MEIGS
METROPOLITAN HOUSING AUTHORITY

POMEROY, OHIO

SINGLE AUDIT

For the Year Ended September 30, 2009

J.L. UHRIG AND ASSOCIATES INC.

CERTIFIED PUBLIC ACCOUNTANT AND MANAGEMENT CONSULTANTS

Board of Directors
Meigs Metropolitan Housing Authority
117 East Memorial Drive
Pomeroy, Ohio 45769

We have reviewed the *Independent Auditor's Report* of the Meigs Metropolitan Housing Authority, Meigs County, prepared by J.L. Uhrig and Associates, Inc., for the audit period October 1, 2008 through September 30, 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 Meigs Metropolitan Housing Authority is responsible for compliance with these laws and regulations.

Mary Taylor

Mary Taylor, CPA
Auditor of State

April 8, 2010

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MEIGS METROPOLITAN HOUSING AUTHORITY
Table of Contents
For the Year Ended September 30, 2009

J.L. UHRIG
AND ASSOCIATES INC.

CERTIFIED PUBLIC ACCOUNTANT AND MANAGEMENT CONSULTANTS

Independent Auditor's Report

Board of Directors
Meigs Metropolitan Housing Authority
117 East Memorial Drive
Pomeroy, Ohio 45769

We have audited the accompanying basic financial statements of the Meigs Metropolitan Housing Authority (the Authority) as of and for the year ended September 30, 2009. These basic financial statements are the responsibility of the Authority's management. Our responsibility is to express an opinion on these basic financial statements based on our audit.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards,* issued by the Comptroller General of the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the basic financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the basic financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall basic financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

In our opinion, the basic financial statements referred to above present fairly, in all material respects, the financial position of the Authority as of September 30, 2009, and the results of its operations and changes in its net assets and its cash flows for the year then ended, in conformity with accounting principles generally accepted in the United States of America.

In accordance with *Government Auditing Standards*, we have also issued a report dated January 19, 2010 on our consideration of the Authority's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements, and other matters. While we did not opine on the internal control over financial reporting or on compliance, that report describes the scope of our testing of internal control over financial reporting and compliance and the results of that testing. That report is an integral part of an audit performed in accordance with *Government Auditing Standards.* You should read it in conjunction with this report in assessing the results of our audit.

Management's Discussion and Analysis is not a required part of the basic financial statements, but is supplementary information the accounting principles generally accepted in the United States of America requires. We have applied certain limited procedures, consisting principally of inquiries of management regarding the methods of measuring and presenting the required supplementary information. However, we did not audit the information and express no opinion on it.

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We conducted our audit to opine on the financial statements that collectively comprise the Authority's basic financial statements. The accompanying Schedule of Federal Awards Expenditures is presented for purposes of additional analysis as required by U.S. Office of Management and Budget Circular A-133, *Audits of States, Local Governments and Non-Profit Organizations* and is not a required part of the financial statements. The combining financial data schedules are presented for the purpose of additional analysis as required by the Department of Housing and Urban Development and is not a required part of the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and, in our opinion, is fairly presented in all material respects in relation to the basic financial statements taken as a whole.

J.L. Uhrig and Associates, Inc.

J. L. UHRIG AND ASSOCIATES, INC.

January 19, 2010

As management of the Meigs Metropolitan Housing Authority ("Authority"), we offer readers of the Authority's basic financial statements this narrative overview and analysis of the financial activities of the Authority for the year ended September 30, 2009. This discussion and analysis is designed to assist the reader in focusing on the significant financial issues and activities and to identify any significant changes in financial position. We encourage readers to consider the information presented here in conjunction with the basic financial statements taken as a whole.

Financial Highlights

1. The Authority has net assets of $335,692. These net assets result from the difference between total assets of $355,688 and total liabilities of $19,996.
2. Current and other assets of $177,731 consist of non-restricted Cash and Cash Equivalents.
3. Current liabilities of $19,996 consist of Accrued Wages and Payroll Taxes of $1,637; Accrued Sick Leave and Vacation of $2,497 and Undistributed Credits of $15,862.

Basic Financial Statements and Presentation

The financial statements presented by the Authority are the Statement of Net Assets, Statement of Revenues, Expenses and Change in Net Assets and Statement of Cash Flows. These statements are presented using the economic resources measurement focus and the accrual basis of accounting. The Authority maintains several programs that are structured as a single enterprise fund with revenues recognized when earned and measurable, not when received. Expenses are recognized when they are incurred, not when paid. Capital assets are capitalized and depreciated, except land, over their estimated useful lives.

The *Statement of Net Assets* presents information on all the Authority's assets and liabilities, with the difference between the two reported as net assets. Over time, increases and decreases in net assets may serve as a useful indicator of whether the financial position of the Authority is improving or deteriorating. Net assets increase when revenues exceed expenses. Increases in assets without a corresponding increase to liabilities results in increased net assets, which indicate improved financial condition.

