - The ROSS program provides qualified public housing residents training in the skills necessary to achieve self-sufficiency. After completing the Family Self-Sufficiency program, residents agree to seek and maintain suitable employment that matches their background, skills and interests.

Community Development Block Grant - The Community Development Block Grant provides for the development of viable communities by providing decent housing, suitable living environments and expanding economic opportunities, principally for persons of low and moderate income.

Home Investment Partnership Program - The Home Investment Partnership program is to expand the supply of decent and affordable housing, particularly for low and very low income Americans and to strengthen the abilities of State and local governments to design and implement strategies for achieving adequate supplies of decent affordable housing. The program provides financial and technical assistance to participating jurisdictions and extends and strengthens partnerships among all levels of government and the private sector in the production and operation of affordable housing.

**DAYTON METROPOLITAN HOUSING AUTHORITY  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE YEARS ENDED JUNE 30, 2008 AND 2007  
(Unaudited)**

**FINANCIAL ANALYSIS OF THE AUTHORITY**

**Statements of Net Assets**

The following table represents condensed statements of net assets.

	2008 <u>(In thousands)</u>	2007 <u>(In thousands)</u>	2006 <u>(In thousands)</u>
Current and other assets	\$ 18,590	\$ 15,599	\$ 15,785
Capital assets	<u>50,403</u>	<u>62,424</u>	<u>67,424</u>
Total assets	<u>68,993</u>	<u>78,023</u>	<u>83,649</u>
Current liabilities	3,727	4,764	4,476
Non-current liabilities	<u>6,410</u>	<u>7,086</u>	<u>7,785</u>
Total liabilities	<u>10,137</u>	<u>11,850</u>	<u>12,261</u>
Net assets:			
Invested in capital assets, net of debt	43,978	55,332	60,078
Restricted	4,109	-	-
Unrestricted	<u>10,769</u>	<u>10,841</u>	<u>11,310</u>
Total net assets	<u>\$ 58,856</u>	<u>\$ 66,173</u>	<u>\$ 71,388</u>

For more detailed information see statement of net assets on page 10.

June 30, 2008 compared to June 30, 2007

By far the largest portion of the Authority's net assets (75 percent) reflects its investments in capital assets net of related debt. The decrease from 2007 was primarily a result of annual depreciation charges, HUD approved property demolitions, and disposals of obsolete equipment based on the Authority performing a physical inventory of capital assets. The Authority uses these capital assets (e.g., buildings, machinery, and equipment) to provide housing services to residents; consequently, these assets are not available for future spending. The restricted net assets as of June 30, 2008 are a result of assets that have constraints placed on the asset by creditors (such as debt covenants), grantors, contributors, laws, regulations, etc. The unrestricted net assets of the Authority are available for future use to provide program services and remained relatively consistent.

June 30, 2007 compared to June 30, 2006

Decreases in net assets from 2006 to 2007 were mainly attributed to the recognition of depreciation expense, thereby resulting in reductions to the net assets invested in capital assets net of related debt.

**DAYTON METROPOLITAN HOUSING AUTHORITY  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE YEARS ENDED JUNE 30, 2008 AND 2007  
(Unaudited)**

**Statements of Revenues, Expenses and Changes in Net Assets**

The following table represents condensed statements of revenues, expenses, and changes in net assets.

	2008 <u>(In thousands)</u>	2007 <u>(In thousands)</u>	2006 <u>(In thousands)</u>
Tenant rental revenue	\$ 3,224	\$ 3,246	\$ 3,226
Government operating grants	44,962	44,221	43,532
Other revenue	<u>1,362</u>	<u>511</u>	<u>1,444</u>
Total operating revenue	<u>49,548</u>	<u>47,978</u>	<u>48,202</u>
Operating expenses	24,519	26,887	29,050
Depreciation expense	6,469	6,567	6,308
Housing Assistance Payments	<u>19,714</u>	<u>21,149</u>	<u>18,005</u>
Total operating expenses	<u>50,702</u>	<u>54,603</u>	<u>53,363</u>
Non-operating capital grants	871	527	2,121
Other non-operating items	<u>(7,034)</u>	<u>883</u>	<u>239</u>
Total non-operating revenues	<u>(6,163)</u>	<u>1,410</u>	<u>2,360</u>
Change in net assets	<u>\$ (7,317)</u>	<u>\$ (5,215)</u>	<u>\$ (2,801)</u>
Total net assets, end of year	<u>\$ 58,856</u>	<u>\$ 66,173</u>	<u>\$ 71,388</u>

For more detailed information see statement of net assets on page 11.

Year ended June 30, 2008 compared to Year ended June 30, 2007

During 2008, the net assets of the Authority decreased by a total of \$7,316,857.

The Authority's operating grants increased by \$741,227. Operating expenses decreased by \$3,901,499 primarily due to decreases in Section 8 Housing Assistance Payments and reduced levels of maintenance and operating expense. Section 8 Housing Assistance Payments decreased by \$1,435,038 from the previous year as a result of a decrease in the number of voucher units leased.

Non-operating items decreased by \$7,572,149 compared to 2007 largely due to recognizing a \$7,269,527 loss on the completion of HUD approved demolition projects and the disposal of obsolete and excess equipment based on the Authority performing a physical inventory of capital assets.

Year ended June 30, 2007 compared to Year ended June 30, 2006

During 2007, the net assets of the Authority decreased by a total of \$5,215,576.

The Authority's operating grants increased by \$688,287. Operating expenses increased by \$1,240,535 primarily due to increases in Section 8 Housing Assistance Payments offset by a reduction in operating expense. Section 8 Housing Assistance Payments increased by \$3,144,371 from the previous year as a result of a significant increase in the number of voucher units leased. Other operating expenses declined by \$1,903,836.

Non-operating items decreased by \$950,114 primarily due to a decrease in capital grants.

**DAYTON METROPOLITAN HOUSING AUTHORITY  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE YEARS ENDED JUNE 30, 2008 AND 2007  
(Unaudited)**

**CAPITAL ASSETS AND DEBT ADMINISTRATION**

**Capital Assets**

As of June 30, 2008 the Authority's capital assets totaled \$50,402,590 (capital assets net of accumulated depreciation) as reflected in the following schedule.

