

Lucas Metropolitan Housing Authority

**Final, Pending Review by the
State of Ohio Auditor General's Office**

**Financial Report
with Supplemental Information
December 31, 2009**



Mary Taylor, CPA
Auditor of State

Board of Commissioners
Lucas Metropolitan Housing Authority
435 Nebraska Avenue
Toledo, Ohio 43602

We have reviewed the *Independent Auditor's Report* of the Lucas Metropolitan Housing Authority, Lucas County, prepared by Plante & Moran, PLLC, for the audit period January 1, 2009 through December 31, 2009. 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 Lucas Metropolitan Housing Authority is responsible for compliance with these laws and regulations.

Mary Taylor

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Auditor of State

September 27, 2010

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Lucas Metropolitan Housing Authority

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Independent Auditor's Report

To the Board of Commissioners
Lucas Metropolitan Housing Authority

We have audited the accompanying basic financial statements of Lucas Metropolitan Housing Authority (the "Authority") as of December 31, 2009 and 2008 and for the years then ended. These financial statements are the responsibility of the Authority's management. Our responsibility is to express an opinion on these financial statements based on our audits.

We conducted our audits 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*. Those standards require that we plan and perform the audits 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 audits provide a reasonable basis for our opinion.

In our opinion, the basic financial statements referred to above present fairly, in all material respects, the financial position of Lucas Metropolitan Housing Authority as of December 31, 2009 and 2008 and the results of its operations and its cash flows for the years then ended, in conformity with accounting principles generally accepted in the United States of America.

The management's discussion and analysis is not a required part of the basic financial statements but is supplemental information required by the Governmental Auditing Standards Board. We have applied certain limited procedures, which consisted principally of inquiries of management, regarding methods of measurement and presentation of the supplemental information. However, we did not audit the information and express no opinion thereon.

Our audits were made for the purpose of forming an opinion on the basic financial statements taken as a whole. The supplemental information, including the financial data schedules, the schedule of units under management, the actual cost certificates and final accepted budgets (HD-52837 & ACGCC, HUD-52839), and the schedule of expenditures of federal awards and related statements, is presented for the purpose of additional analysis as required by the U.S. Office of Management and Budget Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*, and is not a required part of the basic financial statements of Lucas Metropolitan Housing Authority. Such information has been subjected to the auditing procedures applied in the audits 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.

To the Board of Commissioners
Lucas Metropolitan Housing Authority

In accordance with *Government Auditing Standards*, we have also issued a report dated June 17, 2010 on our consideration of Lucas Metropolitan Housing Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grants, and other matters. The purpose of that report is to describe the scope of our testing of internal controls over financial reporting on compliance and the results of that testing, and not to provide opinions on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* and should be read in conjunction with this report in considering the results of our audits.

Plante & Morse, PLLC

June 17, 2010

Lucas Metropolitan Housing Authority

Management's Discussion and Analysis

Lucas Metropolitan Housing Authority's (LMHA or the "Authority") management's discussion and analysis (MD&A) is designed to (a) assist readers in focusing on the significant financial issues, (b) provide an overview of LMHA's financial activities for the year, (c) identify changes in LMHA's financial position, and (d) identify individual fund or program issues or concerns.

The MD&A is designed to focus on the current year's activities, resulting changes, and currently known facts. Please read this in conjunction with the accompanying financial statements and notes to the financial statements for better comprehension.

LMHA offers this narrative overview of its financial activities for the year ended December 31, 2009.

MISSION STATEMENT

Through its programs and partnerships, Lucas Metropolitan Housing Authority is committed to building better neighborhoods by providing comprehensive housing opportunities for qualified individuals and families through creative and professional services in partnership with the greater community.

THE AUTHORITY'S PROGRAMS

Financial statements of Lucas Metropolitan Housing Authority utilize the Enterprise Fund method on a full accrual basis of accounting. The Enterprise Fund method is similar to accounting used in the private sector. The Department of Housing and Urban Development (HUD) requires many of the program funds maintained by LMHA, while others are segregated to enhance accountability and control.

The Authority's significant programs are described below. Within these programs, the Low Income Public Housing and Capital Fund programs are deemed to be major programs:

- **Low Income Public Housing Program** - Under this program, LMHA rents units that it owns to low-income households throughout Lucas County. This program operates under an annual contributions contract (ACC) with HUD, which then provides operating subsidy that enables the Authority to provide rental housing at a lower cost, based on 30 percent of household income.

LMHA currently owns and operates 3,100 rental units subsidized in this program. Per HUD requirements, these units are grouped into asset management projects, based on size and geographic location, that are operated by site-based LMHA property managers.

Lucas Metropolitan Housing Authority

Management's Discussion and Analysis (Continued)

- **Section 8 Program** - Under this program, LMHA administers contracts with independent landlords that own and lease units within the community. Through a separate ACC with HUD, LMHA receives subsidy from HUD that allows the Authority to structure a lease between the landlord and the renter that sets the rent at 30 percent of the household income. LMHA then subsidizes the family's rent through a housing assistance payment made to the landlord. Some of these contracts assist disabled veterans, while others may allow the residents to become homeowners as a result of their participation in the program. LMHA currently administers 3,912 Section 8 Program units.
- **Capital Fund Grants** - LMHA receives additional funding from HUD for physical and management improvements to its units within the Low Income Public Housing Program under the same annual contributions contract. This program provides funding for large-scale improvements or unplanned emergencies that are not covered by the operating subsidy amounts previously mentioned.
- **Capital Fund Recovery Grant** - Under the American Recovery and Reinvestment Act of 2009, money was awarded to governmental entities throughout the country as an economic stimulus program. LMHA was awarded additional funding for major improvements through this program, which allowed for needed safety upgrades and improvements to our low-income public housing sites.

In addition to the programs outlined above, LMHA also maintains the following program areas, deemed to be nonmajor federal programs, or other non-federal programs:

- **Resident Service Grants** - Funding through this program is awarded by HUD to provide additional assistance to residents with special needs, or to provide community outreach connections that provide such assistance, for improved quality of life within the low-income public housing community.
- **Non-HUD/Business Activities Programs** - This area includes programs such as contract administration, a consortium with other housing authorities in Ohio to manage site-based properties for HUD; the Veterans Fund, a discretionary pool of funding from a variety of activities; the Homeownership Funds, proceeds from the old Turnkey III program, utilized to provide opportunities for low-income families to become homeowners; and the Central Office Cost Center, the management entity related to the operation of the Authority created through the implementation of the asset management program.
- **Component Unit** - Through the Westridge Apartments Development Corporation, LMHA owns and operates a 190-unit apartment complex as a component unit of the Authority. This is a market rate rental site, with 25 percent of its units leased to lower-income residents.

Lucas Metropolitan Housing Authority

Management's Discussion and Analysis (Continued)

THE AUTHORITY'S FINANCIAL STATEMENTS

LMHA's basic "authority-wide" accompanying audited financial statements are designed to be corporate-like in that all business-type activities are consolidated into columns which add to a total for the entire Authority. These financial statements include the statement of net assets, similar to a balance sheet; net assets invested in capital assets (net of related debt and depreciation); restricted net assets; and unrestricted net assets.

Also included in the financial statements is a statement of revenues, expenses, and changes in net assets, similar to an income statement, which includes both operating and nonoperating revenues and expenses. These reports summarize these revenues and expenses by category, such as administrative, program, maintenance, or utility costs, to name a few. The focus of this statement is the change in net assets, which is similar to the net income or loss.

Finally, the statement of cash flows is presented. This report discloses the net cash provided by or used in operating, capital, and related activities for the period.

Other additional information is presented to assist the reader in understanding these financial statements. This additional information will allow the user to address relevant questions, broaden the basis for comparison, and enhance the Authority's accountability.

ACTIVITY HIGHLIGHTS

LMHA converted its internal accounting systems in 2008 to a structure that is compliant with HUD's asset management accounting and budgeting requirements. Additional updates were made to the software in 2009 to improve and enhance required financial monitoring and reporting and provide management offices with more access to tenant information.

FINANCIAL HIGHLIGHTS

Some key highlights of the 2009 financial reports include:

- Total assets exceeded total liabilities by \$62,487,404 at December 31, 2009. This is a decrease from the prior year, primarily as a result of depreciation expense and an overall loss from operations.
- Operating revenue increased from the prior year by \$1,047,028 (2.4 percent). Revenue was \$43,582,015 and \$42,534,987 for the years ended December 31, 2009 and 2008, respectively. Increases in housing assistance payments and administrative fees from the Section 8 programs are the major contributing factors.
- Operating expenses were comparable to the prior year with \$48,546,733 in fiscal year 2009 and \$48,526,415 in fiscal year 2008, with offsetting fluctuations in expense categories maintaining a consistent overall total.

Lucas Metropolitan Housing Authority

Management's Discussion and Analysis (Continued)

The following statements are a condensed version of the full financial statement reports for the purpose of discussion and analysis.

Comparative Summary Statement of Net Assets December 31, 2009

	<u>December 31, 2009</u>	<u>December 31, 2008</u>	<u>December 31, 2007</u>
Assets			
Current and Other Assets	\$ 20,339,530	\$ 18,932,037	\$ 18,403,304
Noncurrent Assets	<u>54,100,114</u>	<u>56,970,561</u>	<u>58,715,537</u>
Total Assets	74,439,644	75,902,598	77,118,841
Liabilities			
Current and Other Liabilities	4,903,747	3,970,523	4,373,276
Noncurrent Liabilities	<u>7,048,493</u>	<u>7,012,229</u>	<u>7,034,108</u>
Total Liabilities	<u>11,952,240</u>	<u>10,982,752</u>	<u>11,407,384</u>
Net Assets			
Invested in capital assets - Net of related debt	47,593,400	50,350,404	52,120,450
Restricted	6,140,167	6,063,138	0
Unrestricted	<u>8,753,837</u>	<u>8,506,304</u>	<u>13,591,007</u>
Total Net Assets	<u>\$ 62,487,404</u>	<u>\$ 64,919,846</u>	<u>\$ 65,711,457</u>

MAJOR FACTORS AFFECTING NET ASSETS

Current assets increased by \$1,407,493 due to higher cash reserves at the close of the current fiscal year.

Noncurrent assets decreased by \$2,870,447 as a result of increased depreciation expense outpacing the ongoing capital improvement expenditures.

Total liabilities increased by \$969,488 mainly due to deferred revenue. January 2010 subsidy payments from HUD were received in December 2009.

Lucas Metropolitan Housing Authority

Management's Discussion and Analysis (Continued)

Noncurrent liabilities consist primarily of long-term debt in the form of a note payable/mortgage loan related to the component unit. No significant activity has occurred related to the long-term debt during 2009, other than the routine monthly payments. During 2009, the long-term portion of the debt was reduced by \$84,453, from \$5,612,854 to \$5,528,401 at December 31, 2009. See Note 9 for further detail on this note payable.

Please refer to the full financial statements for more detailed information on these accounts.

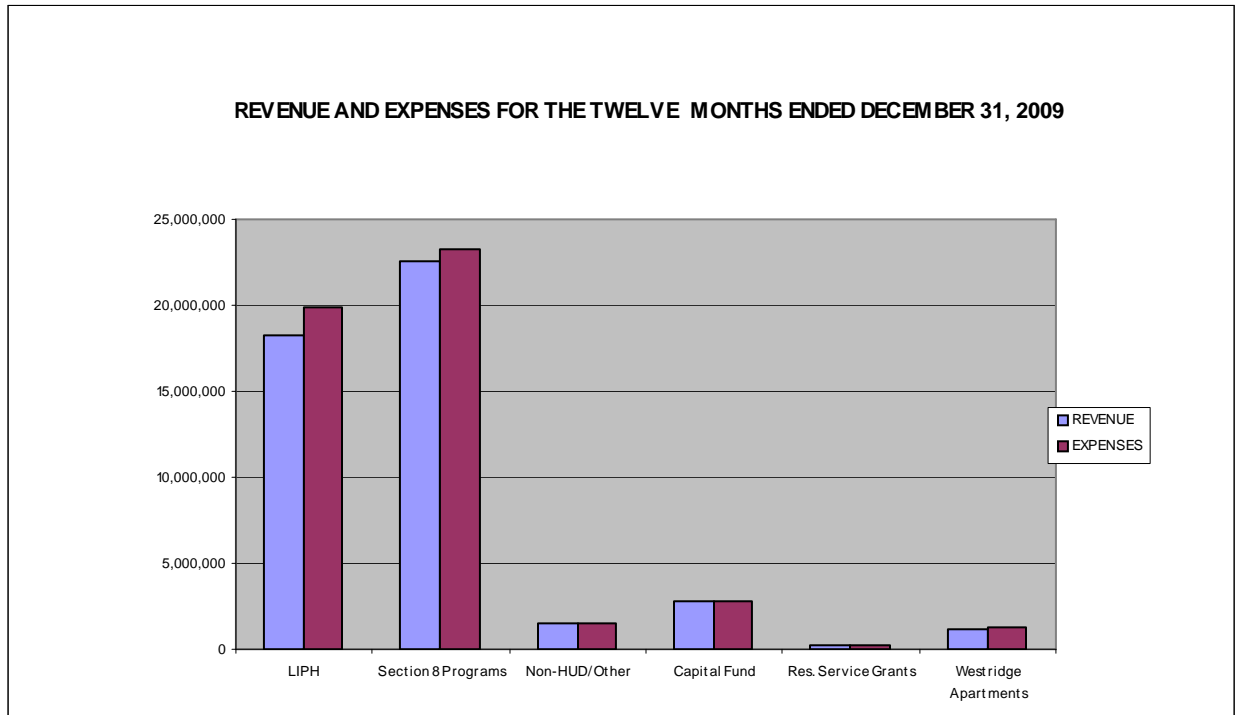
The following schedule compares the revenues and expenses for the current and previous fiscal years for all LMHA programs

Lucas Metropolitan Housing Authority Summary Revenue and Expenses by Programs

	<u>Year Ended</u> <u>December 31,</u> <u>2009</u>	<u>Year Ended</u> <u>December 31,</u> <u>2008</u>	<u>Year Ended</u> <u>December 31,</u> <u>2007</u>
Revenue			
Conventional Public Housing (LIPH)	\$ 18,276,776	\$ 16,858,472	\$ 16,215,755
Section 8 Programs	22,609,738	21,956,482	22,524,088
Capital Fund Program (CFP)	2,750,161	1,580,121	1,726,142
Non-HUD/Other business activities	1,499,567	1,176,616	1,060,720
Resident service grants	201,274	251,935	246,285
Westridge Apartments (Non-HUD)	<u>1,120,307</u>	<u>1,147,189</u>	<u>1,125,254</u>
Total revenue	<u>\$ 46,457,823</u>	<u>\$ 42,970,815</u>	<u>\$ 42,898,244</u>
Expenses			
Conventional Public Housing (LIPH)	\$ 19,833,180	\$ 22,433,970	\$ 23,026,593
Section 8 Programs	23,309,833	22,576,742	22,440,824
Capital Fund Program (CFP)	2,750,161	1,580,121	1,031,857
Non-HUD/Other business activities	1,568,223	720,370	521,613
Resident service grants	201,274	251,935	240,298
Westridge Apartments (Non-HUD)	<u>1,227,596</u>	<u>1,312,396</u>	<u>1,240,545</u>
Total expenses	<u>\$ 48,890,267</u>	<u>\$ 48,875,534</u>	<u>\$ 48,501,730</u>

Lucas Metropolitan Housing Authority

Management's Discussion and Analysis (Continued)



Comparative Statement of Revenues, Expenses, and Changes in Net Assets

	Year Ended December 31, 2009	Year Ended December 31, 2008	Year Ended December 31, 2007
Operating Revenues			
HUD and other grants	\$ 36,850,390	\$ 35,251,250	\$ 35,395,625
Rental income	5,953,507	5,865,795	5,979,653
Other income	<u>778,118</u>	<u>1,417,942</u>	<u>887,937</u>
Total operating revenues	43,582,015	42,534,987	42,263,215
Operating Expenses			
Housing assistance payments	20,804,372	20,048,904	20,187,427
Administrative salaries and benefits	5,716,640	5,773,021	5,676,419
Utilities	4,540,312	5,397,718	4,974,376
Maintenance - Material and labor	4,099,372	4,002,688	4,451,528
Sundry administration	2,228,574	2,221,155	1,567,157
Contract services	1,577,124	1,163,443	1,573,558
Resident services	855,145	808,692	943,389
General	1,833,422	1,659,495	1,517,334
Nonroutine maintenance	416,284	497,781	15,073
Protective services	441,704	316,082	92,422
Depreciation	<u>6,033,775</u>	<u>6,637,436</u>	<u>7,151,460</u>
Total operating expenses	<u>48,546,733</u>	<u>48,526,415</u>	<u>48,150,143</u>
Operating Loss	(4,964,718)	(5,991,428)	(5,886,928)

Lucas Metropolitan Housing Authority

Management's Discussion and Analysis (Continued)

	Year Ended December 31, 2009	Year Ended December 31, 2008	Year Ended December 31, 2007
Nonoperating Income (Expense)			
Net increase in the fair value of investments	\$ (16,107)	\$ 45,592	\$ 8,692
Gain (loss) on sale of property and equipment	12,460	9,231	(17,507)
Interest Income	129,295	435,828	635,029
Interest Expense	<u>(343,534)</u>	<u>(349,119)</u>	<u>(351,588)</u>
Total nonoperating (expense) income	<u>(217,886)</u>	<u>141,532</u>	<u>274,626</u>
Loss Before Contributions	(5,182,604)	(5,849,896)	(5,612,302)
Contributions - Capital grants	<u>2,750,162</u>	<u>5,058,285</u>	<u>2,327,804</u>
Change in Net Assets	(2,432,442)	(791,611)	(3,284,498)
Net Assets - Beginning of year	<u>64,919,846</u>	<u>65,711,457</u>	<u>68,995,955</u>
Net Assets - End of year	<u>\$ 62,487,404</u>	<u>\$ 64,919,846</u>	<u>\$ 65,711,457</u>

MAJOR FACTORS AFFECTING REVENUES, EXPENSES, AND CHANGES IN NET ASSETS

Total operating revenue increased by \$1,047,028 primarily due to the higher utilization rate of the Housing Choice Voucher Program during the year.

