

**SHELBY METROPOLITAN HOUSING AUTHORITY  
SIDNEY, OHIO**

**BASIC FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED  
DECEMBER 31, 2005**





**Auditor of State  
Betty Montgomery**

Board of Commissioners  
Shelby Metropolitan Housing Authority  
706 North Wagner Avenue  
Sidney, Ohio 45365

We have reviewed the *Independent Auditor's Report* of the Shelby Metropolitan Housing Authority, Shelby County, prepared by Manning & Associates CPAs, 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 Shelby Metropolitan Housing Authority is responsible for compliance with these laws and regulations.

A handwritten signature in cursive script that reads "Betty Montgomery".

BETTY MONTGOMERY  
Auditor of State

August 3, 2006

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SHELBY METROPOLITAN HOUSING AUTHORITY  
SIDNEY, OHIO

AUDIT REPORT  
FOR THE YEAR ENDED DECEMBER 31, 2005

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MANNING & ASSOCIATES CPAS, LLC  
6105 North Dixie Drive  
Dayton, Ohio 45413

**INDEPENDENT AUDITORS' REPORT**

The Board of Commissioners  
Shelby Metropolitan Housing Authority  
706 N. Wagner  
Sidney, Ohio

Regional Inspector General of Audit  
Department of Housing & Urban Development

We have audited the accompanying basic financial statements of the Shelby Metropolitan Housing Authority as of and for the year ended December 31, 2005, as listed in the table of contents. These financial statements are the responsibility of Shelby Metropolitan Housing Authority's management. Our responsibility is to express an opinion on these financial statements based on our audit.

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

In our opinion, the basic financial statements referred to above present fairly, in all material respects, the financial position of the Shelby Metropolitan Housing Authority as of December 31, 2005, and the results of its operations and the cash flows for the year then ended in conformity with accounting principles generally accepted in the United States of America.

In accordance with *Government Auditing Standards*, we have also issued a report dated June 30, 2006 on our consideration of the Shelby 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.

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

Our audit was performed for the purpose of forming an opinion on the basic financial statements of the Authority 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 Shelby Metropolitan Housing Authority. The accompanying Schedule of Expenditures of Federal Awards is presented for purposes of additional analysis as required by U.S. Office of Management and Budget Circular A-133, *Audit of States, Local Governments and Non-Profit Organizations* and is not a required part of the basic financial statements. The combining 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 basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and, in our opinion, is fairly presented in all material respects, in relation to the basic financial statements taken as a whole.

Manning & Associates CPAs, LLC  
Dayton, Ohio

June 30, 2006



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SHELBY METROPOLITAN HOUSING AUTHORITY  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
YEAR ENDED DECEMBER 31, 2005

Unaudited

The Shelby Metropolitan Housing Authority of Shelby County ("the Authority") management's discussion and analysis is designed to (a) assist the reader in focusing on significant issues, (b) provide an overview of the Authority's financial activity, (c) identify changes in the Authority's financial position, and (d) identify individual fund issues or concerns.

Since the Management's Discussion and Analysis (MD&A) is designed to focus on the current year's activities, resulting changes and currently known facts, please read it in conjunction with the Authority's financial statements (beginning on page 12).

**FINANCIAL HIGHLIGHTS**

- The Authority's net assets decreased by \$118,257 (or 2%) during 2005, including results from operations of \$(311,783), plus non-operating revenues of \$193,526. Since the Authority engages only in business-type activities, the decreases are all in the category of business-type net assets. Net Assets were \$ 6.5 million and \$ 6.7 million for 2005 and 2004 respectively.
- Revenues decreased by \$39,921 (or 3%) during 2005, and were \$1.9 million and \$1.9 million for 2005 and 2004 respectively.
- The total expenses of all Authority programs increased by \$18,299 (or 1%). Total expenses were \$2.0 million and 2.0 million for 2005 and 2004, respectively.

