



**GENERAL PURPOSE
FINANCIAL STATEMENTS**

of the

**GREENE METROPOLITAN
HOUSING AUTHORITY**

for the

Year Ended March 31, 2002



STATE OF OHIO
OFFICE OF THE AUDITOR

JIM PETRO, AUDITOR OF STATE

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Board of Directors
Greene Metropolitan Housing Authority

We have reviewed the Independent Auditor's Report of the Greene Metropolitan Housing Authority, Greene County, prepared by Jones, Cochenour & Co. for the audit period April 1, 2001 through March 31, 2002. Based upon this review, we have accepted these reports in lieu of the audit required by Section 117.11, Revised Code. The Auditor of State did not audit the accompanying financial statements and, accordingly, we are unable to express, and do not express an opinion on them.

Our review was made in reference to the applicable sections of legislative criteria, as reflected by the Ohio Constitution, and the Revised Code, policies, procedures and guidelines of the Auditor of State, regulations and grant requirements. The Greene Metropolitan Housing Authority is responsible for compliance with these laws and regulations.

A handwritten signature in black ink, appearing to read "Jim Petro".

JIM PETRO
Auditor of State

November 12, 2002

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**GREENE METROPOLITAN HOUSING AUTHORITY
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INDEPENDENT AUDITORS' REPORT

Board of Directors
Greene Metropolitan Housing Authority
Xenia, Ohio

Regional Inspector General of Audit
Department of Housing and Urban
Development

We have audited the accompanying general purpose financial statements of Greene Metropolitan Housing Authority, as of and for the year ended March 31, 2002, as listed in the table of contents. These general purpose financial statements are the responsibility of the Greene Metropolitan Housing Authority's management. Our responsibility is to express an opinion on these general purpose financial statements based on our audit.

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

In our opinion, the general purpose financial statements referred to above present fairly, in all material respects, the financial position of Greene Metropolitan Housing Authority, as of March 31, 2002, and the results of its operations and the cash flows of its proprietary fund type activities for the year then ended in conformity with accounting principles generally accepted in the United States of America.

As described in Note 1 to the basic financial statements, the Authority adopted the provisions of Governmental Accounting Standards Board Statement No. 33, *Accounting and Financial Reporting for Nonexchange Transactions*, as of April 1, 2001. This results in a change to the Authority's method of accounting for certain nonexchange revenues.

In accordance with *Government Auditing Standards*, we have also issued a report dated July 12, 2002 on our consideration of Greene Metropolitan Housing Authority's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts and grants. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* and should be read in conjunction with this report in considering the results of our audit.

Our audit was performed for the purpose of forming an opinion on the general purpose financial statements taken as a whole. The schedules listed in the table of contents are presented for purposes of additional analysis and are not a required part of the financial statements of the Greene Metropolitan Housing Authority. The accompanying Schedule of Federal Awards Expenditures is presented for purposes of additional analysis as required by U.S. Office of Management and Budget Circular A-133, *Audits of States, Local Government and Non-Profit Organizations* and is not a required part of the financial statements. The financial data schedule ("FDS") and cost certifications are presented for purposes of additional analysis as required by the Department of Housing and Urban Development and is not a required part of the 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.

Jones, Cochenour & Co.
July 12, 2002

**Greene Metropolitan Housing Authority
Balance Sheet
Proprietary Fund Type
Enterprise Fund
March 31, 2002**

ASSETS

Cash and cash equivalents	\$	1,462,260
Investments		1,195,628
Receivables - net of allowance		156,614
Due from other projects		633,841
Inventories - net of allowance		12,411
Tenant security deposits		45,334
Deferred charges and other assets		2,236
Fixed assets - net of accumulated depreciation		9,241,134
Mortgages receivable		<u>513,413</u>
TOTAL ASSETS	\$	<u>13,262,871</u>

LIABILITIES, EQUITY AND OTHER CREDITS

Accounts payable	\$	7,955
Due to other projects		633,841
Intergovernmental payables		85,795
Accrued wages/payroll taxes		140,306
Tenant security deposits		44,576
Deferred credits and other liabilities		811,904
Notes payable		<u>523,132</u>
TOTAL LIABILITIES		2,247,509

EQUITY AND OTHER CREDITS

Contributed capital		8,627,186
Undesignated retained earnings		<u>2,388,176</u>
TOTAL EQUITY AND OTHER CREDITS		<u>11,015,362</u>
TOTAL LIABILITIES, EQUITY AND OTHER CREDITS	\$	<u>13,262,871</u>

See accompanying notes to the general purpose financial statements

Greene Metropolitan Housing Authority
Statement of Revenues, Expenses and Changes in Retained Earnings
Proprietary Fund Type
Enterprise Fund
Year Ended March 31, 2002

OPERATING REVENUE	
Tenant revenue	\$ 621,638
Program operating grants/subsidies	8,685,397
Intergovernmental	-
Other income	<u>166,901</u>
TOTAL OPERATING REVENUE	9,473,936
 OPERATING EXPENSES	
Housing assistance payments	6,878,481
Administrative	1,321,731
Tenant services	17,004
Utilities	102,887
Maintenance	428,685
General	169,668
Bad debts	1,299
Depreciation	<u>653,944</u>
TOTAL OPERATING EXPENSES	<u>9,573,699</u>
NET OPERATING (LOSS)	(99,763)
 NON-OPERATING REVENUE	
Interest income	<u>77,185</u>
NET (LOSS)	(22,578)
 BEGINNING EQUITY - AS PREVIOUSLY REPORTED	 11,018,329
Prior period adjustment	<u>19,611</u>
BEGINNING EQUITY - AS RESTATED	<u>11,037,940</u>
ENDING EQUITY	<u>\$ 11,015,362</u>

See accompanying notes to the general purpose financial statements

**Greene Metropolitan Housing Authority
Statement of Cash Flows
Proprietary Fund Type
Enterprise Fund
Year Ended March 31, 2002**

CASH FLOWS FROM OPERATING ACTIVITIES:	
Net operating (loss)	\$ (22,578)
Adjustments to reconcile operating loss to net cash used by operating activities:	
Depreciation	653,944
Prior period adjustment affecting residual receipts	19,611
(Increase) decrease in:	
Investments	15,606
Receivables - net of allowance	131,530
Due from other funds	250,223
Inventories - net of allowance	(4,042)
Tenant security deposits	4,843
Deferred charges and other assets	(1,123)
Mortgages receivable	(27,441)
Increase (decrease) in:	
Accounts payable	(26,094)
Due to other funds	(250,223)
Intergovernmental payable	7,127
Accrued compensated absences	(21,342)
Tenant security deposits	4,553
Deferred credits and other liabilities	40,727
Notes payable	<u>(104,448)</u>
NET CASH PROVIDED BY OPERATING ACTIVITIES	670,873
 CASH FLOWS FROM INVESTING ACTIVITIES:	
Acquisition of capital assets	<u>(443,954)</u>
 INCREASE IN CASH AND CASH EQUIVALENTS	 226,919
 CASH AND CASH EQUIVALENTS, BEGINNING	 <u>1,235,341</u>
 CASH AND CASH EQUIVALENTS, ENDING	 <u><u>\$ 1,462,260</u></u>

See accompanying notes to the general purpose financial statements

**Greene Metropolitan Housing Authority
Notes to the General Purpose Financial Statements**

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Summary of Significant Accounting Policies

The financial statements of the Greene Metropolitan Housing Authority (the “Authority”) have been prepared in conformity with accounting principles generally accepted in the United States of America (GAAP) as applied to government units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The more significant of the Authority’s accounting policies are described below.