	2008 <u>(In thousands)</u>	2007 <u>(In thousands)</u>	2006 <u>(In thousands)</u>
Land	\$ 8,812	\$ 10,497	\$ 10,161
Buildings	118,554	125,996	125,979
Equipment and vehicles	4,567	6,245	5,621
Construction in progress	152	-	-
Accumulated depreciation	<u>(81,682)</u>	<u>(80,314)</u>	<u>(73,897)</u>
<b>Total</b>	<b><u>\$ 50,403</u></b>	<b><u>\$ 62,424</u></b>	<b><u>\$ 67,864</u></b>

June 30, 2008 compared to June 30, 2007

The decrease in land and buildings is a result of the completion of HUD approved demolition projects. The reduction of equipment and vehicles is the result of disposal of obsolete and excess equipment based on the Authority performing a physical inventory of capital assets. Proceeds from the 2007 sale of land at Parkside homes were used to purchase 35 units in Germantown, Ohio. After renovation, these units will house both Public Housing residents (10 units) and Section 8 residents (25 units).

June 30, 2007 compared to June 30, 2006

New construction of single-family homes continued for the final phase of the HOPE VI project. There were a total of thirteen (13) homes completed and sold during the year. A parcel of land and one building at Parkside Homes was sold to the Ohio Department of Transportation in the amount of \$820,075. Hope VI project, Hopeland Homes II, consisting of ten (10) units, was completed for public housing occupancy. In addition, twenty (20) replacement housing units at Telfor/Hilgeford came on line for public housing occupancy.

Additional information on the Authority's capital assets can be found on page 18.

**Debt**

As of June 30, 2008, the Authority had \$6,424,729 of debt, a decrease of \$667,970 from the prior year. The decrease was primarily due to debt retirement payments on the EPC Capital Lease debt during 2008.

Debt consists of New Vision program mortgages, the Energy Performance Contract Capital Lease, and debt for computer software.

The New Vision mortgages have interest rates between 5 and 6 percent and are collateralized by real property. The mortgages are payable to a financial institution in monthly installments, with varying maturities through July 2032.

The Energy Performance Contract is a HUD funded program that, in effect, rewards Authorities who install energy efficient measures into their housing units. The Authority entered into a long-term lease to

**DAYTON METROPOLITAN HOUSING AUTHORITY  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE YEARS ENDED JUNE 30, 2008 AND 2007  
(Unaudited)**

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finance the installation of the energy saving devices. All installations were completed in 2005. Funds for the payment of the lease will come from savings realized from conserving energy while HUD reimburses the Authority for utilities at a rate set prior to installation of the energy saving devices. The lending institution advanced the loan proceeds in May 2003 and its retirement will take place in equal payments through April 2016.

During 2006, the Authority financed \$400,000 for the purpose of acquiring and updating comprehensive computer software. The note term is five (5) years with an interest rate of 4.25 percent per annum.

Additional information on the Authority's long-term debt can be on pages 19 and 20 of this report.

**ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND RATES**

The following factors were considered in preparing the Authority's budget for the 2009 fiscal year.

The Authority has continued to implement site-specific budgeting and accounting. Both FY2008 and FY2009 budgets were prepared using the site-specific format as directed by HUD. The deadline established by HUD for site-specific budgeting and accounting was July 2008. With the new budget format, there are strict guidelines on how the Central Office Cost Center (COCC) will be funded. Funding for the COCC will be derived from fees charged to Asset Management Projects (AMP). The AMP's represent site specific public housing areas and are managed as separate subsidiary organizations. As such, AMPs will have their own financial statements with revenues coming from subsidy transfers, rental collections, and capital fund transfers. Overhead services will be provided on a fee basis by the Authority's COCC. Additional revenue for the COCC will be from the service fees charged to the Section 8 and other smaller programs. Failure to operate within revenues received will result in lower operating revenue for both the AMPs and the COCC. Failing to maintain an occupancy rate of 95 percent or higher for the AMPs will also reduce operating subsidy transfers from HUD.

Public housing operating subsidy revenue from HUD for CY2009 is expected to increase by approximately 2.5 percent. With this slight increase in subsidy revenue, the FY2010 public housing budget will remain in line with projected FY2009 levels.

The Section 8 Program generates revenue for operations from administrative fees earned from HUD. A portion of these revenues are paid to the COCC as fees for supportive services. At this time the COCC does not charge the Section 8 Program the maximum rate for administrative fees so that the Section 8 program can balance its administrative budget. In FY2010 the COCC will continue to give a discount to the Section 8 program. Unrestricted funds from investments, the Contract Administration program, and Local Housing Authority (LHA) funds may be used to subsidize additional Section 8 administrative expenses. Section 8 revenues for CY2009 are expected to increase from previous levels.

**CONTACTING THE AUTHORITY'S FINANCIAL MANAGEMENT**

This financial report is designed to provide a general overview of the Authority's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Executive Director, Dayton Metropolitan Housing Authority, 400 Wayne Avenue P.O. Box 8750, Dayton, Ohio 45401-8750, or call (937) 910-7500.