Total expenses were essentially flat with 2008 totals.

Comparative Summary of Capital Assets December 31, 2009

	December 31, 2009	December 31, 2008	December 31, 2007
Land	\$ 7,782,102	\$ 7,782,102	\$ 7,765,528
Buildings	175,448,666	170,502,815	161,388,899
Equipment	2,517,531	2,495,443	3,556,395
Accumulated Depreciation	<u>(133,989,712)</u>	<u>(127,992,968)</u>	<u>(122,478,947)</u>
Subtotal	51,758,587	52,787,392	50,231,875
Work in Progress	<u>1,447,669</u>	<u>3,255,354</u>	<u>7,653,861</u>
Total	<u>\$ 53,206,256</u>	<u>\$ 56,042,746</u>	<u>\$ 57,885,736</u>

Lucas Metropolitan Housing Authority

Management's Discussion and Analysis (Continued)

MAJOR FACTORS AFFECTING CAPITAL ASSETS

During the year ended December 31, 2009, the net change in capital assets amounted to a decrease of \$2,836,490, mainly due to the decrease in the work in progress balance (see table).

- Land remained the same, as no new acquisitions occurred during the year.
- Buildings values increased by \$4,945,851 as a result of capital improvements and prior year work in progress improvements to buildings that were completed during the current year.
- Equipment values increased by \$22,088 as a result of new vehicle purchases during the year.
- Accumulated depreciation increased by \$5,996,744 due to current year depreciation expense for the year ended December 31, 2009.
- Work in progress decreased by \$1,807,685 from the prior year. This is due to the reclassification of improvements to buildings that were completed during the year.

Lucas Metropolitan Housing Authority

Statement of Net Assets

Assets	<u>December 31, 2009</u>	<u>December 31, 2008</u>
Current Assets		
Cash and cash equivalents - Unrestricted (Note 2)	\$ 10,669,903	\$ 6,341,183
Cash and cash equivalents - Other restricted	5,110,187	3,400,845
Tenant security deposits	340,150	337,967
Investments (Note 2)	1,544,970	5,379,989
Grants receivable	1,176,537	1,836,023
Tenant receivables - Net of allowance for doubtful accounts of \$262,213 and \$210,652 at December 31, 2009 and 2008, respectively	90,767	111,389
Notes receivable - Current	45,971	40,773
Interest receivable	19,697	46,520
Inventory	337,715	378,244
Assets held for resale	143,231	189,158
Development costs	-	235,387
Prepaid expenses and other current assets	860,402	634,559
Total current assets	<u>20,339,530</u>	<u>18,932,037</u>
Noncurrent Assets		
Notes receivable - Noncurrent (Note 2)	893,860	927,815
Property and equipment - Net of accumulated depreciation of \$133,989,713 and \$127,992,968 at December 31, 2009 and 2008, respectively (Note 3)	53,206,254	56,042,746
Total assets	<u>\$ 74,439,644</u>	<u>\$ 75,902,598</u>
Liabilities and Net Assets		
Current Liabilities		
Accounts payable	\$ 1,520,851	\$ 2,132,731
Accounts payable - HUD	-	76,775
Security and other trust deposits	343,448	335,513
Accrued wages and payroll taxes	535,123	685,337
Compensated absences - Current portion (Note 6)	211,699	200,171
Notes payable - Current portion (Note 9)	84,453	79,488
Other current liabilities	2,208,173	460,508
Total current liabilities	<u>4,903,747</u>	<u>3,970,523</u>
Noncurrent Liabilities		
Notes payable - Net of current portion (Note 9)	5,528,401	5,612,854
Compensated absences - Net of current portion (Note 6)	1,199,624	1,134,304
Other noncurrent liabilities - Net of current portion	320,468	265,071
Total liabilities	<u>11,952,240</u>	<u>10,982,752</u>
Net Assets		
Unrestricted	8,753,837	8,506,304
Invested in capital assets - Net of related debt (Note 3)	47,593,400	50,350,404
Restricted	6,140,167	6,063,138
Total net assets	<u>62,487,404</u>	<u>64,919,846</u>
Total liabilities and net assets	<u>\$ 74,439,644</u>	<u>\$ 75,902,598</u>

The Notes to Financial Statements are an
Integral Part of this Statement.

Lucas Metropolitan Housing Authority

Statement of Revenues, Expenses, and Changes in Net Assets

	Year Ended December 31	
	2009	2008
Operating Revenues		
HUD and other operating grants	\$ 36,850,390	\$ 35,251,250
Rental income	5,953,507	5,846,837
Other income	778,118	1,436,900
Total operating revenues	43,582,015	42,534,987
Operating Expenses		
Housing assistance payments	20,804,372	20,048,904
Administrative salaries and benefits	5,716,640	5,773,021
Other administrative costs	2,228,579	2,221,155
Utilities	4,540,316	5,397,718
Maintenance - Material and labor	4,099,372	4,002,688
Contract services	1,577,124	1,163,443
Resident services	855,145	808,692
Insurance and other general expenses	1,833,422	1,659,495
Nonroutine maintenance	416,284	497,781
Protective service	441,704	316,082
Depreciation	6,033,775	6,637,436
Total operating expenses	48,546,733	48,526,415
Operating Loss	(4,964,718)	(5,991,428)
Nonoperating Income (Expenses)		
Realized and unrealized net (loss) gain on investments	(16,107)	45,592
Gain on sale of property and equipment	12,460	9,231
Interest income	129,295	435,828
Interest expense	(343,534)	(349,119)
Total nonoperating (expenses) income	(217,886)	141,532
Loss Before Contributions	(5,182,604)	(5,849,896)
Contributions - Capital grants	2,750,162	5,058,285
Decrease in Net Assets	(2,432,442)	(791,611)
Net Assets - Beginning of year	64,919,846	65,711,457
Net Assets - End of year	\$ 62,487,404	\$ 64,919,846

Lucas Metropolitan Housing Authority

Statement of Cash Flows

	Year Ended December 31	
	2009	2008
Cash Flows from Operating Activities		
Cash received from HUD operating subsidies and grants	\$ 37,509,876	\$ 34,748,060
Cash received from tenants	5,759,545	5,892,341
Other receipts	1,074,050	1,361,923
Cash payments for housing assistance	(20,881,083)	(20,089,281)
Cash payments for administrative expenses	(19,312,838)	(15,035,446)
Cash payments for other operating expenses	(194,110)	(4,269,189)
Cash payments for resident and other services	(1,142,238)	(2,830,810)
Other payments	105,579	(427,073)
Net cash provided by (used in) operating activities	2,918,781	(649,475)
Cash Flows from Investing Activities		
Purchase of investments	-	(1,773,345)
Interest received	156,118	407,803
Proceeds from sale of investments	3,818,912	-
Gain on sale of investments	16,107	-
Net cash provided by (used in) investing activities	3,991,137	(1,365,542)
Cash Flows from Capital and Related Financing Activities		
Capital grants received	2,750,162	4,796,159
Issuance of notes receivable	(79,488)	(202,773)
Payments from notes receivable	-	63,987
Purchase of property and equipment	(3,215,293)	(4,785,216)
Interest payments	(343,534)	(349,119)
Principal payments on notes payable	28,757	(72,943)
Loss on sale of assets	(12,460)	-
Net cash used in capital and related financing activities	(871,856)	(549,905)
Net Increase (Decrease) in Cash and Cash Equivalents	6,038,062	(2,564,922)
Cash and Cash Equivalents - Beginning of year	9,742,028	12,306,950
Cash and Cash Equivalents - End of year	\$ 15,780,090	\$ 9,742,028
Cash and Cash Equivalents Reconciliation		
Unrestricted	\$ 10,669,903	\$ 6,341,183
Restricted	5,110,187	3,400,845
Total cash and cash equivalents	\$ 15,780,090	\$ 9,742,028

Lucas Metropolitan Housing Authority

Statement of Cash Flows (Continued)

	Year Ended December 31, 2009	Year Ended December 31, 2008
Reconciliation of Change in Net Assets to Net Cash from Operating Activities		
Operating loss	\$ (4,964,718)	\$ (5,991,428)
Adjustments to reconcile operating loss to net cash from operating activities:		
Depreciation	6,033,775	6,637,436
(Decrease) increase in allowance for doubtful accounts	(44,220)	171,447
(Increase) decrease in operating assets:		
Grants receivable	659,486	(559,240)
Tenant receivables	64,842	(144,871)
Inventory	40,529	194,027
Prepaid expenses and other assets	82,294	(612,422)
Increase (decrease) in operating liabilities:		
Accounts payable	(688,655)	257,876
Compensated absences	(73,366)	(51,029)
Other liabilities	1,803,062	(542,593)
Security and other trust deposits	5,752	(8,678)
	<u>5,752</u>	<u>(8,678)</u>
Net cash provided by (used in) operating activities	<u>\$ 2,918,781</u>	<u>\$ (649,475)</u>

Lucas Metropolitan Housing Authority

Notes to Financial Statements December 31, 2009 and 2008

Note I - Summary of Significant Accounting Policies

Organization and Reporting Entity - Lucas Metropolitan Housing Authority (LMHA or the "Authority") was created under 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 Lucas Metropolitan Housing Authority and the U.S. Department of Housing and Urban Development (HUD) under the provisions of the ACC and all applicable 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 that are detrimental to the public peace, health, safety, morals, or welfare by purchasing, acquiring, constructing, maintaining, operating, improving, extending, and repairing housing facilities.

The nucleus of the financial reporting entity as defined by the Governmental Accounting Standards Board (GASB) Statement No. 14 is the "primary government." A fundamental characteristic of a primary government is that it is a fiscally independent entity. In evaluating how to define the financial reporting entity, management has considered all potential component units. A component unit is a legally separate entity for which the primary government is financially accountable. The criteria of financial accountability is the appointment of a voting majority plus 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 included as a business activity the operations of Westridge Apartments Development Corporation (WADC) as a blended component unit for the years ended December 31, 2009 and 2008.

WADC was established as a wholly owned for-profit corporation of the Authority in January 2006 primarily for the purposes of owning and operating a mixed-income apartment complex in Toledo, Ohio.

Basis of Accounting - The basic financial statements of the Authority have been prepared on the accrual basis of accounting in conformity with accounting principles generally accepted in the United States of America (GAAP) as applied to governmental units.

The Governmental Accounting Standards Board is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. Pursuant to GASB Statement No. 20, *Accounting and Financial Reporting for Proprietary Funds and Other Governmental Entities That Use Proprietary Fund Accounting*, the Authority follows GASB guidance as applicable to proprietary funds.

The Authority applies applicable Governmental Accounting Standards Board (GASB) pronouncements, as well as all Financial Accounting Standards Board (FASB) statements and interpretations, Accounting Principles Board (APB) opinions, and Accounting Research Bulletins (ARB) issued on or before November 30, 1989, unless those pronouncements conflict with or contradict GASB pronouncements.

Lucas Metropolitan Housing Authority

Notes to Financial Statements December 31, 2009 and 2008

Note I - Summary of Significant Accounting Policies (Continued)

The Authority's basic financial statements consist of a statement of net assets, a statement of revenues, expenses, and changes in net assets, and a statement of cash flows. The Authority uses a single Enterprise Fund to maintain its financial records on an accrual basis. The Authority considers all revenue and expenses to be operating except for investment income, expenses, and capital funding, which are considered nonoperating as required by HUD.

Cash and Cash Equivalents - Cash and cash equivalents consist of cash on hand and all highly liquid investments purchased with an original maturity of three months or less.

Tenant Receivables and Recognition of Bad Debts - Tenant receivables are stated at net rent amounts. Tenant accounts are generally collectible as long as the tenant is occupying the unit. Bad debts are provided on the allowance method based on management's evaluation of the collectibility of outstanding tenant receivable balances at the end of the year.

Inventories - Inventories and materials are stated at average cost, which approximates market.

Property and Equipment - Property and equipment are recorded at cost. Costs in excess of \$5,000 that materially add to the productive capacity and extend the life of an asset longer than one year are capitalized, while maintenance and repair costs are expensed as incurred. Property and equipment are depreciated using the straight-line method over the following useful lives:

Buildings and improvements	20-40 years
Land and improvements	10-20 years
Furniture and fixtures, equipment, and moving vehicles	5-7 years

Work in Progress - Work in progress consists of capital projects in progress funded primarily by the comprehensive and capital grants programs.

Investments - Investments are stated at fair value. Cost-based measures of fair value were applied to non-negotiable certificates of deposit and money market investments. Fair values of government securities and commercial papers are determined using amounts confirmed by the investment institutions and adjusting amounts as necessary for discounts, premiums, and/or interest income. Investment income or loss (including realized and unrealized gains and losses on investments, interest, and dividends) is included in the statement of revenues, expenses, and changes in net assets.

Restricted Cash and Investments - Restricted cash represents amounts held in FSS escrow, other tenants' escrow accounts, and employee Section 125 withholding accounts. Restricted investments consist of amounts whose use is restricted only by HUD requirements and approval.

Lucas Metropolitan Housing Authority

Notes to Financial Statements December 31, 2009 and 2008

Note 1 - Summary of Significant Accounting Policies (Continued)

Revenue Recognition - The Authority receives funds from certain federal and other agencies under various grant programs. Receivables are recorded based upon amounts expended for the various programs for which funds have not been received, to the extent grant limits have not been exceeded.

The Authority also leases properties to tenants under various operating rental arrangements. Rental revenue is recognized monthly as earned. Recoveries from tenants are recognized as revenue in the period during which the associated costs are incurred.

Reclassification - Certain prior year amounts have been reclassified to conform to the current year presentation.