Reporting Entity

The Authority was created under the Ohio Revised Code, Section 3735.27. The Authority contracts with the United States Department of Housing and Urban Development (HUD) to provide low and moderate income persons with safe and sanitary housing through subsidies provided by HUD. The Authority depends on the subsidies from HUD to operate.

The accompanying general purpose financial statements comply with the provision of GASB Statement 14, the Financial Reporting Entity, in that the financial statements include all organizations, activities and functions for which the Authority is financially accountable. This report includes all activities considered by management to be part of the Authority by virtue of Section 2100 of the Codification of Governmental Accounting and Financial Reporting Standards.

Section 2100 indicates that the reporting entity consists of (a) the primary government, (b) organizations for which the primary government is financially accountable, and (c) other organizations for which the nature and significance of their relationship with the primary government are such that exclusion would cause the reporting entity’s financial statements to be misleading or incomplete. The following are included as part of the reporting entity:

- Section 8 Programs (New Construction and Vouchers Program)
- Shelter Plus Care
- FHA Project No. 046-35438-NP-L8 (Yellow Springs Village Greene)
- Special Reserve Fund, Trust Fund and Sensible Shelter, Inc.(Other Business Activity)
- Low Rent Public Housing
- Public Housing Comprehensive Grant Program
- Project Total and SNAP State/Local
- Moving to Work
- Public Housing Capital Fund Program
- Moving to Work Technical Assistance

The definition of the reporting entity is based primarily on the notion of financial accountability. A primary government is financially accountable for the organizations that make up its legal entity.

It is also financially accountable for legally separate organizations if its officials appoint a voting majority of an organization’s government body and either it is able to impose its will on that organization or there is a potential for the organization to provide specific financial benefits to, or to impose specific financial burdens on, the primary government. A primary government may also be financially accountable for governmental organizations that are fiscally dependent on it.

A primary government has the ability to impose its will on an organization if it can significantly influence the programs, projects, or activities of, or the level of services performed or provided by, the organization. A financial benefit or burden relationship exists if the primary government (a) is entitled to the organization’s resources; (b) is legally obligated or has otherwise assumed the obligation to finance the deficits of, or provide financial support to, the organization; or (c) is obligated in some manner for the debt of the organization.

Management believes the financial statements included in this report represent all of the funds of the Authority over which the Authority is financially accountable.

**Greene Metropolitan Housing Authority
Notes to the General Purpose Financial Statements**

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES- CONTINUED

Fund Accounting

The Authority uses the proprietary fund to report on its financial position and the results of its operations for the Section 8, public housing programs and other housing projects. 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.

Proprietary Fund Types

Proprietary funds are used to account for the Authority's ongoing activities which are similar to those found in the private sector. The following is the proprietary fund type:

Enterprise Fund – This fund is used to account for the operations that are financed and operated in a manner similar to private business enterprises where the intent is that the costs (expenses, including depreciation) of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges or where it has been decided that periodic determination of revenue earned, expenses incurred, and/or net income is appropriate for capital maintenance, public policy, management control, accountability or other purposes.

Measurement Focus/Basis of Accounting

The proprietary funds are accounted for on the accrual basis of accounting. Revenues are recognized in the period earned and expenses are recognized in the period incurred. 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 and FASB Statements and Interpretations, Accounting Principles Board Opinions and Accounting Research Bulletins issued on or before November 30, 1989, that do not conflict with or contradict GASB pronouncements.

Investments

Investments are restricted by the provisions of the HUD Regulations (See Note 3). Investments are valued at market value. Interest income earned in fiscal year 2002 for all programs totaled \$77,185. The interest income earned on the general fund investments in the Section 8 Program is required to be returned to HUD, and this amount was \$1,250 for the year ended March 31, 2002.

Fixed Assets

Fixed assets are stated at cost and depreciation is computed using the straight line method over an estimated useful life of the assets. The cost of normal maintenance and repairs, that do not add to the value of the asset or materially extend the asset life, are not capitalized. The following are the useful lives used for depreciation purposes:

Buildings – residential	27.5
Buildings – non residential	40
Building improvements	15
Furniture – dwelling	7
Furniture – non-dwelling	7
Equipment – dwelling	5
Equipment – non-dwelling	7
Autos and trucks	5
Computer hardware	3
Computer software	3
Leasehold improvements	15
Land improvements	15

Greene Metropolitan Housing Authority
Notes to the General Purpose Financial Statements

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES- CONTINUED

Cash and Cash Equivalents

For the purpose of the statement of cash flows, cash and cash equivalents include all highly liquid debt instruments with original maturities of three months or less. The Authority also considers the escrow deposits held by the Federal Housing Administration to be cash equivalents.

Compensated Absences

The Authority accounts for compensated absences in accordance with GASB Statement No. 16. Sick leave and other compensated absences with similar characteristics are accrued as a liability based on the sick leave accumulated at the balance sheet date by those employees who currently are eligible to receive termination payments. To calculate the liability, these accumulations are reduced to the maximum amount allowed as a termination payment. All employees who meet the termination policy of the Authority for years of service are included in the calculation of the compensated absences accrual amount.

Vacation leave and other compensated absences with similar characteristics are accrued as a liability as the benefits are earned by the employees if both of the following conditions are met: 1) The employees' rights to receive compensation are attributable to services already rendered and are not contingent on a specific event that is outside the control of the employer and employee, 2) It is probable that the employer will compensate the employees for the benefits through paid time off or some other means, such as cash payments at termination or retirement.

In the proprietary fund, the compensated absences are expensed when earned with the amount reported as a fund liability.

Capital Contributions

This represents contributions made available by HUD with respect to all federally aided projects under an annual contributions contract.

Budgetary Accounting

The Authority annually prepares its budget as prescribed by the Department of Housing and Urban Development. This budget is submitted to the Department of Housing and Urban Development and once approved is adopted by the Board of the Housing Authority.

Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenue and expenses during the reporting period. Actual results could differ from those estimates.

Receivables – net of allowance

Bad debts are provided on the allowance method based on management's evaluation of the collectability of outstanding tenant receivable balances at the end of the year. The allowance for uncollectable receivables was \$19,809 at March 31, 2002.

Inventories

Inventories are stated at cost. The allowance for obsolete inventory was \$1,044 at March 31, 2002.

Accounting and Reporting for Nonexchange Transactions

The Authority adopted GASB 33 effective for the year ended March 31, 2002. Nonexchange transactions occur when the Public Housing Authority (PHA) receives (or gives) value without directly giving (or receiving) equal value in return. GASB 33 identifies four classes of nonexchange transactions as follows:

**Greene Metropolitan Housing Authority
Notes to the General Purpose Financial Statements**

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - CONTINUED

- **Derived tax revenues:** result from assessments imposed on exchange transactions (i.e., income taxes, sales taxes and other assessments on earnings or consumption).
- **Imposed nonexchange revenues:** result from assessments imposed on nongovernmental entities, including individuals, other than assessments on exchange transactions (i.e. property taxes and fines).
- **Government-mandated nonexchange transactions:** occur when a government at one level provides resources to a government at another level and requires the recipient to use the resources for a specific purpose (i.e., federal programs that state or local governments are mandated to perform).
- **Voluntary nonexchange transactions:** result from legislative or contractual agreements, other than exchanges, entered into willingly by the parties to the agreement (i.e., certain grants and private donations).