The *Statement of Revenues, Expenses and Change in Net Assets* present information showing how the Authority's net assets changed during the year. This statement summarizes operating revenues and expenses along with nonoperating revenues and expenses. In addition, this statement lists capital grant revenues received from federal, state and local governments.

The *Statement of Cash Flows* allows financial statement users to assess the Authority's adequacy or ability to generate sufficient cash flows to meet its obligations in a timely manner. The statement is generally classified into four categories: 1) Cash flows from operating activities, 2) Cash flows from noncapital financing activities, 3) Cash flows from capital and related financing activities, and 4) Cash flows from investing activities.

Notes to the Basic Financial Statements

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

Financial Analysis of the Authority

Recall that the statement of net assets provides the perspective of the Authority as a whole, showing assets, liabilities, and the difference between them (net assets). Table 1 provides a summary of the Authority's net assets for 2009 compared to 2008:

Table 1

Condensed Summary of Net Assets

	2009	2008
Assets:		
Current and Other Assets	$193,593	$189,353
Capital Assets (net of accumulated depreciation)	162,095	170,410
Total Assets	355,688	359,763
Liabilities:		
Current Liabilities	19,996	18,336
Total Liabilities	19,996	18,336
Net Assets:		
Invested in Capital Assets, Net of Related Debt	162,095	170,410
Unrestricted	173,597	171,017
Total Net Assets	$335,692	$341,427

The largest portion of the Authority's net assets reflect investment in capital assets consisting of land, buildings and equipment less any related debt used to acquire those assets still outstanding. The Authority uses these capital assets to provide housing services for the residents of Meigs County; consequently, these assets are not available for future spending. Although the Authority's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

Table 2

Condensed Summary of Revenues, Expenses and Change in Net Assets

	2009	2008
Operating Revenues (Expenses):		
Operating Revenues	$606,004	$650,057
Operating Expenses (excluding depreciation)	(605,567)	(614,469)
Depreciation Expenses	(8,315)	(8,507)
Operating Income (Loss)	(7,878)	27,081
Nonoperating Revenue (Expense):		
Interest Income	2,143	591
Total Nonoperating Revenue (Expense)	2,143	591
Change in Net Assets	(5,735)	27,672
Net Assets, Beginning of Year	341,427	313,755
Net Assets, End of Year	$335,692	$341,427

Financial Operating Activities

The most significant operating expenses for the Authority are Housing Assistance Payments and Administrative Salaries. These expenses account for 93.0% of the total operating expenses. Housing Assistance Payments, which accounts for 83.6% of the total, represents costs associated with providing housing assistance for low-income tenants. Administrative Salaries, which accounts for 9.4% of the total, represents costs associated with salaried and hourly employees.

Funding for the most significant operating expenses indicated above is from HUD PHA Grants. This revenue accounts for 95.9% of the total revenues of $608,147. Tenant Rental revenue accounts for 2.5% of the total, and Interest Income and Other Revenue make up the remaining 1.6%.

The Authority monitors its sources of revenues very closely for fluctuations.

Capital Assets and Debt Administration

The Authority's investment in capital assets as of September 30, 2009, amounts to $162,095 (net of accumulated depreciation and related debt). This investment in capital assets includes land, buildings and equipment.

Additional information concerning the Authority's capital assets can be found in Note 9 of the notes to the basic financial statements.

As of September 30, 2009, the Authority had no long-term obligations outstanding.

Economic Factors

The economic outlook for the Authority is uncertain at this time. The slow economy has an impact on low-income households' ability to pay rent. Federal funding is at the discretion of the U.S. Department of Housing and Urban Development and is insufficient to cover operating costs and capital related needs for Public Housing Units. Section 8 administrative fees decreased retroactively to January 1, 2004 by three percent and additional cuts are possible. Locally, we are being impacted by negative employment factors such as stagnant job growth and a sluggish market.

Contacting the Authority's Financial Management

This financial report is designed to provide our citizens, customers, and creditors with a general overview of the Authority's finances and to show the Authority's accountability for the money it receives. If you have questions about this report or need additional financial information, contact Jean Trussell, Executive Director, 117 East Memorial Drive, Pomeroy, Ohio 45769.

MEIGS METROPOLITAN HOUSING AUTHORITY
Statement of Net Assets
September 30, 2009

Assets:	
Current Assets:	
Cash - Unrestricted	$177,731
Noncurrent Assets:	
Restricted Cash - FSS	15,862
Nondepreciable Capital Assets	24,690
Depreciable Capital Assets	137,405
Total Noncurrent Assets	177,957
Total Assets	355,688
Liabilities:	
Current Liabilities:	
Accrued Wages and Payroll Taxes	1,637
Accrued Sick Leave and Vacation	2,497
Undistributed Credits - FSS	15,862
Total Liabilities	19,996
Net Assets:	
Invested in Capital Assets, Net of Related Debt	162,095
Unrestricted	173,597
Total Net Assets	$335,692

The notes to the basic financial statements are an integral part of this statement.