**DAYTON METROPOLITAN HOUSING AUTHORITY**  
**STATEMENTS OF NET ASSETS**  
**JUNE 30, 2008 AND 2007**

<b>Assets</b>	<u>2008</u>	<u>2007</u>
Current assets:		
Cash and cash equivalents	\$12,056,906	\$8,549,547
Investments	-	3,595,370
Accounts receivable net:		
Tenants, net of allowance for doubtful accounts of \$82,650 and \$107,014	68,790	59,979
HUD	1,292,809	2,246,251
Other governments	27,706	24,508
Other receivables	369,603	207,447
Inventory	437,242	450,842
Prepaid items	227,693	148,196
Total current assets	<u>14,480,749</u>	<u>15,282,140</u>
Non-current assets:		
Restricted cash and cash equivalents	4,109,319	316,372
Capital assets, not depreciated	8,964,102	10,496,691
Capital assets – net of accumulated depreciation	41,438,488	51,927,342
Total non-current assets	<u>54,511,909</u>	<u>62,740,405</u>
Total assets	<u>68,992,658</u>	<u>78,022,545</u>
<b>Liabilities</b>		
Current liabilities:		
Accounts payable	1,199,519	2,263,638
Accrued wages and benefits	513,694	450,561
Accrued liabilities	31,378	18,808
Accrued compensated absences	55,673	52,804
Accrued payments in lieu of taxes	98,641	94,258
Tenants' security deposits	254,620	223,305
Deferred revenues	550,886	766,046
Section 8 reserves	106,046	127,825
Homebuyers reserve	-	11,970
Current portion of mortgages payable	14,282	13,557
Current portion of notes payable	79,857	76,551
Current portion of capital lease payable	602,605	577,862
Contractor retentions	219,981	86,701
Total current liabilities	<u>3,727,182</u>	<u>4,763,886</u>
Non-current liabilities:		
Mortgages payable, net of current portion	551,781	566,063
Notes payable, net of current portion	170,209	250,066
Capital lease payable, net of current portion	5,005,995	5,608,600
Compensated absences, net of current portion	681,796	661,378
Total non-current liabilities	<u>6,409,781</u>	<u>7,086,107</u>
Total liabilities	<u>10,136,963</u>	<u>11,849,993</u>
<b>Net Assets</b>		
Invested in capital assets, net of related debt	43,977,861	55,331,334
Restricted net assets	4,109,319	-
Unrestricted net assets	10,768,515	10,841,218
Total net assets	<u>\$58,855,695</u>	<u>\$66,172,552</u>

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

**DAYTON METROPOLITAN HOUSING AUTHORITY**  
**STATEMENTS OF REVENUES, EXPENSES AND CHANGES IN NET ASSETS**  
**FOR THE YEARS ENDED JUNE 30, 2008 AND 2007**

	2008	2007
<b>Operating revenue:</b>		
Tenant rental revenue	\$ 3,223,831	\$ 3,246,078
Government operating grants	44,962,055	44,220,828
Other revenue	1,361,778	511,389
Total operating revenue	49,547,664	47,978,295
<b>Operating expenses:</b>		
Administrative expense	7,594,505	8,501,258
Tenant services	417,738	873,806
Utilities expense	3,111,650	2,984,997
Ordinary maintenance and operation	10,590,313	11,678,561
Protective services	860,497	1,278,440
General expenses	1,614,108	1,568,987
Housing assistance payments	19,713,898	21,148,936
Other operating expenses	329,671	1,000
Depreciation and amortization	6,469,480	6,567,374
Total operating expenses	50,701,860	54,603,359
Operating loss	(1,154,196)	(6,625,064)
<b>Non-operating revenue (expenses):</b>		
Interest and investment income	502,871	690,056
Interest expense	(266,884)	(318,524)
Capital grants	870,879	526,807
Gain (loss) on disposal of capital assets	(7,269,527)	511,149
Total non-operating revenue (expenses)	(6,162,661)	1,409,488
Change in net assets	(7,316,857)	(5,215,576)
<b>Net assets, beginning of year</b>	66,172,552	71,388,128
<b>Net assets, end of year</b>	\$58,855,695	\$66,172,552

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



**DAYTON METROPOLITAN HOUSING AUTHORITY**  
**STATEMENTS OF CASH FLOWS**  
**FOR THE YEARS ENDED JUNE 30, 2008 AND 2007**

	<u>2008</u>	<u>2007</u>
<b>Cash flows from operating activities:</b>		
Receipts from tenants	\$ 3,234,365	\$ 3,251,152
Receipts from operating grants	45,700,337	42,595,766
Other operating receipts	1,196,424	671,032
Housing assistance payments	(19,735,677)	(21,148,171)
Payments for general and administrative expense	<u>(25,557,695)</u>	<u>(25,687,747)</u>
<b>Net cash provided (used) by operating activities</b>	<u>4,837,754</u>	<u>(317,968)</u>
<b>Cash flows from capital and related financing activities:</b>		
Principal and interest paid on mortgages	(922,284)	(1,012,456)
Construction and acquisition of capital assets	(1,773,286)	(1,657,405)
Proceeds from sale of capital assets	189,002	989,988
Capital grants	<u>870,879</u>	<u>526,807</u>
<b>Net cash provided (used) by capital and related financing activities</b>	<u>(1,635,689)</u>	<u>(1,153,066)</u>
<b>Cash flows from investing activities:</b>		
Investments sales (purchases)	3,595,370	2,990,774
Interest received on investments	<u>502,871</u>	<u>690,056</u>
<b>Net cash provided (used) by investing activities</b>	<u>4,098,241</u>	<u>3,680,830</u>
<b>Net increase in cash and cash equivalents</b>	7,300,306	2,209,796
<b>Cash and cash equivalents at beginning of year</b>	<u>8,865,919</u>	<u>6,656,123</u>
<b>Cash and cash equivalents at end of year</b>	<u>\$16,166,225</u>	<u>\$ 8,865,919</u>
<b>Reconciliation of operating loss to net cash provided (used) by operating activities:</b>		
Loss from operations	(\$1,154,196)	(\$6,625,064)
Adjustments to reconcile operating loss to net cash provided by operating activities:		
Depreciation and amortization	6,469,480	6,567,374
Change in assets and liabilities:		
Net change in tenant accounts receivable	15,553	4,975
Net change in allowance for doubtful accounts	(24,364)	(4,872)
Net change in HUD receivable	953,442	(939,338)
Net change in other governments receivable	(3,198)	130,587
Net change in other receivables	(162,156)	29,058
Net change in inventory and prepaid items	(65,897)	185,175
Net change in accounts payable	(1,064,119)	930,451
Net change in accrued wages and benefits	63,133	(22,618)
Net change in accrued liabilities and payments in lieu of taxes	4,383	88,340
Net change in accrued compensated absences	23,287	17,954
Net change in tenants' security deposits	31,315	2,263
Net change in deferred revenues	(215,160)	(685,726)
Net change in section 8 and homebuyers reserves	<u>(33,749)</u>	<u>3,473</u>
<b>Net cash provided (used) by operating activities</b>	<u>\$ 4,837,754</u>	<u>\$ (317,968)</u>

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

**DAYTON METROPOLITAN HOUSING AUTHORITY**  
**NOTES TO FINANCIAL STATEMENTS**  
**FOR THE YEARS ENDED JUNE 30, 2008 AND 2007**

**1. Summary of Significant Accounting Policies**

Description of the Entity and Programs

The Dayton Metropolitan Housing Authority is a political subdivision created under Ohio Revised Code Section 3735.27 to engage in the acquisition, development, leasing and administration of a low-rent housing program.