PHA grants and subsidies will be defined as a government-mandated or voluntary nonexchange transactions.

GASB 33 establishes two distinct standards depending upon the kind of stipulation imposed by the provider.

- **Time requirements** specify (a) the period when resources are required to be used or when use may begin (for example, operating or capital grants for a specific period) or (b) that the resources are required to be maintained intact in perpetuity or until a specified date or event has occurred (for example, permanent endowments, term endowments, and similar agreements). Time requirements affect the timing of recognition of nonexchange transactions.
- **Purpose restrictions** specify the purpose for which resources are required to be used. (i.e. capital grants used for the purchase of capital assets). Purpose restrictions do not affect when a nonexchange transaction is recognized. However, PHAs that receive resources with purpose restrictions should report resulting net assets, equity, or fund balance as restricted.

The PHA will recognize assets (liabilities) when all applicable eligibility requirements are met or resources received whichever is first. Eligibility requirements established by the provider may stipulate the qualifying characteristics of recipients, time requirements, allowable costs, and other contingencies.

The PHA will recognize revenues (expenses) when all applicable eligibility requirements are met. For transactions that have a time requirement for the beginning of the following period, PHAs should record resources received prior to that period as deferred revenue and the provider of those resources would record an advance.

The PHA receives government-mandated or voluntary nonexchange transactions, which do not specify time requirements. Upon award, the entire subsidy should be recognized as a receivable and revenue in the period when applicable eligibility requirements have been met.

2. CASH AND INVESTMENTS

Cash

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

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

**Greene Metropolitan Housing Authority
Notes to the General Purpose Financial Statements**

2. CASH AND INVESTMENTS – CONTINUED

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

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

Protection of Authority's deposits is provided by the Federal Deposit Insurance Corporation (FDIC) by eligible securities pledged by the financial institution as security for repayment, but 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 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 with securities held by the pledging institution, or by its trust department or safekeeping agent, but not in the Authority's name.

Deposits: The carrying amount of the Authority's deposits totaled \$1,507,594 (includes tenant security deposits). The corresponding bank balances totaled \$1,559,502. The carrying amount includes petty cash of \$100.

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

- Category 1: \$100,000 was covered by federal depository insurance
- Category 2: \$1,459,502 was covered by specific collateral pledged by the financial institution in the name of the Authority.

Investments

HUD, State Statute and Board Resolutions authorize the Authority to invest in obligations of the U.S. Treasury, agencies and instrumentalities, certificates of deposit, repurchase agreements, money market deposit accounts, municipal depository fund, super NOW accounts, sweep accounts, separate trading of registered interest and principal of securities, mutual funds, bonds and other obligations of this State, and the State Treasurer's investment pool. Investments in stripped principal or interest and principal of securities, mutual funds, bonds and other obligations of this State, and the State Treasurer's investment pool. Investments in stripped principal or interest obligations, reverse repurchase agreements and derivatives are prohibited. The principal or interest obligations, reverse repurchase agreements and derivatives are prohibited. The issuance of taxable notes for the purpose or 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 specific 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.

**Greene Metropolitan Housing Authority
Notes to the General Purpose Financial Statements**

2. CASH 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 had investments of certificates of deposits with original maturities that exceeded three months, in the amount of \$37,904 and bonds in the amount of \$1,157,724. These investments are both included in Category A.

3. NOTE TO SCHEDULE OF FEDERAL AWARDS EXPENDITURES

The accompanying schedule of federal awards expenditures is a summary of the activity of the Authority's federal award programs. The schedule has been prepared on the accrual basis of accounting.

4. RISK MANAGEMENT

The Authority is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees and natural disasters. During fiscal year 2002, the Authority was a member of the State Housing Authority Risk Pool Association, Inc. (SHARP), an insurance pool for housing authorities in Ohio. Property insurance carries a \$500 deductible. There is no deductible for general liability insurance. Vehicle insurance carries a \$500 per vehicle comprehensive deductible.

Settled claims have not exceeded this coverage in any of the last three years. There has been no significant reduction in coverage from last year.

5. FIXED ASSETS

The following is a summary:

Land		\$	2,387,529
Buildings			15,602,188
Construction in progress			32,250
Furniture and equipment - administrative			360,083
Leasehold improvements			<u>1,741,650</u>
			20,123,700
	Accumulated depreciation		<u>(10,882,566)</u>
	NET FIXED ASSETS	\$	<u>9,241,134</u>

Greene Metropolitan Housing Authority
Notes to the General Purpose Financial Statements

5. FIXED ASSETS - CONTINUED

The following is a summary of changes:

	Balance March 31, 2001	Additions / Reclass	Reclass / Deletions / Corrections	Balance March 31, 2002
Land	\$ 2,387,529	\$ -	\$ -	\$ 2,387,529
Buildings	15,171,723	430,465	-	15,602,188
Construction in Progress	124,466	-	92,216	32,250
Furniture and equipment - administrative	336,938	23,145	-	360,083
Leasehold improvements	1,659,090	82,560	-	1,741,650
TOTAL FIXED ASSETS	\$ 19,679,746	\$ 536,170	\$ 92,216	\$ 20,123,700

The depreciation expense for the year ended March 31, 2002 was \$653,944.

6. DEFINED BENEFIT PENSION PLANS – PUBLIC EMPLOYEES RETIREMENT SYSTEM

All employees participate in the Public Employees Retirement System of Ohio (PERS), a cost sharing multiple-employer defined benefit pension plan operated by the State. PERS provides retirement and disability benefits, annual cost of living adjustments, and death benefits to plan members and beneficiaries. Authority to establish and amend benefits is provided by state statute per Chapter 145 of the Ohio Revised Code. PERS issues a publicly available financial report that includes financial statements and required supplementary information. That report may be obtained by writing to the Public Employee Retirement System, 277 East Town Street, Columbus, Ohio 43215-4642.

Plan members are required to contribute 8.5 percent of their annual covered salary to fund pension obligations and the Authority is required to contribute 9.35 percent. Contributions are authorized by State statute. The contribution rates are determined actuarially. The Authority's required contributions to PERS for the years ended March 31, 2002, 2001 and 2000 were \$134,702, \$130,476, and \$120,703, respectively. The full amount has been contributed for 2001 and 2000. 92 percent has been contributed for 2002, with the remainder being reported as a liability within the enterprise fund.

7. POSTEMPLOYMENT BENEFITS – PUBLIC EMPLOYEES RETIREMENT SYSTEM

The Ohio Revised Code also provides statutory authority requiring public employers to provide and fund postretirement health care through their contributions to the Public Employees Retirement System of Ohio (PERS). Postretirement health care coverage is provided to age and service retirees with ten or more years of qualifying service credit. Health care coverage for disability recipients and primary survivor recipients is available. The health care coverage provided by the retirement system is considered an Other Postemployment Benefit (OPEB) as described in GASB Statement No. 12. A portion of each employer's contribution to PERS is set aside for the funding of postretirement health care. The Ohio Revised Code also provides statutory authority for employer contributions. Of the 13.55 percent employer contribution rate for the Authority for the year 2002, 4.3 percent was used to fund health care. The assumptions and calculations below were based on the System's latest Actuarial Review performed December 31, 2000. An entry age normal actuarial cost method of valuation is used in determining the present value of OPEB. The difference between assumed and actual experience (actuarial gains and losses) becomes part of unfunded actuarial accrued liability.