MEIGS METROPOLITAN HOUSING AUTHORITY

Statement of Revenues, Expenses and Change in Net Assets

For the Year Ended September 30, 2009

Operating Revenues:	
Tenant Rental Revenue	$15,079
HUD PHA Grants	583,040
MRDD	1,664
Other Revenue	6,221
Total Operating Revenues	606,004
Operating Expenses:	
Administrative Salaries	56,979
Auditing Fees	5,112
Compensated Absences	8,788
Employee Benefits	10,195
Contract Labor	2,656
Other - Administrative	8,212
Ordinary Maintenance and Operations	70
Property Taxes	4,099
Insurance Premiums	3,028
Depreciation	8,315
Housing Assistance Payments	506,428
Total Operating Expenses	613,882
Operating Income	(7,878)
Nonoperating Revenue:	
Interest Income	2,143
Total Nonoperating Revenue	2,143
Change in Net Assets	(5,735)
Net Assets at Beginning of Year	341,427
Net Assets at End of Year	$335,692

The notes to the basic financial statements are an integral part of this statement.

MEIGS METROPOLITAN HOUSING AUTHORITY
Statement of Cash Flows
For the Year Ended September 30, 2009

Cash Flow from Operating Activities:	
Operating Grants	$583,040
Rental Receipts	15,079
Other Cash Receipts	7,885
Administrative	(20,451)
Salaries and Related Benefits	(74,390)
Operating and Maintenance	(509,066)
Net Cash Flow from Operating Activities	2,097
Cash Flow from Investing Activity:	
Interest Received	2,143
Net Cash Flow from Investing Activity	2,143
Net Increase in Cash and Cash Equivalents	4,240
Cash and Cash Equivalents - Beginning of Year	189,353
Cash and Cash Equivalents - End of Year	$193,593
Reconciliation of Operating Loss to Net Cash Flow from Operating Activities:	
Operating Loss	($7,878)
Adjustments to Reconcile Operating Income to Net Cash Flow from Operating Activities:	
Depreciation	8,315
Increase (Decrease) in Liabilities:	
Accrued Wages and Payroll Taxes	(217)
Accrued Sick Leave and Vacation	1,789
Undistributed Credits - FSS	88
Net Cash Flow from Operating Activities	$2,097

The notes to the basic financial statements are an intergral part of this statement.

NOTE 1 - DESCRIPTION OF THE AUTHORITY, PROGRAMS AND REPORTING ENTITY

Description of the Authority and Programs

Meigs Metropolitan Housing Authority was created under Section 3735.01 of the Ohio Revised Code. The Authority contracts with the U.S. Department of Housing and Urban Development (HUD) to provide low-income persons with safe and sanitary housing through rent subsidies provided by HUD (Section 8 Housing Assistance). The majority of the Authority's rental income is received from HUD.

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

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

MR/DD Program - This program is used to account for revenues and expenses related to the board of mental health or mental retardation.

Family Self Sufficiency (FSS) Program - This program is designed to help participants achieve economic independence and self-sufficiency.

Reporting Entity

A reporting entity is comprised of the primary government, component units, and other organizations that are included to ensure that the financial statements are not misleading. The primary government of the Authority consists of all funds, departments, boards, and agencies that are not legally separate from the Authority. For the Authority, this includes general operations and the Section 8 program.

Component units are legally separate organizations for which the Authority is financially accountable. The Authority is financially accountable for an organization if the Authority appoints a voting majority of the organization's governing board and (1) the Authority is able to significantly influence the programs or services performed or provided by the organization; or (2) the Authority is legally entitled to or can otherwise access the organization's resources; the Authority is legally obligated or has otherwise assumed the responsibility to finance the deficits of, or provide financial support to, the organization; or the Authority is obligated for the debt of the organization. Component units may also include organizations that are fiscally dependent on the Authority in that the Authority approves the budget, the issuance of debt, or the levying of taxes. The Authority has no component units or related organizations.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The basic financial statements of the Authority have been prepared in conformity with accounting principles generally accepted in the United States of America (GAAP) as applied to government units. The Authority's reporting entity applies all relevant Governmental Accounting Standards Board (GASB) pronouncements. The Authority also applies Financial Accounting Standards Board (FASB) statements and interpretations issued on or before November 30, 1989, to its business-type activities and enterprise funds provided that they do no conflict with or contradict GASB pronouncements. The Authority has elected not to apply FASB statements and interpretations issued after November 30, 1989, to its business-type activities and enterprise funds. The more significant of the Authority's accounting policies are described below.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - (Continued)

Basis of Presentation

The Authority's basic financial statements consist of the statement of net assets, statements of revenue, expenses and change in net assets, and statement of cash flows.

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

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

Measurement Focus

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

Enterprise Fund

The Authority uses the enterprise fund to report on the financial position and results of operations for its programs. Fund accounting is designed to demonstrate legal compliance and to aid financial management by segregating transactions related to certain government functions or activities.

