

GREENE METROPOLITAN HOUSING AUTHORITY

BASIC FINANCIAL STATEMENTS AND SINGLE AUDIT

FOR THE YEAR ENDED MARCH 31, 2010



Mary Taylor, CPA
Auditor of State

Board of Directors
Greene Metropolitan Housing Authority
538 North Detroit Street
Xenia, Ohio 45385

We have reviewed the *Independent Auditor's Report* of the Greene Metropolitan Housing Authority, Greene County, prepared by James G. Zupka, CPA, Inc., for the audit period April 1, 2009 through March 31, 2010. 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 Greene Metropolitan Housing Authority is responsible for compliance with these laws and regulations.

Mary Taylor

Mary Taylor, CPA
Auditor of State

November 16, 2010

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**GREENE METROPOLITAN HOUSING AUTHORITY
BASIC FINANCIAL STATEMENTS AND SINGLE AUDIT
FOR THE YEAR ENDED MARCH 31, 2010**

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JAMES G. ZUPKA, C.P.A., INC.

Certified Public Accountants

5240 East 98th Street

Garfield Hts., Ohio 44125

Member American Institute of Certified Public Accountants

(216) 475 - 6136

Ohio Society of Certified Public Accountants

INDEPENDENT AUDITOR'S REPORT

Board of Directors
Greene Metropolitan Housing Authority
Xenia, Ohio

Regional Inspector General of Audit
Department of Housing and Urban
Development

We have audited the accompanying financial statements of the Greene Metropolitan Housing Authority, Ohio as of and for the year ended March 31, 2010, which collectively comprise the Authority's basic financial statements as listed in the table of contents. These financial statements are the responsibility of the Greene Metropolitan Housing Authority, Ohio's management. Our responsibility is to express opinions 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 opinions.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the Greene Metropolitan Housing Authority, as of March 31, 2010, and the respective changes in financial position, and the cash flows, thereof, 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 September 7, 2010, on our consideration of the Greene Metropolitan Housing Authority, Ohio'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. 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.

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis information on pages 3 through 9 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the Greene Metropolitan Housing Authority, Ohio's basic financial statements as a whole. The accompanying Schedule of Modernization Costs Completed and Supplemental Financial Data Schedules are presented for additional analysis and are not a required part of the basic financial statements of the Greene Metropolitan Housing Authority. 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 Government and Non-Profit Organizations* and is also not a required part of the basic financial statements of the Greene Metropolitan Housing Authority, Ohio. The above noted schedules are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole.



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

September 7, 2010

**GREENE METROPOLITAN HOUSING AUTHORITY
MANAGEMENT’S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED MARCH 31, 2010
(Unaudited)**

The Greene 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 (its ability to address the next and subsequent fiscal year challenges), and **d)** identify individual fund issues or concerns.

Since the Management’s Discussion and Analysis (MD&A) is designed to focus on the current year activities, resulting changes and current known facts, please read it in conjunction with the Authority’s financial statements, which begin on page 10.

Financial Highlights

During the fiscal year ending March 31, 2010:

- The Authority’s net assets increased by \$139,058 which is a 1 percent increase from the prior year.
- Total liabilities decreased by \$218,156 or 13 percent.
- The Authority’s revenue (net of cost of sale) increased by \$1,083,410 or 10 percent.
- The total expenses of the Authority increased by \$649,486 or 6 percent.

Using This Annual Report

This report includes three major sections, the Management’s Discussion and Analysis (MD&A), the Basic Financial Statements, and Other Required Supplementary Information.

MD&A

Management’s Discussion and Analysis

Basic Financial Statements

Authority-Wide Financial Statements
Notes to the Basic Financial Statements

Other Required Supplementary Information

Required Supplementary Information - Schedule of Expenditures and Federal Awards

**GREENE METROPOLITAN HOUSING AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)
FOR THE YEAR ENDED MARCH 31, 2010
(Unaudited)**

The primary focus of the Authority's financial statement is on the Authority as a whole (Authority-wide).

Overview of the Financial Statements

The financial statements provide information about the Authority's overall financial position and results of operations. These statements, which are presented on the accrual basis, consist of the Statement of Net Assets, the Statement of Revenues, Expenses and Changes in Net Assets and the Statement of Cash Flows. The basic financial statements also include a "Notes to the Financial Statements" section that provides additional information that is essential to a full understanding of the data provided in the Authority-wide statements.

The statements report information about the Authority as a whole using accounting methods similar to those used by private sector business.

The Statement of Net Assets presents information on all of the Authority's assets and liabilities, with the difference between the two reported as net assets. Net assets are reported in three broad categories (as applicable):

- *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 on which constraints are placed by 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 Statement of Revenues, Expenses and Changes in Net Assets include all of the revenues and expenses of the Authority regardless of when the cash is received or paid.

The Statement of Cash Flows discloses net cash provided by or used for operation activities, investing activities and capital and related financing activities.

The Authority administers several programs that are presented as a single business activity enterprise.

**GREENE METROPOLITAN HOUSING AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)
FOR THE YEAR ENDED MARCH 31, 2010
(Unaudited)**

The Authority's Programs

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, and HUD provides an Operating Subsidy to enable the PHA to provide the housing at a rent that is based upon 30 percent of adjusted gross household income.

Section 8 Housing Choice Voucher Program - Under the Section 8 Housing Choice Voucher Program, low-income tenants lease housing units directly from private landlords rather than from the Authority. Through Annual Contribution Contracts with HUD, the Authority receives funding to subsidize the rent of low-income families in the private market. The Authority earns an administrative fee from HUD to cover the program's operating loss.

Section 8 New Construction - The Authority administers Section 8 rental assistance programs where the Department of Housing and Urban Development enters into annual contribution contracts with a private owner. The owner rents housing to eligible low-income families who typically pay rent of 30 percent of adjusted gross income. The remaining portion of the rent for the unit is paid to the owner by HUD through the HAP contract. The Authority acts as the middleman between HUD and the private owner and ascertains that the owner is operating the program in compliance with HUD requirements. The Authority earns an administrative fee for the services rendered.

Capital Fund Program (CFP) - the Capital Fund Program provides funding to improve the physical conditions and upgrade management of operations to ensure that properties continue to be available to service low-income families. CFP funding is based on a formula allocation that takes into consideration the size and age of the Authority's housing stock.

Sensible Shelter Inc. - Operation of Individual Development Account Program, which is a restricted, matched saving program for qualified low-income families. Grants are received from governments, banks and foundations to assist low-income families reach self-sufficiency. Sensible Shelter assumed the assets and liabilities of Wise Manor Partnership which rented townhouses and homes to low income families. The homes were later sold below cost to long term renters who were given credit for time rented. Loans to Wise Manor Partnership were forgiven. The original funding for the loans was made possible by grants to Sensible Shelter, Inc. in prior years. The housing tax credit project was structured this way so that Sensible Shelter, Inc. could assume ownership and sell the homes below market value to the renters.

**GREENE METROPOLITAN HOUSING AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)
FOR THE YEAR ENDED MARCH 31, 2010
(Unaudited)**

Business Activities - The Authority purchased sixteen single-family homes to preserve affordable housing, which are being rented to low-income families. The Authority also purchased a property located at 514 N. Detroit Street which is adjacent to the current Authority offices.

Notes to the Financial Statements

The notes to the basic financial statements provide additional information essential to a full understanding of the data provided in the basic financial statements. Notes to the basic financial statements can be found on pages 13 through 25 of this report.

Authority-Wide Statements

The following is a condensed **Statement of Net Assets** compared to the prior year-end. Greene Metropolitan Housing Authority is engaged only in business-type activities.

