Miamisburg Mound
Community Improvement Corporation

Reports on Financial Statements

For the Years Ended
December 31, 2005 and 2004

Auditor of State
Betty Montgomery

Board of Trustees
Miamisburg Mound Community Improvement Corporation
Miamisburg, Ohio

We have reviewed the *Independent Auditor's Report* of the Miamisburg Mound Community Improvement Corporation, Montgomery County, prepared by Kennedy Cottrell & Associates, LLC, for the audit period January 1, 2005 through December 31, 2005. 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 Miamisburg Mound Community Improvement Corporation is responsible for compliance with these laws and regulations.

Betty Montgomery

BETTY MONTGOMERY
Auditor of State

May 12, 2006

88 E. Broad St. / P.O. Box 1140 / Columbus, OH 43216-1140
Telephone: (614) 466-4514 (800) 282-0370 Fax: (614) 466-4490
www.auditor.state.oh.us

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Kennedy, Cottrell + Associates

INDEPENDENT AUDITOR'S REPORT

Board of Trustees
Miamisburg Mound Community Improvement Corporation
Miamisburg, Ohio

We have audited the accompanying statements of financial position of the Miamisburg Mound Community Improvement Corporation, Montgomery County (the Corporation), as of December 31, 2005 and 2004, and the related statements of activities and cash flows for the years then ended. These financial statements are the responsibility of the Corporation's management. Our responsibility is to express an opinion on these financial statements based on our audits.

We conducted our audits in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, 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 audits provide a reasonable basis for our opinion.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Corporation as of December 31, 2005 and 2004, and the changes in its net assets and its cash flows for the years then ended in conformity with accounting principles generally accepted in the United State of America.

In accordance with *Government Auditing Standards*, we have also issued our report dated March 31, 2006 on our consideration of the Corporation'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 audits.

Our audits were conducted for the purpose of forming an opinion on the basic financial statements of the Corporation taken as a whole. The accompanying schedule of expenditures of federal awards is presented for purposes of additional analysis as required by U.S. Office of Management and Budget Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*, and is 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 stated, in all material respects, in relation to the basic financial statements taken as a whole.

Kennedy, Cottrell + Associates LLC

Kennedy, Cottrell + Associates LLC
Columbus, Ohio
March 31, 2006

Miamisburg Mound Community Improvement Corporation
(an Ohio Not-for-profit Corporation)
Statement of Financial Position
As of December 31, 2005 and 2004

	2005	2004
Assets		
Cash and cash equivalents	$ 2,376,833	$ 2,385,828
Prepaid expenses	6,346	5,848
Tenant receivable	110,923	340,887
Deposits	73,137	73,137
Grants receivable	9,568,354	7,138,768
Note receivable	215,610	242,150
Property and equipment, net	13,754,748	14,123,129
Total Assets	26,105,951	24,309,747
Liabilities and Net Assets		
Accounts payable	63,722	174,332
Accrued salaries and benefits	152,235	138,991
Accrued expenses	91,055	296,236
Long-term note payable	55,595	184,950
Deferred revenue	8,075,881	5,947,291
Total Liabilities	8,438,488	6,741,800
Net Assets, Unrestricted	17,667,463	17,567,947
Total Liabilities and Net Assets	$ 26,105,951	$ 24,309,747

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

Miamisburg Mound Community Improvement Corporation
(an Ohio Not-for-profit Corporation)
Statement of Activities
As of December 31, 2005 and 2004

	2005	2004
Revenues		
Grant revenue	$ 1,834,770	$ 3,464,896
Lease revenue	899,626	1,023,289
Equipment sales revenue	37,660	31,593
Other revenue	196,566	226,165
Total revenue	2,968,622	4,745,943
Expenses		
Salaries and benefits	706,193	695,631
General and administrative	228,064	242,029
Utilities	207,963	242,295
Consulting and professional	387,334	479,003
Repair and maintenance	409,378	289,026
Depreciation	910,614	689,416
Other operating expenses	19,560	64,810
Total expenses	2,869,106	2,702,210
Increase in net assets	99,516	2,043,733
Net Assets, beginning of year, as restated	17,567,947	15,524,214
Net Assets, end of year	$ 17,667,463	$ 17,567,947