Funds are classified into three categories: governmental, proprietary and fiduciary. The Authority uses the proprietary category for its programs.

Revenue Recognition

The Authority recognizes revenue in accordance with GASB Statement No. 33, *"Accounting and Financial Reporting for Nonexchange Transactions"*. Nonexchange transactions are primarily federal government grants. Revenue from grants are recognized in the fiscal year in which all eligibility requirements have been satisfied. Eligibility requirements include timing requirements, which specify the year when the resources are required to be used or the year when use is first permitted, matching requirements, in which the Authority must provide local resources to be used for a specified purpose, and expenditure requirements, in which the resources are provided to the Authority on a reimbursement basis.

Rent revenue is recognized over the period for which housing has been provided.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - (Continued)

Cash and Cash Equivalents

Cash and cash equivalents consist of funds deposited in checking accounts and are stated at cost, which approximates market value. Unrestricted cash and cash equivalents represents the funds that are used for the general operations and the Section 8 program. Restricted cash and cash equivalents represent funds deposited for participants in the Family Self Sufficiency (FSS) Program, which is designed to help participants achieve economic independence and self-sufficiency.

For purposes of the statement of cash flows and for presentation on the statement of net assets, cash and cash equivalents include all highly liquid debt instruments with an original maturity of three months or less at the time they are purchased.

Capital Assets

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

Description	Estimated Lives
Buildings	27.5
Equipment	5

Compensated Absences

The Authority reports compensated absences in accordance with the provisions of GASB No. 16, *Accounting for Compensated Absences.*

Sick leave benefits are accrued as a liability using the vesting method. Sick leave benefits are accrued as a liability for employees who are currently eligible to receive termination benefits and those identified as probable of receiving payment in the future. Vacation benefits are accrued as a liability as the benefits are earned by the employees if the employees' rights to receive compensation are attributed to services already rendered and it is probable that the Authority will compensate the employees for the benefits through paid time off or some other means. The liability for sick leave and vacation benefits is based on accumulated unused balances and employees' wage rates at fiscal year end. Compensated absences are expensed when earned by the employees.

Operating Revenues and Expenses

Operating revenues are those revenues that are generated directly from the primary activity of the proprietary fund. For the Authority, these revenues are tenant revenues, operating grants from HUD and other miscellaneous revenue.

Operating expenses are those expenses that are expended directly for the primary activity of the proprietary fund. For the Authority, these expenses are primarily administrative, benefits, maintenance and operations, depreciation, and housing assistance payments.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - (Continued)

Net Assets

Net assets represent the difference between assets and liabilities. Net assets invested in capital assets – net of related debt consists of capital assets, net of accumulated depreciation, reduced by the outstanding balance of any borrowing used for the acquisition, construction or improvement of those assets. Net assets are recorded as restricted when there are limitations imposed on their use by either internal or external restrictions.

Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the amounts reported in the financial statements and accompanying notes. Actual results may differ from those estimates.

NOTE 3 – NEW GASB PRONOUNCEMENTS

For fiscal year 2009, the Authority implemented GASB Statement No. 52, "Land and Other Real Estate Held as Investments by Endowments", and GASB No. 55, The Hierarchy of Generally Accepted Accounting Principles for State and Local Governments", and GASB Statement No. 56, "Codification of Accounting and Financial Reporting Guidance Contained in the AICPA Statements on Auditing Standards". The implementation of GASB Statements No. 52, 55 and 56 had no effect on the disclosure requirements, and there was no effect on the prior period net assets of the Authority.

NOTE 4 - CASH AND INVESTMENTS

Legal Requirements

State Statutes require the classification of cash into three categories.

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

Inactive cash is public deposits not required for use within the current five year period of designation of depositories. Inactive funds may only be used to purchase investments which mature or are redeemable within five years from the date of purchase.

Interim cash is public deposits not needed for immediate use but which will be needed before the current depository agreement expires. Interim funds may only be invested or deposited in the following securities:

1. United States Treasury Notes, Bills, Bonds, or any other obligation or security issued by the United States Treasury or any other obligation guaranteed as to principal and interest by the United States;

2. Bonds, notes debentures, or any other obligations or securities issued by any federal government agency or instrumentality, including but not limited to, the Federal National Mortgage Association, Federal Home Loan Bank, Federal Farm Credit Bank, Federal Home Loan Mortgage Corporation, Government National Mortgage Association, and Student Loan Marketing Association. All federal agency securities shall be direct issuances of federal government agencies or instrumentalities;

NOTE 4 - <u>CASH AND INVESTMENTS</u> - (Continued)

3. Written repurchase agreements in the securities listed above, provided that the fair value of the securities subject to the repurchase agreement must exceed the principal value of the agreement by at least two percent and be marked to fair value daily, and that the term of the agreement must not exceed thirty days;

4. Bond and other obligations of the State of Ohio;

5. No-load money market mutual funds consisting exclusively of obligations described in division (1) or (2) of this section, and repurchase agreements secured by such obligations, provided that investments in securities described in this division are made only through eligible institutions;

6. The State Treasurer's investment pool (STAROhio);

7. Certain banker's acceptances and commercial paper notes for a period not to exceed one hundred eighty days from the date of purchase in an amount not to exceed twenty-five percent of interim monies available for investment at any time; and

8. Under limited circumstances, corporate debt interests rated in either of the two highest rating classifications by at least two nationally recognized rating agencies.