Table 1 - Condensed Statement of Net Assets Compared to Prior Year

	<u>2010</u>	<u>2009</u>
<u>Assets</u>		
Current and Other Assets	\$ 3,037,376	\$ 3,133,612
Capital Assets	<u>8,711,255</u>	<u>8,694,117</u>
Total Assets	<u>\$11,748,631</u>	<u>\$11,827,729</u>
<u>Liabilities</u>		
Current Liabilities	\$ 418,602	\$ 595,426
Long-term Liabilities	<u>1,092,722</u>	<u>1,134,054</u>
Total Liabilities	<u>1,511,324</u>	<u>1,729,480</u>
<u>Net Assets</u>		
Invested in Capital Assets, Net of Related Debt	7,705,560	7,505,115
Restricted Net Assets	536,483	523,374
Unrestricted Net Assets	<u>1,995,264</u>	<u>2,069,760</u>
Total Net Assets	<u>10,237,307</u>	<u>10,098,249</u>
Total Liabilities and Net Assets	<u>\$11,748,631</u>	<u>\$11,827,729</u>

Major Factors Affecting the Statement of Net Assets

Assets decreased by \$79,098 which is a 1 percent decrease from the prior year. The net capital assets increased by \$17,138, as asset additions exceeded depreciation by that amount.

Current and other assets decreased by \$96,236 primarily as a result of using funds for the Section 8 voucher program.

**GREENE METROPOLITAN HOUSING AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)
FOR THE YEAR ENDED MARCH 31, 2010
(Unaudited)**

Total liabilities decreased by \$218,156 or 13 percent. Debt decreased primarily due to the payoff of the construction loan for Wise Manor 3 in Sensible Shelter.

Approximately 75 percent of the Authority's net assets reflect its investments in capital assets. The Authority uses these capital assets (land, building, furniture and equipment) to provide housing services to residents and are not readily available for future spending. The unrestricted net assets of the Authority are available for future use to provide program services.

Statement of Revenues, Expenses and Changes in Net Assets

The Statement of Revenues, Expenses and Changes in Net Assets present the operating results of the Authority, as well as the non-operating revenues and expenses. Condensed information from the Authority's statements of revenue, expenses and changes in net assets are as follows:

Table 2 - Revenue, Expenses and Change in Net Assets

	2010	2009
<u>Revenues</u>		
Tenant Revenue	\$ 660,887	\$ 642,658
Operating Subsidies and Grants	2,133,178	2,121,076
Subsidy for Housing Assistance Payments	8,107,860	7,166,795
Capital Grants	746,710	548,381
Other Revenues	51,397	125,494
Revenue before Sale of Houses	<u>11,700,032</u>	<u>10,604,404</u>
Proceeds from Sale of Houses	<u>0</u>	<u>666,550</u>
Total Revenues	11,700,032	11,270,954
Cost of Sale	<u>0</u>	<u>(654,332)</u>
Total Revenue Net of Cost of Sale	<u>\$11,700,032</u>	<u>\$10,616,622</u>
<u>Expenses</u>		
Administrative	\$ 1,564,508	\$ 1,438,289
Tenant Services	33,148	33,777
Utilities	131,410	147,262
Maintenance	682,269	620,478
General and Interest Expense	423,970	427,489
Housing Assistance Payments	7,947,188	7,467,494
Depreciation	778,481	776,076
Total Expenses	<u>11,560,974</u>	<u>10,910,865</u>
Change in Net Assets	<u>\$ 139,058</u>	<u>\$ (294,243)</u>

**GREENE METROPOLITAN HOUSING AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)
FOR THE YEAR ENDED MARCH 31, 2010
(Unaudited)**

Revenues (net of cost of sale) increased by \$1,083,410 or 10 percent. This was primarily the result of increases in operating subsidies for housing assistance payments \$941,065 and capital grants \$198,329, partially offset by a decrease in other income \$74,097.

Total expenses increased by 6 percent or \$649,486. This was primarily the result of an increase in housing assistance payments.

Capital Assets

As of March 31, 2010, the Authority's capital assets were \$8,711,255 (capital assets net of accumulated depreciation) as reflected in the following schedule.

Table 3 - Capital Assets at Year-End (Net of Depreciation)

Land	\$ 2,458,167
Buildings	19,853,478
Furniture and Equipment - Dwellings	53,255
Furniture and Equipment - Administrative	442,929
Leasehold Improvements	2,002,679
Construction in Progress	503,464
	<u>25,313,972</u>
Accumulated Depreciation	(16,602,717)
Capital Assets, Net of Accumulated Depreciation	<u>\$ 8,711,255</u>

Net capital assets increased by \$17,138 from March 31, 2009 when net capital assets were \$8,694,117. Depreciation of \$778,441 and the addition of assets from the capital grants \$746,710 account for the minor change.

See Note 4 of the notes to the financial statements for detailed information.

Debt

As of March 31, 2010, the Authority had three outstanding loans totaling \$1,005,695, \$50,674 of which is due within one year. The following is a summary:

Table 4 - Debt Outstanding at Year-End

Federal Housing Administration Mortgage for Village Greene Project	\$ 279,033
US Bank Loan for Wise Manor Town Homes	104,140
US Bank Loan for Quail Run Single Homes Project	622,522
Total	<u>\$ 1,005,695</u>

See Note 10 of the notes to the financial statements for detailed information.

**GREENE METROPOLITAN HOUSING AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)
FOR THE YEAR ENDED MARCH 31, 2010
(Unaudited)**

Economic Factors

Significant economic factors affecting the Authority are as follows:

- Federal funding is at the discretion of the U.S. Department of Housing and Urban Development (HUD)
- Local inflationary, recessionary and employment trends, which can affect resident incomes and, therefore, the amount of rental income.
- Inflationary pressure on health insurance, property insurance and utility rates affect the cost of operating the programs.

Contact Information

Questions concerning any of the information provided in this report, or requests for additional information should be addressed to: Ms. Susan Stiles, Executive Director, Greene Metropolitan Housing Authority, 538 North Detroit Street, Xenia, Ohio 45385, or call (937) 376-2908.

GREENE METROPOLITAN HOUSING AUTHORITY
STATEMENT OF NET ASSETS
PROPRIETARY FUNDS
MARCH 31, 2010

ASSETS

Current Assets

Cash and Cash Equivalents	\$ 1,125,524
Restricted Cash and Cash Equivalents	14,386
Investments	1,160,547
Restricted Investments	522,097
Receivables, Net of Allowance	108,378
Inventory	23,306
Prepaid Expenses and Other Assets	76,395
Total Current Assets	<u>3,030,633</u>

Property and Equipment

Non-Depreciable Capital Assets	2,961,631
Depreciable Capital Assets, Net	5,749,624
Total Property and Equipment	<u>8,711,255</u>

Other Assets

Grants Receivable	6,743
Total Other Assets	<u>6,743</u>
TOTAL ASSETS	<u>\$ 11,748,631</u>

LIABILITIES AND NET ASSETS

Current Liabilities

Accounts Payable	\$ 9,562
Accrued Compensated Absences	25,643
Tenant Security Deposits	83,923
Deferred Revenue	33,489
Accrued Wages and Payroll Taxes	48,201
Intergovernmental Payable	96,778
Other Current Liabilities	70,332
Current Portion of Long-Term Debt	50,674
Total Current Liabilities	<u>418,602</u>

Noncurrent Liabilities

Noncurrent Liabilities - Other	137,701
Long-Term Debt - Net of Current Portion	955,021
Total Noncurrent Liabilities	<u>1,092,722</u>
Total Liabilities	<u>1,511,324</u>

NET ASSETS

Invested in Capital Assets, Net of Related Debt	7,705,560
Unrestricted Net Assets	1,995,264
Restricted Net Assets	536,483
Total Net Assets	<u>10,237,307</u>
TOTAL LIABILITIES AND NET ASSETS	<u>\$ 11,748,631</u>

See accompanying notes to the basic financial statements.

GREENE METROPOLITAN HOUSING AUTHORITY
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET ASSETS
PROPRIETARY FUNDS
FOR THE YEAR ENDED MARCH 31, 2010

<u>Operating Revenues</u>	
Government Grants	\$ 10,241,038
Tenant Revenue	660,887
Other Revenue	<u>40,539</u>
Total Operating Revenues	<u>10,942,464</u>
<u>Operating Expenses</u>	
Administrative	1,564,508
Tenant Services	33,148
Utilities	131,410
Maintenance	682,269
General	350,420
Housing Assistance Payments	<u>7,947,188</u>
Total Operating Expenses Before Depreciation	<u>10,708,943</u>
Income (Loss) Before Depreciation	233,521
Depreciation	<u>778,481</u>
Operating Income (Loss)	<u>(544,960)</u>
<u>Non-Operating Revenues (Expenses)</u>	
Interest and Investment Revenue	10,459
Gain on Sale of Capital Assets	399
Interest Expense	<u>(73,550)</u>
Total Non-Operating Revenues (Expenses)	<u>(62,692)</u>
Income (Loss) Before Capital Grants	<u>(607,652)</u>
Capital Grants	<u>746,710</u>
Change in Net Assets	<u>139,058</u>
Total Net Assets, Beginning of Year	<u>10,098,249</u>
Net Assets, End of Year	<u><u>\$ 10,237,307</u></u>

See accompanying notes to the basic financial statements.