The United States Department of Housing and Urban Development (HUD) has direct responsibility for administering the Low-Rent Housing Program under the United States Housing Act of 1937, as amended. HUD is authorized to contract with local housing authorities in financing the acquisition, construction and/or leasing of housing units, to make housing assistance payments, and to make annual contributions (subsidies) to the local housing authorities for the purposes of maintaining the low-rent character of the local housing program. Under an administrative form of contract, HUD has conveyed certain federally built housing units to the Authority for low-rent operations.

**Reporting Entity** – The accompanying basic financial statements comply with the provisions of the Governmental Accounting Standard Board (GASB) Statement 14, *The Financial Reporting Entity*, in that the financial statements include all divisions and operations for which the Authority is financially accountable. Financial accountability exists if a primary government/component unit appoints a majority of an organization’s government board and is able to impose its will on that organization. Financial accountability may also be deemed to exist if there is a potential for the organization to provide financial benefits to, or to impose specific financial burdens on, the primary government/component unit. On this basis, no governmental organization other than the Authority itself is included in the financial reporting entity.

A summary of the significant programs administered by the Authority is provided below:

Public and Indian Housing - Under the Conventional Public Housing Program, the Authority rents units it owns to low-income households. This program provides housing at a rent that is based upon 30 percent of adjusted gross household income.

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

Section 8 Housing Choice Vouchers Program - Under the Section 8 Housing Choice Vouchers Program, low-income tenants lease housing units directly from private landlords rather than from the Authority. HUD contracts with the Authority, which in turn contracts with the private landlords and makes assistance payments for the difference between the approved contract rent and the actual rent paid by the low-income tenants.

Section 8 New Construction and Substantial Rehabilitation Program - The objective of the program is to help eligible low-income families obtain decent, safe, and sanitary housing through a system of rental subsidies. Under this project-based cluster program, the rental subsidy is tied to a specific unit and when a family moves from the unit, they have no right to continued assistance.

Lower Income Housing Assistance Program - Section 8 Moderate Rehabilitation -The objective of the program is to help eligible low-income families obtain decent, safe, and sanitary housing through a system of rental subsidies. Under this project-based cluster program, the rental subsidy is tied to a specific unit and when a family moves from the unit, they have no right to continued assistance.

Demolition and Revitalization of Severely Distressed Public Housing (HOPE VI) - The HOPE VI demolition program supports site acquisition, demolition, and relocation costs for the HOPE VI revitalization program. Under this program, residents of identified neighborhoods are relocated to other Public Housing and Section 8 Voucher units. Vacated public housing units are then demolished in preparation for the development under the HOPE VI revitalization program. This program seeks to rebuild public housing neighborhoods through various financing and construction development agreements. Following the demolition of existing public housing units under the HOPE VI demolition grant, the revitalization program will seek to rebuild the neighborhood areas using a community anchor facility, new construction and existing street patterns. While a significant portion of the redevelopment effort will be accomplished with HOPE VI funds, the majority will be completed using a variety of public and private resources.

Resident Opportunity and Supportive Services (ROSS) - The ROSS program provides qualified public housing residents training in the skills necessary to achieve self-sufficiency. After completing the Family Self-Sufficiency program, residents agree to seek and maintain suitable employment that matches their background, skills and interests.

Community Development Block Grant - The Community Development Block Grant provides for the development of viable communities by providing decent housing, suitable living environments and expanding economic opportunities, principally for persons of low and moderate income.

Home Investment Partnership Program - The Home Investment Partnership program is to expand the supply of decent and affordable housing, particularly for low and very low income Americans and to strengthen the abilities of State and local Governments to design and implement strategies for achieving adequate supplies of decent affordable housing. The program provides financial and technical assistance to participating jurisdictions and extends and strengthens partnerships among all levels of government and the private sector in the production and operation of affordable housing.

#### Summary of Significant Accounting Policies

The financial statements of the Dayton Metropolitan Housing Authority (the Authority) have been prepared in conformity with accounting principles generally accepted in the United State 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.

***Basis of Accounting*** – The Authority's activities are financed and operated as a single enterprise fund such that the costs and expenses, including depreciation, of providing the services are recovered primarily through user charges. The measurement focus is on the determination of revenues, expenses, financial position, and cash flows as the identification of these items is necessary for

appropriate capital maintenance, public policy, management control, and accountability. The Authority's financial transactions are recorded on the accrual basis of accounting where revenues are recognized when earned and expenses are recognized as incurred. Revenues received in advance are deferred and recognized as earned over the period to which they relate.

**Cash and Cash Equivalents** – During fiscal year 2008, cash and cash equivalents included amounts in demand deposits and the State Treasury Asset Reserve (STAR Ohio). STAR Ohio is a very liquid investment and is reported as a cash equivalent in the basic financial statements.

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.

**Restricted Cash and Cash Equivalents** – Cash and cash equivalents and investments have been classified as restricted on the balance sheet for funds held for security deposits or amounts held in escrow under the Section 8 and Homebuyer's programs.

**Investments** – Investments are valued at market value. Interest income earned in fiscal year 2008 totaled \$502,871.

**Receivables/Bad Debts** – Bad debts are provided on the allowance method based on management's evaluation of the collectability of outstanding tenant receivable balances at the end of the year.

**Inventory** – Inventory consists of supplies and maintenance parts carried at the lower of cost and market, using the average cost method, and are expensed as they are consumed.