Public depositories must give security for all public funds on deposit. These institutions may either specifically collateralize individual accounts in lieu of amounts insured by the Federal Deposit Insurance Corporation (FDIC), or may pledge a pool of government securities valued at least 105% of the total value of public funds on deposit at the institution. Repurchase agreements must be secured by the specific government securities upon which the repurchase agreements are based. These securities must be obligations of or guaranteed by the United States and mature or be redeemable within five years of the date of the related purchase agreement. State law does not require security for public deposits and investments to be maintained in the Authority's name. During fiscal year 2009, the Authority complied with the provisions of these statutes.

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 qualified trustee or, if the securities are not represented by a certificate, upon receipt of confirmation of transfer from the custodian.

The following information classifies deposits by category of risk as defined in GASB Statement No. 3, *Deposits with Financial Institutions, Investments and Reverse Repurchase Agreements* and GASB Statement No. 40, *Deposit and Investment Risk Disclosures.* The Authority held no investments at the end of the year.

<u>Deposits:</u> Custodial credit risk is the risk that, in the event of a bank failure, the Authority's deposits may not be returned. All deposits are collateralized with eligible securities in amounts equal to at least 105% of the carrying value of the deposits. Such collateral, as permitted by the Ohio Revised Code, is held in single financial institution collateral pools at Federal Reserve Banks, or at member banks of the federal reserve system, in the name of the respective depository bank and pledged as a pool of collateral against all of the public deposits it holds or as specific collateral held at the Federal Reserve Bank in the name of the Authority.

NOTE 4 - CASH AND INVESTMENTS - (Continued)

At September 30, 2009, the carrying amount of all Authority deposits was $193,593. Based on the criteria in GASB Statement No. 40, *Deposit and Investment Risk Disclosures*, as of September 30, 2009, the Authority's bank balance of $198,253 was covered by Federal Deposit Insurance.

NOTE 5 - DEFINED BENEFIT PENSION PLANS

The employees of the Authority are covered by the Ohio Public Employees Retirement System (OPERS), who administers three separate pension plans. The Traditional Pension Plan is a cost-sharing multiple-employer defined benefit pension plan. The Member-Directed Plan is a defined contribution plan in which the member invests both member and employer contributions (employer contributions vest over five years at 20 percent per year). Under the Member-Directed Plan members accumulate retirement assets equal to the value of member and (vested) employer contributions plus any investment earnings thereon.

The Combined Plan is a cost-sharing multiple-employer defined benefit pension plan. Under the Combined Plan employer contributions are invested by the retirement system to provide a formula retirement benefit similar in nature to the Traditional Plan benefit. Member contributions, the investment of which is self-directed by the members, accumulate retirement assets in a manner similar to the Member-Directed Plan.

OPERS provides basic retirement and disability benefits, annual cost-of-living adjustments and death benefits to plan members of the Traditional and Combined Plans. Members of the Member-Directed Plan do not qualify for ancillary benefits. Chapter 145 of the Ohio Revised Code provides statutory authority to establish and amend benefits. The OPERS issues a stand-alone financial report that includes financial statements and required supplementary information. Interested parties may obtain a copy by making a written request to 277 East Town Street, Columbus, Ohio 43215-4642 or by calling (614) 222-6705 or 1-800-222-PERS (7377).

The Ohio Revised Code provides statutory authority for employee and employer contributions. The contribution requirements of the plan members and the commission are established and may be amended by the Public Employees Retirement Board. The 2008 contribution rate for employees was 10.0% of their covered salaries. The 2008 contribution rate for local government employers was 14.0% of covered payroll. Of the employer contribution rate, 7.0% was the portion used to fund retirement and disability benefits.

The portion of the Authority's contributions that was used to fund retirement and disability benefits for the years ended September 30, 2009, 2008 and 2007 was $4,001, $5,155 and $4,927, respectively, which was equal to the required contributions for each year. All required contributions were made prior to each of those fiscal year ends.

NOTE 6 - <u>POSTEMPLOYMENT BENEFITS</u>

In addition to the pension benefit obligation described above, the OPERS provides postemployment health care coverage to age and service retirees with ten or more years of qualifying Ohio service credit with either the Traditional Plan or Combined Plan. Health care coverage for disability recipients and primary survivor recipients is available. Members of the Member-Directed Plan do not qualify for postemployment health care coverage. The health care coverage provided by the retirement system is considered another postemployment benefit as described in *GASB Statement No. 12*. Other postemployment benefits are advance-funded on an actuarially determined basis. A portion of each employer's contribution to the Traditional Plan or Combined Plan is set aside for the funding of postemployment health care. The Ohio Revised Code provides statutory authority for employer contributions. The 2008 contribution rate for local government employers was 14.0% of covered payroll. Of the employer contribution rate, 7.0% was the portion that was used to fund health care.