Note 2 - Deposits and Investments

The Authority's deposits and investments are included at their carrying values on the statement of net assets under the following classifications:

	<u>2009</u>	<u>2008</u>
Cash and cash equivalents	\$ 10,669,903	\$ 6,341,183
Restricted cash and cash equivalents	5,110,187	3,400,845
Investments	<u>1,544,970</u>	<u>5,379,989</u>
Total	<u>\$ 17,325,060</u>	<u>\$ 15,122,017</u>

The above amounts are classified by Governmental Accounting Standards Board Statements No. 3 and No. 40 in the following categories:

	<u>2009</u>	<u>2008</u>
Bank deposits (checking accounts, savings accounts, and certificates of deposit)	\$ 14,665,512	\$ 8,630,771
Investments in securities, bank investment pools, interlocal investment pools, commercial paper, and mutual funds	2,658,123	6,489,821
Petty cash or cash on hand	<u>1,425</u>	<u>1,425</u>
Total	<u>\$ 17,325,060</u>	<u>\$ 15,122,017</u>

Lucas Metropolitan Housing Authority

Notes to Financial Statements December 31, 2009 and 2008

Note 2 - Deposits and Investments (Continued)

Deposits

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 withdrawable on demand, including negotiable order of withdrawal (NOW) accounts, or in money market deposit accounts. Inactive deposits are public deposits that the Authority has identified as not required for use within the current two-year period of designation of depositories.

Inactive deposits must either be evidenced by certificates of deposit maturing not later than the end of the current period of designation of depositories, or by savings or deposit accounts including, but not limited to, passbook accounts.

Interim deposits are deposits of interim monies. Interim monies are those monies 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 the 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.

The Authority's deposits, as classified under the GASB, are categorized to give an indication of the level of risk assumed by the entity at year end. Category 1 includes deposits that are insured or collateralized with securities held by the Authority or its safekeeping agent in the Authority's name.

Category 2 includes uninsured deposits collateralized with securities held by the pledging financial institution's trust department or safekeeping agent in the Authority's name.

Category 3 includes uninsured and uncollateralized deposits, including any bank balance that is collateralized with securities held by the pledging institution, or by its trust department or safekeeping agent, but not in the Authority's name.

The bank balances of the Authority's deposits are \$15,780,090 and \$9,742,028 at December 31, 2009 and 2008, respectively.

The following shows the Authority's deposits (bank balances) in each category:

Category 1 \$250,000 was covered by federal depository insurance at
December 31, 2009 and 2008.

Lucas Metropolitan Housing Authority

Notes to Financial Statements December 31, 2009 and 2008

Note 2 - Deposits and Investments (Continued)

Category 3 \$15,530,090 and \$9,492,028 was covered by collateral held by the pledging financial institution, but not in the name of the Authority, at December 31, 2009 and 2008, respectively.

Collateral is required for demand deposits and certificates of deposit at 110 percent of all deposits not covered by federal deposit insurance. Obligations that may be pledged as collateral are obligations of the United States and its agencies and obligations of the State and its municipalities, school districts, and district corporations. Obligations pledged to secure deposits must be delivered to a bank other than the institution in which the deposit is made. Written custodial agreements are required.

Investments

HUD, the State Senate, and board resolutions authorize the Authority to invest in obligations of the U.S. Treasury, agencies, instrumentalities, certificates of deposit, repurchase agreements, money market deposit accounts, municipal depository funds, super NOW accounts, sweep accounts, 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.

Lucas Metropolitan Housing Authority

Notes to Financial Statements December 31, 2009 and 2008

Note 2 - Deposits and Investments (Continued)

The Authority's investments are categorized to give an indication of the level of risk assumed by the entity at year end. Category A includes investments that are insured or registered or for which the securities are held by the Authority or its agent in the Authority's name. Category B includes uninsured and unregistered investments for which the securities are held by the counterparty's trust department or agent in the Authority's name. Category C includes uninsured and unregistered investments for which securities are held by the counterparty or its trust department but not in the Authority's name. The Authority's investments are all Category A and consist of the following at December 31, 2009 and 2008:

	2009	2008
Government securities	\$ 1,544,970	\$ 5,379,989
Merrill Lynch	104,843	104,300
STAR Ohio	1,008,310	1,005,532
Total investments	<u>\$ 2,658,123</u>	<u>\$ 6,489,821</u>

Custodial Credit Risk of Investments

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 does not have a policy for custodial credit risk. At year end, \$1,544,970 of the investment securities was uninsured and unregistered, with securities held by the counterparty or by its trust department or agent but in the Authority's name.

Interest Rate Risk

Interest rate risk is the risk that the value of investments will decrease as a result of a rise in interest rates. The Authority's investment policy does not restrict investment maturities. The Authority has \$1,544,970 and \$5,379,989 of government agency securities with an average weighted maturity of 1.50 years and 1.93 years for the years ended December 31, 2009 and 2008, respectively.

Credit Risk and Concentration of Credit Risk

The Authority has \$1,544,970 and \$5,379,989 of government agency securities that are invested in Federal Home Loan securities, which are government-sponsored agencies, and of which the principal and interest are implicitly guaranteed by the United States government for the years ended December 31, 2009 and 2008, respectively. The Standard and Poor's credit rating for the Federal Home Loan securities held is AAA.

The Authority also has \$1,008,310 invested in the State Treasury Asset Reserve (STAR) of Ohio public investment pool which is rated AAA by Standard and Poor's.

The Authority places no limit on the amount which may be invested in any one issuer.

Lucas Metropolitan Housing Authority

Notes to Financial Statements December 31, 2009 and 2008

Note 3 - Property and Equipment

A summary of property and equipment by class is as follows:

	Balance January 1, 2009	Additions	Reductions and Adjustments	Balance December 31, 2009
Capital assets:				
Buildings and improvements	\$ 170,502,815	\$ 4,945,847	\$ -	\$ 175,448,662
Land and improvements	7,782,102	-	-	7,782,102
Furniture and fixtures, equipment, and moving vehicles	2,495,443	59,120	(37,032)	2,517,531
Work in progress	3,255,354	-	(1,807,684)	1,447,670
Total capital assets	184,035,714	5,004,971	(1,844,716)	187,195,965
Accumulated depreciation:				
Buildings and improvements	125,706,086	5,912,075	88,658	131,706,819
Furniture and fixtures, equipment, and moving vehicles	2,286,882	121,700	(125,690)	2,282,892
Total accumulated depreciation	127,992,968	6,033,775	(37,032)	133,989,711
Net capital assets	<u>\$ 56,042,746</u>	<u>\$ (1,028,804)</u>	<u>\$ (1,807,684)</u>	<u>\$ 53,206,254</u>
	Balance January 1, 2008	Additions	Reductions	Balance December 31, 2008
Capital assets:				
Buildings and improvements	\$ 161,388,899	\$ 9,115,873	\$ (1,957)	\$ 170,502,815
Land and improvements	7,765,528	-	16,574	7,782,102
Furniture and fixtures, equipment, and moving vehicles	3,556,395	61,791	(1,122,743)	2,495,443
Work in progress	7,653,861	-	(4,398,507)	3,255,354
Total capital assets	180,364,683	9,177,664	(5,506,633)	184,035,714
Accumulated depreciation:				
Buildings and improvements	119,438,271	6,386,154	(118,339)	125,706,086
Furniture and fixtures, equipment, and moving vehicles	3,040,677	251,282	(1,005,077)	2,286,882
Total accumulated depreciation	122,478,948	6,637,436	(1,123,416)	127,992,968
Net capital assets	<u>\$ 57,885,735</u>	<u>\$ 2,540,228</u>	<u>\$ (4,383,217)</u>	<u>\$ 56,042,746</u>

Net assets invested in capital assets of \$53,206,254 and \$56,042,746 are presented on the statement of net assets, net of related debt of \$5,612,854 and \$5,692,342 at December 31, 2009 and 2008, respectively. Of these net amounts of \$47,593,400 and \$50,350,404, a total of \$9,229,771 and \$11,037,456 at December 31, 2009 and 2008, respectively, was invested in nondepreciable assets, land, and work in progress, as disclosed above.

Lucas Metropolitan Housing Authority

Notes to Financial Statements December 31, 2009 and 2008

Note 4 - Administrative Fee

The Authority receives an administrative fee as part of the annual contribution from HUD to cover the costs (including overhead) of administering the Section 8 Housing Assistance Payments (HAP) programs. Except for housing choice vouchers, this fee is calculated as a percentage of a HUD-determined base rate per leased unit per month under HAP contracts. The rates are as follows:

- | | |
|--|--------------|
| a. Moderate Rehabilitation Program (OH006MR0004) | \$57.84/unit |
| b. Five-year Mainstream Voucher Program (OH006DV003) | 57.84/unit |
| c. Housing Choice Voucher Program (OH006AF0022/0035) | * |

* Administrative fees for the Housing Choice Voucher Program are calculated by HUD based on historical usage patterns and available funding and distributed as a consolidated monthly amount.

The total administrative fees received for the years ended December 31, 2009 and 2008 were \$2,362,183 and \$2,344,182, respectively.

Note 5 - Retirement and Other Benefit Plans

The employees of the Authority are covered by the Ohio Public Employees' Retirement System of Ohio (OPERS), a statewide, cost-sharing, multiple-employer defined benefit pension plan. OPERS provides postretirement healthcare and disability benefits, annual cost of living adjustments, and death benefits to plan members and beneficiaries. The authority to establish and amend benefits is provided by State Statute per Chapter 145 of the Ohio Revised Code. OPERS issues a publicly available stand-alone financial report. Interested parties may obtain a copy by making a written request to 277 East Town Street, Columbus, OH 43215-4642, visiting the OPERS website at www.OPERS.org, or by calling (614) 222-5601.

OPERS administers three separate pension plans as described below:

1. The Traditional Pension Plan - A cost-sharing, multiple-employer defined benefit pension plan
2. The Member-directed Plan - A defined contribution plan in which the member invests both member and employer contributions (employer contributions vest over five years at 20 percent per year). Under the Member-directed Plan, members accumulate retirement assets equal to the value of member and vested employer contributions plus any investment earnings.

Lucas Metropolitan Housing Authority

Notes to Financial Statements December 31, 2009 and 2008

Note 5 - Retirement and Other Benefit Plans (Continued)

3. The Combined Plan - A cost-sharing, multiple-employer defined benefit pension plan. Under the Combined Plan, OPERS invests employer contributions 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.

The Ohio Revised Code provides statutory authority for employee and employer contributions. The employee contribution rate was 10.00 percent of qualifying wages for all employees in 2009 and 2008, and 9.5 percent in 2007. The 2009 and 2008 employer contribution rate was 14.00 percent, and 13.85 percent in 2007. Required employer contributions are equal to 100 percent of the dollar amount billed to each employer and must be extracted from the employer's records.

The Authority's contributions to OPERS for the years ended December 31, 2009, 2008, and 2007 were \$1,685,506, \$1,630,743, and \$1,492,671, respectively. All required contributions were made prior to year end.

The Ohio Public Employees' Retirement System provides postretirement healthcare coverage to age and service retirees with 10 or more years of qualifying Ohio service credit and to primary survivor recipients of such retirees. Healthcare coverage for disability recipients is available. The healthcare coverage provided by the retirement system is considered an other postemployment benefit (OPEB) as described in GASB Statement No. 45 and was established under, and is administered in accordance with, Internal Revenue Code Section 401(h). A portion of each employer's contribution to OPERS is set aside for the funding of postretirement health care. The Ohio Revised Code provides statutory authority for employer contributions. The 2009 and 2008 employer contribution rate was 14.00 percent of covered payroll; 7.00 percent was the portion that was used to fund health care for 2008 and through March 31, 2009; 5.5 percent was the portion used beginning April 1, 2009 through December 31, 2009. The 2007 employer contribution rate was 13.85 percent of covered payroll; 6 percent was the portion that was used to fund health care in 2007. OPEB is financed through employer contributions and investment earnings thereon. The contributions allocated to retiree health and Medicare, along with investment income on allocated assets and periodic adjustments in healthcare provisions, are expected to be sufficient to sustain the program indefinitely.

As of December 31, 2008, 2007, and 2006, the estimated net assets available for future OPEB payments totaled \$10.7 billion, \$12.8 billion, and \$12.0 billion, respectively, per the latest actuarial reviews. The number of active contributing participants was 357,584, 363,503, and 374,979 at December 2009, 2008, and 2007, respectively.

Lucas Metropolitan Housing Authority

Notes to Financial Statements December 31, 2009 and 2008

Note 5 - Retirement and Other Benefit Plans (Continued)

The Authority may participate in a statewide deferred compensation plan created in accordance with Internal Revenue Code Section 457. Participation is on a voluntary payroll deduction basis. The plan permits deferral of compensation until future years. According to the plan, the deferred compensation is not available to employees until termination, retirement, death, or unforeseeable emergency. The plan agreement states that the Authority and the Ohio Public Employees' Deferred Compensation Board have no liability for losses under the plan, with the exception of fraud or wrongful taking.

Note 6 - Compensated Absences

Vacation and sick leave policies are established by agreement between the Authority and the American Federation of State, County and Municipal Employees, AFL-CIO, for members of the bargaining unit, and by personnel policy for management employees not covered by the labor agreement.

For both union and nonunion employees, these agreements provide for two weeks of paid vacation after one year of service, with an additional week for every five years of service thereafter, to a maximum of six weeks per year. Vacation time relating to a maximum of two years of service may be accumulated before it is lost.

For union personnel, the labor agreement provides for sick leave pay to be credited at a rate of eight hours per month, up to a maximum of 249 days. By limiting the use of sick leave during the fiscal year, an employee may elect to receive either bonus attendance time, to a maximum of five days, or an incentive bonus, to a maximum of \$500. Nonunion personnel have the same provisions under the personnel policies.

For union personnel, in the event of voluntary termination of employment after 10 consecutive years of service or due to retirement, such employees are entitled to receive payment for one-half of their accumulated sick leave (maximum of 204 days accumulated, with a maximum payout of 102 days). All terminated employees are entitled to receive payment for any accrued and unused vacation time. In the event of the death of an employee, the designated beneficiary shall receive such payments.

For employees not covered under the labor agreement, in the event of voluntary termination of employment after five consecutive years of service, or due to retirement, such employees are entitled to receive payment for one-half of their accumulated sick leave (maximum of 249 days accumulated, with a maximum payout of 124.5 days). All terminated employees are entitled to receive payment for any accrued and unused vacation time. In the event of the death of an employee, the designated beneficiary shall receive such payments.

Lucas Metropolitan Housing Authority

Notes to Financial Statements December 31, 2009 and 2008

Note 6 - Compensated Absences (Continued)

All employees hired prior to December 1, 2001 become eligible for longevity pay at the end of five years of service, at which time longevity pay begins to accrue from their anniversary date. Union personnel hired on December 1, 2001 and thereafter will not be eligible for longevity pay. Union personnel receive longevity pay at their 1995 pay levels at the rate of 2 percent, 4 percent, 6 percent, and 8 percent for five years, 10 years, 15 years, and 20 years, respectively, of service. All nonunion personnel are eligible for longevity pay and receive longevity pay at their current pay levels at the rate of 1 percent, 2 percent, 3 percent, and 4 percent for five years, 10 years, 15 years, and 20 years, respectively, of service.

At December 31, 2009 and 2008, \$1,411,323 and \$1,334,475, respectively, of vested vacation, sick leave, and longevity was accrued by the Authority for both union and nonunion personnel. Of these amounts, \$211,699 and \$200,171 were due within one year as of December 31, 2009 and 2008, respectively, and are reported as current liabilities. Nonvested amounts are not material to the financial statements and have not been accrued. The change of \$76,848 in the balance accrued at December 31, 2009 and 2008 represents amounts earned in 2009 less amounts paid out.

Note 7 - Insurance

The Authority maintains comprehensive insurance coverage with private carriers for health, real property, building contents, and vehicles. Vehicle policies include liability coverage for bodily injury and property damage.