**Capital Assets** – Land, structures and equipment are recorded at historical cost. Donated land, structures and equipment are recorded at their fair value on the date donated. Depreciation is calculated on a straight-line method using half-year convention over the estimated useful lives. The Authority capitalizes all assets with a cost of \$500 or more. The estimated useful lives are as follows:

Equipment and vehicles	3-7 years
Building and site improvements	15 years
Buildings	40 years

**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, 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.

Compensated absences are expensed when earned with accrued amounts reported as a liability.

**Debt Obligations** – Debt obligations of the Authority consist of mortgages for a homeownership program, a note for the purpose of acquiring software and a capital lease for the Energy Performance Contract to finance the installment of energy saving devices.

**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 reported as restricted when there are limitations imposed on their use either through the enabling legislation adopted by the Authority or through external restrictions imposed by creditors, grantors or laws or regulations of other governments. The amount reported as restricted net assets at fiscal year end represents the amounts restricted by HUD for future Housing Assistance Payments and amounts from Administration Fee which may be recaptured by HUD. When an expense is incurred for purposes which both restricted and unrestricted net assets are available, the Authority first applies restricted net assets.

**Revenue Recognition** – Grant revenue is recognized when the earnings process is complete, and exchange has taken place, and any restrictions imposed by the terms of the grant have been met. Rent revenue is recognized over the period for which housing has been provided. Investment income is recognized and recorded when earned and is allocated to programs based upon monthly investment balances.

**Operating Revenues and Expenses** – Operating revenues are those revenues that are generated directly from the primary activity of the proprietary fund. For the Authority, these revenues are tenant revenues, operating grants and other miscellaneous revenue. Nonoperating revenues are HUD capital grants, interest income and gains on disposal of capital assets. Operating expenses are those that are expended directly for the primary activity of the propriety fund. For the Authority, these expenses are administrative, tenant services, utilities, maintenance and operation, protective services, general expenses, housing assistance payments and depreciation and amortization. Nonoperating expenses include interest expense and losses on disposal of capital assets.

**Budgetary Accounting** – The Authority annually prepares its budget as prescribed by the Department of Housing and Urban Development. This budget is adopted by the Board of the Authority.

**Use of Estimates** – The preparation of financial statements in accordance with GAAP 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.

## 2. Deposits and Investments

### Deposits

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

Active deposits are public deposits necessary to meet current 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.

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 that 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.

Protection of Authority’s deposits is provided by the Federal Deposit Insurance Corporation (FDIC) by eligible securities pledged by the financial institution as security for repayment, by surety company bonds deposited with the treasurer by the financial institution, 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, the carrying amount of the Authority’s deposits totaled \$10,156,292, of which \$2,500 was held in petty cash. The corresponding bank balances totaled \$10,416,964. Based on criteria described in GASB Statement No. 40, “Deposit and Investment Risk Disclosure,” as of June 30, 2008, \$10,166,964 was exposed to custodial risk as discussed below, while \$250,000 was covered by the Federal Depository Insurance Corporation

Custodial credit risk is the risk that in the event of a bank failure the Authority’s will not be able to recover the deposits. All deposits are collateralized with eligible securities in amounts equal to at least 105 percent 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 Federal Reserve Banks or member banks of the federal reserve system, in the name of the respective depository bank and pledged as a pool of collateral against all of the public deposits it holds or as specific collateral held at the Federal Reserve Bank in the name of the Authority.

Investments

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 fund, 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’s investments at June 30, 2008 were as follows:

<u>Uncategorized Investments</u>	<u>Fair Value</u>	Weighted Average <u>Maturity</u>
STAR Ohio	\$6,009,933	53.8 days

*Interest Rate Risk* – The Ohio Revised Code generally limits security purchases to those that mature within five years of settlement date. The Authority’s investment policy has no requirements beyond what the Ohio Revised Code requires.

*Credit Risk* – Credit risk is the risk that an issuer of an investment will not fulfill its obligations to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. The Authority’s investments in STAR Ohio are rated AAAM by Standards and Poor’s.

*Concentration of Credit Risk* – The Authority places no limit on the amount the Authority may invest with one issuer.

*Custodial Credit Risk* – For an investment, custodial credit risk is the risk that in the event of failure of the counterparty the Authority will not be able to recover the value of its investment or collateral securities that are in the possession of an outside party. The Authority's has no policy beyond what the Ohio Revised Code requires for custodial credit risk.

A reconciliation of Cash, Cash Equivalents and Investments is as follows:

	Cash and Cash Equivalents *	Investments
Per Statement of Net Assets	\$ 16,166,225	\$ -
STAR Ohio	<u>(6,009,933)</u>	<u>6,009,933</u>
Per GASB Statement No. 3	<u>\$ 10,156,292</u>	<u>\$6,009,933</u>

\* Includes restricted cash and cash equivalents.

### 3. Capital Assets

A summary of changes in the Authority's capital assets for the year ended June 30, 2008 follows:

<u>Class</u>	<u>Balance 6/30/07</u>	<u>Additions</u>	<u>Deletions</u>	<u>Balance 6/30/08</u>
<i>Capital assets not being depreciated:</i>				
Land	\$ 10,496,691	\$ 57,912	(\$1,742,972)	\$ 8,811,631
Construction in Progress	-	<u>152,471</u>	-	<u>152,471</u>
Total not being depreciated	<u>10,496,691</u>	<u>210,383</u>	<u>(1,742,972)</u>	<u>8,964,102</u>
<i>Capital assets being depreciated:</i>				
Buildings and improvements	125,995,793	1,503,107	(8,944,788)	118,554,112
Equipment and vehicles	<u>6,245,174</u>	<u>193,076</u>	<u>(1,871,655)</u>	<u>4,566,595</u>
Total being depreciated	<u>132,240,967</u>	<u>1,696,183</u>	<u>(10,816,443)</u>	<u>123,120,707</u>
Total cost	<u>\$142,737,658</u>	<u>\$ 1,906,566</u>	<u>(\$12,559,415)</u>	<u>\$132,084,809</u>
<i>Accumulated Depreciation:</i>				
<u>Class</u>	<u>Balance 6/30/07</u>	<u>Additions</u>	<u>Deletions</u>	<u>Balance 6/30/08</u>
Buildings and improvements	(\$74,973,807)	(\$6,115,540)	\$ 3,284,600	(\$77,804,747)
Equipment and vehicles	<u>(5,339,818)</u>	<u>(353,940)</u>	<u>1,816,286</u>	<u>(3,877,472)</u>
Total depreciation	<u>(\$80,313,625)</u>	<u>(\$6,469,480)</u>	<u>\$ 5,100,886</u>	<u>(\$81,682,219)</u>
<b>Net value</b>	<u>\$ 62,424,033</u>	<u>(\$4,562,914)</u>	<u>(\$7,458,529)</u>	<u>\$ 50,402,590</u>