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

Miamisburg Mound Community Improvement Corporation
(an Ohio Not-for-profit Corporation)
Statement of Cash Flows
As of December 31, 2005 and 2004

	2005	2004
Cash flows from operating activities		
Change in Net Assets	$ 99,517	$ 2,043,733
Adjustments to reconcile change in net assets to net cash provided by operating activities		
Depreciation	910,614	689,416
Changes in assets and liabilities		
(Increase)/decrease in prepaid expenses	(499)	565
(Increase)/decrease in tenant receivable	229,964	(237,674)
(Increase)/decrease in grants receivable	(2,429,586)	3,613,497
(Increase)/decrease in equipment held for sale or lease, gross	3,531	13,974
Increase/(decrease) in accounts payable	(110,609)	(17,196)
Increase/(decrease) in accrued salaries and benefits	13,245	13,976
Increase/(decrease) in accrued expenses	(205,181)	(23,361)
Increase/(decrease) in deferred revenue	2,128,590	(3,214,895)
Net cash provided by operating activities	639,586	2,882,035
Cash flows from investing activities		
Purchase of fixed assets	(657,771)	(2,383,505)
Disposal of fixed assets	112,007	41,907
Principal receipts on notes receivable	26,540	121,398
Net cash used in investing activities	(519,224)	(2,220,200)
Cash flows from financing activities		
Payments on notes payable	(129,355)	(125,137)
Net cash provided (used) by financing activities	(129,355)	(125,137)
Net increase (decrease) in Cash	(8,993)	536,698
Cash at beginning of year	2,385,828	1,849,130
Cash at end of year	$ 2,376,835	$ 2,385,828
Supplemental disclosures of cash flow information		
Cash paid during the year for interest	$ 4,115	$ 8,333

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

Miamisburg Mound Community Improvement Corporation
(an Ohio Not-for-profit Corporation)
Notes to Financial Statements
December 31, 2005 and 2004

1. Reporting Entity

The Miamisburg Mound Community Improvement Corporation (the Corporation), a nonprofit corporation, was incorporated in April 1994. The purpose of the Corporation is to advance, encourage, and promote the industrial, economic, commercial, and civic development of the City of Miamisburg (the City) by acting as a designated agency of the City for industrial, commercial, distribution and research development within the City. The Corporation is a related organization of the City since the City appoints a voting majority of the Corporation's Board of Directors. The Corporation is a tax-exempt organization under Internal Revenue Code Section 501(c)(4).

The reporting entity is composed of the Corporation, component units, and other organizations that are included to ensure that the financial statements of the Corporation are not misleading.

Component units are legally separate organizations for which the Corporation is financially accountable. The Corporation is financially accountable for an organization if the Corporation appoints a voting majority of the organization's governing board and the Corporation is able to significantly influence the programs or services performed or provided by the organization; or the Corporation is legally entitled to or can otherwise access the organization's resources; or the Corporation is legally obligated or has otherwise assumed the responsibility to finance deficits of or provide financial support to the organization; or the Corporation is obligated for the debt of the organization. Component units may also include organizations for which the Corporation approves the budget, the issuance of debt, or the levying of taxes. Currently, the Corporation does not have any component units.

2. Summary of Significant Accounting Policies

A. Method of Accounting

The financial statements have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to nongovernmental nonprofit organizations. Accordingly, the Corporation has adopted Statement of Financial Accounting Standards (SFAS) No. 117, Financial Statements of Not-for-Profit Organizations. Under SFAS No. 117, the Corporation is required to report information regarding its financial position and activities according to three classes of net assets: unrestricted net assets, temporarily restricted net assets and permanently restricted net assets. In addition, the Corporation is required to present a statement of cash flows. The Corporation does not have any temporarily restricted net assets or permanently restricted net assets in any of the years presented.