No insurance settlements have exceeded coverage in any of the past three fiscal years and there has not been any significant reduction in insurance coverage in the current year.

Note 8 - Commitments and Contingencies

Grants - The Authority receives financial assistance from federal and state agencies in the form of grants. The disbursement of funds received under these programs generally requires compliance with terms and conditions specified in the grant agreements and is subject to audit by the grantor agencies. Any disallowed claims resulting from such audits could become a liability of the Authority. However, in the opinion of management, any such disallowed claims will not have a material adverse effect on the overall financial position of the Authority at December 31, 2009 and 2008.

Commitments - The Authority is obligated to complete modernization phases to renovate various facilities. At December 31, 2009 and 2008, there were three open phases totaling \$8,823,977 and \$2,405,719, respectively, for which the Authority has approved funding from HUD to complete.

Lucas Metropolitan Housing Authority

Notes to Financial Statements December 31, 2009 and 2008

Note 8 - Commitments and Contingencies (Continued)

Litigation and Claims - In the normal course of operations, the Authority may be subject to litigation and claims. At December 31, 2009 and 2008, the Authority was involved in several such matters. While the outcome of the above matters cannot presently be determined, management believes that their ultimate resolution will not have a material effect on the financial statements.

Note 9 - Long-term Debt

Westridge Apartments Development Corporation has a note payable of \$5,612,854 and \$5,692,342 at December 31, 2009 and 2008, respectively, to Red Mortgage Capital, Inc. payable in monthly installments of \$35,249, including interest at 5.99 percent. A lump-sum payment of principal is due in March 2016.

Interest expense for the years ended December 31, 2009 and 2008 was \$343,534 and \$349,199, respectively.

Future minimum principal payments on long-term debt over the next five years ending December 31 and thereafter are as follows:

2010	\$	84,453
2011		89,727
2012		94,386
2013		101,225
2014		107,546
Thereafter		<u>5,135,517</u>
Total	\$	<u>5,612,854</u>

Future minimum interest payments on long-term debt over the next five years ending December 31 and thereafter are as follows:

<u>Years Ending December 31</u>	<u>Amount</u>
2010	\$ 338,539
2011	333,265
2012	328,606
2013	321,767
2014	315,445
Thereafter	<u>384,619</u>
Total	<u>\$ 2,022,241</u>

Lucas Metropolitan Housing Authority

Notes to Financial Statements December 31, 2009 and 2008

Note 9 - Long-term Debt (Continued)

Changes in long-term debt for the years ended December 31, 2009 and 2008 are as follows:

	Balance January 1, 2009	Additions	Deletions	Balance December 31, 2009
Long-term debt	<u>\$ 5,692,342</u>	<u>\$ -</u>	<u>\$ (79,488)</u>	<u>\$ 5,612,854</u>

	Balance January 1, 2008	Additions	Deletions	Balance December 31, 2008
Long-term debt	<u>\$ 5,765,285</u>	<u>\$ -</u>	<u>\$ (72,943)</u>	<u>\$ 5,692,342</u>

Supplemental Information

Cyan - Colored Cells are Self - Populating
 Yellow - Colored Cells are Detail Links
 Gray - Colored Cells are Disallowed Entry

Line Item No.	Description	Project Totals	Program Totals	Central Office Cost Center	Subtotal	Elimination	Total
Balance Sheet							
111	Cash-unrestricted	\$ 5,265,933	\$ 4,697,156	\$ 706,816	\$ 10,669,905		\$ 10,669,905
112	Cash-restricted-modernization and development	\$ -	\$ -	\$ -	\$ -		\$ -
113	Cash-other restricted	\$ 56,894	\$ 4,920,527	\$ 4,536	\$ 4,981,957		\$ 4,981,957
114	Cash-tenant security deposits	\$ 290,634	\$ 49,516	\$ -	\$ 340,150		\$ 340,150
115	Cash - Restricted for payment of current liability	\$ -	\$ 128,230	\$ -	\$ 128,230		\$ 128,230
100	Total Cash	\$ 5,613,461	\$ 9,795,429	\$ 711,352	\$ 16,120,242	\$ -	\$ 16,120,242
121	Accounts receivable - PHA projects	\$ -	\$ -	\$ -	\$ -		\$ -
122-010	Accounts receivable - HUD other projects - Operating Subsidy	\$ -	\$ -	\$ -	\$ -		\$ -
122-020	Accounts receivable - HUD other projects - Capital fund	\$ -	\$ -	\$ -	\$ -		\$ -
122-030	Accounts receivable - HUD other projects - Other	\$ 844,697	\$ -	\$ 236,254	\$ 1,080,951		\$ 1,080,951
122	Accounts receivable - HUD other projects	\$ 844,697	\$ 95,585	\$ 236,254	\$ 1,176,536		\$ 1,176,536
124	Account receivable - other government	\$ -	\$ 12,017	\$ -	\$ 12,017		\$ 12,017
125-010	Account receivable - miscellaneous - Not For Profit	\$ -	\$ -	\$ -	\$ -		\$ -
125-020	Account receivable - miscellaneous - Partnership	\$ -	\$ -	\$ -	\$ -		\$ -
125-030	Account receivable - miscellaneous - Joint Venture	\$ -	\$ -	\$ -	\$ -		\$ -
125-040	Account receivable - miscellaneous - Tax Credit	\$ -	\$ -	\$ -	\$ -		\$ -
125-050	Account receivable - miscellaneous - Other	\$ -	\$ 251,220	\$ -	\$ 251,220		\$ 251,220
125-060	Other - Comment						
125	Account receivable - miscellaneous	\$ -	\$ 251,220	\$ 6,563	\$ 257,783		\$ 257,783
126	Accounts receivable - tenants	\$ 129,182	\$ -	\$ -	\$ 129,182		\$ 129,182
126.1	Allowance for doubtful accounts - tenants	\$ (69,856)	\$ -	\$ -	\$ (69,856)		\$ (69,856)
126.2	Allowance for doubtful accounts - other	\$ -	\$ -	\$ -	\$ -		\$ -
127	Notes, Loans, & Mortgages Receivable - Current	\$ 31,441	\$ 35,038	\$ -	\$ 66,479	-\$1,083	\$ 65,396
128	Fraud recovery	\$ -	\$ 160,917	\$ -	\$ 160,917		\$ 160,917
128.1	Allowance for doubtful accounts - fraud	\$ -	\$ (160,917)	\$ -	\$ (160,917)		\$ (160,917)
129	Accrued interest receivable	\$ -	\$ 20,907	\$ -	\$ 20,907	-\$1,210	\$ 19,697
120	Total receivables, net of allowance for doubtful accounts	\$ 935,464	\$ 414,767	\$ 242,817	\$ 1,593,048	\$ (2,293)	\$ 1,590,755
131	Investments - unrestricted	\$ -	\$ 514,990	\$ -	\$ 514,990		\$ 514,990
132	Investments - restricted	\$ -	\$ 1,029,980	\$ -	\$ 1,029,980		\$ 1,029,980
135	Investments - Restricted for payment of current liability	\$ -	\$ -	\$ -	\$ -		\$ -
142	Prepaid expenses and other assets	\$ 148,581	\$ 266,678	\$ 187,359	\$ 602,618		\$ 602,618
143	Inventories	\$ -	\$ -	\$ 337,715	\$ 337,715		\$ 337,715
143.1	Allowance for obsolete inventories	\$ -	\$ -	\$ -	\$ -		\$ -
144	Inter program - due from	\$ 349,452	\$ 1,289,923	\$ 2,966,285	\$ 4,605,660	-\$4,605,660	\$ -
145	Assets held for sale	\$ -	\$ 143,231	\$ -	\$ 143,231		\$ 143,231
150	Total Current Assets	\$ 7,046,958	\$ 13,454,998	\$ 4,445,528	\$ 24,947,484	\$ (4,607,953)	\$ 20,339,531
161	Land	\$ 6,611,972	\$ 1,122,810	\$ 47,320	\$ 7,782,102		\$ 7,782,102
162	Buildings	\$ 164,224,368	\$ 7,125,025	\$ 4,099,273	\$ 175,448,666		\$ 175,448,666
163	Furniture, equipment and machinery - dwellings	\$ 888,818	\$ 156,969	\$ 1,471,744	\$ 2,517,531		\$ 2,517,531
164	Furniture, equipment and machinery - administration	\$ -	\$ -	\$ -	\$ -		\$ -
165	Leasehold improvements	\$ -	\$ -	\$ -	\$ -		\$ -
166	Accumulated depreciation	\$ (129,122,499)	\$ (1,001,410)	\$ (3,865,804)	\$ (133,989,713)		\$ (133,989,713)
167	Construction in progress	\$ 1,431,494	\$ -	\$ 16,175	\$ 1,447,669		\$ 1,447,669
168	Infrastructure	\$ -	\$ -	\$ -	\$ -		\$ -

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Line Item No.	Description	Project Totals	Program Totals	Central Office Cost Center	Subtotal	Elimination	Total
160	Total capital assets, net of accumulated depreciation	\$ 44,034,153	\$ 7,403,394	\$ 1,768,708	\$ 53,206,255	\$ -	\$ 53,206,255
171-010	Notes, Loans, & mortgages receivable - Non-current - Not For Profit	\$ -	\$ -	\$ -	\$ -		\$ -
171-020	Notes, Loans, & mortgages receivable - Non-current - Partnership	\$ -	\$ -	\$ -	\$ -		\$ -
171-030	Notes, Loans, & mortgages receivable - Non-current - Joint Venture	\$ -	\$ -	\$ -	\$ -		\$ -
171-040	Notes, Loans, & mortgages receivable - Non-current - Tax Credit	\$ -	\$ -	\$ -	\$ -		\$ -
171-050	Notes, Loans, & mortgages receivable - Non-current - Other	\$ -	\$ 1,376,964	\$ -	\$ 1,376,964		\$ 1,376,964
171-060	Other - Comment						
171	Notes, Loans, & mortgages receivable – Non-current	\$ -	\$ 1,376,964	\$ -	\$ 1,376,964	-\$483,104	\$ 893,860
172-010	Notes, Loans, & mortgages receivable - Non-current - past due - Not For Profit	\$ -	\$ -	\$ -	\$ -		\$ -
172-020	Notes, Loans, & mortgages receivable - Non-current - Partnership	\$ -	\$ -	\$ -	\$ -		\$ -
172-030	Notes, Loans, & mortgages receivable - Non-current - Joint Venture	\$ -	\$ -	\$ -	\$ -		\$ -
172-040	Notes, Loans, & mortgages receivable - Non-current - Tax Credit	\$ -	\$ -	\$ -	\$ -		\$ -
172-050	Notes, Loans, & mortgages receivable - Non-current - Other	\$ -	\$ -	\$ -	\$ -		\$ -
172-060	Other - Comment						
172	Notes, Loans, & mortgages receivable – Non-current - past due	\$ -	\$ -	\$ -	\$ -		\$ -
173	Grants receivable – Non-current	\$ -	\$ -	\$ -	\$ -		\$ -
174-010	Other assets - Not For Profit	\$ -	\$ -	\$ -	\$ -		\$ -
174-020	Other assets - Partnership	\$ -	\$ -	\$ -	\$ -		\$ -
174-030	Other assets - Joint Venture	\$ -	\$ -	\$ -	\$ -		\$ -
174-040	Other assets - Tax Credit	\$ -	\$ -	\$ -	\$ -		\$ -
174-050	Other assets - Other	\$ -	\$ -	\$ -	\$ -		\$ -
174-060	Other - Comment						
174	Other assets	\$ -	\$ -	\$ -	\$ -		\$ -
176-010	Investment in Joint venture - Not For Profit	\$ -	\$ -	\$ -	\$ -		\$ -
176-020	Investment in Joint venture - Partnership	\$ -	\$ -	\$ -	\$ -		\$ -
176-030	Investment in Joint venture - Joint Venture	\$ -	\$ -	\$ -	\$ -		\$ -
176-040	Investment in Joint venture - Tax Credit	\$ -	\$ -	\$ -	\$ -		\$ -
176-050	Investment in Joint venture - Other	\$ -	\$ -	\$ -	\$ -		\$ -
176-060	Other - Comment						
176	Investment in joint venture	\$ -	\$ -	\$ -	\$ -		\$ -
180	Total Non-current Assets	\$ 44,034,153	\$ 8,780,358	\$ 1,768,708	\$ 54,583,219	\$ (483,104)	\$ 54,100,115
190	Total Assets	\$ 51,081,111	\$ 22,235,356	\$ 6,214,236	\$ 79,530,703	\$ (5,091,057)	\$ 74,439,646
311	Bank overdraft	\$ -	\$ -	\$ -	\$ -		\$ -
312	Accounts payable <= 90 days	\$ 996,560	\$ 60,119	\$ 148,059	\$ 1,204,738		\$ 1,204,738
313	Accounts payable > 90 days past due	\$ -	\$ -	\$ -	\$ -		\$ -
321	Accrued wage/payroll taxes payable	\$ 44,919	\$ 19,446	\$ 470,758	\$ 535,123		\$ 535,123
322	Accrued compensated absences - current portion	\$ 73,978	\$ 29,271	\$ 108,450	\$ 211,699		\$ 211,699
324	Accrued contingency liability	\$ -	\$ -	\$ -	\$ -		\$ -
325	Accrued interest payable	\$ -	\$ 1,210	\$ -	\$ 1,210	-\$1,210	\$ -
331-010	Accounts payable - HUD PHA Programs - Operating Subsidy	\$ -	\$ -	\$ -	\$ -		\$ -
331-020	Accounts payable - HUD PHA Programs - Capital fund	\$ -	\$ -	\$ -	\$ -		\$ -
331-030	Accounts payable - HUD PHA Programs - Other	\$ -	\$ -	\$ -	\$ -		\$ -
331	Accounts payable - HUD PHA Programs	\$ -	\$ -	\$ -	\$ -		\$ -
332	Accounts payable - PHA Projects	\$ 314,157	\$ -	\$ -	\$ 314,157		\$ 314,157