**USING THIS ANNUAL REPORT**

The Report includes three major sections, the "management Discussion and Analysis (MD&A)", "Basic Financial Statements", and "Other Required Supplementary Information":

<b>MD&amp;A</b> ~ Management's Discussion and Analysis ~
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<b>Basic Financial Statements</b> ~ Authority-wide Financial Statements – pgs 12-14 ~ Notes to Financial Statements – pgs 15-21
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<b><u>Other Required Supplementary Information</u></b> ~Required Supplementary Information pgs 22-27 (other than MD&A)
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The primary focus of the Authority's financial statements is on both the Authority as a whole (Authority-wide) and the major individual funds. Both perspectives (authority-wide and major fund) allow the user to address relevant questions, broaden a basis for comparison (year to year or Authority to Authority) and enhance the Authority's accountability.

SHELBY METROPOLITAN HOUSING AUTHORITY  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
YEAR ENDED DECEMBER 31, 2005

Unaudited

**AUTHORITY-WIDE FINANCIAL STATEMENTS**

The Authority-wide financial statements (see pgs 12-14) are designed to be corporate-like in that all business type activities are consolidated into columns, which add to a total for the entire Authority.

These Statements include a Statement of Net Assets, which is similar to a Balance Sheet. The Statement of Net Assets reports all financial and capital resources for the Authority. The statement is presented in the format where an asset, minus liabilities, equals "Net Assets", formerly known as equity. Assets and liabilities are presented in order of liquidity, and are classified as "Current" (convertible into cash within one year), and "Non-current".

The focus of the Statement of Net Assets (the "Unrestricted Net Assets") is designed to represent the net available liquid (non-capital) assets, net of liabilities, for the entire Authority. Net Assets (formerly equity) are reported in three broad categories:

Net Assets, Invested in Capital Assets, Net of Related Debt: This component of Net Assets consists of all Capital Assets, reduced by the outstanding balances of any bonds, mortgages, notes or other borrowing that are attributable to the acquisition, construction, or improvement of those assets.

Restricted Net Assets: This component of Net Assets consists of restricted assets, when constraints are placed on the asset by creditors (such as debt covenants), grantors, contributors, laws, regulations, etc.

Unrestricted Net Assets: Consists of Net Assets that do not meet the definition of "Net Assets Invested in Capital Assets, Net of Related Debt", or "Restricted Net Assets".

The Authority-wide financial statements also include a Statement of Revenues, Expenses and changes in fund Net Assets (similar to an Income Statement). This Statement includes Operating Revenues, such as rental income, Operating Expenses, such as administrative, utilities, and maintenance, and depreciation, and Non-Operating Revenue and Expenses, such as capital grant revenue, investment income and interest expense.

The focus of the Statement of Revenues, Expenses and Changes in fund Net Assets is the "Change in Net Assets", which is similar to Net Income or Loss.

Finally, a Statement of Cash Flows is included, which discloses net cash provided by, or used for operating activities, non-capital financing activities, and from capital and related financing activities.

SHELBY METROPOLITAN HOUSING AUTHORITY  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
YEAR ENDED DECEMBER 31, 2005

Unaudited

**FUND FINANCIAL STATEMENTS**

The Authority consists of exclusively Enterprise Funds. Enterprise funds utilize the full accrual basis of accounting. The Enterprise method of accounting is similar to accounting utilized by the private sector accounting.

Many of the funds maintained by the Authority are required by the Department of Housing and Urban Development. Others are segregated to enhance accountability and control.

**The Authority's Funds:**

**Business Type Funds**

*Conventional Public Housing* - Under the conventional Public Housing Program, the Authority rents units that it owns to low-income households. The Conventional Public Housing Program is operated under an Annual contributions contract (ACC) with HUD, and HUD provides Operating Subsidy and Capital Grant funding to enable the PHA to provide the housing at a rent that is based upon 30% of household income.

*Capital Fund Program* - This is the current primary funding source for the Authority's physical and management improvements. While the formula funding methodology used for the CGP was revised for the CFP, funds are still provided by formula allocation and based on size and age of your units.

*Housing Choice Voucher Program* - Under the Housing Choice voucher Program, the Authority administers contracts with independent landlords that own the property. The Authority subsidizes the family's rent through a Housing Assistance Payment made to the landlord. The program is administered under an Annual Contributions Contract (ACC) with HUD. HUD provides Annual Contributions Funding to enable the Authority to structure a lease that sets the participants' rent at 30% of household income.