2. Summary of Significant Accounting Policies (Continued)

B. Cash and Cash Equivalents

Investments with original maturities of three months or less at the time they are purchased by the Corporation are presented on the financial statements as cash equivalents. Investments with an initial maturity of more than three months are reported as investments.

C. Inventories

Inventories are stated at cost, which approximates market, using the specific identification method. When an item is sold, its specific cost is charged to cost of sales.

D. Property and Equipment

Property and equipment are stated at cost. Donated property and equipment are recorded at their estimated fair value at the date of donation. The Corporation's informal policy includes a capitalization threshold of one thousand dollars. Depreciation is computed on a straight-line basis over the estimated useful lives of the assets, as follows:

Buildings-owned	20 years
HVAC	15 years
Site Improvements	10 years
Tenant Improvements	5 years
Equipment held for sale or lease	5-10 years
Office Furniture	5 years
Office Equipment	3 years

Expenditures for repairs and maintenance are charged to expense as incurred. Gains and losses on disposals and retirements of fixed assets are recognized as they occur. In the event the Corporation would borrow funds to finance construction of capital assets, interest costs would be capitalized accordingly. Capital additions, received through the Corporation's affiliation with the Department of Energy, are designated to further the Corporation's purpose.

2. Summary of Significant Accounting Policies (Continued)

E. Grant Revenue Recognition

The Corporation is the recipient of numerous federal, state, and local grants. In light of the granting government's desired results and ability to disallow grant expenses, the Corporation accounts for these grants as exchange transactions. Grant revenue is recognized once all grant requirements have been met. Grant amounts not recognized as of the end of the year are reported as deferred revenue in the accompanying financial statements.

F. Use of Estimates

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

3. Concentration of Credit Risk

The carrying amounts of the Corporation's deposits were $2,376,833 and $2,385,588 as of December 31, 2005 and 2004, respectively. The bank balance was $2,477,965 and $2,438,864 as of December 31, 2005 and 2004, respectively. As of December 31, 2005 and 2004, $125,875 and $119,039 was uninsured and uncollateralized.

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

4. Property and Equipment

A summary of property and equipment at December 31, 2005 and 2004 is as follows:

	2005	2004
Non-depreciable assets:		
Land	$ 1,590,000	$ 1,590,000
Site improvements held for donation	5,313,939	5,313,939
Construction-in-process	25,837	755,320
Depreciable assets:		
Buildings and improvements	2,781,333	2,781,333
Leasehold improvements	4,508,050	4,059,414
Office furniture and equipment	112,192	152,185
Equipment held for sale or lease	55,714	59,245
Infrastructure	4,013,220	3,186,960
Subtotal	18,400,285	17,898,396
Less: accumulated depreciation	(4,645,537)	(3,775,267)
Total property and equipment - net	$ 13,754,748	$ 14,123,129

The Corporation held site capital improvements to be donated to the City of Miamisburg. No depreciation expense has been recorded on these assets for 2005 or 2004.

5. Notes Payable

A listing of the changes in the debt of the Corporation for the year ended December 31, 2005 follows:

	Balance 01/01/05	Additions	Retirements	Balance 12/31/05
3.25% Fifth-Third Bank matures 2006	$184,950	$ -	$129,355	$55,595

The balance remaining will be paid of in 2006 with principal and interest payments of $55,595 and $449, respectively.

6. Grant Revenue

Grant revenues for the years ended December 31, 2005 and 2004 are as follows:

	2005	2004
U.S. Department of Energy Commercialization Planning	$ 261,616	$1,078,199
U.S. Department of Energy Facilities Transition	1,541,505	2,070,987
Economic Development Administration	31,649	183,765
State and local grants	-	131,945
	$1,834,770	$3,464,896

7. Leases and Subleases

The Corporation leases the Miamisburg Mound facility, including real and personal property, from the Department of Energy. The lease is for a term of five years (through September, 2006) with an option to renew for an additional five year period and requires lease payments of $1 per building per year.