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Line Item No.	Description	Project Totals	Program Totals	Central Office Cost Center	Subtotal	Elimination	Total
333	Accounts payable - other government	\$ -	\$ -	\$ -	\$ -		\$ -
341	Tenant security deposits	\$ 293,465	\$ 49,516	\$ 1,887	\$ 344,868		\$ 344,868
342-010	Deferred revenue - Operating Subsidy	\$ -	\$ -	\$ -	\$ -		\$ -
342-020	Deferred revenue - Capital fund	\$ -	\$ -	\$ -	\$ -		\$ -
342-030	Deferred revenue - Other	\$ -	\$ -	\$ -	\$ -		\$ -
342	Deferred revenue	\$ -	\$ 1,904,704	\$ -	\$ 1,904,704		\$ 1,904,704
343-010	CFFP	\$ -	\$ -	\$ -	\$ -		\$ -
343-020	Capital Projects/ Mortgage Revenue	\$ -	\$ -	\$ -	\$ -		\$ -
343	Current portion of long-term debt - capital projects/mortgage revenue bonds	\$ -	\$ -	\$ -	\$ -		\$ -
344	Current portion of long-term debt - operating borrowings	\$ -	\$ -	\$ -	\$ -		\$ -
345	Other current liabilities	\$ -	\$ -	\$ 600	\$ 600		\$ 600
346	Accrued liabilities - other	\$ 89,224	\$ 214,177	\$ -	\$ 303,401		\$ 303,401
347	Inter program - due to	\$ 551,593	\$ 2,079,165	\$ 1,974,902	\$ 4,605,660	-\$4,605,660	\$ -
348-010	Loan liability - current - Not For Profit	\$ -	\$ -	\$ -	\$ -		\$ -
348-020	Loan liability - current - Partnership	\$ -	\$ -	\$ -	\$ -		\$ -
348-030	Loan liability - current - Joint Venture	\$ -	\$ -	\$ -	\$ -		\$ -
348-040	Loan liability - current - Tax Credit	\$ -	\$ -	\$ -	\$ -		\$ -
348-050	Loan liability - current - Other	\$ -	\$ -	\$ -	\$ -		\$ -
348-060	Other - Comment						
348	Loan liability - current	\$ -	\$ 85,536	\$ -	\$ 85,536	-\$1,083	\$ 84,453
310	Total Current Liabilities	\$ 2,363,896	\$ 4,443,144	\$ 2,704,656	\$ 9,511,696	\$ (4,607,953)	\$ 4,903,743
351-010	Long-term debt - CFFP	\$ -	\$ -	\$ -	\$ -		\$ -
351-020	Long-term - Capital Projects/ Mortgage Revenue	\$ -	\$ -	\$ -	\$ -		\$ -
351	Capital Projects/ Mortgage Revenue Bonds	\$ -	\$ -	\$ -	\$ -		\$ -
352	Long-term debt, net of current - operating borrowings	\$ -	\$ -	\$ -	\$ -		\$ -
353	Non-current liabilities - other	\$ 53,917	\$ 266,551	\$ -	\$ 320,468		\$ 320,468
354	Accrued compensated absences- Non-current	\$ 419,207	\$ 165,869	\$ 614,548	\$ 1,199,624		\$ 1,199,624
355-010	Loan liability - Non-current - Not For Profit	\$ -	\$ -	\$ -	\$ -		\$ -
355-020	Loan liability - Non-current - Partnership	\$ -	\$ -	\$ -	\$ -		\$ -
355-030	Loan liability - Non-current - Joint Venture	\$ -	\$ -	\$ -	\$ -		\$ -
355-040	Loan liability - Non-current - Tax Credit	\$ -	\$ -	\$ -	\$ -		\$ -
355-050	Loan liability - Non-current - Other	\$ -	\$ -	\$ -	\$ -		\$ -
355-060	Other - Comment						
355	Loan liability - Non-current	\$ -	\$ 6,011,504	\$ -	\$ 6,011,504	-\$483,104	\$ 5,528,400
356	FASB 5 Liabilities	\$ -	\$ -	\$ -	\$ -		\$ -
357	Accrued Pension and OPEB Liability	\$ -	\$ -	\$ -	\$ -		\$ -
350	Total Non-current liabilities	\$ 473,124	\$ 6,443,924	\$ 614,548	\$ 7,531,596	\$ (483,104)	\$ 7,048,492
300	Total Liabilities	\$ 2,837,020	\$ 10,887,068	\$ 3,319,204	\$ 17,043,292	\$ (5,091,057)	\$ 11,952,235
508.1	Invested in capital assets, net of related debt	\$ 44,034,153	\$ 1,790,541	\$ 1,768,708	\$ 47,593,402		\$ 47,593,402
511.1	Restricted Net Assets	\$ 56,894	\$ 6,078,737	\$ 4,535	\$ 6,140,166		\$ 6,140,166
512.1	Unrestricted Net Assets	\$ 4,153,044	\$ 3,479,010	\$ 1,121,789	\$ 8,753,843		\$ 8,753,843
513	Total Equity/Net Assets	\$ 48,244,091	\$ 11,348,288	\$ 2,895,032	\$ 62,487,411	\$ -	\$ 62,487,411
600	Total Liabilities and Equity/Net assets	\$ 51,081,111	\$ 22,235,356	\$ 6,214,236	\$ 79,530,703	\$ (5,091,057)	\$ 74,439,646

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Line Item No.	Description	Project Totals	Program Totals	Central Office Cost Center	Subtotal	Elimination	Total
Income Statement							
70300	Net tenant rental revenue	\$ 4,349,810	\$ 1,115,051	\$ -	\$ 5,464,861		\$ 5,464,861
70400	Tenant revenue - other	\$ 442,275	\$ 46,371	\$ -	\$ 488,646		\$ 488,646
70500	Total Tenant Revenue	\$ 4,792,085	\$ 1,161,422	\$ -	\$ 5,953,507	\$ -	\$ 5,953,507
70600-010	Housing assistance payments	\$ -	\$ 19,188,605	\$ -	\$ 19,188,605		\$ 19,188,605
70600-020	Ongoing administrative fees earned	\$ -	\$ 2,222,340	\$ -	\$ 2,222,340		\$ 2,222,340
70600-030	Hard to house fee revenue	\$ -	\$ -	\$ -	\$ -		\$ -
70600-031	FSS Coordinator	\$ -	\$ 172,180	\$ -	\$ 172,180		\$ 172,180
70600-040	Actual independent public accountant audit costs	\$ -	\$ -	\$ -	\$ -		\$ -
70600-050	Total preliminary fees earned	\$ -	\$ -	\$ -	\$ -		\$ -
70600-060	All other fees	\$ -	\$ -	\$ -	\$ -		\$ -
70600-070	Admin fee calculation description	\$ -	\$ -	\$ -	\$ -		\$ -
70600	HUD PHA operating grants	\$ 12,063,029	\$ 22,574,365	\$ -	\$ 34,637,394		\$ 34,637,394
70610	Capital grants	\$ 2,750,162	\$ -	\$ -	\$ 2,750,162		\$ 2,750,162
70710	Management Fee	\$ -	\$ -	\$ 2,187,979	\$ 2,187,979	-\$2,187,979	\$ -
70720	Asset Management Fee	\$ -	\$ -	\$ 370,700	\$ 370,700	-\$370,700	\$ -
70730	Book-Keeping Fee	\$ -	\$ -	\$ 528,317	\$ 528,317	-\$528,317	\$ -
70740	Front Line Service Fee	\$ -	\$ -	\$ 88,253	\$ 88,253	-\$88,253	\$ -
70750	Other Fees	\$ -	\$ -	\$ 948,055	\$ 948,055	-\$948,055	\$ -
70700	Total Fee Revenue	\$ -	\$ -	\$ 4,123,304	\$ 4,123,304	\$ (4,123,304)	\$ -
70800	Other government grants	\$ 1,385,702	\$ 201,274	\$ 626,019	\$ 2,212,995		\$ 2,212,995
71100-010	Housing Assistance Payment	\$ -	\$ -	\$ -	\$ -		\$ -
71100-020	Administrative Fee	\$ -	\$ -	\$ -	\$ -		\$ -
71100	Investment income - unrestricted	\$ 3,692	\$ 84,193	\$ 6,686	\$ 94,571	-\$5,622	\$ 88,949
71200	Mortgage interest income	\$ -	\$ 24,240	\$ -	\$ 24,240		\$ 24,240
71300	Proceeds from disposition of assets held for sale	\$ -	\$ -	\$ -	\$ -		\$ -
71310	Cost of sale of assets	\$ -	\$ -	\$ -	\$ -		\$ -
71400-010	Housing Assistance Payment	\$ -	\$ -	\$ -	\$ -		\$ -
71400-020	Administrative Fee	\$ -	\$ -	\$ -	\$ -		\$ -
71400	Fraud recovery	\$ -	\$ -	\$ -	\$ -		\$ -
71500	Other revenue	\$ 31,772	\$ 737,724	\$ 8,619	\$ 778,115		\$ 778,115
71600	Gain or loss on sale of capital assets	\$ 500	\$ 11,210	\$ 750	\$ 12,460		\$ 12,460
72000-010	Housing Assistance Payment	\$ -	\$ -	\$ -	\$ -		\$ -
72000-020	Administrative Fee	\$ -	\$ -	\$ -	\$ -		\$ -
72000	Investment income - restricted	\$ -	\$ -	\$ -	\$ -		\$ -
70000	Total Revenue	\$ 21,026,942	\$ 24,794,427	\$ 4,765,378	\$ 50,586,747	\$ (4,128,926)	\$ 46,457,821
91100	Administrative salaries	\$ 977,833	\$ 1,269,283	\$ 2,042,912	\$ 4,290,028		\$ 4,290,028
91200	Auditing fees	\$ 22,546	\$ 27,242	\$ 5,303	\$ 55,091		\$ 55,091
91300	Management Fee	\$ 1,747,626	\$ 440,353	\$ -	\$ 2,187,979	-\$2,187,979	\$ -
91310	Book-Keeping Fee	\$ 274,470	\$ 253,847	\$ -	\$ 528,317	-\$528,317	\$ -
91400	Advertising and Marketing	\$ 9,031	\$ 14,692	\$ 26,211	\$ 49,934		\$ 49,934

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Line Item No.	Description	Project Totals	Program Totals	Central Office Cost Center	Subtotal	Elimination	Total
91500	Employee benefit contributions - administrative	\$ 368,976	\$ 451,317	\$ 606,319	\$ 1,426,612		\$ 1,426,612
91600	Office Expenses	\$ 223,496	\$ 219,665	\$ 223,876	\$ 667,037	-\$66,282	\$ 600,755
91700	Legal Expense	\$ 89,542	\$ 2,099	\$ 6,113	\$ 97,754	-\$57,680	\$ 40,074
91800	Travel	\$ 9,072	\$ 8,568	\$ 38,289	\$ 55,929		\$ 55,929
91810	Allocated Overhead	\$ -	\$ -	\$ -	\$ -		\$ -
91900	Other	\$ 574,495	\$ 483,905	\$ 436,154	\$ 1,494,554	-\$67,758	\$ 1,426,796
91000	Total Operating-Administrative	\$ 4,297,087	\$ 3,170,971	\$ 3,385,177	\$ 10,853,235	\$ (2,908,016)	\$ 7,945,219
92000	Asset Management Fee	\$ 370,700	\$ -	\$ -	\$ 370,700	-\$370,700	\$ -
92100	Tenant services - salaries	\$ -	\$ -	\$ -	\$ -		\$ -
92200	Relocation Costs	\$ 34,127	\$ -	\$ 2,958	\$ 37,085		\$ 37,085
92300	Employee benefit contributions - tenant services	\$ -	\$ -	\$ -	\$ -		\$ -
92400	Tenant services - other	\$ 592,501	\$ 225,559	\$ -	\$ 818,060		\$ 818,060
92500	Total Tenant Services	\$ 626,628	\$ 225,559	\$ 2,958	\$ 855,145	\$ -	\$ 855,145
93100	Water	\$ 1,356,893	\$ 46,395	\$ 6,539	\$ 1,409,827		\$ 1,409,827
93200	Electricity	\$ 1,461,051	\$ 41,603	\$ 74,404	\$ 1,577,058		\$ 1,577,058
93300	Gas	\$ 1,497,796	\$ 9,944	\$ 45,691	\$ 1,553,431		\$ 1,553,431
93400	Fuel	\$ -	\$ -	\$ -	\$ -		\$ -
93500	Labor	\$ -	\$ -	\$ -	\$ -		\$ -
93600	Sewer	\$ -	\$ -	\$ -	\$ -		\$ -
93700	Employee benefit contributions - utilities	\$ -	\$ -	\$ -	\$ -		\$ -
93800	Other utilities expense	\$ -	\$ -	\$ -	\$ -		\$ -
93000	Total Utilities	\$ 4,315,740	\$ 97,942	\$ 126,634	\$ 4,540,316	\$ -	\$ 4,540,316
94100	Ordinary maintenance and operations - labor	\$ 1,958,275	\$ 18,963	\$ 318,121	\$ 2,295,359	-\$9,870	\$ 2,285,489
94200	Ordinary maintenance and operations - materials and other	\$ 860,186	\$ 30,343	\$ 153,582	\$ 1,044,111		\$ 1,044,111
94300-010	Ordinary Maintenance and Operations Contracts - Garbage and Trash Removal Contracts	\$ 219,523	\$ 7,136	\$ 4,453	\$ 231,112		\$ 231,112
94300-020	Ordinary Maintenance and Operations Contracts - Heating & Cooling Contracts	\$ 810,474	\$ 19,951	\$ 44,750	\$ 875,175		\$ 875,175
94300-030	Ordinary Maintenance and Operations Contracts - Snow Removal Contracts	\$ 159,656	\$ 9,611	\$ 7,689	\$ 176,956		\$ 176,956
94300-040	Ordinary Maintenance and Operations Contracts - Elevator Maintenance Contracts	\$ 28,891	\$ -	\$ 3,270	\$ 32,161		\$ 32,161
94300-050	Ordinary Maintenance and Operations Contracts - Landscape & Grounds Contracts	\$ 174,350	\$ 8,242	\$ 583	\$ 183,175		\$ 183,175
94300-060	Ordinary Maintenance and Operations Contracts - Unit Turnaround Contracts	\$ 93,812	\$ 13,080	\$ 731	\$ 107,623		\$ 107,623
94300-070	Ordinary Maintenance and Operations Contracts - Electrical Contracts	\$ 33,164	\$ -	\$ 205	\$ 33,369		\$ 33,369
94300-080	Ordinary Maintenance and Operations Contracts - Plumbing Contracts	\$ 146,454	\$ 230	\$ -	\$ 146,684		\$ 146,684
94300-090	Ordinary Maintenance and Operations Contracts - Extermination Contracts	\$ 97,030	\$ 955	\$ 270	\$ 98,255		\$ 98,255
94300-100	Ordinary Maintenance and Operations Contracts - Janitorial Contracts	\$ 68,739	\$ 7,395	\$ 19,345	\$ 95,479		\$ 95,479
94300-110	Ordinary Maintenance and Operations Contracts - Routine Maintenance Contracts	\$ -	\$ 123	\$ -	\$ 123		\$ 123
94300-120	Ordinary Maintenance and Operations Contracts - Misc Contracts	\$ 296,753	\$ 52,392	\$ 82,583	\$ 431,728		\$ 431,728
94300	Ordinary Maintenance and Operations Contracts	\$ 2,128,846	\$ 119,115	\$ 163,879	\$ 2,411,840	-\$834,718	\$ 1,577,122
94500	Employee benefit contribution - ordinary maintenance	\$ 644,149	\$ 16,759	\$ 108,864	\$ 769,772		\$ 769,772
94000	Total Maintenance	\$ 5,591,456	\$ 185,180	\$ 744,446	\$ 6,521,082	\$ (844,588)	\$ 5,676,494