Benefits are advance-funded using the entry age normal actuarial cost method. Significant actuarial assumptions based on OPERS's latest actuarial review performed as of December 31, 2008, include a rate of return on investments of 6.5%, an annual increase in active employee total payroll of 4.0% compounded annually (assuming no change in the number of active employees) and an additional increase in total payroll of between .50% and 6.3% based on additional annual pay increases. Health care premiums were assumed to increase between .50% and 4.0% percent annually for the next seven years and 4.0% percent annually after seven years.

All investments are carried at market. For actuarial valuation purposes, a smoothed market approach is used. Assets are adjusted to reflect 25% of unrealized market appreciation or depreciation on investment assets annually.

At December 31, 2008, the number of active contributing participants in the traditional and combined plans was 357,584. Actual employer contributions for 2009 which were used to fund postemployment benefits were $4,001. The actual contribution and the actuarially required contribution amounts were the same. OPERS' net assets available for payment of benefits at December 31, 2008 (the latest information available) were $10.7 billion. The actuarially accrued liability and the unfunded actuarial accrued liability were $29.6 billion and $18.9 billion, respectively.

On September 9, 2005, the OPERS Retirement Board adopted a Health Care Preservation Plan (HCPP) with an effective date of January 1, 2007. The HCPP restructures OPERS' health care coverage to improve the financial solvency of the fund in response to increasing health care costs.

NOTE 7 - <u>COMPENSATED ABSENCES</u>

Sick leave and vacation policies are established by the Housing Authority Board of Directors. All permanent employees earn 4.6 hours sick leave for each 80 hours of service, 3.1 hours vacation time for each 80 hours of service for employees with 1 - 7 years service; and 4.6 hours vacation time for each 80 hours worked for employees with 8 - 14 years service. The Executive Director receives 4.6 hours vacation time for every 80 hours of service. Unused sick leave may be accumulated up to 240 hours and is paid to employees at the time of retirement. All permanent employees earn vacation hours based on length of service. Unused vacation leave will be paid to the employees at the time of separation. As of September 30, 2009, $2,497 was accrued for unused sick leave and vacation.

NOTE 8 - RISK MANAGEMENT

The Authority is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets. The Authority owns 6 single family dwellings that are covered by Auto-Owners Insurance in the amount of $328,880. Each dwelling's coverage includes fire, personal liability and other special form perils with a $250 deductible for perils. There have been no insurance settlements that have exceeded insurance coverage in any of the past three years. The Authority has decreased its coverage slightly from the prior year.

The Authority pays the State Workers' Compensation System a premium based on a rate per $100 of salaries. This rate is calculated based on accident history and administrative costs.

NOTE 9 - CAPITAL ASSETS

A summary of changes in capital assets during fiscal year 2009 were as follows:

	Balance at October 1, 2009	Additions	Deletions	Balance at September 30, 2009
Nondepreciable Capital Assets:				
Land	$24,690	$0	$0	$24,690
Depreciable Capital Assets:				
Buildings	218,005	0	0	218,005
Equipment	4,830	0	0	4,830
Total Depreciable Capital Assets	222,835	0	0	222,835
Total Capital Assets	247,525	0	0	247,525
Accumulated Depreciation:				
Buildings	(72,672)	(7,927)	0	(80,599)
Equipment	(4,443)	(388)	0	(4,831)
Total Accumulated Depreciation	(77,115)	(8,315)	0	(85,430)
Total Capital Assets	$170,410	($8,315)	$0	$162,095

MEIGS METROPOLITAN HOUSING AUTHORITY
Schedule of Net Assets
September 30, 2009

	Section 8 Rental Voucher Program	Other Enterprise Activity	Total
Assets:			
Current Assets:			
Cash - Unrestricted	$166,769	$10,962	$177,731
Noncurrent Assets:			
Restricted Cash - FSS	15,862	0	15,862
Nondepreciable Capital Assets	0	24,690	24,690
Depreciable Capital Assets	0	137,405	137,405
Total Noncurrent Assets	15,862	162,095	177,957
Total Assets	182,631	173,057	355,688
Liabilities:			
Current Liabilities:			
Accrued Wages and Payroll Taxes	1,637	0	1,637
Accrued Sick Leave and Vacation	2,497	0	2,497
Undistributed Credits - FSS	15,862	0	15,862
Total Current Liabilities	19,996	0	19,996
Net Assets:			
Invested in Capital Assets, Net of Related Debt	0	162,095	162,095
Unrestricted	162,635	10,962	173,597
Total Net Assets	$162,635	$173,057	$335,692

MEIGS METROPOLITAN HOUSING AUTHORITY
Schedule of Revenues, Expenses and Change in Net Assets
For the Year Ended September 30, 2009