GREENE METROPOLITAN HOUSING AUTHORITY
STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS
FOR THE YEAR ENDED MARCH 31, 2010

<u>Cash Flows from Operating Activities</u>	
Operating Grants Received	\$10,182,407
Tenant Revenue Received	671,747
Other Revenue Received	120,812
Administrative Expenses - Other	(1,554,292)
Operating Expenses	(1,226,519)
Housing Assistance Payments	(7,947,188)
Net Cash Provided (Used) by Operating Activities	<u>246,967</u>
<u>Cash Flows from Capital and Related Financing Activities</u>	
Capital Grants Received	746,710
Retirement of Debt	(183,305)
Interest Paid on Debt	(73,717)
Property and Equipment Purchased	(795,619)
Cash from Assets Sold	399
Net Cash Provided (Used) by Capital and Related Financing Activities	<u>(305,532)</u>
<u>Cash Flows from Investing Activities</u>	
Interest Earned	9,139
Purchase of Investments	(66,441)
Net Cash Provided (Used) by Investing Activities	<u>(57,302)</u>
Net Increase (Decrease) in Cash and Cash Equivalents	(115,867)
Cash and Cash Equivalents, Beginning Of Year	<u>1,255,777</u>
Cash and Cash Equivalents, End of the Year	<u>\$ 1,139,910</u>
<u>Reconciliation of Operating Income to Net Cash Provided by Operating Activities</u>	
Net Operating (Loss)	\$ (544,960)
Adjustments to Reconcile Operating Loss to Net Cash Provided by Operating Activities	
Depreciation	778,481
(Increase) Decrease in Accounts Receivable	20,786
(Increase) Decrease in Prepaid Assets	21,214
(Increase) Decrease in Inventory	6,130
Increase (Decrease) in Accounts Payable	(22,997)
Increase (Decrease) in Accrued Expenses	(3,945)
Increase (Decrease) in Deferred Revenue	18,765
Increase (Decrease) in Intergovernmental Payable	(12,505)
Increase (Decrease) in Tenant Security Deposits	5,456
Increase (Decrease) in Compensated Absence	10,216
Increase (Decrease) in Other Liabilities	(29,674)
Net Cash Provided by Operating Activities	<u>\$ 246,967</u>

See accompanying notes to the basic financial statements.

GREENE METROPOLITAN HOUSING AUTHORITY
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2010

NOTE 1: **SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

Organization and Reporting Entity

The Greene 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 criterion 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. The Authority has no component units based on the above considerations.

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.

The Authority has elected under GASB Statement No. 20, *Accounting and Financial Reporting for Proprietary Funds and Other Governmental Activities That use Proprietary Fund Accounting*, to apply all applicable GASB pronouncements as well as any applicable pronouncements of the Financial Accounting Standards Board, the Accounting Principles Board, or any Accounting Research Bulletins issued on or before November 30, 1989, unless these pronouncements conflict with or contradict GASB pronouncements. The Authority has elected not to follow FASB guidance issued after November 30, 1989.

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.

GREENE METROPOLITAN HOUSING AUTHORITY
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2010
(CONTINUED)

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

Basis of Presentation (Continued)

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 changes in net assets presents increases (i.e., revenues) and decreased (i.e., expenses) in net total assets. The statement of cash flows provides information about how the Authority finances and meets the cash flow needs of its enterprise activity.

Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary funds'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 the costs of facility maintenance, housing assistance payments, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

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.

GREENE METROPOLITAN HOUSING AUTHORITY
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2010
(CONTINUED)

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

Capital Assets

Capital assets are recorded at cost. Costs that 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	15-27.5 years
Land Improvements	15 years
Equipment	7 years
Automobiles	5 years
Computer Hardware and Software	3 years

Capitalization of Interest

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

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.

GREENE METROPOLITAN HOUSING AUTHORITY
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2010
(CONTINUED)

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

Compensated Absences (Continued)

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 8.

NOTE 2: **DEPOSITS AND INVESTMENTS**

Cash on Hand

At March 31, 2010, the carrying amount of the Authority's deposits was \$1,139,910 (including \$14,386 of restricted funds, and \$100 of petty cash).

At March 31, 2010, the bank balance of the Authority's cash deposits was \$1,211,669. Based on criteria described in GASB Statement No. 40, *Deposits and Investments Risk Disclosures*, as of March 31, 2010, deposits totaling \$357,682 were covered by Federal Depository Insurance and deposits totaling \$853,987 were uninsured and collateralized with securities held by the pledging financial institution's trust department or agent, in the Authority's name.

Custodial credit 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 110 percent of deposits. All deposits, except for deposits held by fiscal and escrow agents, are collateralized with eligible securities in amounts equal to at least 110 percent of the carrying value of the deposits. Such collateral, as permitted by Chapter 135 of the Ohio Revised Code, is held in financial institution pools at Federal Reserve banks, or at member banks of the Federal Reserve system in the name of the respective depository bank, and pledged as a pool of collateral against all of the public deposits it holds, or as specific collateral held at a Federal Reserve bank in the manner of the Authority.

GREENE METROPOLITAN HOUSING AUTHORITY
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2010
(CONTINUED)

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

Investments

The Authority has a formal investment policy. 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, 2010, the Authority had the following investments:

<u>Investment Type</u>	<u>Fair Value</u>	<u>Investment Maturing</u>		<u>Percent</u>	<u>Rating</u>
		<u>Less Than One Year</u>	<u>One to Five Years</u>		
Fannie Mae Discount Notes	\$ 54,912	\$ 54,912	\$ 0	3.3%	AAA
Federal Farm Credit Bank	258,177	258,177	0	15.3%	AAA
Federal Home Loan Bank	775,657	712,544	63,113	46.1%	AAA
Freddie Mac	312,325	167,328	144,997	18.6%	AAA
Freddie Mac Discount Notes	159,724	159,724	0	9.5%	AAA
Federal Home Loan Mortgage	51,000	51,000	0	3.0%	AAA
Federal National Mortgage	45,014	45,014	0	2.7%	AAA
Money Markets	25,835	25,835	0	1.5%	AAA
	<u>\$ 1,682,644</u>	<u>\$ 1,474,534</u>	<u>\$ 208,110</u>	<u>100.00%</u>	

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 that operating funds be invested primarily in short-term investments maturing within 2 years from the date of purchase and this its investment portfolio be structured so that securities mature to meet cash requirements for ongoing operations and/or long-term debt payments. The stated intent of the policy is to avoid the need to sell securities prior to maturity.

Credit Risk

The credit risk of the Authority's investments are in the table below. The Authority has no investment policy that would further limit its investment choices.

Custodial Credit Risk

For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the Authority will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. The Authority has no investment policy dealing with the investment custodial risk beyond the requirement in State statute that prohibits payment for investments prior to the delivery of the securities representing such investments to the controller or qualified trustee.

GREENE METROPOLITAN HOUSING AUTHORITY
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2010
(CONTINUED)

NOTE 2: DEPOSITS AND INVESTMENTS (Continued)

Concentration of Credit Risk

The Authority places no limit on the amount it may invest in any one insurer. The Authority's deposits in financial institutions represent 100 percent of its deposits.