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Line Item No.	Description	Project Totals	Program Totals	Central Office Cost Center	Subtotal	Elimination	Total
95100	Protective services - labor	\$ -	\$ -	\$ -	\$ -		\$ -
95200	Protective services - other contract costs	\$ 375,903	\$ 3,389	\$ 7,928	\$ 387,220		\$ 387,220
95300	Protective services - other	\$ 48,558	\$ -	\$ 5,926	\$ 54,484		\$ 54,484
95500	Employee benefit contributions - protective services	\$ -	\$ -	\$ -	\$ -		\$ -
95000	Total Protective Services	\$ 424,461	\$ 3,389	\$ 13,854	\$ 441,704	\$ -	\$ 441,704
96110	Property Insurance	\$ 295,530	\$ 17,207	\$ 1,816	\$ 314,553		\$ 314,553
96120	Liability Insurance	\$ 155,644	\$ 25,872	\$ -	\$ 181,516		\$ 181,516
96130	Workmen's Compensation	\$ 113,910	\$ 50,394	\$ 93,935	\$ 258,239		\$ 258,239
96140	All other Insurance	\$ 36,095	\$ 7,065	\$ 48,824	\$ 91,984		\$ 91,984
96100	Total Insurance Premiums	\$ 601,179	\$ 100,538	\$ 144,575	\$ 846,292	\$ -	\$ 846,292
96200	Other general expenses	\$ 183,102	\$ 362,668	\$ 4,130	\$ 549,900		\$ 549,900
96210	Compensated absences	\$ 45,459	\$ 18,542	\$ 70,518	\$ 134,519		\$ 134,519
96300	Payments in lieu of taxes	\$ -	\$ -	\$ -	\$ -		\$ -
96400	Bad debt - tenant rents	\$ 302,711	\$ -	\$ -	\$ 302,711		\$ 302,711
96500	Bad debt - mortgages	\$ -	\$ -	\$ -	\$ -		\$ -
96600	Bad debt - other	\$ -	\$ -	\$ -	\$ -		\$ -
96800	Severance expense	\$ -	\$ -	\$ -	\$ -		\$ -
96000	Total Other General Expenses	\$ 531,272	\$ 381,210	\$ 74,648	\$ 987,130	\$ -	\$ 987,130
96710	Interest of Mortgage (or Bonds) Payable	\$ -	\$ -	\$ -	\$ -		\$ -
96720	Interest on Notes Payable (Short and Long Term)	\$ -	\$ 349,156	\$ -	\$ 349,156	-\$5,622	\$ 343,534
96730	Amortization of Bond Issue Costs	\$ -	\$ -	\$ -	\$ -		\$ -
96700	Total Interest Expense and Amortization Cost	\$ -	\$ 349,156	\$ -	\$ 349,156	\$ (5,622)	\$ 343,534
96900	Total Operating Expenses	\$ 16,758,523	\$ 4,513,945	\$ 4,492,292	\$ 25,764,760	\$ (4,128,926)	\$ 21,635,834
97000	Excess Revenue Over Operating Expenses	\$ 4,268,419	\$ 20,280,482	\$ 273,086	\$ 24,821,987	\$ -	\$ 24,821,987
97100	Extraordinary maintenance	\$ 332,101	\$ 12,108	\$ 63,269	\$ 407,478		\$ 407,478
97200	Casualty losses- Non-capitalized	\$ 2,583	\$ 6,223	\$ -	\$ 8,806		\$ 8,806
97300-010	Mainstream 1 & 5 year	\$ -	\$ -	\$ -	\$ -		\$ -
97300-020	Home-Ownership	\$ -	\$ -	\$ -	\$ -		\$ -
97300-025	Litigation	\$ -	\$ -	\$ -	\$ -		\$ -
97300-030	Hope IV	\$ -	\$ -	\$ -	\$ -		\$ -
97300-035	Moving to Work	\$ -	\$ -	\$ -	\$ -		\$ -
97300-040	Tenant Protection	\$ -	\$ -	\$ -	\$ -		\$ -
97300-050	All Other	\$ -	\$ 19,956,722	\$ -	\$ 19,956,722		\$ 19,956,722
97300	Housing assistance payments	\$ -	\$ 20,804,372	\$ -	\$ 20,804,372		\$ 20,804,372
97350	HAP Portability-in	\$ -	\$ -	\$ -	\$ -		\$ -
97400	Depreciation expense	\$ 5,490,139	\$ 276,891	\$ 266,745	\$ 6,033,775		\$ 6,033,775
97500	Fraud losses	\$ -	\$ -	\$ -	\$ -		\$ -
97800	Dwelling units rent expense	\$ -	\$ -	\$ -	\$ -		\$ -
90000	Total Expenses	\$ 22,583,346	\$ 25,613,539	\$ 4,822,306	\$ 53,019,191	\$ (4,128,926)	\$ 48,890,265
10010	Operating transfer in	\$ 825,032	\$ -	\$ 445,313	\$ 1,270,345		\$ 1,270,345

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Line Item No.	Description	Project Totals	Program Totals	Central Office Cost Center	Subtotal	Elimination	Total
10020	Operating transfer out	\$ (825,032)	\$ -	\$ (445,313)	\$ (1,270,345)		\$ (1,270,345)
10030-010	Not For Profit	\$ -	\$ -	\$ -	\$ -		\$ -
10030-020	Partnership	\$ -	\$ -	\$ -	\$ -		\$ -
10030-030	Joint Venture	\$ -	\$ -	\$ -	\$ -		\$ -
10030-040	Tax Credit	\$ -	\$ -	\$ -	\$ -		\$ -
10030-050	Other	\$ -	\$ -	\$ -	\$ -		\$ -
10030-060	Other - Comment						
10030	Operating transfers from / to primary government	\$ -	\$ -	\$ -	\$ -		\$ -
10040	Operating transfers from / to component unit	\$ -	\$ -	\$ -	\$ -		\$ -
10070	Extraordinary items, net gain/loss	\$ -	\$ -	\$ -	\$ -		\$ -
10080	Special items, net gain/loss	\$ -	\$ -	\$ -	\$ -		\$ -
10091	Inter Project Excess Cash Transfer In	\$ -	\$ -	\$ -	\$ -		\$ -
10092	Inter Project Excess Cash Transfer Out	\$ -	\$ -	\$ -	\$ -		\$ -
10093	Transfers between Programs and Projects - in	\$ -	\$ -	\$ -	\$ -		\$ -
10094	Transfers between Programs and Projects - out	\$ -	\$ -	\$ -	\$ -		\$ -
10100	Total other financing sources (uses)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
10000	Excess (Deficiency) of Revenue Over (Under) Expenses	\$ (1,556,404)	\$ (819,112)	\$ (56,928)	\$ (2,432,444)	\$ -	\$ (2,432,444)
11020	Required Annual Debt Principal Payments	\$ -	\$ -	\$ -	\$ -		\$ -
11030	Beginning equity	\$ -	\$ -	\$ -	\$ -		\$ -
11040-010	Prior period adjustments and correction of errors - Editable	\$ -	\$ -	\$ -	\$ -		\$ -
11040-020	Prior period adjustments and correction of errors - Editable	\$ -	\$ -	\$ -	\$ -		\$ -
11040-030	Prior period adjustments and correction of errors - Editable	\$ -	\$ -	\$ -	\$ -		\$ -
11040-040	Prior period adjustments and correction of errors - Editable	\$ -	\$ -	\$ -	\$ -		\$ -
11040-050	Prior period adjustments and correction of errors - Editable	\$ -	\$ -	\$ -	\$ -		\$ -
11040-060	Prior period adjustments and correction of errors - Editable	\$ -	\$ -	\$ -	\$ -		\$ -
11040-070	Equity Transfers	\$ -	\$ -	\$ -	\$ -		\$ -
11040-080	Equity Transfers	\$ -	\$ -	\$ -	\$ -		\$ -
11040-090	Equity Transfers	\$ -	\$ -	\$ -	\$ -		\$ -
11040-100	Equity Transfers	\$ -	\$ -	\$ -	\$ -		\$ -
11040-110	Equity Transfers	\$ -	\$ -	\$ -	\$ -		\$ -
11040	Prior period adjustments, equity transfers, and correction of errors	\$ -	\$ -	\$ -	\$ -		\$ -
11170-001	Administrative Fee Equity- Beginning Balance	\$ -	\$ 586,567	\$ -	\$ 586,567		\$ 586,567
11170-010	Administrative Fee Revenue	\$ -	\$ 2,222,340	\$ -	\$ 2,222,340		\$ 2,222,340
11170-020	Hard to House Fee Revenue	\$ -	\$ -	\$ -	\$ -		\$ -
11170-021	FSS Coordinator Grant	\$ -	\$ 172,180	\$ -	\$ 172,180		\$ 172,180
11170-030	Audit Costs	\$ -	\$ -	\$ -	\$ -		\$ -
11170-040	Investment Income	\$ -	\$ -	\$ -	\$ -		\$ -
11170-045	Fraud Recovery Revenue	\$ -	\$ -	\$ -	\$ -		\$ -
11170-050	Other Revenue	\$ -	\$ 4,399	\$ -	\$ 4,399		\$ 4,399
11170-051	Comment for Other Revenue						
11170-060	Total Admin Fee Revenues	\$ -	\$ 2,398,919	\$ -	\$ 2,398,919		\$ 2,398,919
11170-080	Total Operating Expenses	\$ -	\$ 2,377,920	\$ -	\$ 2,377,920		\$ 2,377,920
11170-090	Depreciation	\$ -	\$ 4,090	\$ -	\$ 4,090		\$ 4,090

Cyan - Colored Cells are Self - Populating
 Yellow - Colored Cells are Detail Links
 Gray - Colored Cells are Disallowed Entry

Line Item No.	Description	Project Totals	Program Totals	Central Office Cost Center	Subtotal	Elimination	Total
11170-095	Housing Assistance Portability In	\$ -	\$ -	\$ -	\$ -		\$ -
11170-100	Other Expenses	\$ -	\$ -	\$ -	\$ -		\$ -
11170-101	Comment for Other Expense						
11170-110	Total Expenses	\$ -	\$ 2,382,010	\$ -	\$ 2,382,010		\$ 2,382,010
11170-002	Net Administrative Fee	\$ -	\$ 16,909	\$ -	\$ 16,909		\$ 16,909
11170-003	Administrative Fee Equity- Ending Balance	\$ -	\$ 603,476	\$ -	\$ 603,476		\$ 603,476
11170	Administrative Fee Equity	\$ -	\$ 603,476	\$ -	\$ 603,476		\$ 603,476
11180-001	Housing Assistance Payments Equity - Begining Balance	\$ -	\$ 2,051,077	\$ -	\$ 2,051,077		\$ 2,051,077
11180-010	Housing Assistance Payment Revenues	\$ -	\$ 19,188,605	\$ -	\$ 19,188,605		\$ 19,188,605
11180-015	Fraud Recovery Revenue	\$ -	\$ -	\$ -	\$ -		\$ -
11180-020	Other Revenue	\$ -	\$ 30,971	\$ -	\$ 30,971		\$ 30,971
11180-021	Comment for Other Revenue						
11180-025	Investment Income	\$ -	\$ -	\$ -	\$ -		\$ -
11180-030	Total HAP Revenues	\$ -	\$ 19,219,576	\$ -	\$ 19,219,576		\$ 19,219,576
11180-080	Housing Assistance Payments	\$ -	\$ 19,956,722	\$ -	\$ 19,956,722		\$ 19,956,722
11180-090	Other Expenses	\$ -	\$ -	\$ -	\$ -		\$ -
11180-091	Comments for Other Expenses						
11180-100	Total Housing Assistance Payments Expenses	\$ -	\$ 19,956,722	\$ -	\$ 19,956,722		\$ 19,956,722
11180-002	Net Housing Assistance Payments	\$ -	\$ (737,146)	\$ -	\$ (737,146)		\$ (737,146)
11180-003	Housing Assistance Payments Equity-Ending Balance	\$ -	\$ 1,313,931	\$ -	\$ 1,313,931		\$ 1,313,931
11180	Housing Assistance Payments Equity	\$ -	\$ 1,313,931	\$ -	\$ 1,313,931		\$ 1,313,931
11190-210	Total ACC HCV Units	0	0	0	0		0
11190-220	Unfunded Units	0	0	0	0		0
11190-230	Other Adjustments	0	0	0	0		0
11190	Unit Months Available	0	0	0	0		0
11210	Unit Months Leased	0	42984	0	42984		42984
11270	Excess Cash	\$ 4,477,587	\$ -	\$ -	\$ 4,477,587		\$ 4,477,587
11610	Land Purchases	\$ -	\$ -	\$ -	\$ -		\$ -
11620	Building Purchases	\$ -	\$ -	\$ -	\$ -		\$ -
11630	Furniture & Equipment-Dwelling Purchases	\$ -	\$ -	\$ -	\$ -		\$ -
11640	Furniture & Equipment-Administrative Purchases	\$ -	\$ -	\$ -	\$ -		\$ -
11650	Leasehold Improvements Purchases	\$ -	\$ -	\$ -	\$ -		\$ -
11660	Infrastructure Purchases	\$ -	\$ -	\$ -	\$ -		\$ -
13510	CFFP Debt Service Payments	\$ -	\$ -	\$ -	\$ -		\$ -
13901	Replacement Housing Factor Funds	\$ -	\$ -	\$ -	\$ -		\$ -

Lucas Metropolitan Housing Authority

Schedule of Units Under Management

LMHA had the following units under management at December 31, 2009 (in units):

LMHA-owned housing - OH006001	3,100
Moderate rehabilitation - OH006-MR-004	47
Voucher - OH006-V0 - Mainstream HCV	<u>3,865</u>
Total	<u><u>7,012</u></u>
Non-HUD units under management - Westridge Apartments	<u><u>190</u></u>

**Actual Comprehensive Grant
Cost Certificate**
Comprehensive Grant Program (CGP)

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0157
(Exp. 09/30/2005)

PHA/IHA Name	Comprehensive Grant Number
Lucas Metropolitan Housing Authority	OHR006501-01
	FFY of Grant Approval
	2001

The PHA/IHA hereby certifies to the Department of Housing and Urban Development as follows:

1. That the total amount of Modernization Cost (herein called the "Actual Modernization Cost") of the Comprehensive Grant, is as shown below:

A. Original Funds Approved	\$ 2,332.00
B. Revised Funds Approved	\$ 2,332.00
C. Funds Advanced	\$ 2,332.00
D. Funds Expended (Actual Modernization Cost)	\$ 2,332.00
E. Amount to be Recaptured (A-D)	\$ -0-
F. Excess of Funds Advanced (C-D)	\$ -0-

- That all modernization work in connection with the Comprehensive Grant has been completed;
- That the entire Actual Modernization Cost or liabilities therefor incurred by the PHA have been fully paid;
- That there are no undischarged mechanics', laborers', contractors', or material-men's liens against such modernization work on file in any public office where the same should be filed in order to be valid against such modernization work; and
- That the time in which such liens could be filed has expired.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.
Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Signature Linnie B. Willis Date 02/27/2009
Linnie B. Willis, Executive Director

For HUD Use Only

The Cost Certificate is approved for audit.

Approved for Audit (Director, Public Housing Division)

Date

The audited costs agree with the costs shown above.

Verified (Director, Public Housing Division)

Date

Approved (Field Office Manager)

Date

Annual Statement /Performance and Evaluation Report

Capital Fund Program & Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

HA Name: **Lucas Metropolitan Housing Authority** Replacement Housing Factor Grant No: **OH12R006501-01** Federal FY of Grant: **2001**

Original Annual Statement Reserve for Disaster/Emergencies Revised Annual Statement/Revision Number

Performance and Evaluation Report for Program Year Ending June 30, 2008 Final Performance and Evaluation Report 03-05-09

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)		Obligated
1	Total Non-CGP Funds				
2	1406 Operations (may not exceed 10% of 19)	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration	\$0.00	\$0.00	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$0.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment-Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1495.1 Relocation Cost	\$0.00	\$0.00	\$0.00	\$0.00
16	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
17	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
18	1499 Mod Used for Development	\$2,332.00	\$2,332.00	\$2,332.00	\$2,332.00
19	1501 Collateralization or Debt Service	\$0.00	\$0.00	\$0.00	\$0.00
20	1502 Contingency (may not exceed 8% of 19)	\$0.00	\$0.00	\$0.00	\$0.00
21	Amount of Annual Grant (Sum of lines 2-19)	\$2,332.00	\$2,332.00	\$2,332.00	\$2,332.00
22	Amount of line 21 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 21 Related to Section 504 Compliance	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 21 related to Security (Soft Costs)	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 21 Related to Security (Hard Costs)	\$0.00	\$0.00	\$0.00	\$0.00
26	Amount of line 21 Related to Energy Conservation	\$0.00	\$0.00	\$0.00	\$0.00

Signature of Executive Director and Date: _____ Signature of Public Housing Director or Office of Native American Program Administration: _____

APPROVED

[Signature] 3/27/09

**Actual Comprehensive Grant
Cost Certificate**
Comprehensive Grant Program (CGP)

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0157
(Exp. 09/30/2005)

PHA/IHA Name Lucas Metropolitan Housing Authority	Comprehensive Grant Number OHR006501-02
	FFY of Grant Approval 2002

The PHA/IHA hereby certifies to the Department of Housing and Urban Development as follows:

1. That the total amount of Modernization Cost (herein called the "Actual Modernization Cost") of the Comprehensive Grant, is as shown below:

A. Original Funds Approved	\$ 131,225.00
B. Revised Funds Approved	\$ 131,226.00
C. Funds Advanced	\$ 131,226.00
D. Funds Expended (Actual Modernization Cost)	\$ 131,226.00
E. Amount to be Recaptured (A-D)	\$ -0-
F. Excess of Funds Advanced (C-D)	\$ -0-