The Corporation is permitted to sublease the property for the sole purpose of supporting economic development. Any sublease rental income received by the Corporation must be reinvested into economic development endeavors at the Mound. Future minimum rentals under noncancelable subleases for the next five years are as follows:

2006	$ 549,783
2007	394,937
2008	256,367
2009	165,206
2010	-
Total	$1,366,293

Lease and rental income for the years ended December 31, 2005 and 2004 were $661,944 and $615,013, respectively.

7. Leases and Subleases (Continued)

The Company sells and leases certain machinery and equipment to outside parties under noncancelable operating leases. The cost of the machinery is included in equipment held for sale or lease. Accumulated depreciation on these assets was $39,065 and $43,988 as of December 31, 2005 and 2004, respectively. The future rental income under these noncancelable operating leases is as follows:

2006	$ 35,654
2007	35,654
2008	18,346
2009	13,759
Total	$103,413

8. Notes Receivable

The notes receivable balance at December 31, 2005, consists of the following:

	Current	Long-Term	Total
Perkin Elmer, due 2006 9.5% interest	$108,704	-	$108,704
Circuit Cad, due 2019 7.0% interest	6,293	100,613	106,906
Total	$114,997	100,613	$215,610

9. Retirement Plans

Employees of the Corporation who were formerly employees of the City of Miamisburg are eligible to participate in the Public Employers Retirement System (PERS), a cost sharing multiple employee retirement system created by the State of Ohio. PERS provides members with a retirement benefit, payable monthly for life, in addition to post-employment health care coverage. The Corporation made contributions to PERS totaling $13,522 and $13,128 during 2005 and 2004, respectively.

The Corporation has a retirement plan covering employees who do not participate in PERS. Contributions made by the Corporation to the plan are at the discretion of the Board of Directors. The Corporation made contributions to the plan totaling $31,972 and $25,760 during 2005 and 2004, respectively.

10. Risk Management

The Corporation is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The Corporation manages these risks through the purchase of commercial insurance.

11. Contingent Liabilities

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

12. Prior Period Restatement

Prior period adjustments are the net effect of changes resulting from the correction of an error. Because such amounts are the product of errors from a prior period, they are not properly included as part of the results of operations of the current period, rather are reported as a direct adjustment to beginning fund balance/net assets to restate that amount to what it would have been had the error not occurred.

In conversion to a new fixed asset accounting system, the Corporation discovered errors in prior year depreciation calculations, which resulted in a restatement of accumulated depreciation, as follows:

Net Assets, December 31, 2003	$ 15,768,306
Accumulated depreciation restatement	(244,092)
Net Assets, January 1, 2004, as restated	$ 15,524,214

Kennedy, Cottrell + Associates

INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

Board of Trustees
Miamisburg Mound Community Improvement Corporation
Miamisburg, Ohio

We have audited the accompanying statements of financial position of the Miamisburg Mound Community Improvement Corporation, Montgomery County (the Corporation), as of December 31, 2005 and 2004, and the related statements of activities and cash flows for the years then ended. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards,* issued by the Comptroller General of the United States.

Internal Control over Financial Reporting

In planning and performing our audit, we considered Corporation'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 provide an opinion 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 reportable 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 caused by error or fraud 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.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Corporation's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards.*

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

Kennedy, Cottrell + Associates LLC

Kennedy, Cottrell + Associates LLC
March 31, 2006

Kennedy, Cottrell + Associates

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

Board of Trustees
Miamisburg Mound Community Improvement Corporation
Miamisburg, Ohio

Compliance

We have audited the compliance of Miamisburg Mound Community Improvement Corporation, Montgomery County, Ohio (the Corporation) 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 December 31, 2005. The Corporation's major federal program is identified in the summary of auditor's results section of the accompanying schedule of findings. Compliance with the requirements of laws, regulations, contracts and grants applicable to its major federal program is the responsibility of the Corporation's management. Our responsibility is to express an opinion on the Corporation'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 effect on a major federal program. An audit includes examining, on a test basis, evidence about the Corporation'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 Corporation's compliance with those requirements.