Cash and investments at year-end were as follows:

<u>Cash and Investment Type</u>	<u>Fair Value</u>	<u>Investment Maturities <1 in Years</u>	<u>Investment Maturities 1<3yrs</u>
Carrying Amount of Deposits	\$ 1,139,810	\$ 1,139,810	\$ 0
Investments	1,682,644	1,474,534	208,110
Petty Cash	100	100	0
Totals	<u>\$ 2,822,554</u>	<u>\$ 2,614,444</u>	<u>\$ 208,110</u>

NOTE 3: RESTRICTED CASH

The restricted cash and investments balance of \$536,483 on the financial statements represents the following:

Excess cash advanced to the Housing Choice Voucher Program by HUD for Housing Assistance Payments	\$ 522,097
Mortgage Escrow - Village Greene	6,442
Reserve for Replacement -Village Greene	4,692
Residual Receipts - Village Greene	3,252
Total Restricted Cash	<u>\$ 536,483</u>

NOTE 4: CAPITAL ASSETS

A summary of capital assets, at March 31, 2010 by class, is as follows:

	<u>Balance March 31, 2009</u>	<u>Additions</u>	<u>Deletions</u>	<u>Balance March 31, 2010</u>
Capital Assets Not Being Depreciated:				
Land	\$ 2,458,166	\$ 1	\$ 0	\$ 2,458,167
Construction in Progress	416,953	86,511	0	503,464
Total Capital Assets Not Being Depreciated	<u>2,875,119</u>	<u>86,512</u>	<u>0</u>	<u>2,961,631</u>
Capital Assets Being Depreciated:				
Buildings	19,250,808	602,670	0	19,853,478
Furniture, Equipment, and Machinery - Dwellings	22,786	30,469	0	53,255
Furniture, Equipment, and Machinery - Administrative	439,655	23,650	(20,376)	442,929
Leasehold Improvements	1,950,360	52,319	0	2,002,679
Subtotal Capital Assets Being Depreciated	<u>21,663,609</u>	<u>709,108</u>	<u>(20,376)</u>	<u>22,352,341</u>
Accumulated Depreciation-Buildings and Improvements	(15,504,134)	(737,060)	0	(16,241,194)
Accumulated Depreciation-Furniture and Equipment	(340,477)	(41,422)	20,376	(361,523)
Subtotal Accumulated Depreciation	<u>(15,844,611)</u>	<u>(778,482)</u>	<u>20,376</u>	<u>(16,602,717)</u>
Depreciable Assets, Net	5,818,998	(69,374)	0	5,749,624
Total Capital Assets, Net	<u>\$ 8,694,117</u>	<u>\$ 17,138</u>	<u>\$ 0</u>	<u>\$ 8,711,255</u>

GREENE METROPOLITAN HOUSING AUTHORITY
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2010
(CONTINUED)

NOTE 5: RESTRICTED NET ASSETS

The Authority's restricted net assets are as follows:

Section 8 Housing Choice Voucher Funds Provided for Housing Assistance Payments in Excess of Amounts Used	\$ 522,097
Village Greene Replacement Reserve and Residual Receipts	<u>14,386</u>
Total Restricted Net Assets	<u>\$ 536,483</u>

NOTE 6: DEFINED BENEFIT PENSION PLANS

Ohio Public Employees Retirement System

All full-time Authority employees participate in the Ohio Public Employees Retirement System (OPERS). OPERS administers three separate pension plans, as described below:

1. The Traditional Pension Plan (TP) - a cost-sharing, multiple-employer defined benefit pension plan;
2. The Member-Directed Plan (MD) - a benefit 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.
3. The Combined Plan (CO) - a cost-sharing, multiple-employer defined benefit pension plan. Under the Combined plan, employer contributions are invested by the retirement system to provide a formula retirement benefit similar in nature to the Traditional Pension plan benefit. Member contributions, the investment of which is self-directed by the members, accumulate retirement assets in a manner similar to the member-directed plan.

OPERS provides retirement, disability, survivor, death benefits, and annual cost of living adjustments to members of both the Traditional Pension and the Combined plans. Members of the Member-Directed plan do not qualify for ancillary benefits. Authority to establish and amend benefits is provided by State statute per Chapter 145 of the Ohio Revised Code. OPERS issues a stand-alone financial report. Interested parties may obtain a copy by making a written request to 277 East Town Street, Columbus, Ohio 43215-4642 or by calling (614) 222-5601 or 1-800-222-7377 or by using the OPERS website at www.opers.org.

GREENE METROPOLITAN HOUSING AUTHORITY
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2010
(CONTINUED)

NOTE 6: **DEFINED BENEFIT PENSION PLAN** (Continued)

Ohio Public Employees Retirement System (Continued)

The Ohio Revised Code provides statutory authority for member and employer contributions. For 2010, member and employer contribution rates were consistent across all three plans (TP, MD, and CO). Plan members are required to contribute 10 percent of their annual covered salary to fund pension obligations. The employer pension contribution rate for the Authority was 14 percent of covered payroll. The Authority's required contributions to OPERS for the years ended March 31, 2010, 2009, and 2008, were \$187,357, \$176,576, and \$166,766, respectively. The full amount has been contributed for 2010, 2009, and 2008. The Authority had employees participating in the Member-Directed Plan for the years ended March 31, 2010, 2009, and 2008. With regard to the contribution amounts cited above for those years, \$3,453 of the contributions made for the year ended March 31, 2010, \$4,293 of the contributions for the year ended March 31, 2009 and \$3,808 of the contributions for the year ended March 31, 2008 were in the Membership-Directed Plan.

NOTE 7: **POST-EMPLOYMENT BENEFITS**

Ohio Public Employees Retirement System

A. **Plan Description**

Ohio Public Employees Retirement System (OPERS) administers three separate pension plans: The Traditional Pension Plan - a cost sharing multiple-employer defined benefit pension plan; the Member-Directed Plan - a defined contribution plan; and the Combined Plan - a cost sharing, multiple-employer defined benefit pension plan that has elements of both a defined benefit and defined contribution plan.

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

GREENE METROPOLITAN HOUSING AUTHORITY
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2010
(CONTINUED)

NOTE 7: **POST-EMPLOYMENT BENEFITS** (Continued)

Ohio Public Employees Retirement System (Continued)

A. **Plan Description**

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.

OPERS issues a stand-alone financial report. Interested parties may obtain a copy by writing OPERS, 277 East Town Street, Columbus, OH 43215-4642, or by calling 614-222-5601 or 800-222-7377.

B. **Funding Policy**

The Ohio Revised Code provides the statutory authority requiring public employers to fund post retirement health care through their contributions to OPERS. A portion of each employer's contribution to OPERS is set aside for the funding of post retirement health care benefits.

Employer contribution rates are expressed as a percentage of the covered payroll of active members. The Authority contributed at a rate of 14.00 percent of covered payroll, the not to exceed limit of the Ohio Revised Code. Active members do not make contributions to the OPEB Plan.

OPERS Post-Employment Health Care Plan was established under, and is administered 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. The portion of employer contributions allocated to health care was 7.00 percent for the period. 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.

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 increasing health care costs. Member and employer contribution rates increased as of January 1, 2006, January 1, 2007, and January 1, 2008, which allowed additional funds to be allocated to the health care plan.

**GREENE METROPOLITAN HOUSING AUTHORITY
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2010
(CONTINUED)**

NOTE 8: 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 120 hours sick leave per year of service. Unused sick leave may be accumulated without limit. At the time of separation, employees with 10 or more years of service receive payment for up to 1/3 of the hours accumulated but not to exceed 320 hours. All permanent employees will earn vacation hours accumulated based on length of service. Vacation can be carried over from one calendar year to the next, not to exceed 200 hours. Any vacation carryover in excess of 200 hours shall be forfeited.

At March 31, 2010, based on the vesting method, \$163,344 was accrued by the Authority for unused vacation and sick time. The current portion is \$25,643 and the long term portion is \$137,701.

NOTE 9: INSURANCE

The Authority is covered for property damage, general liability, automobile liability, public official's 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-six (36) Ohio housing authorities, of which Greene Metropolitan Housing Authority is one. Deductibles and coverage limits are summarized below:

<u>Type of Coverage</u>	<u>Deductible</u>	<u>Coverage Limits</u>
Property	\$ 1,500/500	\$250,000,000 (Per Occurrence)
Casualty Package		
General Liability	0	2,000,000
Employer Dishonesty	0	500,000
Public Officials Liability	0	2,000,000
Automobile	0	2,000,000
Excess Liability	0	4,000,000
Boiler and Machinery	1,000	50,000,000
Excess Crime	0	500,000

Additionally, Workers' Compensation insurance is maintained through the State of Ohio Bureau of Workers' Compensation, in which rates are calculated retrospectively. The Authority is also fully insured through a premium payment plan with Anthem for employee health care benefits. Settled claims have not exceeded the Authority's insurance in any of the past three years.