2. That all modernization work in connection with the Comprehensive Grant has been completed;
3. That the entire Actual Modernization Cost or liabilities therefor incurred by the PHA have been fully paid;
4. That there are no undischarged mechanics', laborers', contractors', or material-men's liens against such modernization work on file in any public office where the same should be filed in order to be valid against such modernization work; and
5. That the time in which such liens could be filed has expired.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.
Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Signature: Linnie B. Willis
Linnie B. Willis, Executive Director

Date: 02/27/2009

For HUD Use Only

The Cost Certificate is approved for audit.
Approved for Audit (Director, Public Housing Division)

The audited costs agree with the costs shown above.
Verified (Director, Public Housing Division)

Approved (Field Office Manager)

Date

Date

Date

Annual Statement /Performance and Evaluation Report

Capital Fund Program & Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

HA Name: **Lucas Metropolitan Housing Authority** Replacement Housing Factor Grant No: **OH12R006501-02** Federal FY of Grant: **2002**

Original Annual Statement Reserve for Disaster/Emergencies Revised Annual Statement/Revision Number
 Performance and Evaluation Report for Program Year Ending June 30, 2006 Final Performance and Evaluation Report 03-05-09

Line No.	Summary by Development Account	Total Estimated Cost		Obligated	Total Actual Cost (2) Expended
		Original	Revised (1)		
1	Total Non-CGP Funds				
2	1406 Operations (may not exceed 10% of 19)	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration	\$0.00	\$0.00	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$0.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment-Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1495.1 Relocation Cost	\$0.00	\$0.00	\$0.00	\$0.00
16	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
17	1482 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
18	1499 Mod Used for Development	\$0.00	\$0.00	\$0.00	\$0.00
19	1501 Collateralization or Debt Services	\$131,266.00	\$131,266.00	\$131,266.00	\$131,266.00
20	1502 Contingency (may not exceed 8% of 19)	\$0.00	\$0.00	\$0.00	\$0.00
21	Amount of Annual Grant (Sum of lines 2-19)	\$131,266.00	\$131,266.00	\$131,266.00	\$131,266.00
22	Amount of line 21 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 21 Related to Section 504 Compliance	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 21 related to Security (Soft Costs)	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 21 Related to Security (Hard Costs)	\$0.00	\$0.00	\$0.00	\$0.00
26	Amount of line 21 Related to Energy Conservation	\$0.00	\$0.00	\$0.00	\$0.00

Signature of Executive Director and Date: _____ Signature of Public Housing Director: _____ Signature of Administrator & Date: _____

APPROVED

Page 1 of 1

**Actual Comprehensive Grant
Cost Certificate**
Comprehensive Grant Program (CGP)

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0157
(Exp. 11/30/2008)

PHA/HA Name Lucas Metropolitan Housing Authority	Comprehensive Grant Number OH12P006501-05
	FFY of Grant Approval 2005

The PHA/HA hereby certifies to the Department of Housing and Urban Development as follows:

1. That the total amount of Modernization Cost (herein called the "Actual Modernization Cost") of the Comprehensive Grant, is as shown below:

A. Original Funds Approved	\$	5,400,036.00
B. Revised Funds Approved	\$	5,400,036.00
C. Funds Advanced	\$	5,400,036.00
D. Funds Expended (Actual Modernization Cost)	\$	5,400,036.00
E. Amount to be Recaptured (A-D)	\$	-0-
F. Excess of Funds Advanced (C-D)	\$	-0-

2. That all modernization work in connection with the Comprehensive Grant has been completed;

3. That the entire Actual Modernization Cost or liabilities therefor incurred by the PHA have been fully paid;

4. That there are no undischarged mechanics', laborers', contractors', or material-men's liens against such modernization work on file in any public office where the same should be filed in order to be valid against such modernization work; and

5. That the time in which such liens could be filed has expired.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.
Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Signature <i>Linnie B. Willis</i> Linnie B. Willis, Executive Director	Date 02/27/2009
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For HUD Use Only

The Cost Certificate is approved for audit.

Approved for Audit (Director, Public Housing Division)

Date

The audited costs agree with the costs shown above.

Verified (Director, Public Housing Division)

Date

Approved (Field Office Manager)

Date

**Annual Statement /Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary**

PHA Name: Lucas Metropolitan Housing Authority
 Grant Type and Number: Capital Fund Program Grant No. OH12P00650105
 Replacement Housing Factor Grant No.: 2005
 Federal FY of Grant: 2005

Original Annual Statement
 Performance and Evaluation Report for Period Ending: Dec 2007
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost			Total Actual Cost	
		Original	Revised	Obligated	Expended	
1	Total Non-CFP Funds					
2	1406 Operations	\$868,500.00	\$868,500.00	\$868,500.00	\$868,500.00	
3	1408 Management Improvements	\$75,000.00	\$71,927.11	\$71,927.11	\$81,868.21	
4	1410 Administration	\$540,000.00	\$540,000.00	\$540,000.00	\$540,000.00	
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00	
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00	
7	1430 Fees and Costs	\$0.00	\$0.00	\$0.00	\$0.00	
8	1440 Site Acquisition	\$186,000.00	\$186,000.00	\$186,000.00	\$186,952.44	
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00	
10	1460 Dwelling Structures	\$224,500.00	\$398,462.30	\$398,462.30	\$398,462.30	
11	1465.1 Dwelling Equipment-Nonexpendable	\$3,240,536.00	\$3,032,379.11	\$3,032,379.11	\$3,026,510.63	
12	1470 Nondwelling Structures	\$155,000.00	\$155,000.00	\$155,000.00	\$155,000.00	
13	1475 Nondwelling Equipment	\$85,500.00	\$137,785.48	\$137,785.48	\$132,761.42	
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00	
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00	
16	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00	
17	1495.1 Relocation Cost	\$0.00	\$0.00	\$0.00	\$0.00	
18	1499 Development Activities	\$25,000.00	\$9,982.00	\$9,982.00	\$9,982.00	
19	1501 Collateralization or Debt Service	\$0.00	\$0.00	\$0.00	\$0.00	
20	1502 Contingency	\$0.00	\$0.00	\$0.00	\$0.00	
21	Amount of Annual Grant: (sum of lines 2-20)	\$0.00	\$0.00	\$0.00	\$0.00	
22	Amount of line 21 Related to LBP Activities	\$5,400,038.00	\$5,400,038.00	\$5,400,038.00	\$5,400,037.00	
23	Amount of line 21 Related to Section 504 Compliance	\$25,000.00	\$0.00	\$0.00	\$0.00	
24	Amount of line 21 Related to Security - Soft Costs	\$150,000.00	\$0.00	\$0.00	\$0.00	
25	Amount of line 21 Related to Security - Hard Costs	\$800,000.00	\$0.00	\$0.00	\$0.00	
26	Amount of line 21 Related to Energy Conservation Measures	\$125,000.00	\$0.00	\$0.00	\$0.00	
		\$1,150,000.00	\$0.00	\$0.00	\$0.00	

Signature of Executive Director and Date: _____
 Signature of Public Housing Director or Office of Native American Programs Administrator & Date: _____

1 To be completed for the Performance & Evaluation Report or a Revised A
 2 To be completed for the Performance & Evaluation Report
 Confidential
 Page 1 of 1
 3/10/2009
 facsimile form HUD-52837 (10/86)
 ref Handbook 7485.3
 Page 1

**Actual Comprehensive Grant
Cost Certificate**
Comprehensive Grant Program (CGP)

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0157
(Exp. 11/30/2008)

PHA/IHA Name Lucas Metropolitan Housing Authority PO Box 477 Toledo, OH 43697-0477	Comprehensive Grant Number OH12R006501-06 FFY of Grant Approval 2006
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The PHA/IHA hereby certifies to the Department of Housing and Urban Development as follows:

1. That the total amount of Modernization Cost (herein called the "Actual Modernization Cost") of the Comprehensive Grant, is as shown below:

A. Original Funds Approved	\$ 5,518.00
B. Revised Funds Approved	\$ 5,518.00
C. Funds Advanced	\$ -0-
D. Funds Expended (Actual Modernization Cost)	\$ 5,518.00
E. Amount to be Recaptured (A-D)	\$ -0-
F. Excess of Funds Advanced (C-D)	\$ -0-

2. That all modernization work in connection with the Comprehensive Grant has been completed;
3. That the entire Actual Modernization Cost or liabilities therefor incurred by the PHA have been fully paid;
4. That there are no undischarged mechanics', laborers', contractors', or material-men's liens against such modernization work on file in any public office where the same should be filed in order to be valid against such modernization work; and
5. That the time in which such liens could be filed has expired.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.
Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Signature Linnie B. Willis Date 6/1/2009
Linnie B. Willis, Executive Director

For HUD Use Only

The Cost Certificate is approved for audit.

Approved for Audit (Director, Public Housing Division)

Date

The audited costs agree with the costs shown above.

Verified (Director, Public Housing Division)

Date

Approved (Field Office Manager)

Date

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: **Lucas Metropolitan Housing Authority** Grant Type and Number: **OH12R00650108** Federal FY of Grant: **2006**

Capital Fund Program Grant No. **OH12R00650108**

Replacement Housing Factor Grant No. **OH12R00650108**

Original Annual Statement Reserve for Disasters/Emergencies

Performance and Evaluation Report for Period Ending: Mar 2007 Revised Annual Statement (revision no:1)

Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost			Total Actual Cost	
		Original	Revised	Obligated	Expended	
1	Total Non-CFP Funds					
2	1406 Operations	\$0.00	\$0.00	\$0.00	\$0.00	
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00	
4	1410 Administration	\$0.00	\$0.00	\$0.00	\$0.00	
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00	
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00	
7	1430 Fees and Costs	\$0.00	\$0.00	\$0.00	\$0.00	
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00	
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00	
10	1460 Dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00	
11	1465.1 Dwelling Equipment-Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00	
12	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00	
13	1475 Nondwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00	
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00	
15	1480 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00	
16	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00	
17	1495.1 Relocation Cost	\$0.00	\$0.00	\$0.00	\$0.00	
18	1499 Development Activities	\$5,088.00	\$5,518.00	\$5,518.00	\$5,518.00	
19	1501 Collateralization or Debt Services	\$0.00	\$0.00	\$0.00	\$0.00	
20	1502 Contingency	\$0.00	\$0.00	\$0.00	\$0.00	
21	Amount of Annual Grant: (sum of lines 2-20)	\$5,088.00	\$5,518.00	\$5,518.00	\$5,518.00	
22	Amount of line 21 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00	
23	Amount of line 21 Related to Section 504 Compliance	\$0.00	\$0.00	\$0.00	\$0.00	
24	Amount of line 21 Related to Security - Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00	
25	Amount of line 21 Related to Security - Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00	
26	Amount of line 21 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00	

Signature of Executive Director and Date: _____ Signature of Public Housing Director or Office of Native American Programs Administrator & Date: _____

**Actual Comprehensive Grant
Cost Certificate**
Comprehensive Grant Program (CGP)

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0157
(Exp. 11/30/2008)

PHA/HA Name Lucas Metropolitan Housing Authority PO Box 477 Toledo, OH 43697-0477	Comprehensive Grant Number OH12R006501-07 FFY of Grant Approval 2007
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The PHA/HA hereby certifies to the Department of Housing and Urban Development as follows:

1. That the total amount of Modernization Cost (herein called the "Actual Modernization Cost") of the Comprehensive Grant, is as shown below.

A. Original Funds Approved	\$ 5,122.00
B. Revised Funds Approved	\$ 5,122.00
C. Funds Advanced	\$ -0-
D. Funds Expended (Actual Modernization Cost)	\$ 5,122.00
E. Amount to be Recaptured (A-D)	\$ -0-
F. Excess of Funds Advanced (C-D)	\$ -0-

2. That all modernization work in connection with the Comprehensive Grant has been completed;

3. That the entire Actual Modernization Cost or liabilities therefor incurred by the PHA have been fully paid;

4. That there are no undischarged mechanics', laborers', contractors', or material-men's liens against such modernization work on file in any public office where the same should be filed in order to be valid against such modernization work; and

5. That the time in which such liens could be filed has expired.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Signature Linnie B. Willis Date 6/1/2009
Linnie B. Willis, Executive Director

For HUD Use Only

The Cost Certificate is approved for audit.

Approved for Audit (Director, Public Housing Division)

Date

The audited costs agree with the costs shown above.

Verified (Director, Public Housing Division)

Date

Approved (Field Office Manager)

Date

Annual Statement /Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: **Lucas Metropolitan Housing Authority** Grant Type and Number
Capital Fund Program Grant No. **OH12R006650107**
Replacement Housing Factor Grant No.:

Federal FY of Grant: **2007**

Original Annual Statement Reserve for Disasters/Emergencies

Performance and Evaluation Report for Period Ending: Mar 2007 Revised Annual Statement (revision no:1)

Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost			Total Actual Cost	
		Original	Revised	Obligated	Expended	
1	Total Non-CFP Funds					
2	1406 Operations	\$0.00	\$0.00	\$0.00	\$0.00	
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00	
4	1410 Administration	\$0.00	\$0.00	\$0.00	\$0.00	
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00	
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00	
7	1430 Fees and Costs	\$0.00	\$0.00	\$0.00	\$0.00	
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00	
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00	
10	1460 Dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00	
11	1465.1 Dwelling Equipment-Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00	
12	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00	
13	1475 Nondwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00	
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00	
15	1480 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00	
16	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00	
17	1495.1 Relocation Cost	\$0.00	\$0.00	\$0.00	\$0.00	
18	1489 Development Activities	\$5,122.00	\$0.00	\$0.00	\$0.00	
19	1501 Collateralization or Debt Service	\$0.00	\$0.00	\$5,122.00	\$5,122.00	
20	1502 Contingency	\$0.00	\$0.00	\$0.00	\$0.00	
21	Amount of Annual Grant: (sum of lines 2-20)	\$5,122.00	\$0.00	\$0.00	\$0.00	
22	Amount of line 21 Related to LBP Activities	\$0.00	\$0.00	\$5,122.00	\$5,122.00	
23	Amount of line 21 Related to Section 504 Compliance	\$0.00	\$0.00	\$0.00	\$0.00	
24	Amount of line 21 Related to Security -- Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00	
25	Amount of line 21 Related to Security -- Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00	
26	Amount of line 21 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00	

Signature of Executive Director and Date: _____ Signature of Public Housing Director or Office of Native American Programs Administrator & Date: _____

X

**Actual Comprehensive Grant
Cost Certificate**
Comprehensive Grant Program (CGP)

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0157
(Exp. 11/30/2008)

PHA/IHA Name Lucas Metropolitan Housing Authority PO Box 477 Toledo, OH 43697-0477	Comprehensive Grant Number OH12R006501-08 FFY of Grant Approval 2008
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The PHA/IHA hereby certifies to the Department of Housing and Urban Development as follows:

1. That the total amount of Modernization Cost (herein called the "Actual Modernization Cost") of the Comprehensive Grant, is as shown below:

A. Original Funds Approved	\$ 5,211.00
B. Revised Funds Approved	\$ 5,211.00
C. Funds Advanced	\$ -0-
D. Funds Expended (Actual Modernization Cost)	\$ 5,211.00
E. Amount to be Recaptured (A-D)	\$ -0-
F. Excess of Funds Advanced (C-D)	\$ -0-

2. That all modernization work in connection with the Comprehensive Grant has been completed;

3. That the entire Actual Modernization Cost or liabilities therefor incurred by the PHA have been fully paid;

4. That there are no undischarged mechanics', laborers', contractors', or material-men's liens against such modernization work on file in any public office where the same should be filed in order to be valid against such modernization work; and

5. That the time in which such liens could be filed has expired.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.
Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Signature

Linnie B. Willis

Date

6/1/2009

Linnie B. Willis, Executive Director

For HUD Use Only

The Cost Certificate is approved for audit.

Approved for Audit (Director, Public Housing Division)

Date

The audited costs agree with the costs shown above.