In our opinion, the Corporation complied, in all material respects, with the requirements referred to above that are applicable to its major federal program for the year ended December 31, 2005.

Internal Control Over Compliance

The management of the Corporation 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 Corporation'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.

certified public accountants
business and government consultants
the arena district • 383 north front street • columbus ohio 43215
614.358.4682 tele • 614.888.8634 fac • www.kca-cpa.com

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 management, federal awarding agencies and pass-through agencies and is not intended to be and should not be used by anyone other than these specified parties.

Kennedy, Cottrell + Associates LLC

Kennedy, Cottrell + Associates LLC
Columbus, Ohio
March 31, 2006

Miamisburg Mound Community Improvement Corporation
(an Ohio Not-for-profit Corporation)
Schedule of Expenditures of Federal Awards
For the year ended December 31, 2005

	CFDA Number	Federal Expenditures
U.S. Department of Energy		
Direct Program:		
Science and Technology for Environmental Management	81.104	$261,616
U.S. Department of Energy		
Direct Program:		
Facilities Transition Grant	81.502	1,032,138
Marketing and Operations Grant	81.502	509,367
Economic Development Administration		
Direct Program:		
Economic Adjustment Assistance	11.307	31,649
Total Federal Expenditures		$1,834,770

Miamisburg Mound Community Improvement Corporation
(an Ohio Not-for-profit Corporation)
Notes to the Schedule of Expenditures of Federal Awards
For the year ended December 31, 2005

1. Basis of Presentation

Except for presenting capital acquisitions as expenditures, the accompanying Schedule of Expenditures of Federal Awards has been prepared using the accrual basis of accounting in accordance with the format set forth in the *Government Auditing Standards*, issued by the Comptroller General of the United States; and Office of Management and Budget Circular A-133, *Audits of State and Local Governments.* The total of federal expenditures for capital acquisitions during 2005 was $746,406.

Miamisburg Mound Community Improvement Corporation
(an Ohio Not-for-profit Corporation)
Schedule of Findings and Questioned Costs
For the year ended December 31, 2005

1) SUMMARY OF AUDITOR'S RESULTS

a) The type of report issued on the general purpose financial statements:

Unqualified opinion

b) Reportable conditions in internal control disclosed in the financial statements: **None**

Material weaknesses: **None**

c) Noncompliance which is material to the general purpose financial statements: **None**

d) Reportable conditions in internal control over major program: **None**

Material weaknesses: **None**

e) The type of report issued on compliance for major program: **Unqualified opinion**

f) Any audit findings which are required to be reported under section .510(a) of OMB Circular A-133: **None**

g) Major programs: **CFDA # 81.502 – Facilities Transition and Marketing & Operations Grants**

h) Dollar threshold used to distinquish between Type A and Type B programs: **$300,000**

i) Auditee qualified as a low risk auditee under section .530 of OMB Circular A-133: **Yes**

2) FINDINGS RELATED TO THE GENERAL PURPOSE FINANCIAL STATEMENTS REPORTED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS:

None

3) FINDINGS AND QUESTIONED COSTS RELATED TO FEDERAL AWARDS:

None

Auditor of State
Betty Montgomery

88 East Broad Street
P.O. Box 1140
Columbus, Ohio 43216-1140

Telephone 614-466-4514
800-282-0370

Facsimile 614-466-4490

MIAMISBURG MOUND COMMUNITY IMPROVEMENT CORPORATION

MONTGOMERY COUNTY

CLERK'S CERTIFICATION

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

Susan Babbitt

CLERK OF THE BUREAU

CERTIFIED
MAY 25, 2006