During the year, the Authority continued with HUD approved demolition of various projects. In addition, the Authority conducted a physical inventory and valuation analysis for obsolete and excess items. Adjustments have been recorded as current year deletions to capital assets and related accumulated depreciation to adjust year-end capital asset balances to inventoried amounts.

#### 4. Mortgages and Note Payable

Changes in the Authority's long-term obligations during fiscal year 2008 are as follows:

	<u>Balance</u> at 6/30/07	<u>Additions</u>	<u>Deletions</u>	<u>Balance</u> at 6/30/08	<u>Due Within</u> <u>One Year</u>
Mortgages payable	\$579,620	\$ -	\$13,557	\$566,063	\$14,282
Note payable	<u>326,617</u>	-	<u>76,551</u>	<u>250,066</u>	<u>79,857</u>
Total	<u>\$906,237</u>	<u>\$ -</u>	<u>\$90,108</u>	<u>\$816,129</u>	<u>\$94,139</u>

The Authority had issued \$720,000 of mortgages payable under the New Visions program with an outstanding balance at June 30, 2008 of \$566,063. Under the program, the Authority purchases property, refurbishes or builds a modular home on a lot. The Authority then obtains a commercially available low-interest mortgage on the property. Qualified tenants initially lease the property for a specified period. Once the tenant meets pre-determined home ownership criteria, the tenant may apply to assume the existing mortgage on the property. Once approved, the property and mortgage are transferred to the new homeowner.

The mortgages have interest rates between 5 and 6 percent and are collateralized by real property and are payable in monthly installments, with varying maturities through July 2032.

The Authority had issued \$400,000 of notes payable for the purpose of acquiring Visual Homes software. The note payments are due quarterly for five years, with an interest rate of 4.25 percent. The note matures on June 1, 2011.

The New Vision mortgages mature as follows:

<u>Year ended June 30,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2009	\$ 14,283	\$ 29,590	\$ 43,873
2010	15,049	28,824	43,873
2011	15,854	28,018	43,872
2012	16,704	27,168	43,872
2013	17,600	26,272	43,872
2014-2018	103,230	116,131	219,361
2019-2023	134,123	85,238	219,361
2024-2028	167,760	45,148	212,908
2029-2033	<u>81,460</u>	<u>7,129</u>	<u>88,589</u>
Total	<u>\$566,063</u>	<u>\$393,518</u>	<u>\$959,581</u>

The Visual Homes/National City Bank software note matures as follows:

<u>Year ended June 30,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2009	\$ 79,857	\$ 9,366	\$ 89,223
2010	83,306	5,917	89,223
2011	<u>86,903</u>	<u>2,320</u>	<u>89,223</u>
Total	<u>\$250,066</u>	<u>\$17,603</u>	<u>\$267,669</u>



## 5. Capital Lease Payable

On May 15, 2003 the Authority entered into a long-term lease to finance the installment of the energy saving devices. The Energy Performance Contract is a HUD funded program that, in effect, rewards Authorities who install energy efficient measures into their housing units. Funds for the payment of the debt service will be provided by the amount of savings realized from conserving energy while HUD reimburses the Authority for utilities at a rate set prior to installation of the energy saving devices.

The initial terms of the lease provide for an initial amount totaling \$8,453,451 with the first payment deferred until May 15, 2004. During 2004, the terms of the lease were re-negotiated with the initial payment deferred to July 15, 2004. The lease includes an interest factor of 4.2 percent. Interest during the deferred period was added to the lease principal amount and will be paid for over the life of the lease. Assets constructed under the lease total \$8,911,155.

The Authority's future minimum payments under the capital lease obligation as of June 30, 2008 are as follows:

<u>Year Ended June 30</u>	<u>Amount</u>
2009	\$ 826,654
2010	826,654
2011	826,654
2012	826,654
2013	826,654
2014-2016	<u>2,479,961</u>
Total minimum lease payments	6,613,231
Less: amount representing interest	<u>(1,004,631)</u>
Present value of future minimum lease payments	<u>\$5,608,600</u>

## 6. Payment in Lieu of Taxes

The Authority has executed a Cooperation Agreement with the County of Montgomery that provides for tax exemption of the housing projects, but requires the Authority to make payment in lieu of taxes for municipal services received based upon a prescribed formula related to rental income. For the year ended June 30, 2008, the Authority has accrued a payable totaling \$98,641.

## 7. 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. The Authority maintains comprehensive insurance coverage with private carriers for real property, building contents and vehicles. Vehicle policies include liability coverage for bodily injury and property damage. The Authority also maintains employee bonding and employee major medical, dental and vision coverage with private carriers.

The Authority is covered for property damage, general liability, automobile liability, public official's liability, and other crime liabilities through membership in the Ohio Housing Authority Property Casualty, Inc. (OHAPCI) and the Public Entity Risk Consortium (PERC). OHAPCI is an insurance risk sharing and purchasing pool comprised of three Ohio housing authorities. PERC is an Ohio public entity joint self-insurance pool restricted to mid-size public entities including pools (of which OHAPCI is a member).