	Section 8 Rental Voucher Program	Other Enterprise Activity	Total
Operating Revenues:			
Tenant Rental Revenue	$0	$15,079	$15,079
HUD PHA Grants	583,040	0	583,040
MRDD	1,664	0	1,664
Other Revenue	2,504	3,717	6,221
Total Operating Revenues	587,208	18,796	606,004
Operating Expenses:			
Administrative Salaries	55,187	1,792	56,979
Auditing Fees	5,112	0	5,112
Compensated Absences	8,788	0	8,788
Employee Benefits	10,195	0	10,195
Contract Labor	0	2,656	2,656
Other - Administrative	8,132	80	8,212
Ordinary Maintenance and Operations	70	0	70
Property Taxes	0	4,099	4,099
Insurance Premiums	0	3,028	3,028
Depreciation	387	7,928	8,315
Housing Assistance Payments	506,428	0	506,428
Total Operating Expenses	594,299	19,583	613,882
Operating Income (Loss)	(7,091)	(787)	(7,878)
Nonoperating Revenue:			
Interest Income	1,814	329	2,143
Total Nonoperating Revenue	1,814	329	2,143
Change in Net Assets	(5,277)	(458)	(5,735)
Net Assets at Beginning of Year	167,912	173,515	341,427
Net Assets at End of Year	$162,635	$173,057	$335,692

MEIGS METROPOLITAN HOUSING AUTHORITY
Schedule of Cash Flows
For the Year Ended September 30, 2009

	Section 8 Rental Voucher Program	*Other Enterprise Activity*	*Total*
Cash Flow from Operating Activities:			
Operating Grants	$583,040	$0	$583,040
Rental Receipts	0	15,079	15,079
Other Cash Receipts	4,168	3,717	7,885
Administrative	(10,588)	(9,863)	(20,451)
Salaries and Related Benefits	(72,598)	(1,792)	(74,390)
Operating and Maintenance	(509,066)	0	(509,066)
Net Cash Flow from Operating Activities	(5,044)	7,141	2,097
Cash Flow from Investing Activity:			
Interest Received	1,814	329	2,143
Net Cash Flow from Investing Activity	1,814	329	2,143
Net Increase in Cash and Cash Equivalents	(3,230)	7,470	4,240
Cash and Cash Equivalents - Beginning of Year	185,861	3,492	189,353
Cash and Cash Equivalents - End of Year	$182,631	$10,962	$193,593
Reconciliation of Operating Income (Loss) to Net Cash Flow from Operating Activities:			
Operating Income (Loss)	($7,091)	($787)	($7,878)
Adjustments to Reconcile Operating Income (Loss) to Net Cash Flow from Operating Activities:			
Depreciation	387	7,928	8,315
Increase (Decrease) in Liabilities:			
Accrued Wages and Payroll Taxes	(217)	0	(217)
Accrued Sick Leave and Vacation	1,789	0	1,789
Undistributed Credits - FSS	88	0	88
Net Cash Flow from Operating Activities	($5,044)	$7,141	$2,097

MEIGS METROPOLITAN HOUSING AUTHORITY
Summary of Activities
For the Year Ended September 30, 2009

	Units
Section 8 Gross Number of Units	1,500
Section 8 Number of Units Leased	1,463

MEIGS METROPOLITAN HOUSING AUTHORITY
Schedule of Federal Awards Expenditures
For the Year Ended September 30, 2009

Federal Grantor / Pass Through Grantor / Program Title	Pass Through Entity Number	Federal CFDA Number	Expenditures
U.S. Department of Housing and Urban Development			
Direct from Federal Government:			
Section 8 Rental Voucher Program - Contract C-5110	---	14.871	$583,040
Total U.S. Department of Housing and Urban Development			583,040
Total Federal Financial Assistance			$583,040

Note 1 - Significant Accounting Policies

The Authority prepares its Schedule of Federal Awards Expenditures on the cash basis of accounting, which is a comprehensive basis of accounting other than generally accepted accounting principles. 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.

J.L. UHRIG
AND ASSOCIATES INC.

CERTIFIED PUBLIC ACCOUNTANT AND MANAGEMENT CONSULTANTS

Independent Accountant's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Required by Government Auditing Standards

Board of Directors
Meigs Metropolitan Housing Authority
117 East Memorial Drive
Pomeroy, Ohio 45769

We have audited the financial statements of the Meigs Metropolitan Housing Authority (the Authority), as of and for the year ended September 30, 2009 and have issued our report thereon dated January 19, 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 of America.

Internal Control over Financial Reporting

In planning and performing our audit, we considered the Authority's internal control over financial reporting in order to determine our auditing procedures for the purpose of expressing our opinions on the financial statements and not to opine on the effectiveness of the Authority's internal control over financial reporting. Accordingly, we have not opined on the effectiveness of the Authority's internal control over financial reporting.