Greene Metropolitan Housing Authority
Notes to the General Purpose Financial Statements

7. POSTEMPLOYMENT BENEFITS – PUBLIC EMPLOYEES RETIREMENT SYSTEM - CONTINUED

All investments are carried at market. For actuarial valuation purposes, a smoothed market approach is used.

Under this approach assets are adjusted annually to reflect 25 percent of unrealized market appreciation or depreciation on investment assets. The investment assumption rate for 2001 was 7.75 percent. An annual increase of 4.75 percent compounded annually, is the base portion of the individual pay increase assumption. This assumes no change in the number of active employees. Additionally, annual pay increases, over and above the 4.75 percent base increase, were assumed to range from 0.54 percent to 5.1 percent. Health care costs were assumed to increase 4.75 percent annually. As of December 31, 2001, the number of active contributing participants was 411,076. The actuarial value of the Retirement System's net assets available for OPEB at December 31, 2000 was \$11,735.9 million. The actuarially accrued liability and the unfunded actuarial accrued liability, based on the actuarial cost method used, were \$14,364.6 million and \$2,628.7 million, respectively.

8. MORTGAGES RECEIVABLE

Sensible Shelter, Inc. serves as a mortgagor in the Wise Manor Limited Partnership Project. Monies have been provided to the Wise Manor Project as deferred payment loans with a 15-year balloon. As the holder of the notes, Sensible Shelter, Inc. has control over disposition of the project in year 15. At March 31, 2002, the amount of principal advanced to the Wise Manor Partnership as well as accrued interest was as follows:

	Total Funds Advanced	Accrued Interest
Promissory note, interest at 5% per annum	\$ 250,756	\$ 3,134
Promissory note, interest at 6% per annum	186,134	2,792
Promissory note, interest at 6% per annum	76,523	1,148
	\$ 513,413	\$ 7,074

For all of the notes listed above, interest with respect to each amount advanced began on the date of each advance. Interest shall be deferred and the unpaid balance plus all unpaid interest is due and payable on November 1, 2007. The notes are secured by an assignment of the rental receipts of the borrower.

9. RESTRICTED ASSETS

FHA Project No. 046-35438-NP-L8

Certain assets of the Project have been restricted for tenant security deposits, requirements for future payment of taxes and insurance, reserves for replacement of property and residual receipts. These assets consist of cash and escrow deposits restricted as follows:

Tenant security deposits	\$ 2,612
Mortgage escrow deposits	8,137
Replacement reserves	20,627
Residual receipts	3,000
	\$ 34,376

**Greene Metropolitan Housing Authority
Notes to the General Purpose Financial Statements**

10. NOTES PAYABLE - OTHER

FHA Project No. 046-35438-NP-L8

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

Outstanding principal balance as of March 31, 2002 \$ 418,644

Public Housing

Greene Metropolitan Housing Authority obtained a loan in the amount of \$114,078 on October 4, 2000. The proceeds were used for the acquisition and installation of energy management equipment payable in monthly installments of \$1,126.99. The maturity date is October 4, 2012.

Outstanding principal balance as of March 31, 2002 \$ 104,488

Aggregate five year principal maturities for fiscal years ending on March 31 are as follows:

	FHA Project No. 046-35438		
	-NP-L8	Firststar	Total
2003	\$ 13,238	\$ 7,763	\$ 21,001
2004	14,266	8,167	22,433
2005	15,225	8,706	23,931
2006	16,200	9,400	25,600
2007	17,125	10,100	27,225
Thereafter	342,590	60,352	402,942
Total	\$ 418,644	\$ 104,488	\$ 523,132

**Greene Metropolitan Housing Authority
Notes to the General Purpose Financial Statements**

11. CONTRIBUTED CAPITAL

FHA Project No. 046-35438-NP-L8

Contributed capital as of March 31, 2002, consists of contributions from:

Greene Metropolitan Housing Authority	\$	57,375
<u>Sensible Shelter, Inc.</u>		
Wise Manor		288,500
City of Xenia		98,650
Section 8 Operating Reserve Grant		<u>98,650</u>
Total Sensible Shelter, Inc.		485,800
<u>Public Housing</u>		
Various Donations		22,219
Net PHA HUD Contributions		<u>8,061,792</u>
TOTAL CONTRIBUTED CAPITAL		<u><u>\$ 8,627,186</u></u>

12. RETAINED EARNINGS AND OTHER CREDITS/PRIOR PERIOD ADJUSTMENT:

	<u>Total</u>	<u>Contributed Capital</u>	<u>Undesignated Retained Earnings</u>
Balance as of March 31, 2001, as previously reported	\$ 11,018,329	\$ 8,745,686	\$ 2,272,643
Prior period adjustment	<u>19,611</u>	<u>-</u>	<u>19,611</u>
Balance as of March 31, 2001, as restated	11,037,940	8,745,686	2,292,254
Net loss as of March 31, 2002	<u>(22,578)</u>	<u>(118,500)</u>	<u>95,922</u>
Balance as of March 31, 2002	<u><u>\$ 11,015,362</u></u>	<u><u>\$ 8,627,186</u></u>	<u><u>\$ 2,388,176</u></u>

The prior period adjustment resulted from additional administration fees due to rate changes and fees not reflected on the prior year reports.

Greene Metropolitan Housing Authority
Balance Sheet
FDS Schedule Submitted to HUD
Proprietary Fund Type
Enterprise Fund
March 31, 2002