GREENE METROPOLITAN HOUSING AUTHORITY
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2010
(CONTINUED)

NOTE 10: LONG-TERM DEBT

FHA Project No. 046-35438-NP-L8

To raise funds for FHA Project No. 046-35438-NP-L8, a mortgage note payable was issued to the Federal Housing Administration, payable in monthly installments of \$3,682 including interest at 7.5%. The mortgage note matures in the year 2018 and is collateralized by a mortgage on the Project's land and buildings, and is insured by the FHA. The remaining principal balance as of March 31, 2010 was \$279,033.

Public Housing

Greene Metropolitan Housing Authority obtained a loan in the amount of \$114,078 on October 4, 2000. The proceeds were used for acquisition and installation of energy management equipment payable in monthly installments of \$1,137. The loan was paid in full in the year ended March 31, 2010.

Business Activities

On August 3, 2006, the Authority obtained a loan in the amount of \$122,000 payable in monthly installments of \$1,140 including interest at 7.49%. The note matures on August 10, 2021 and is collateralized by the land and property of Sensible Shelter, Inc. The outstanding principal balance as of March 31, 2010 was \$104,139.

On March 28, 2007, the Authority obtained a mortgage note in the amount of \$674,320 payable in monthly installments of \$5,180 including interest at 6.79%. The note matures on March 28, 2017 and is secured by real and personal property from sixteen rental properties owned and operated by the Authority in Greene County, Ohio. The outstanding principal balance as of March 31, 2010 was \$622,522.

On May 22, 2007, the Authority obtained a draw down line of credit loan in the maximum amount of \$1,447,200. The note accrues interest at a rate of 5% and is secured by a mortgage on the property of Sensible Shelter, Inc. The outstanding principal and all accrued interest was paid off on June 22, 2009.

A summary of debt and other long-term obligations are as follows:

<u>Loans</u>	<u>Balance</u> <u>03/31/09</u>	<u>Increases</u>	<u>Decreases</u>	<u>Balance</u> <u>03/31/10</u>	<u>Amount</u> <u>Due In</u> <u>One Year</u>
FHA Project No. 046-35438	\$ 301,375	\$ 0	\$ (22,342)	\$ 279,033	\$ 24,077
2000 US Bank, 6.40%	8,002	0	(8,002)	0	0
2006 US Bank, 7.49%	109,676	0	(5,537)	104,139	6,080
2007 US Bank, 6.79%	641,123	0	(18,601)	622,522	20,516
2008 Huntington, 5.00%	128,825	0	(128,825)	0	0
Total Loans	<u>1,189,001</u>	<u>0</u>	<u>(183,307)</u>	<u>1,005,694</u>	<u>50,673</u>
 <u>Other Obligations</u>					
Compensated Absences	<u>153,128</u>	<u>90,046</u>	<u>(79,830)</u>	<u>163,344</u>	<u>25,643</u>
Total Loans and Obligations	<u>\$ 1,342,129</u>	<u>\$ 90,046</u>	<u>\$ (263,137)</u>	<u>\$ 1,169,038</u>	<u>\$ 76,316</u>

GREENE METROPOLITAN HOUSING AUTHORITY
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2010
(CONTINUED)

NOTE 10: **LONG-TERM DEBT** (Continued)

Combined principal and interest requirements to retire the above notes payable are as follows:

<u>Fiscal Year</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2011	\$ 50,673	\$ 69,343	\$ 120,016
2012	54,451	65,566	120,017
2013	58,511	61,507	120,018
2014	62,874	57,142	120,016
2015	67,564	52,453	120,017
2016-2020	355,544	181,912	537,456
2021-2025	249,309	79,454	328,763
Thereafter	106,768	7,079	113,847
Totals	<u>\$ 1,005,694</u>	<u>\$ 574,456</u>	<u>\$ 1,580,150</u>

NOTE 11: **CONSTRUCTION AND OTHER COMMITMENTS**

The Authority had no material construction commitments at March 31, 2010.

NOTE 12: **INTERPROGRAM RECEIVABLES/PAYABLES**

Interprogram balance at March 31, 2010, consists of the following receivables and payables:

	<u>Due From</u>	<u>Due To</u>
Program and Business Activities	\$ 21,860	\$ 0
Public Housing Projects	58,456	0
Central Office Cost Center	0	80,316
Total	<u>\$ 80,316</u>	<u>\$ 80,316</u>

These interprogram Due From/Due To arise from allocation of wages and benefits, supplies, and other costs. Those loans are repaid shortly after year end. Interprogram balances were eliminated in the statement of net assets.

GREENE METROPOLITAN HOUSING AUTHORITY
NOTES TO THE BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED MARCH 31, 2010
(CONTINUED)

NOTE 14: 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 several Federal and state 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.

**GREENE METROPOLITAN HOUSING AUTHORITY
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE YEAR ENDED MARCH 31, 2010**

Federal Grantor/ Pass Through Grantor/ Program Title	Federal CFDA Number	Expenditures	Loan Balance
<u>U.S. Department of Housing and Urban Development</u>			
<i>Direct Programs:</i>			
Low Rent Public Housing Program	14.850	\$ 1,054,570	\$ 0
<i>CFP Cluster</i>			
Capital Fund Program	14.872	589,932	0
Public Housing Capital Fund Stimulus (Formula) Recovery Act Funded	14.885	360,408	0
Total CFP Cluster		<u>950,340</u>	<u>0</u>
Section 8 Housing Choice Voucher Program	14.871	<u>8,144,725</u>	<u>0</u>
Section 8 New Construction	14.182	<u>504,487</u>	<u>0</u>
Shelter Plus Care	14.238	<u>83,052</u>	<u>0</u>
Mortgage Insurance Rental and Cooperative	14.135	<u>121,420</u>	<u>279,033</u>
Total Direct Awards		<u>10,858,594</u>	<u>279,033</u>
Total U.S. Department of Housing and Urban Development		<u>10,858,594</u>	<u>279,033</u>
<u>U.S. Department of Health and Human Services</u>			
<i>Passed through from Ohio CDC Association</i>			
New Assets for Independence Demonstration	93.602	<u>23,216</u>	<u>0</u>
Total Passed Through Awards		<u>23,216</u>	<u>0</u>
Total U.S. Department of Health and Human Services		<u>23,216</u>	<u>0</u>
Total Federal Awards Expenditures		<u>\$10,881,810</u>	<u>\$ 279,033</u>

This schedule is prepared on the accrual basis of accounting.

**GREENE METROPOLITAN HOUSING AUTHORITY
STATEMENT OF MODERNIZATION COST - COMPLETED
FOR THE TWELVE MONTHS ENDED MARCH 31, 2010**

Annual Contributions Contract C-5007

1. The total amount of modernization costs of the Capital Fund Program grant is shown below:

	<u>OH10P02250106</u>	<u>OH10P02250107</u>
Funds Approved	\$ 557,380	\$ 527,460
Funds Expended	<u>557,380</u>	<u>527,460</u>
Excess (Deficiency) of Funds Approved	<u>\$ 0</u>	<u>\$ 0</u>
Funds Advanced	\$ 557,380	\$ 527,460
Funds Expended	<u>557,380</u>	<u>527,460</u>
Excess (Deficiency) of Funds Advanced	<u>\$ 0</u>	<u>\$ 0</u>

2. All modernization work in connection with the Capital Fund Program has been completed.
3. The entire actual modernization cost or liabilities incurred by the Authority have been fully paid.
4. There are no discharged 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.