Verified (Director, Public Housing Division)

Date

Approved (Field Office Manager)

Date

Annual Statement (Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRI-F)		Part II: Summary Federal FY of Grant: 2008			
PHA Name: Lucas Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No. OH 12R00850108 Replacement Housing Factor Grant No:			
<input type="checkbox"/> Original Annual Statement		Reserve for Disaster/Emergency <input checked="" type="checkbox"/> Revised Annual Statement (revision no:1)			
<input type="checkbox"/> Performance and Evaluation Report for 1r Period Ending:		May, 2009 <input checked="" type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1408 Operations	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration	\$0.00	\$0.00	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$0.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment-Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Non Dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Non Dwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
18	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
17	1495.1 Relocation Cost	\$0.00	\$0.00	\$0.00	\$0.00
18	1499 Development Activities	\$0.00	\$0.00	\$0.00	\$0.00
19	1501 Collateralization or Debt Service	\$5,211.00	\$0.00	\$5,211.00	\$5,211.00
20	1502 Contingency	\$0.00	\$0.00	\$0.00	\$0.00
21	Amount of Annual Grant: (sum of lines 2-20)	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 21 Related to LBP Activities	\$5,211.00	\$0.00	\$5,211.00	\$5,211.00
23	Amount of line 21 Related to Section 504 Compliance	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 21 Related to Security -- Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 21 Related to Security -- Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
26	Amount of line 21 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00
Signature of Executive Director and Date		Signature of Public Housing Director or Office of Native American Programs Administrator & Date:			
X		X			

**Actual Comprehensive Grant
Cost Certificate**
Comprehensive Grant Program (CGP)

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0157
(Exp. 11/30/2008)

PHA/IHA Name Lucas Metropolitan Housing Authority	Comprehensive Grant Number OH12R006501-04 (CGP) FFY of Grant Approval 2004
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The PHA/IHA hereby certifies to the Department of Housing and Urban Development as follows:

1. That the total amount of Modernization Cost (herein called the "Actual Modernization Cost") of the Comprehensive Grant, is as shown below:

A. Original Funds Approved	\$ 125,043.00
B. Revised Funds Approved	\$ 125,043.00
C. Funds Advanced	\$ 125,043.00
D. Funds Expended (Actual Modernization Cost)	\$ 125,043.00
E. Amount to be Recaptured (A-D)	\$ -0-
F. Excess of Funds Advanced (C-D)	\$ -0-

2. That all modernization work in connection with the Comprehensive Grant has been completed;

3. That the entire Actual Modernization Cost or liabilities therefor incurred by the PHA have been fully paid;

4. That there are no undischarged mechanics', laborers', contractors', or material-men's liens against such modernization work on file in any public office where the same should be filed in order to be valid against such modernization work; and

5. That the time in which such liens could be filed has expired.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.
Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Signature <i>Linnie B. Willis</i>	Date 4/14/2009
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For HUD Use Only

The Cost Certificate is approved for audit.

Approved for Audit (Director, Public Housing Division)

Date

The audited costs agree with the costs shown above.

Verified (Director, Public Housing Division)

Date

Approved (Field Office Manager)

Date

**Annual Statement /Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)Part I: Summary**

PHA Name: **Lucas Metropolitan Housing Authority** Grant Type and Number: **Capital Fund Program Grant No. OH12R00660104** Federal FY of Grant: **2004**

Original Annual Statement
 Performance and Evaluation Report for Period Ending: Jun 2006
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 6-Apr-09 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost			Total Actual Cost	
		Original	Revised	Obligated	Expended	
1	Total Non-CFP Funds					
2	1408 Operations	\$0.00	\$0.00	\$0.00	\$0.00	
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00	
4	1410 Administration	\$0.00	\$0.00	\$0.00	\$0.00	
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00	
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00	
7	1430 Fees and Costs	\$0.00	\$0.00	\$0.00	\$0.00	
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00	
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00	
10	1460 Dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00	
11	1465.1 Dwelling Equipment-Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00	
12	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00	
13	1475 Nondwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00	
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00	
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00	
16	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00	
17	1495.1 Relocation Cost	\$0.00	\$0.00	\$0.00	\$0.00	
18	1489 Development Activities	\$125,043.00	\$125,043.00	\$125,043.00	\$125,043.00	
19	1501 Collateralization or Debt Service	\$0.00	\$0.00	\$0.00	\$0.00	
20	1502 Contingency	\$0.00	\$0.00	\$0.00	\$0.00	
21	Amount of Annual Grant: (sum of lines 2-20)	\$125,043.00	\$125,043.00	\$125,043.00	\$125,043.00	
22	Amount of line 21 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00	
23	Amount of line 21 Related to Section 504 Compliance	\$0.00	\$0.00	\$0.00	\$0.00	
24	Amount of line 21 Related to Security - Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00	
25	Amount of line 21 Related to Security - Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00	
26	Amount of line 21 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00	

Signature of Executive Director and Date: *[Signature]* 11/26/2003
 Signature of Public Housing Director or Office of Native American Programs Administrator & Date: *[Signature]* 4/14/09

**Actual Comprehensive Grant
Cost Certificate**
Comprehensive Grant Program (CGP)

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0157
(Exp. 11/30/2008)

PHA/IHA Name	Comprehensive Grant Number
Lucas Metropolitan Housing Authority	OH12R006501-05 (CGP)
	FFY of Grant Approval
	2005

The PHA/IHA hereby certifies to the Department of Housing and Urban Development as follows:

1. That the total amount of Modernization Cost (herein called the "Actual Modernization Cost") of the Comprehensive Grant, is as shown below:

A. Original Funds Approved	\$ 3,310.00
B. Revised Funds Approved	\$ 3,310.00
C. Funds Advanced	\$ 3,310.00
D. Funds Expended (Actual Modernization Cost)	\$ 3,310.00
E. Amount to be Recaptured (A-D)	\$ -0-
F. Excess of Funds Advanced (C-D)	\$ -0-

- That all modernization work in connection with the Comprehensive Grant has been completed;
- That the entire Actual Modernization Cost or liabilities therefor incurred by the PHA have been fully paid;
- That there are no undischarged mechanics', laborers', contractors', or material-men's liens against such modernization work on file in any public office where the same should be filed in order to be valid against such modernization work; and
- That the time in which such liens could be filed has expired.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.
Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Signature Ginnee B. Willis Date 4/14/2009

For HUD Use Only

The Cost Certificate is approved for audit.

Approved for Audit (Director, Public Housing Division)

Date

The audited costs agree with the costs shown above.

Verified (Director, Public Housing Division)

Date

Approved (Field Office Manager)

Date

**Annual Statement /Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)Part I: Summary**

PHA Name: **Lucas Metropolitan Housing Authority** Grant Type and Number: **Capital Fund Program Grant No. OH12R00650105** Federal FY of Grant: **2005**

Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: Jun 2006 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost			Total Actual Cost		
		Original	Revised	Obligated	Expended		
1	Total Non-CFP Funds						
2	1406 Operations	\$0.00	\$0.00	\$0.00	\$0.00		
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00		
4	1410 Administration	\$0.00	\$0.00	\$0.00	\$0.00		
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00		
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00		
7	1430 Fees and Costs	\$0.00	\$0.00	\$0.00	\$0.00		
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00		
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00		
10	1460 Dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00		
11	1465.1 Dwelling Equipment-Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00		
12	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00		
13	1475 Nondwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00		
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00		
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00		
16	1482 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00		
17	1495.1 Relocation Cost	\$0.00	\$0.00	\$0.00	\$0.00		
18	1499 Development Activities	\$0.00	\$0.00	\$0.00	\$0.00		
19	1501 Collateralization or Debt Service	\$3,310.00	\$3,310.00	\$3,310.00	\$3,310.00		
20	1502 Contingency	\$0.00	\$0.00	\$0.00	\$0.00		
21	Amount of Annual Grant: (sum of lines 2-20)	\$0.00	\$0.00	\$0.00	\$0.00		
22	Amount of line 21 Related to LBP Activities	\$3,310.00	\$3,310.00	\$3,310.00	\$3,310.00		
23	Amount of line 21 Related to Section 504 Compliance	\$0.00	\$0.00	\$0.00	\$0.00		
24	Amount of line 21 Related to Security - Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00		
25	Amount of line 21 Related to Security - Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00		
26	Amount of line 21 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00		

Signature of Executive Director and Date: *[Signature]* 11/26/2003 Signature of Public Housing Director or Office of Native American Programs Administrator & Date: *[Signature]* 4/14/08

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*

To the Board of Directors
Lucas Metropolitan Housing Authority

We have audited the financial statements of Lucas Metropolitan Housing Authority as of and for the year ended December 31, 2009 and have issued our report thereon dated June 17, 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 Lucas Metropolitan Housing Authority's internal control over financial reporting as a basis for designing our auditing procedures for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control over financial reporting. Accordingly, we do not express an opinion on the effectiveness of the entity'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 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.

To the Board of Directors
Lucas Metropolitan Housing Authority

Compliance and Other Matters

As part of obtaining reasonable assurance about whether Lucas Metropolitan Housing 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*.

We also noted certain matters that we have reported to management of Lucas Metropolitan Housing Authority in a separate letter dated June 17, 2010.

This report is intended solely for the information and use of management, the board of directors, others within the entity, 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.

Plante & Morse, PLLC

June 17, 2010

Report on Compliance with Requirements Applicable to Each Major Program and on Internal Control Over Compliance in Accordance with OMB Circular A-133

To the Board of Directors
Lucas Metropolitan Housing Authority

Compliance

We have audited the compliance of Lucas Metropolitan Housing Authority with the types of compliance requirements described in the U.S. Office of Management and Budget (OMB) Circular A-133 Compliance Supplement that are applicable to each of its major federal programs for the year ended December 31, 2009. The major federal programs of Lucas Metropolitan Housing Authority 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 Lucas Metropolitan Housing Authority's management. Our responsibility is to express an opinion on Lucas Metropolitan Housing Authority's compliance based on our audit.

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and OMB Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*. Those standards and OMB Circular A-133 require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about Lucas Metropolitan Housing Authority's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our audit provides a reasonable basis for our opinion. Our audit does not provide a legal determination on Lucas Metropolitan Housing Authority's compliance with those requirements.

In our opinion, Lucas Metropolitan Housing Authority complied, in all material respects, with the requirements referred to above that are applicable to each of its major federal programs for the year ended December 31, 2009.

To the Board of Directors
Lucas Metropolitan Housing Authority

Internal Control Over Compliance

The management of Lucas Metropolitan Housing Authority is responsible for establishing and maintaining effective internal control over compliance with requirements of laws, regulations, contracts, and grants applicable to federal programs. In planning and performing our audit, we considered Lucas Metropolitan Housing Authority's internal control over compliance with requirements that could have a direct and material effect on a major federal program in order to determine our auditing procedures for the purpose of expressing our opinion on compliance 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 entity'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 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 management, the board of directors, others within the entity, 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.

Plante & Moran, PLLC

June 17, 2010

Lucas Metropolitan Housing Authority

Schedule of Expenditures of Federal Awards Year Ended December 31, 2009

Federal Agency/Pass-through Agency/Program Title	CFDA Number	Pass-through Entity Project/Grant Number	Award Amount	Federal Expenditures
U.S. Department of Housing and Urban Development				
Direct programs:				
Low-income Public Housing	14.850	C-5005	\$ 12,063,029	\$ 12,063,029
Lower-income Housing Assistance Program - Voucher Mainstream Program	14.871	C-5035	21,628,262	21,628,262
Lower-income Section 8 Project-based Cluster - Lower- income Housing Assistance Program - Moderate:				
Rehabilitation	14.856	C-5035	244,769	244,769
Section 8 Mainstream Vouchers	14.879	C-5035	732,763	732,763
Public Housing Capital Fund Program Grant:				
Public Housing Capital Fund Program 2006	14.872	OH12P006501-06	5,246,780	184,456
Public Housing Capital Fund Program 2007	14.872	OH12P006501-07	4,982,100	429,961
Public Housing Capital Fund Program 2008	14.872	OH12P006501-08	5,080,226	2,249,064
Public Housing Capital Fund Program 2009	14.872	OH12P006501-09	4,986,894	-
Public Housing Capital Fund Program 2002	14.872	OH12R006501-02	131,226	6,142
Public Housing Capital Fund Program 2003	14.872	OH12R006501-03	107,971	-
Public Housing Capital Fund Program 2004	14.872	OH12R006501-04	125,043	125,043
Public Housing Capital Fund Program 2005	14.872	OH12R006501-05	3,310	3,310
Public Housing Capital Fund Program 2006	14.872	OH12R006501-06	5,518	5,518
Public Housing Capital Fund Program 2007	14.872	OH12R006501-07	5,122	5,122
Public Housing Capital Fund Program 2008	14.872	OH12R006501-08	5,211	5,211
Public Housing Capital Fund Program 2009	14.872	OH12R006501-09	4,642	-
ARRA - CFRG	14.885	OH12S006501-09	6,437,159	<u>1,748,056</u>
Total Public Housing Capital Fund Program Grant				<u>4,761,883</u>
Resident Opportunities and Support Services:				
ROSS - FSS for LIPH	14.877	OH006RFS141A007	50,434	1,125
ROSS - FSS for LIPH	14.877	OH006RFS136A008	51,947	51,947
ROSS - RSDF	14.870	OH006RPS056A008	605,512	50,648
ROSS - Hope House	14.870	OH006REF052A005	350,000	<u>97,554</u>
Total Resident Opportunities and Support Services				<u>201,274</u>
Total federal awards				<u>\$ 39,631,980</u>

Lucas Metropolitan Housing Authority

Note to Schedule of Expenditures of Federal Awards Year Ended December 31, 2009

Note - Significant Accounting Policies

The accompanying schedule of expenditures of federal awards includes the federal grant activity of Lucas Metropolitan Housing Authority and is presented on the same basis of accounting as the basic financial statements. The information in this schedule is presented in accordance with the requirements of OMB Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*. Therefore, some amounts presented in this schedule may differ from amounts presented in, or used in the preparation of, the basic financial statements.

Lucas Metropolitan Housing Authority

Schedule of Findings and Questioned Costs Year Ended December 31, 2009

Section I - Summary of Auditor's Results

Financial Statements

Type of auditor's report issued: Unqualified

Internal control over financial reporting:

- Material weakness(es) identified? Yes No
- Significant deficiency(ies) identified that are not considered to be material weaknesses? Yes None reported

Noncompliance material to financial statements noted? Yes No

Federal Awards

Internal control over major program(s):

- Material weakness(es) identified? Yes No
- Significant deficiency(ies) identified that are not considered to be material weaknesses? Yes None reported

Type of auditor's report issued on compliance for major program(s): Unqualified

Any audit findings disclosed that are required to be reported in accordance with Section 510(a) of Circular A-133? Yes No

Identification of major programs:

CFDA Numbers	Name of Federal Program or Cluster
14.850	Low-income Public Housing Operating Subsidy
14.872 and 14.885	Capital Fund Grant Cluster

Dollar threshold used to distinguish between type A and type B programs: \$1,188,959

Auditee qualified as low-risk auditee? Yes No

Lucas Metropolitan Housing Authority

Schedule of Findings and Questioned Costs (Continued) Year Ended December 31, 2009

Section II - Financial Statement Audit Findings

None

Section III - Federal Program Audit Findings

None

Lucas Metropolitan Housing Authority

Summary Schedule of Prior Audit Findings Year Ended December 31, 2009

Fiscal Year	Finding Number	Finding Type	Finding	Status	Questioned		Comments
					Costs		
2008	2008-1	Financial statement finding - Significant deficiency	Bank reconciliations for the master and Section 8 accounts were not prepared timely during the year.	Cleared	None		Finding was resolved by October 2008. Bank accounts are currently reconciled timely.
2008	2008-2	Immaterial noncompliance - Lower-income Housing Assistance Program - Voucher (14.871)	During the audit, recertification and supporting information were unable to be located for one tenant from a sample of 29 tenants selected for eligibility testing.	Open	None		Recertification and supporting information still unable to be located as of report date.



Mary Taylor, CPA
Auditor of State

LUCAS METROPOLITAN HOUSING AUTHORITY

LUCAS 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
SEPTEMBER 30, 2010**