OHAPCI is a corporation governed by a board of trustees, consisting of a representative appointed by each of the member housing authorities. The board of trustees elects the officers of the corporation, with each trustee having a single vote. The board is responsible for its own financial matters, and the corporation maintains its own books of account. Budgeting and financing of OHAPCI is subject to the approval of the board. The following is a summary of insurance coverage at year-end:

Real & Personal Property	\$250,000,000
General Liability	6,000,000
Automobile	6,000,000
Public Officials	6,000,000
Crime	1,000,000
Pollution	1,000,000
Boiler & Machinery	50,000,000

The OHAPCI participating housing authorities and their respective pool contribution factors for the loss year ended June 30, 2008 are:

Cincinnati MHA	50.37%
Dayton MHA	30.52%
Youngstown MHA	<u>19.11%</u>
Total	<u>100.00%</u>

OHAPCI pool contribution for 2008 from the Dayton Metropolitan Housing Authority was \$558,511 before application of prior year dividends, which represented 30.52% of the total collected from all members for operating costs and projected loss reserves. As of June 30, 2008, the pool maintained a reserve in excess of actual and estimated claims relative to the Authority.

During the year, settled claims for the Authority did not exceed the coverage provided by OHAPCI.

## 8. Defined Benefit Pension Plan

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 employee 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 defined contribution plan. Under the combined plan, employer contributions are invested by the retirement system to provide a formula retirement benefit similar to the traditional 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 that can be obtained by writing to OPERS, 277 East Town Street, Columbus, Ohio 43215-4642 or by calling (614) 222-6705 or 1-800-222-7377.

For the period ended December 31, 2007, the members of all three plans were required to contribute 9.5 percent of their annual covered salaries; the percent of contributions changed to 10.00 percent effective January 1, 2008. The Authority's contribution rate was 13.85 percent of covered payroll through December 31, 2007; effective January 1, 2008, the percent increased to 14.00 percent of

covered payroll. The Ohio Revised Code provides statutory authority for member and employer contributions.

The Authority's contributions to the OPERS for the years ending June 30, 2008, 2007, and 2006 were \$920,072, \$859,307, and \$1,351,189, respectively, which were equal to the required contributions for each year.

## **9. Post-Employment Benefits**

OPERS maintains a cost-sharing multiple employer defined benefit post-employment healthcare plan, which includes a medical plan, prescription drug program and Medicare Part B premium reimbursement, to qualifying members of both the Tradition Pension and the Combined Plans. Members of the Member-Directed Plan do not qualify for ancillary benefits, including post-employment health care coverage.

In order to qualify for post-retirement health care coverage, age and service retirees under the Tradition Pension and Combined Plans must have 10 or more years of qualifying Ohio service credit. Health care coverage for disability recipients and qualified survivor benefit recipients is available. The health care coverage provided by the retirement system meets the definition of an Other Post-employment Benefit (OPEB) as described in GASB Statement 45.

The Ohio Revised Code permits, but does not mandate, OPERS to provide OPEB benefits to its eligible members and beneficiaries. Authority to establish and amend benefits is provided in Chapter 145 of the Ohio Revised Code.

A portion of each employer's contribution to OPERS is set aside for the funding of post-retirement health care based on authority granted by state statute. The 2007 and 2008 employer contribution rates were 13.85 and 14.00 percent, respectively, of covered payroll for employees. The Ohio Revised Code currently limits the employer contribution to a rate not to exceed 14.0 percent of covered payroll for employees. Active members do not make contributions to the OPEB plan.

OPERS' Post Employment Health Care plan was established under, and is administrated in accordance with, Internal Revenue Code 401(h). Each year, the OPERS Retirement Board determines the portion of the employer contribution rate that will be set aside for funding of post employment health care benefits. For 2007, the employer contribution allocated to the health care plan from July 1 through December 31, 2007 was 6.0 percent of covered payroll. For 2008 the rate is 7.0 percent. The Authority's actual contributions for fiscal year 2008 which were used to fund OPEB were \$429,312. The OPERS Retirement Board is also authorized to establish rules for the payment of a portion of the health care benefits provided, by the retiree or their surviving beneficiaries. Payment amounts vary depending on the number of covered dependents and the coverage selected.

The Health Care Preservation Plan (HCPP) adopted by the OPERS Retirement Board on September 9, 2004, was effective January 1, 2007. Member and employer contribution rates increased as of January 1, 2006, January 1, 2007, and January 1, 2008, which will allow additional funds to be allocated to the health care plan.

## **10. Contingent Liabilities**

Under the terms of federal grants, periodic audits are required and certain costs may be questioned as not being appropriate expenses under the terms of the grants. Any disallowed claims, including amounts already collected, may constitute a liability of the applicable funds. The amount, if any, of expenses which may be disallowed by the grantor cannot be determined at this time, although the Authority expects such amounts, if any, to be immaterial.

## 11. Uncompleted Contracts

At June 30, 2008, the Authority has uncompleted contracts under the Capital Fund Program, Hope VI, Home Ownership, Public Housing and ROSS of approximately \$6,524,120.

## 11. Inter-program Receivables and Payables

Inter-program receivables and payables are made throughout the year in order to provide operating funds to various programs administered by the Authority. The following balances at June 30, 2008 represent individual program receivables and payables:

<u>Program</u>	<u>Inter-program Receivable</u>	<u>Inter-program Payable</u>
Central Office Cost Center (COCC)	\$ 682,761	\$ 351,157
Projects (AMP's)	2,742,506	2,976,888
Lower Income Housing-Mod Rehab 001	29,348	-
Lower Income Housing-Mod Rehab 005	61,495	-
Indian Housing Block Grants	24,763	-
Resident Opportunity and Support Services	-	58,387
Section 8 New Construction & Sub Rehab	332,330	-
Community Development Block Grants	9,175	7,446
HOME Investment Partnerships Program	-	17,250
Business Activities	1,463,169	200,595
Housing Choice Vouchers	18,733	1,158,845
Revitalization of Distressed Public Housing	-	154,894
State/Local and LHA	54,557	493,375
Total	<u>\$ 5,418,837</u>	<u>\$ 5,418,837</u>

These inter-program receivables and payables have been eliminated in the statement of net assets.