GREENE METROPOLITAN HOUSING AUTHORITY (OH022)
XENIA, OH

Entity Wide Balance Sheet Summary

Submission Type: Audited/A-133

Fiscal Year End: 03/31/2010

	Project Total	14.135 Mortgage Insurance, Rental and Cooperative Housing for Moderate Income	14.238 Shelter Plus Care	93.602 New Assets for Independence Demonstration Program	14.871 Housing Choice Vouchers	14.182 N/C S/R Section 8 Programs	2 State/Local	1 Business Activities	COCC	Subtotal	ELIM	Total
111 Cash - Unrestricted	\$475,699	\$16,791		\$102,027	\$330,417		\$10,331	\$35,434	\$86,020	\$1,056,519		\$1,056,519
112 Cash - Restricted - Modernization and Development		\$14,386								\$14,386		\$14,386
113 Cash - Other Restricted	\$64,967	\$4,038								\$69,005		\$69,005
114 Cash - Tenant Security Deposits												
115 Cash - Restricted for Payment of Current Liabilities	\$540,466	\$35,215	\$0	\$102,027	\$330,417	\$0	\$10,331	\$35,434	\$86,020	\$1,139,910	\$0	\$1,139,910
100 Total Cash												
121 Accounts Receivable - PHA Projects												
122 Accounts Receivable - HUD Other Projects			\$6,884		\$36,343					\$43,227		\$43,227
124 Accounts Receivable - Other Government								\$24,450		\$24,450		\$24,450
125 Accounts Receivable - Miscellaneous								\$21		\$21		\$21
126 Accounts Receivable - Tenants	\$30,703	\$193						\$1,074		\$31,970		\$31,970
126.1 Allowance for Doubtful Accounts - Tenants	-\$17,995	-\$60	\$0		\$0			-\$333		-\$18,388		-\$18,388
126.2 Allowance for Doubtful Accounts - Other	\$0	\$0	\$0		\$0			\$0		\$0		\$0
127 Notes, Loans, & Mortgages Receivable - Current												
128 Fraud Recovery					\$9,983					\$9,983		\$9,983
128.1 Allowance for Doubtful Accounts - Fraud	-\$44,237				-\$44,237					-\$44,237		-\$44,237
129 Accrued Interest Receivable	\$1,543				\$4,673			\$3,913	\$2,223	\$12,352		\$12,352
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$14,251	\$133	\$6,884	\$0	\$55,762	\$0	\$0	\$29,104	\$2,244	\$108,378	\$0	\$108,378
131 Investments - Unrestricted	\$210,157				\$114,451			\$53,123	\$302,816	\$1,160,547		\$1,160,547
132 Investments - Restricted					\$522,097					\$522,097		\$522,097
135 Investments - Restricted for Payment of Current Liability												
142 Prepaid Expenses and Other Assets	\$51,739	\$2,219			\$9,675		\$657	\$4,484	\$7,621	\$76,395		\$76,395
143 Inventories	\$3,009								\$23,306	\$23,306		\$23,306
143.1 Allowance for Obsolete Inventories	\$0								\$0	\$0		\$0
144 Inter Program Due From	\$45,204		\$44,806				\$14,416		\$79,695	\$288,224	-\$288,224	\$0
145 Assets Held for Sale												
150 Total Current Assets	\$864,826	\$37,567	\$51,690	\$102,027	\$1,032,402	\$64,103	\$25,404	\$92,145	\$498,693	\$3,298,657	-\$288,224	\$3,030,633
161 Land	\$2,095,092	\$31,400							\$32,030	\$2,458,167		\$2,458,167
162 Buildings	\$17,012,252	\$668,370			\$99,915		\$39,000	\$299,645	\$420,448	\$19,853,478		\$19,853,478
163 Furniture, Equipment & Machinery - Dwellings	\$53,255							\$1,413,493		\$53,255		\$53,255
164 Furniture, Equipment & Machinery - Administration	\$85,856	\$21,386			\$46,064			\$289,623		\$442,929		\$442,929
165 Leasehold Improvements	\$1,977,492							\$4,716	\$20,471	\$2,002,679		\$2,002,679
168 Accumulated Depreciation	-\$15,019,890	-\$617,025			-\$91,338		-\$19,500	-\$376,294	-\$488,670	-\$16,602,717		-\$16,602,717
167 Construction in Progress	\$68,309							\$435,155		\$503,464		\$503,464
168 Infrastructure												
160 Total Capital Assets, Net of Accumulated Depreciation	\$6,272,366	\$304,131	\$0	\$0	\$64,641	\$0	\$19,500	\$1,776,715	\$273,902	\$8,711,255	\$0	\$8,711,255
171 Notes, Loans and Mortgages Receivable - Non-Current												
172 Notes, Loans, & Mortgages Receivable - Non-Current - Past Due												
173 Grants Receivable - Non-Current												
174 Other Assets										\$6,743		\$6,743
178 Investments in Joint Ventures												
180 Total Non-Current Assets	\$6,272,366	\$304,131	\$0	\$0	\$64,641	\$0	\$19,500	\$1,783,468	\$273,902	\$8,717,998	\$0	\$8,717,998
190 Total Assets	\$7,137,192	\$341,698	\$51,690	\$102,027	\$1,097,043	\$64,103	\$44,904	\$2,385,603	\$772,595	\$12,016,855	-\$288,224	\$11,748,631

GREENE METROPOLITAN HOUSING AUTHORITY (OH022)
XENIA, OH

Entity Wide Balance Sheet Summary
Submission Type: Audited/A-133

Fiscal Year End: 03/31/2010

	Project Total	14,135 Mortgage Insurance, Rental and Cooperative Housing for Moderate Income	14,238 Shelter Plus Care	93,602 New Assets for Independence Demonstration Program	14,871 Housing Choice Vouchers	14,182 NYC S/R Section 8 Programs	2 State/Local	1 Business Activities	COCC	Subtotal	ELIM	Total
311 Bank Overdraft												
312 Accounts Payable <= 90 Days	\$6,134	\$6		\$483	\$424		\$44	\$365	\$2,076	\$9,562		\$9,562
313 Accounts Payable >90 Days Past Due												
321 Accrued Wage/Payroll Taxes Payable								\$44,000	\$4,201	\$48,201		\$48,201
322 Accrued Compensated Absences - Current Portion	\$4,532	\$93			\$10,212	\$506	\$34	\$1,290	\$8,976	\$25,643		\$25,643
324 Accrued Contingency Liability								\$554		\$2,288		\$2,288
325 Accrued Interest Payable		\$1,744								\$14,694		\$14,694
331 Accounts Payable - HUD PHA Programs		\$14,694										
332 Account Payable - PHA Projects												
333 Accounts Payable - Other Government	\$27,535			\$40,936				\$13,613		\$82,084		\$82,084
341 Tenant Security Deposits	\$65,794	\$4,244						\$13,885		\$83,923		\$83,923
342 Deferred Revenues	\$6,752	\$443					\$25,144	\$1,150		\$33,489		\$33,489
343 Current Portion of Long-term Debt - Capital Projects/Mortgage Revenue Bonds		\$24,077						\$26,597		\$50,674		\$50,674
344 Current Portion of Long-term Debt - Operating Borrowings												
345 Other Current Liabilities				\$40,936				\$500		\$41,436		\$41,436
346 Accrued Liabilities - Other	\$53								\$26,545	\$26,598		\$26,598
347 Inter Program - Due To	\$103,661	\$8,183		\$48,124	\$30,574		\$19,500	\$58,182		\$268,224	-\$268,224	\$0
348 Loan Liability - Current												
310 Total Current Liabilities	\$214,461	\$53,484	\$0	\$130,479	\$41,210	\$506	\$44,722	\$160,166	\$41,798	\$686,628	-\$268,224	\$418,602
351 Long-term Debt, Net of Current, Capital Projects/Mortgage Revenue		\$254,956						\$700,065		\$955,021		\$955,021
352 Long-term Debt, Net of Current - Operating Borrowings												
353 Non-current Liabilities - Other												
354 Accrued Compensated Absences - Non Current	\$24,338	\$469			\$54,834	\$2,719	\$182	\$6,932	\$48,197	\$137,701		\$137,701
355 Loan Liability - Non Current												
356 FASB 5 Liabilities												
357 Accrued Pension and OPEB Liabilities												
350 Total Non-Current Liabilities	\$24,338	\$255,455	\$0	\$0	\$54,834	\$2,719	\$182	\$7,069,997	\$48,197	\$1,092,722	\$0	\$1,092,722
300 Total Liabilities	\$238,799	\$308,939	\$0	\$130,479	\$96,044	\$3,225	\$44,904	\$867,163	\$89,995	\$1,779,548	-\$268,224	\$1,511,324
508 - Invested in Capital Assets, Net of Related Debt	\$6,272,965	\$25,099		\$64,641			\$19,500	\$1,050,054	\$273,902	\$7,705,561		\$7,705,561
509.2 Fund Balance Reserved												
511.2 Unreserved, Designated Fund Balance												
511.1 Restricted Net Assets		\$14,386		\$522,897						\$536,483		\$536,483
512.1 Unrestricted Net Assets	\$626,028	-\$6,726	\$51,690	-\$28,452	\$414,281	\$80,878	-\$19,500	\$468,386	\$408,698	\$1,995,263		\$1,995,263
512.2 Unreserved, Undesignated Fund Balance												
513 Total Equity/Net Assets	\$6,898,993	\$32,759	\$51,690	-\$28,452	\$1,000,999	\$80,878	\$0	\$1,516,440	\$682,600	\$10,237,307	\$0	\$10,237,307
800 Total Liabilities and Equity/Net Assets	\$7,137,192	\$341,688	\$51,690	\$102,027	\$1,087,043	\$84,103	\$44,904	\$2,385,603	\$772,595	\$12,016,855	-\$268,224	\$11,748,631