FDS Line Item No.	Account Description	14.850a Low Rent Public Housing	14.859 Comp Grant	14.872 Capital Fund	14.871 Sect. 8 Hsg Choice VO	14.182 Section 8 N/C S/R	14.238 Shelter Plus Care	14.135 Mortg Ins Rental Coop	Other Fed 1	Other Fed 2	State/Local Proj Total & SNAP	Other Bus Acct Disc, Trust, SSI	TOTAL
ASSETS													
111	Cash - unrestricted	\$ 203,470	\$ -	\$ -	\$ 1,015,830	\$ -	\$ -	\$ 11,032	\$ -	\$ -	\$ 10,205	\$ 186,179	\$ 1,426,716
113	Cash - other restricted	-	-	-	-	-	-	31,764	-	-	-	-	31,764
114	Cash - tenant security deposits	42,722	-	-	-	-	-	2,612	-	-	-	-	45,334
115	Cash - restricted for pmt of cur liab	-	-	-	-	-	-	3,780	-	-	-	-	3,780
100	TOTAL CASH	246,192	-	-	1,015,830	-	-	49,188	-	-	10,205	186,179	1,507,594
122	Accts. Rec. - HUD other proj	-	-	67,035	-	-	7,917	11,075	-	1,276	-	-	87,303
124	Accounts receivable - other govt	-	-	-	2,637	-	-	-	-	-	23,336	-	25,973
125	Accounts receivable - miscellaneous	-	-	-	-	-	-	-	-	-	-	15,778	15,778
126	A/R Tenants - dwelling rents	17,620	-	-	-	-	-	2,208	-	-	-	-	19,828
126.1	Allowance for doubtful accts	(9,206)	-	-	-	-	-	(904)	-	-	-	-	(10,110)
128	Fraud recovery	-	-	-	12,932	-	-	-	-	-	-	-	12,932
128.1	Allowance for doubtful accts	-	-	-	(9,699)	-	-	-	-	-	-	-	(9,699)
129	Accrued interest receivable	1,236	-	-	-	-	-	-	-	-	-	13,373	14,609
120	TOTAL ACCOUNTS RECEIVABLE	9,650	-	67,035	5,870	-	7,917	12,379	-	1,276	23,336	29,151	156,614
131	Investments - unrestricted	189,861	-	-	-	-	-	-	-	-	-	1,005,767	1,195,628
142	Prepaid expenses and other assets	910	-	750	576	-	-	-	-	-	-	-	2,236
143	Inventories	13,455	-	-	-	-	-	-	-	-	-	-	13,455
143.1	Allowance for obsolete inventory	(1,044)	-	-	-	-	-	-	-	-	-	-	(1,044)
144	Interprogram due from	100,540	-	-	-	66,598	-	386	175,658	-	-	290,659	633,841
150	TOTAL CURRENT ASSETS	559,564	-	67,785	1,022,276	66,598	7,917	61,953	175,658	1,276	33,541	1,511,756	3,508,324
161	Land	2,131,567	-	-	-	-	-	31,400	-	-	-	224,562	2,387,529
162	Buildings	14,160,207	210,891	262,830	99,915	-	-	757,377	-	-	-	110,968	15,602,188
164	Furniture and equipment - admin	219,676	29,829	74,504	19,849	-	-	11,641	-	4,584	-	-	360,083
165	Leasehold improvements	1,654,343	41,301	46,006	-	-	-	-	-	-	-	-	1,741,650
166	Accumulated depreciation	(10,327,819)	(28,107)	(30,599)	(42,069)	-	-	(423,314)	-	(2,292)	-	(28,366)	(10,882,566)
167	Construction in progress	-	-	32,250	-	-	-	-	-	-	-	-	32,250
160	TOTAL FIXED ASSETS, NET	7,837,974	253,914	384,991	77,695	-	-	377,104	-	2,292	-	307,164	9,241,134

See Independent Auditors' Report

Greene Metropolitan Housing Authority
Balance Sheet
FDS Schedule Submitted to HUD
Proprietary Fund Type
Enterprise Fund
March 31, 2002

Line Item No.	Account Description	14.850a Low Rent Public Housing	14.859 Comp Grant	14.872 Capital Fund	14.871 Sect. 8 Hsg Choice VO	14.182 Section 8 N/C S/R	14.238 Shelter Plus Care	14.135 Mortg Ins Rental Coop	Other Fed 1	Other Fed 2	State/Local Proj Total & SNAP	Other Bus Acct Disc, Trust, SSI	TOTAL
171	Notes, loans & mort rec non-current	-	-	-	-	-	-	-	-	-	-	513,413	513,413
180	TOTAL NON-CURRENT ASSETS	<u>7,837,974</u>	<u>253,914</u>	<u>384,991</u>	<u>77,695</u>	<u>-</u>	<u>-</u>	<u>377,104</u>	<u>-</u>	<u>2,292</u>	<u>-</u>	<u>820,577</u>	<u>9,754,547</u>
190	TOTAL ASSETS	<u>\$ 8,397,538</u>	<u>\$ 253,914</u>	<u>\$ 452,776</u>	<u>\$ 1,099,971</u>	<u>\$ 66,598</u>	<u>\$ 7,917</u>	<u>\$ 439,057</u>	<u>\$ 175,658</u>	<u>\$ 3,568</u>	<u>\$ 33,541</u>	<u>\$ 2,332,333</u>	<u>\$ 13,262,871</u>
LIABILITIES													
312	Accounts payable <=90 days	\$ 5,879	\$ -	\$ -	\$ 71	\$ -	\$ -	\$ 14	\$ -	\$ -	\$ 962	\$ 1,029	\$ 7,955
321	Accrued wages/payroll taxes	-	-	-	-	-	-	-	-	-	-	49,296	49,296
322	Accrued compensated absences	54,919	-	-	26,996	2,189	-	1,519	1,940	81	1,569	1,797	91,010
325	Accrued interest payable	575	-	-	-	-	-	2,616	-	-	-	-	3,191
331	Accounts payable - HUD PHA programs	-	-	-	14,550	7,845	-	-	-	-	-	-	22,395
333	Accounts payable - other govt	48,025	-	-	-	-	-	15,375	-	-	-	-	63,400
341	Tenant security deposits	41,985	-	-	-	-	-	2,591	-	-	-	-	44,576
342	Deferred revenues	12,882	-	-	515,582	35,218	-	3,822	158,684	-	-	59,018	785,206
343	Current portion of long term debt	7,763	-	-	-	-	-	13,238	-	-	-	-	21,001
346	Accrued liabilities - other	621	-	-	-	-	-	-	-	-	-	-	621
347	Interprogram due to	-	-	67,035	207,870	-	6,261	-	-	1,556	31,010	320,109	633,841
310	TOTAL CURRENT LIABILITIES	<u>172,649</u>	<u>-</u>	<u>67,035</u>	<u>765,069</u>	<u>45,252</u>	<u>6,261</u>	<u>39,175</u>	<u>160,624</u>	<u>1,637</u>	<u>33,541</u>	<u>431,249</u>	<u>1,722,492</u>
351	Long-term debt, net of current	96,725	-	-	-	-	-	405,406	-	-	-	-	502,131
353	Noncurrent liabilities - other	10,668	-	-	12,218	-	-	-	-	-	-	-	22,886
350	TOTAL NONCURRENT LIAB.	<u>107,393</u>	<u>-</u>	<u>-</u>	<u>12,218</u>	<u>-</u>	<u>-</u>	<u>405,406</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>525,017</u>
300	TOTAL LIABILITIES	<u>280,042</u>	<u>-</u>	<u>67,035</u>	<u>777,287</u>	<u>45,252</u>	<u>6,261</u>	<u>444,581</u>	<u>160,624</u>	<u>1,637</u>	<u>33,541</u>	<u>431,249</u>	<u>2,247,509</u>
513	TOTAL EQUITY	<u>8,117,496</u>	<u>253,914</u>	<u>385,741</u>	<u>322,684</u>	<u>21,346</u>	<u>1,656</u>	<u>(5,524)</u>	<u>15,034</u>	<u>1,931</u>	<u>-</u>	<u>1,901,084</u>	<u>11,015,362</u>
600	TOTAL LIABILITIES AND EQUITY	<u>\$ 8,397,538</u>	<u>\$ 253,914</u>	<u>\$ 452,776</u>	<u>\$ 1,099,971</u>	<u>\$ 66,598</u>	<u>\$ 7,917</u>	<u>\$ 439,057</u>	<u>\$ 175,658</u>	<u>\$ 3,568</u>	<u>\$ 33,541</u>	<u>\$ 2,332,333</u>	<u>\$ 13,262,871</u>