**DAYTON METROPOLITAN HOUSING AUTHORITY  
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS  
FOR THE YEAR ENDED JUNE 30, 2008**

<u>Federal Grantor/Pass Through Grantor/Program Title</u>	<u>Federal CFDA Number</u>	<u>Funds Expended</u>
<i>U.S. Department of Housing and Development</i>		
Direct Programs:		
Section 8 Cluster Program		
Section 8 New Construction and Substantial Rehabilitation Lower Income Housing Assistance Program – Section 8 Moderate Rehabilitation	14.182	\$ 502,053
Total Section 8 Cluster Program	14.856	<u>4,052,462</u>
Section 8 Housing Choice Vouchers	14.871	20,914,102
Public and Indian Housing	14.850	11,460,493
Demolition and Revitalization of Severely Distressed Public Housing (HOPE VI)	14.866	703,131
Residential Opportunity and Supportive Services	14.870	300,833
Public Housing Capital Fund	14.872	<u>5,864,965</u>
<b>Direct Programs Expenditures of Federal Awards:</b>		<u>43,798,039</u>
Pass-Through Programs:		
Community Development Block Grant/Entitlement Grants (from City of Dayton, Ohio)	14.218	200,000
Home Investment Partnership Program (from City of Dayton, Ohio)	14.239	<u>16,016</u>
<b>Pass-Through Programs:</b>		<u>216,016</u>
<b>Total Expenditures Of Federal Awards</b>		<u><u>\$44,014,055</u></u>

**DAYTON METROPOLITAN HOUSING AUTHORITY**  
**NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS**  
**FOR THE YEAR ENDED JUNE 30, 2008**

**1. Basis of Presentation**

The schedule of expenditures of federal awards has been prepared using the accrual basis of accounting in accordance with the format as set forth in the *Government Auditing Standards*, issued by the Comptroller General of the United States; and Office of Management and Budget Circular A-133, *Audits of State and Local Governments*.

# Bastin & Company, LLC

*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 Commissioners  
Dayton Metropolitan Housing Authority  
Dayton, Ohio

We have audited the financial statements of the Dayton Metropolitan Housing Authority, Dayton, Ohio (the Authority) as of and for the year ended June 30, 2008, and have issued our report thereon dated March 27, 2009. 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.

### **Internal Control Over Financial Reporting**

In planning and performing our audit, we considered the 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 Authority's internal control over financial reporting. Accordingly, we do not express an opinion on the effectiveness of the 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 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 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.

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 Authority's 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 or other matters that are required to be reported under *Government Auditing Standards*.

This report is intended solely for the information and use of the Board of Commissioners, management and federal awarding agencies and pass-through entities and is not intended to be and should not be used by anyone other than these specified parties.

A handwritten signature in cursive script that reads "Bastin & Company, LLC". The signature is written in black ink on a light-colored background.

Cincinnati, Ohio  
March 27, 2009



# Bastin & Company, LLC

*Certified Public Accountants*

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

Board of Commissioners  
Dayton Metropolitan Housing Authority  
Dayton, Ohio

### **Compliance**

We have audited the compliance of the Dayton Metropolitan Housing Authority, Dayton, Ohio, (the 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 June 30, 2008. The Authority's major federal programs are identified in the summary of auditors' results 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 the Authority's management. Our responsibility is to express an opinion on the 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 and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the 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 the Authority's compliance with those requirements.

In our opinion, the Dayton Metropolitan Housing Authority, complied, in all material respects, with the requirements referred to above that are applicable to its major federal programs for the year ended June 30, 2008.

### **Internal Control Over Compliance**

The management of the Authority is responsible for establishing and maintaining effective internal control over compliance with the requirements of laws, regulations, contracts, and grants applicable to federal programs. In planning and performing our audit, we considered the 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 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 include all management or employees, in the normal course of performing their assigned functions, to prevent or detect noncompliance with a type of compliance requirement of a federal program on a timely basis. A significant deficiency is a control deficiency, or combination of control deficiencies, that adversely affects the Authority's ability to administer a federal program such that there is more than a remote likelihood that noncompliance with a type of compliance requirement of a federal program that is more than inconsequential will not be prevented or detected by the Authority's internal control.

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

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and would not necessarily identify all deficiencies in internal control that might be significant deficiencies or material weaknesses. 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 the Board of Commissioners, management and federal awarding agencies and pass-through agencies and is not intended to be and should not be used by anyone other than these specified parties.

A handwritten signature in cursive script that reads "Bastin & Company, LLC". The signature is written in black ink on a light-colored background.

Cincinnati, Ohio  
March 27, 2009

**DAYTON METROPOLITAN HOUSING AUTHORITY  
 SCHEDULE OF FINDINGS AND QUESTIONED COSTS  
 OMB Circular A-133 § .505  
 FOR THE YEAR ENDED JUNE 30, 2008**

<b>SUMMARY OF AUDITORS' RESULTS</b>
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Type of financial statement opinion	Unqualified
Were there any material control weaknesses reported at the financial statement level?	No
Were there any other significant deficiencies in internal control reported at the financial statement level?	No
Was there any reported material noncompliance reported at the financial statement level?	No
Were there any material internal control weaknesses reported for major federal programs?	No
Were there any other significant deficiencies in internal control reported for major federal programs?	No
Type of major programs' compliance opinion	Unqualified
Are there any reportable findings?	No
Major programs:	CFDA 14.850 Public and Indian Housing
Dollar threshold to distinguish between Type A/B programs	\$1,320,422
Low risk auditee?	Yes

<b>FINDINGS RELATED TO THE FINANCIAL STATEMENTS    REQUIRED TO BE REPORTED IN ACCORDANCE WITH GAGAS</b>
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None

<b>FINDINGS AND QUESTIONED COSTS FOR FEDERAL AWARDS</b>
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None

**DAYTON METROPOLITAN HOUSING AUTHORITY  
SCHEDULE OF PRIOR AUDIT FINDINGS  
FOR THE YEAR ENDED JUNE 30, 2008**

There were no findings reported in the prior audit report.



**Mary Taylor, CPA**  
Auditor of State

**DAYTON METROPOLITAN HOUSING AUTHORITY**

**MONTGOMERY COUNTY**

**CLERK'S CERTIFICATION**

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

*Susan Babbitt*

**CLERK OF THE BUREAU**

**CERTIFIED  
MAY 28, 2009**