GREENE METROPOLITAN HOUSING AUTHORITY (OH022)
XENIA, OH

Entity Wide Revenue and Expense Summary

Submission Type: Audited/A-133

Fiscal Year End: 03/31/2010

	Project Total	14,135 Mortgage Insurance, Rental and Cooperative Housing for Moderate Income	14,238 Shelter Plus Care	93,602 New Assets for Independence Demonstration Program	14,871 Housing Choice Vouchers	14,182 N/C S/R Section 8 Programs	2 State/Local	1 Business Activities	COCC	Subtotal	ELIM	Total
70300 Net Tenant Rental Revenue	\$447,925							\$166,092		\$628,896		\$628,896
70400 Tenant Revenue - Other	\$30,397	\$1,290						\$304		\$31,991		\$31,991
70500 Total Tenant Revenue	\$478,322	\$1,617	\$0	\$0	\$0	\$0	\$0	\$166,396	\$0	\$660,887	\$0	\$660,887
70600 HUD PHA Operating Grants	\$1,255,146	\$121,420	\$83,052	\$504,487	\$8,144,725				\$3,054	\$10,111,884		\$10,111,884
70910 Capital Grants	\$738,008								\$8,702	\$746,710		\$746,710
70720 Asset Management Fee									\$232,473	\$232,473	-\$232,473	\$0
70730 Book Keeping Fee									\$45,360	\$45,360	-\$45,360	\$0
70740 Front Line Services Fee									\$34,020	\$34,020	-\$34,020	\$0
70750 Other Fees									\$338,180	\$338,180	-\$338,180	\$0
70700 Total Fee Revenue									\$650,033	\$650,033	-\$650,033	\$0
70800 Other Government Grants				\$23,216			\$105,938			\$129,154		\$129,154
71100 Investment Income - Unrestricted	\$1,432	\$2		\$81	\$600			\$1,652	\$2,843	\$6,610		\$6,610
71400 Fraud Recovery					\$24,148				\$24,148	\$24,148		\$24,148
71500 Other Revenue	\$1,500			\$11,196	\$755			\$9,342	\$2,598	\$25,391	-\$9,000	\$16,391
71600 Gain or Loss on Sale of Capital Assets									\$399	\$399		\$399
72000 Investment Income - Restricted	\$2,474,408	\$26	\$83,052	\$34,493	\$8,174,051	\$504,487	\$105,938	\$177,390	\$667,629	\$12,359,065	-\$659,033	\$11,700,032
91100 Administrative Salaries	\$178,851	\$5,097	\$3,203	\$21,306	\$419,476	\$12,375	\$75,456	\$71,511	\$125,827	\$912,812		\$912,812
91200 Auditing Fees	\$5,800	\$680			\$4,640		\$11,600	\$80		\$11,600		\$11,600
91300 Management Fee	\$221,966	\$12,548						\$9,000		\$243,514	-\$243,514	\$0
91310 Book-keeping Fee	\$32,622	\$1,533			\$113	\$3		\$6		\$34,277	-\$34,020	\$257
91400 Advertising and Marketing	\$34,840						\$1,652	\$983	\$233	\$38,964		\$38,964
91500 Employee Benefit Contributions - Administrative	\$74,713	\$1,362	\$1,270	\$14,217	\$195,655	\$4,995	\$20,916	\$12,999	\$51,319	\$378,446		\$378,446
91600 Office Expenses	\$66,621	\$3,781		\$27,598	\$72,866	\$3,832	\$6,208	\$5,142	\$30,176	\$218,224		\$218,224
91700 Legal Expense	\$1,667	\$725			\$1,500					\$3,892		\$3,892
91600 Travel					\$313					\$313		\$313
91000 Total Operating - Administrative	\$618,790	\$25,626	\$4,473	\$63,121	\$696,819	\$21,205	\$104,232	\$100,221	\$207,555	\$1,842,042	-\$277,634	\$1,564,508
92000 Asset Management Fee	\$43,320									\$43,320		\$43,320
92100 Tenant Services - Salaries	\$19,845									\$19,845		\$19,845
92200 Relocation Costs	\$760									\$760		\$760
92300 Employee Benefit Contributions - Tenant Services	\$6,551									\$6,551		\$6,551
92400 Tenant Services - Other	\$6,012									\$6,012		\$6,012
92500 Total Tenant Services	\$33,148	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$33,148	\$0	\$33,148
93100 Water	\$19,657	\$147						\$7	\$54	\$19,865		\$19,865
93200 Electricity	\$34,287	\$545						\$1,094	\$493	\$36,409		\$36,409
93300 Gas	\$33,407							\$713	\$917	\$35,037		\$35,037
93400 Fuel	\$10,257									\$10,257		\$10,257
93500 Labor												
93600 Sewer	\$29,185	\$193						\$335	\$129	\$29,842		\$29,842
93000 Total Utilities	\$126,793	\$885	\$0	\$0	\$0	\$0	\$0	\$2,139	\$1,593	\$131,410	\$0	\$131,410
94100 Ordinary Maintenance and Operations - Labor	\$14,089								\$32,867	\$246,965		\$246,965
94200 Ordinary Maintenance and Operations - Materials and Other	\$81,472	\$3,142		\$21	\$2,564	\$21	\$684	\$3,679	\$24,948	\$116,510		\$116,510