See Independent Auditors' Report

Greene Metropolitan Housing Authority
Statements of Revenues, Expenses and Changes in Retained Earnings
FDS Schedule Submitted to HUD
Proprietary Fund Type
Enterprise Fund
Year Ended March 31, 2002

FDS Line Item No.	Account Description	14.850 Low Rent Public Housing	14.859 Comp Grant	14.872 Capital Fund	14.871 Sect. 8 Hsg Choice VO	14.182 Section 8 N/C S/R	14.238 Shelter Plus Care	14.135 Mortg Ins Rental Coop	Other Fed 1	Other Fed 2	State/Local Proj Total & SNAP	Other Bus Acct Disc, Trust, SSI	TOTAL
REVENUE													
703	Net tenant revenue	\$ 598,506	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,105	\$ -	\$ -	\$ -	\$ -	\$ 605,611
704	Tenant revenue - other	14,999	-	-	-	-	-	1,028	-	-	-	-	16,027
705	TOTAL TENANT REVENUE	613,505	-	-	-	-	-	8,133	-	-	-	-	\$ 621,638
706	PHA HUD grants	321,005	16,118	178,541	6,703,669	432,053	32,968	95,011	333,271	18,462	-	-	8,131,098
706.1	Capital contributions	-	93,820	338,795	-	-	-	-	-	-	-	-	432,615
708	Other government grants	-	-	-	-	-	-	-	-	-	121,684	-	121,684
711	Investment income - unrestricted	8,705	-	-	1,412	1,059	-	270	152	-	-	65,028	76,626
714	Fraud recovery	-	-	-	7,771	-	-	-	-	-	-	-	7,771
715	Other revenue	1,200	-	-	302	-	-	-	-	-	35,385	122,243	159,130
720	Investment income - restricted	-	-	-	-	-	-	559	-	-	-	-	559
	TOTAL REVENUE	944,415	109,938	517,336	6,713,154	433,112	32,968	103,973	333,423	18,462	157,069	187,271	9,551,121
EXPENSES													
911	Administrative salaries	184,762	2,973	83,598	291,787	15,285	936	11,865	9,721	13,474	45,661	37,818	697,880
912	Auditing fees	5,314	-	-	3,831	105	-	114	76	-	-	67	9,507
914	Compensated absenses	68,169	-	-	77,995	2,108	-	405	2,941	2,376	4,156	3,113	161,263
915	Employee benefit contribution - admin	53,839	1,232	21,347	98,247	3,587	306	3,353	3,379	2,540	12,172	23,346	223,348
916	Other operating - administrative	56,374	396	29,912	77,320	433	-	3,941	397	-	51,318	9,642	229,733
921	Tenant services - salaries	9,814	-	-	-	-	-	-	-	-	-	-	9,814
922	Relocation costs	325	-	-	-	-	-	-	-	-	-	-	325
923	Employee benefit contrib - ten svcs	3,833	-	-	-	-	-	-	-	-	-	-	3,833
924	Tenant services - other	2,896	-	-	-	-	-	-	64	72	-	-	3,032
931	Water	15,576	-	-	-	-	-	213	-	-	-	-	15,789
932	Electricity	30,015	-	-	-	-	-	770	-	-	-	-	30,785
933	Gas	28,236	-	-	-	-	-	-	-	-	-	-	28,236
934	Fuel	4,992	-	-	-	-	-	-	-	-	-	-	4,992
938	Other utility expense	22,835	-	-	-	-	-	250	-	-	-	-	23,085

See Independent Auditors' Report

Greene Metropolitan Housing Authority
 Statements of Revenues, Expenses and Changes in Retained Earnings
 FDS Schedule Submitted to HUD
 Proprietary Fund Type
 Enterprise Fund
 Year Ended March 31, 2002

FDS Line Item No.	Account Description	14.850 Low Rent Public Housing	14.859 Comp Grant	14.872 Capital Fund	14.871 Sect. 8 Hsg Choice VO	14.182 Section 8 N/C S/R	14.238 Shelter Plus Care	14.135 Mortg Ins Rental Coop	Other Fed 1	Other Fed 2	State/Local Proj Total & SNAP	Other Bus Acct Disc, Trust, SSI	TOTAL
	EXPENSES - CONTINUED												
941	Ord maintenance/op - labor	161,011	-	-	-	-	-	-	-	-	-	-	161,011
942	Ord maintenance/op - materials	66,544	1,976	748	8,932	-	-	3,529	350	-	66	45	82,190
943	Ord maintenance/op - cont costs	72,585	9,539	18,186	9,372	-	-	13,313	-	-	42	928	123,965
945	Emp benefit contrib - ord main	56,015	-	-	-	-	-	-	-	-	-	5,504	61,519
961	Insurance premiums	32,511	-	-	6,331	-	-	1,771	-	-	43	-	40,656
962	Other general expenses	700	-	-	-	-	-	16,190	-	-	-	-	16,890
963	PILOT	48,025	-	-	-	-	-	-	-	-	-	-	48,025
964	Bad debts - tenant rents	23,804	-	-	-	-	-	1,490	-	-	-	-	25,294
967	Interest expense	6,977	-	-	-	-	-	31,826	-	-	-	-	38,803
969	TOTAL OPERATING EXPENSES	955,152	16,116	153,791	573,815	21,518	1,242	89,030	16,928	18,462	113,458	80,463	2,039,975
970	EXCESS OPERATING REVENUE OVER EXPENSES	(10,737)	93,822	363,545	6,139,339	411,594	31,726	14,943	316,495	-	43,611	106,808	7,511,146
973	Housing Assistance Payments	-	-	-	6,091,713	404,308	30,070	-	308,779	-	43,611	-	6,878,481
974	Depreciation expense	578,807	18,142	24,881	2,498	-	-	25,018	-	1,528	-	3,070	653,944
975	Fraud Losses	-	-	-	1,299	-	-	-	-	-	-	-	1,299
900	TOTAL EXPENSES	1,533,959	34,258	178,672	6,669,325	425,826	31,312	114,048	325,707	19,990	157,069	83,533	9,573,699
	EXCESS OF REVENUE OVER EXPENSES	(589,544)	75,680	338,664	43,829	7,286	1,656	(10,075)	7,716	(1,528)	-	103,738	(22,578)
1001	Operating transfers in	24,000	-	-	-	-	-	-	-	-	-	-	24,000
1002	Operating transfers out	-	(24,000)	-	-	-	-	-	-	-	-	-	(24,000)
1103	Beginning equity	8,284,361	576,913	71,077	259,244	14,060	-	4,551	7,318	3,459	-	1,797,346	11,018,329
1104	Prior period adj/equity transfers	398,679	(398,679)	-	19,611	-	-	-	-	-	-	-	19,611
	ENDING EQUITY	\$ 8,117,496	\$ 229,914	\$ 409,741	\$ 322,684	\$ 21,346	\$ 1,656	\$ (5,524)	\$ 15,034	\$ 1,931	\$ -	\$ 1,901,084	\$ 11,015,362

See Independent Auditors' Report

Greene Metropolitan Housing Authority
FHA Project Number 046-35438-NP-L8
Balance Sheet
March 31, 2002