A control deficiency exists when the design or operation of a control does not allow management or employees, in performing their assigned functions, to prevent or detect misstatements on a timely basis. A significant deficiency is a control deficiency, or combination of control deficiencies, that adversely affects the Authority's ability to initiate, authorize, record, process, or report financial data reliably in accordance with its applicable accounting basis, such that there is more than a remote likelihood that the Authority's internal control will not prevent or detect a more-than-inconsequential financial statement misstatement.

A material weakness is a significant deficiency, or combination of significant deficiencies resulting in more than a remote likelihood that the Authority's internal control will not prevent or detect a material financial statement misstatement.

Our consideration of internal control over financial reporting was for the limited purpose described in the preceding paragraph and would not necessarily identify all deficiencies in internal control over financial reporting that might be significant deficiencies or material weaknesses. We did not identify any deficiencies in internal control over financial reporting that we consider material weaknesses, as defined above.

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Compliance and Other Matters

As part of reasonably assuring whether the Authority's financial statements are free of material misstatement, we tested its compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could directly and materially affect 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 an opinion. The results of our tests disclosed no instances of noncompliance or other matters we must report under *Government Auditing Standards*.

We intend this report solely for the information and use of the audit committee, the Board of Directors, management and federal awarding agencies. We intend it for no one other than these specified parties.

J.L. Uhrig and Associates, Inc.

J. L. UHRIG AND ASSOCIATES, INC.

January 19, 2010

J.L. UHRIG
AND ASSOCIATES INC.
CERTIFIED PUBLIC ACCOUNTANT AND MANAGEMENT CONSULTANTS

Independent Accountant's Report on Compliance with Requirements Applicable to Each Major Federal Program and on Internal Control over Compliance in Accordance with OMB Circular A-133

Board of Directors
Meigs Metropolitan Housing Authority
117 East Memorial Drive
Pomeroy, Ohio 45769

Compliance

We have audited the compliance of Meigs Metropolitan Housing Authority (the Authority) with the types of compliance requirements described in the *U.S. Office of Management and Budget (OMB) Circular A-133, Compliance Supplement* that are applicable to its major federal program for the year ended September 30, 2009. The Authority's major federal program is identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs. Compliance with the requirements of laws, regulations, contracts and grants applicable to its major federal program is the responsibility of the Authority's management. Our responsibility is to express an opinion on the Authority's compliance based on our audit.

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

In our opinion, the Authority complied, in all material respects, with the requirements referred to above that are applicable to its major federal program for the year ended September 30, 2009.

Internal Control over Compliance

The management of the 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 the Authority's internal control over compliance with requirements that could have a direct and material affect 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.

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A *control deficiency* in internal control over compliance exists when the design or operation of a control does not allow management or employees, when performing their assigned functions, to prevent or detect noncompliance with a federal program compliance requirement on a timely basis. A *significant deficiency* is a control deficiency, or combination of control deficiencies, that adversely affects the entity's ability to administer a federal program such that there is more than a remote likelihood that the entity's internal control will not prevent or detect more-than-inconsequential noncompliance with a federal program compliance requirement.

A material weakness is a significant deficiency, or combination of significant deficiencies, that results in more than a remote likelihood that the Authority's internal control will not prevent or detect material noncompliance with a federal program's compliance requirements.

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and would not necessarily identify all deficiencies in internal control that might be significant deficiencies or material weaknesses. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above.

We intend this report solely for the information and use of the audit committee, the Board of Directors, management and federal awarding agencies. It is not intended for anyone other than these specified parties.

J.L. Uhrig and Associates, Inc.

J. L. UHRIG AND ASSOCIATES, INC.

January 19, 2010

A. SUMMARY OF AUDITOR'S RESULTS

1.	***Type of Financial Statement Opinion***	Unqualified
2.	***Were there any material internal control weaknesses reported at the financial statement level (GAGAS)?***	No
3.	***Were there any other significant internal control deficiencies reported at the financial statement level (GAGAS)?***	No
4.	***Was there any material noncompliance reported at the financial statement level (GAGAS)?***	No
5.	***Were there any material internal control weaknesses reported for major federal programs?***	No
6.	***Were there any other reportable internal control weaknesses reported for major federal programs?***	No
7.	***Type of Major Program Compliance Opinion***	Unqualified
8.	***Are there any reportable findings under § .510?***	No
9.	***Major Program (list):***	Section 8 Rental Voucher Program CFDA #14.871
10.	***Dollar Threshold: Type A/B Programs***	Type A: >$300,000 Type B: All Other Programs
11.	***Low Risk Auditee?***	No

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

There were no findings related to the financial statements required to be reported in accordance with GAGAS.

C. FINDINGS AND QUESTIONED COSTS FOR FEDERAL AWARDS

There were no findings and questioned costs for federal awards.

Mary Taylor, CPA
Auditor of State

MEIGS METROPOLITAN HOUSING AUTHORITY

MEIGS COUNTY

CLERK'S CERTIFICATION

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

Susan Babbitt

CLERK OF THE BUREAU

CERTIFIED
MAY 6, 2010

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