GREENE METROPOLITAN HOUSING AUTHORITY (OH022)
XENIA, OH

Entity Wide Revenue and Expense Summary
Submission Type: Audited/A-133

Fiscal Year End: 03/31/2010

	Project Total	14,135 Mortgage Insurance, Rental and Cooperative Housing for Moderate Income	14,238 Shelter Plus Care	93,602 New Assets for Independence Demonstration Program	14,871 Housing Choice Vouchers	14,182 N/C S/R Section 8 Programs	2 State/Local	1 Business Activities	COCC	Subtotal	ELIM	Total
94300 Ordinary Maintenance and Operations Contracts	487,084				44,833	108		29,461	55,655	554,680	-338,179	\$226,511
94500 Employee Benefit Contributions - Ordinary Maintenance	4,753								87,530	82,283		\$82,283
94000 Total Maintenance	491,837	30,480	\$0	\$0	44,833	108	684	29,461	143,185	636,966	-338,179	\$898,787
96110 Property Insurance	74,548	3,799			2,623		1,011	6,796	15,080	100,223		\$100,223
96120 Liability Insurance		3,799								3,799		\$3,799
96130 Workmen's Compensation												
96140 All Other Insurance												
96100 Total Insurance Premiums	74,548	3,799	\$0	\$0	2,623		1,011	6,796	15,080	100,223		\$100,223
96200 Other General Expenses	469	140					11	2,029	623	3,272		\$3,272
96210 Compensated Absences	44,451	80			74,055	2,293		8,510	62,848	192,217		\$192,217
96300 Payments in Lieu of Taxes	27,535									27,535		\$27,535
96400 Bad debt - Tenant Rents	222,514	1,478						-8453		223,539		\$223,539
96500 Bad debt - Mortgages												
96000 Total Other General Expenses	893,969	1,678	\$0	\$0	74,055	2,293	11	11,066	63,471	246,563	\$0	\$246,563
96710 Interest of Mortgage (or Bonds) Payable		21,717						51,685		73,382		\$73,382
96720 Interest on Notes Payable (Short and Long Term)	168									168		\$168
96730 Amortization of Bond Issue Costs												
96700 Total Interest Expense and Amortization Cost	168	21,717	\$0	\$0				51,685		73,550		\$73,550
96900 Total Operating Expenses	1,598,153	84,185	4,473	63,121	780,884	23,627	1,05,938	2,05,047	638,900	3,494,338	-659,033	\$2,835,305
97000 Excess of Operating Revenue over Operating Expenses	886,255	53,442	78,579	-28,628	7,383,157	480,860	\$0	-27,667	28,729	8,864,727	\$0	\$8,864,727
97100 Extraordinary Maintenance												
97200 Casualty Losses - Non-capitalized												
97300 Housing Assistance Payments		76,095			7,400,737	470,356				7,947,188		\$7,947,188
97350 HAP Portability-In												
97400 Depreciation Expense	638,788	27,141			4,582		2,600	55,184	49,186	778,481		\$778,481
97500 Fraud Losses												
90000 Total Expenses	2,226,921	111,328	80,568	63,121	8,186,213	493,983	108,538	281,241	688,086	12,220,007	-859,033	\$11,360,974
10010 Operating Transfer In												
10200 Operating transfer Out												
10100 Total Other financing Sources (Uses)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	247,487	26,301	2,484	-28,628	-12,162	10,504	-2,600	-83,861	(20,467)	139,058	\$0	\$139,058
11020 Required Annual Debt Principal Payments	\$0	24,077	\$0	\$0	\$0	\$0	\$0	26,597	\$0	50,674		\$50,674
11030 Beginning Equity	66,933,113	66,458	49,206	176	1,013,161	70,374	2,600	1,602,301	400,860	10,098,249		\$10,098,249
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors	-3,302,207								3,302,207	0		\$0
11170 Administrative Fee Equity					664,256					664,256		\$664,256
11180 Housing Assistance Payments Equity					339,743					339,743		\$339,743
11190 Unit Months Available	4332	204	252		16880	1188		288		22944		\$22,944
11210 Number of Unit Months Leased	4281	201	234		16828	1150		281		22975		\$22,975
11270 Excess Cash	4463,272									4,463,272		\$4,463,272
11610 Land Purchases	\$0								\$0	\$0		\$0

GREENE METROPOLITAN HOUSING AUTHORITY (OH022)
 XENIA, OH

Entity Wide Revenue and Expense Summary

Submission Type: Audited/A-133

Fiscal Year End: 03/31/2010

	Project Total	14.135 Mortgage Insurance, Rental and Cooperative Housing for Moderate Income	14.238 Shelter Plus Care	93.602 New Assets for Independence Demonstration Program	14.871 Housing Choice Vouchers	14.182/INC S/R Section 8 Programs	2 State/Local	1 Business Activities	COCC	Subtotal	ELIM	Total
11620 Building Purchases	\$571,960								\$0	\$571,960		\$571,960
11630 Furniture & Equipment - Dwelling Purchases	\$30,469								\$0	\$30,469		\$30,469
11640 Furniture & Equipment - Administrative Purchases	\$14,949								\$8,702	\$23,651		\$23,651
11650 Leasehold Improvements Purchases	\$52,321								\$0	\$52,321		\$52,321
11660 Infrastructure Purchases	\$0								\$0	\$0		\$0
13510 CFFP Debt Service Payments	\$0								\$0	\$0		\$0
13901 Replacement Housing Factor Funds	\$0								\$0	\$0		\$0

JAMES G. ZUPKA, C.P.A., INC.
Certified Public Accountants
5240 East 98th Street
Garfield Hts., Ohio 44125

Member American Institute of Certified Public Accountants

(216) 475 - 6136

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
Greene Metropolitan Housing
Xenia, Ohio

Regional Inspector General for Audit
Department of Housing and Urban
Development

We have audited the basic financial statements of the Greene Metropolitan Housing Authority, Ohio, as of and for the year ended March 31, 2010, and have issued our report thereon dated September 7, 2010. 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 Greene Metropolitan Housing Authority, Ohio'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 Greene Metropolitan Housing Authority, Ohio's internal control over financial reporting. Accordingly, we do not express an opinion on the effectiveness of the Greene Metropolitan Housing Authority, Ohio's internal control over financial reporting.

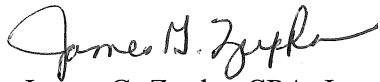
A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. *A material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over financial reporting that might be deficiencies, 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 Greene Metropolitan Housing Authority, Ohio'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 management, Board of Directors, others within the entity, 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.



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

September 7, 2010

JAMES G. ZUPKA, C.P.A., INC.

Certified Public Accountants

5240 East 98th Street

Garfield Hts., Ohio 44125

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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
Greene Metropolitan Housing Authority
Xenia, Ohio

Regional Inspector General of Audit
Department of Housing and Urban
Development

Compliance

We have audited the compliance of the Greene Metropolitan Housing Authority, Ohio, with the types of compliance requirements described in the U.S. Office of Management and Budget (OMB) Circular A-133 *Compliance Supplement* that are applicable to each of its major federal programs for the year ended March 31, 2010. The Greene Metropolitan Housing Authority, Ohio's major federal programs are 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 each of its major federal programs is the responsibility of the Greene Metropolitan Housing Authority, Ohio's management. Our responsibility is to express an opinion on the Greene Metropolitan Housing Authority, Ohio'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 Greene Metropolitan Housing Authority, Ohio'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 of the Greene Metropolitan Housing Authority, Ohio's compliance with those requirements.

In our opinion, the Greene Metropolitan Housing Authority, Ohio, complied, in all material respects, with the requirements referred to above that are applicable to each of its major federal programs for the year ended March 31, 2010.

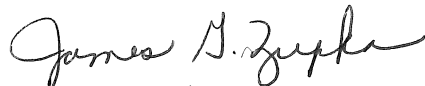
Internal Control Over Compliance

The management of the Greene Metropolitan Housing Authority, Ohio, is responsible for establishing and maintaining effective internal control over compliance with requirements of laws, regulations, contracts, and grants applicable to federal programs. In planning and performing our audit, we considered the Greene Metropolitan Housing Authority, Ohio's internal control over compliance with the 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 and to test and report on internal control over compliance in accordance with OMB Circular A-133, 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 Greene Metropolitan Housing Authority, Ohio's internal control over compliance.

A deficiency in internal control over compliance exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. *A material weakness in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis.

Our consideration of the internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be deficiencies, 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 management, the Board of Directors, others within the entity, 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.



James G. Zupka CPA, Inc.
Certified Public Accountants

September 7, 2010

**GREENE METROPOLITAN HOUSING AUTHORITY
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
OMB CIRCULAR A-133 & .505
MARCH 31, 2010**

1. SUMMARY OF AUDITOR'S RESULTS

2010(i)	Type of Financial Statement Opinion	Unqualified
2010(ii)	Were there any material control weakness conditions reported at the financial statement level (GAGAS)?	No
2010(ii)	Were there any significant deficiencies in internal control reported at the financial statements level (GAGAS)?	No
2010(iii)	Was there any reported material noncompliance at the financial statement level (GAGAS)?	No
2010(iv)	Were there any material internal control weakness conditions reported for major Federal programs?	No
2010(iv)	Were there any other significant deficiency conditions reported for major Federal programs?	No
2010(v)	Type of Major Programs' Compliance Opinion	Unqualified
2010(vi)	Are there any reportable findings under .510?	No
2010(vii)	Major Programs (list): Housing Choice Voucher Program - CFDA #14.871 Capital Fund Cluster: Public Housing Capital Fund Program - CFDA #14.872 Public Housing Capital Fund Stimulus (Formula) Recovery Act Funded - CFDA #14.885	
2010(viii)	Dollar Threshold: Type A\B Programs	Type A: >\$326,454 Type B: all others
2010(ix)	Low Risk Auditee?	Yes

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.

**GREENE METROPOLITAN HOUSING AUTHORITY
STATUS OF PRIOR YEAR FINDINGS
MARCH 31, 2010**

The audit report for the prior year ended March 31, 2009 contained no findings or citations.

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Mary Taylor, CPA
Auditor of State

GREENE METROPOLITAN HOUSING AUTHORITY

GREENE 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
NOVEMBER 30, 2010**