ASSETS

1120	Cash - operations	\$	11,032
1130	Tenant/Member accounts receivable (Coops)		2,208
1131	Allowance for doubtful accounts		<u>(904)</u>
1130N	Net tenant accounts receivable		1,304
1135	Accounts receivable - HUD		11,075
1140	Accounts and notes receivable - operations		<u>387</u>
1100T	TOTAL CURRENT ASSETS		23,798

DEPOSITS

1310	Escrow deposits		8,137
1320	Replacement reserve		20,627
1330	Other reserves		3,780
1340	Residual receipts reserve		<u>3,000</u>
1300T	TOTAL DEPOSITS		35,544

FIXED ASSETS

1410	Land		31,400
1420	Buildings		757,376
1460	Furnishings		8,775
1490	Miscellaneous fixed assets		2,866
1495	Accumulated depreciation		<u>(423,314)</u>
1400N	NET FIXED ASSETS		377,103

OTHER ASSETS

1191	Tenant/patient deposits held in trust		<u>2,612</u>
1000T	TOTAL ASSETS	\$	<u><u>439,057</u></u>

See Independent Auditors' Report

Greene Metropolitan Housing Authority
FHA Project Number 046-35438-NP-L8
Balance Sheet
March 31, 2002

LIABILITIES AND NET ASSETS

2110	Accounts payable - operations	\$	14
2120	Accrued wages payable		1,519
2134	Accrued interest payable - other loans and notes		2,616
2150	Accrued property taxes		15,375
2170	Mortgage payable - short term		13,238
2190	Miscellaneous current liabilities		3,780
2210	Prepaid revenue		<u>42</u>
2122T	TOTAL CURRENT LIABILITIES		36,584
2191	Tenant/patient deposits held in trust (contra)		2,591
 LONG TERM LIABILITIES			
2320	Mortgage payable - first mortgage		<u>405,406</u>
2300T	TOTAL LONG TERM LIABILITIES		405,406
2000T	TOTAL LIABILITIES		444,581
 NET ASSETS			
3131	Unrestricted net assets		<u>(5,524)</u>
2033T	TOTAL LIABILITIES AND EQUITY/NET ASSETS	\$	<u>439,057</u>

See Independent Auditors' Report

Greene Metropolitan Housing Authority
FHA Project Number 046-35438-NP-L8
Statement of Financial Activity
Year Ended March 31, 2002

REVENUE

5120	Rent revenue - gross potential	\$ 7,105
5121	Tenant assistance payments	<u>95,011</u>
5100T	TOTAL RENT REVENUE	102,116
5410	Financial revenue - project operations	270
5440	Revenue from investments - replacement reserve	<u>559</u>
5400T	TOTAL FINANCIAL REVENUE	829
5920	Tenant charges	<u>1,028</u>
5900T	TOTAL OTHER REVENUE	1,028
5000T	TOTAL REVENUE	103,973

EXPENSES

6310	Office salaries	12,270
6311	Office expenses	4,026
6340	Legal expense - project	32
6350	Audit expense	114
6370	Bad debts	<u>1,490</u>
6263T	TOTAL ADMINISTRATIVE EXPENSES	17,932
6450	Electricity	770
6451	Water	213
6453	Sewer	<u>250</u>
6400T	TOTAL UTILITIES EXPENSES	1,233
6515	Supplies	3,412
6520	Contracts	9,706
6525	Garbage and trash removal	<u>3,607</u>
6500T	TOTAL OPERATING AND MAINTENANCE EXPENSES	16,725
6710	Real estate taxes	16,190
6720	Property and liability insurance (hazard)	1,771
6722	Worker's compensation	<u>3,353</u>
6700T	TOTAL TAXES AND INSURANCE	21,314
6820	Interest on mortgage payable	<u>31,826</u>
6800T	TOTAL FINANCIAL EXPENSES	31,826
6000T	TOTAL COST OF OPERATIONS BEFORE DEPRECIATION	89,030
5060T	PROFIT BEFORE DEPRECIATION	14,943
6600	DEPRECIATION	<u>25,018</u>
5060N	OPERATING LOSS	<u><u>\$ (10,075)</u></u>

See Independent Auditors' Report

**Greene Metropolitan Housing Authority
Yellow Springs Village Greene
FHA Project No. 046-35438-NP-L8**

**Supporting Data Required by HUD
Year Ended March 31, 2002**

Changes in Fixed Assets

<u>Account Description</u>	<u>Cost</u>			<u>Accumulated Depreciation</u>					<u>Net Book Value</u>
	<u>Balance 03/31/2001</u>	<u>Additions</u>	<u>Deductions</u>	<u>Balance 03/31/2002</u>	<u>Balance 03/31/2001</u>	<u>Additions</u>	<u>Deductions</u>	<u>Balance 03/31/2002</u>	
Land	\$ 31,400	\$ -	\$ -	\$ 31,400	\$ -	\$ -	\$ -	\$ -	\$ 31,400
Buildings	746,039	11,337	-	757,376	386,655	25,018	-	411,673	345,703
Furniture & fixtures	8,775	-	-	8,775	8,775	-	-	8,775	-
Miscellaneous	2,866	-	-	2,866	2,866	-	-	2,866	-
TOTAL	<u>\$ 789,080</u>	<u>\$ 11,337</u>	<u>\$ -</u>	<u>\$ 800,417</u>	<u>\$ 398,296</u>	<u>\$ 25,018</u>	<u>\$ -</u>	<u>\$ 423,314</u>	<u>\$ 377,103</u>

See Independent Auditors' Report

**Greene Metropolitan Housing Authority
 Yellow Springs Village Greene
 FHA Project No. 046-35438-NP-L8**

**Supporting Data Required by HUD
 Year Ended March 31, 2002**

RESERVE FOR REPLACEMENTS – AND RESIDUAL RECEIPTS

In accordance with the provisions of the regulatory agreement, restricted cash is held by the Federal Housing Administration to be used for replacement of property with the approval of HUD as follows:

	Reserve for Replacement
Balance - March 31, 2001	\$ 16,359
Monthly deposits	3,709
Interest earned	559
BALANCE - END OF YEAR (CONFIRMED BY MORTGATOR)	\$ 20,627
	Residual Receipts
Balance - March 31, 2001	\$ -
Total deposits	3,000
BALANCE - END OF YEAR	\$ 3,000

See Independent Auditors' Report

Greene Metropolitan Housing Authority
Cost Certification of Comprehensive Grant Program and Development Program
March 31, 2002

Comprehensive Grant Number OH10PO2270799

Management improvements	\$	95,271
Administration		54,619
Fees and costs		190
Site improvement		61,256
Dwelling structure		206,012
Dwelling equipment		21,395
Nonn-dwelling structure		48,338
Non-dwelling equipment		59,697
TOTAL EXPENDED	\$	546,778
		546,778
TOTAL RECEIVED	\$	546,778
		546,778

1. The final evaluation report was signed and filed on January 29, 2002.
2. The actual modernization cost certificate was signed and filed on January 29, 2002.
3. The final costs on the certificate agrees to the Authority's records.

Development Program OH10-P022-017

Administration	\$	84,913
Planning		71,031
Site acquisition		226,835
Site improvements		146,369
Dwelling construction		973,210
Dwelling equipment		24,178
Non-dwelling equipment		30,041
TOTAL EXPENDED	\$	1,556,577
		1,556,577
TOTAL RECEIVED	\$	1,556,577
		1,556,577

1. The final evaluation report was signed and filed on January 24, 1996.
2. The actual modernization cost certificate was signed and filed on January 24, 1996.
3. The final costs on the certificate agrees to the Authority's records.

See Independent Auditors' Report

**Greene Metropolitan Housing Authority
Schedule of Federal Awards Expenditures
Year Ended March 31, 2002**

	FEDERAL CFDA NUMBER	FUNDS EXPENDED
<u>FROM U.S. DEPARTMENT OF HUD</u>		
<u>DIRECT PROGRAMS</u>		
PHA Owned Housing:		
Low Rent Public Housing	14.850A	\$ 321,005
Public Housing Comprehensive Grant	14.859	109,938
Public Housing Capital Fund Program	14.872	517,336
		948,279
Housing Assistance Payments:		
Annual Contribution -		
Section 8 Housing Choice Vouchers	14.871	6,703,669
Section 8 New Construction and Substantial Rehabilitation	14.182	432,053
Shelter Plus Care	14.238	32,968
Mortgage Insurance Rental and Cooperative	14.135	95,011
Moving to Work	14.XXX	333,271
Moving to Work Technical Assistance	14.XXX	18,462
Total - All Programs		\$ 8,563,713

See Independent Auditors' Report

Greene Metropolitan Housing Authority
Notes to the Schedule of Federal Awards Expenditures
Year Ended March 31, 2002

SIGNIFICANT POLICIES

The accompanying Schedule of Expenditures of Federal Awards summarizes the activities of the Authority's federal award programs. The schedule has been prepared on the accrual basis of accounting. The information in this schedule is presented in accordance with the requirements of OMB Circular A-133, *Audits of State, Local Governments and Non-Profit Organizations*.

See Independent Auditors' Report



**REPORT ON COMPLIANCE AND ON INTERNAL CONTROL OVER FINANCIAL
REPORTING BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED
IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS***

Board of Directors
Greene Metropolitan Housing Authority
Xenia, Ohio

Regional Inspector General of Audit
Department of Housing and Urban
Development

We have audited the general purpose financial statements of Greene Metropolitan Housing Authority as of and for the year ended March 31, 2002, and have issued our report thereon dated July 12, 2002. The Authority adopted the provisions of Governmental Accounting Standards Board Statement No. 33, *Accounting and Financial Reporting for Nonexchange Transactions*, as of April 1, 2001. This results in a change to the Authority's method of accounting for certain nonexchange revenues. 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.

Compliance

As part of obtaining reasonable assurance about whether Greene 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 grants, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance that are required to be reported under *Government Auditing Standards*.

Internal Control Over Financial Reporting

In planning and performing our audit, we considered Greene Metropolitan Housing Authority's internal control over financial reporting in order to determine our auditing procedures for the purpose of expressing our opinion on the financial statements and not to provide assurance on the internal control over financial reporting. Our consideration of the internal control over financial reporting would not necessarily disclose all matters in the internal control over financial reporting that might be material weaknesses. A material weakness is a condition in which the design or operation of one or more of the internal control components does not reduce to a relatively low level the risk that misstatements in amounts that would be material in relation to the financial statements being audited may occur and not be detected within a timely period by employees in the normal course of performing their assigned functions. We noted no matters involving the internal control over financial reporting and its operation that we consider to be material weaknesses.

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

Jones, Cochenour & Co.
July 12, 2002



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

Board of Directors
Greene Metropolitan Housing Authority
Xenia, Ohio

Regional Inspector General of Audit
Department of Housing and Urban
Development

Compliance

We have audited the compliance of Greene Metropolitan Housing Authority with the types of compliance requirements described in the *U.S. Office of Management and Budget (OMB) Circular A-133* that are applicable to each of its major federal programs for the year ended March 31, 2002. Greene Metropolitan Housing Authority's major federal programs are identified in the summary of auditors' results section of the accompanying schedule of findings and questioned costs. Compliance with the requirements of laws, regulations, contracts and grants applicable to each of its major federal programs is the responsibility of Greene Metropolitan Housing Authority's management. Our responsibility is to express an opinion on Greene 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; 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 Greene 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 Greene Metropolitan Housing Authority's compliance with those requirements.

In our opinion, Greene 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 March 31, 2002.

Internal Control Over Compliance

The management of Greene 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 Greene 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.

Our consideration of the internal control over compliance would not necessarily disclose all matters in the internal control that might be material weaknesses. A material weakness is a condition in which the design or operation of one or more of the internal control components does not reduce to a relatively low level the risk that noncompliance with applicable requirements of laws, regulations, contracts and grants that would be material in relation to a major federal program being audited may occur and not be detected within a timely period by employees in the normal course of performing their assigned functions. We noted no matters involving the internal control over compliance and its operation that we consider to be material weaknesses.

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

**Jones, Cochenour & Co.
July 12, 2002**

**Schedule of Findings and Questioned Costs
OMB Circular A-133 § .505**

**Greene Metropolitan Housing Authority
March 31, 2002**

1. SUMMARY OF AUDITORS' RESULTS
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Type of Financial Statement Opinion	Unqualified
Were there any material control weakness conditions reported at the financial statement level (GAGAS)?	No
Were there any other reportable control weakness conditions reported at the financial statement level (GAGAS)?	No
Was there any reported material non-compliance at the financial statement level (GAGAS)?	No
Were there any material internal control weakness conditions reported for major federal programs ?	No
Were there any other reportable internal control weakness conditions reported for major federal programs?	No
Type of Major Programs' Compliance Opinion	Unqualified
Are there any reportable findings under § .510?	No
Major Programs (list):	Section 8 Housing Choice Vouchers CFDA #14.871; Section 8 New Construction and Substantial Rehabilitation CFDA #14.182; Moving to Work CFDA #14.XXX
Dollar Threshold: Type A/B Programs	Type A: \$300,000 Type B: All others
Low Risk Auditee?	Yes

**Schedule of Findings and Questioned Costs
OMB Circular A-133 § .505 - Continued**

**Greene Metropolitan Housing Authority
March 31, 2002**

2. FINDINGS RELATED TO FINANCIAL STATEMENTS

There are no findings or questioned costs for the year ended March 31, 2002.

3. FINDINGS RELATED TO FEDERAL AWARDS

There are no findings or questioned costs for the year ended March 31, 2002.

**Greene Metropolitan Housing Authority
FHA Project Number 046-35438-NP-L8**

**CERTIFICATION OF EXECUTIVE DIRECTOR
Year Ended March 31, 0202**

We hereby certify that we have examined the accompanying financial statements and supplemental information of Greene Metropolitan Housing Authority and its component unit, which includes Yellow Springs Village Greene, FHA Project No. 046-35438-NP-L8, and, to the best of our knowledge and belief, the same is complete and accurate.

**GREENE METROPOLITAN HOUSING AUTHORITY
Federal I.D. No. 31-0669308**

**By: _____ Date _____
Executive Director**



STATE OF OHIO
OFFICE OF THE AUDITOR

JIM PETRO, AUDITOR OF STATE

88 East Broad Street
P.O. Box 1140
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GREENE METROPOLITAN HOUSING AUTHORITY

GREENE COUNTY

CLERK'S CERTIFICATION

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

Susan Babbitt

CLERK OF THE BUREAU

**CERTIFIED
NOVEMBER 26, 2002**