SHELBY METROPOLITAN HOUSING AUTHORITY  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
YEAR ENDED DECEMBER 31, 2005

Unaudited

**AUTHORITY-WIDE STATEMENTS**

**Statement of Net Assets**

The following table reflects the condensed Statement of Net Assets compared to prior year. The Authority is engaged only in Business-Type Activities.

TABLE 1  
STATEMENT OF NET ASSETS

	<u>2004</u>	<u>2005</u>
Current and Other Assets	433,185	400,003
Capital Assets	<u>6,375,881</u>	<u>6,299,350</u>
Total Assets	<u>6,809,066</u>	<u>6,699,383</u>
Current Liabilities	90,116	94,240
Long-Term Liabilities	<u>37,466</u>	<u>41,916</u>
Total Liabilities	<u>157,582</u>	<u>136,156</u>
Net Assets:		
Invest in Capital Assets,		
Net of Related Debt	6,375,881	6,299,350
Unrestricted	<u>305,603</u>	<u>263,877</u>
Total Net Assets	<u>6,681,484</u>	<u>6,563,227</u>

For more detailed information see page 12 for the Statement of Net Assets.

**Major Factors Affecting the Statement of Net Assets**

During 2005, current and other assets were decreased by \$33,182 and current liabilities were increased by \$4,124.

Capital assets also changed, decreasing to \$ 6,299,350 from \$ 6,375,881. The \$76,531 decrease may be attributed primarily to a combination of net acquisitions (\$184,445), less current year depreciation and amortization (\$260,976). For more detail see "Capital Assets and Debt Administration" below.

SHELBY METROPOLITAN HOUSING AUTHORITY  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
YEAR ENDED DECEMBER 31, 2005

Unaudited

Table 2 presents details on the change in Unrestricted Net Assets.

**TABLE 2**  
**CHANGE OF UNRESTRICTED NET ASSETS**

Unrestricted Net Assets 12/31/04	305,603
Results of Operations	(118,257)
Adjustments:	
Depreciation (1)	<u>260,976</u>
Adjusted Results from Operations	448,322
Capital Expenditures (2)	<u>(184,445)</u>
<b>Unrestricted Net Assets 12/31/05</b>	<b><u>263,877</u></b>

- (1) Depreciation is treated as an expense and reduces the results of operations but does not have an impact on unrestricted Net Assets.
- (2) Capital expenditures represent an outflow of unrestricted net assets, but are not treated as an expense against Results of Operations, and therefore must be deducted.

While the results of operations are a significant measure of the Authority's activities, the analysis of the changes in Unrestricted Net Assets provides a clearer change in financial well-being.

**SHELBY METROPOLITAN HOUSING AUTHORITY  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
YEAR ENDED DECEMBER 31, 2005**

Unaudited

The following schedule compares the revenues and expenses for the current and previous fiscal year. The Authority is engaging only in Business-Type Activities.

**TABLE 3  
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET ASSETS**

	<u>2004</u>	<u>2005</u>
<b>Revenues</b>		
Tenant Revenue – Rents and Other	294,430	321,420
Operating Subsidies and Grants	1,322,800	1,339,681
Capital Grants	266,554	184,444
Investment Income	3,655	9,082
Insurance Proceeds	11,334	0
Other Revenues	<u>26,443</u>	<u>30,668</u>
Total Revenues	<u>1,925,216</u>	<u>1,885,295</u>
<b>Expenses</b>		
Administrative	489,382	482,579
Tenant Services	3,412	4,529
Utilities	132,460	157,071
Maintenance	339,072	328,976
General	68,407	65,669
Housing Assistance Payments	713,716	703,752
Depreciation	<u>238,804</u>	<u>260,976</u>
Total Expenses	<u>1,985,253</u>	<u>2,003,552</u>
<b>Net Increase/ (Decrease)</b>	<u>( 60,037)</u>	<u>(118,257)</u>

**MAJOR FACTORS AFFECTING THE STATEMENT OF REVENUE, EXPENSE AND CHANGES IN NET ASSETS**

Tenant revenue increased during 2005 in comparison to 2004 This was due to a increase in dwelling rents from those charged in 2004 Operating subsidies, increased and capital grants decreased. The increase was due to a significant increase in operating subsidy to cover the decrease in the average dwelling rent.

Administrative cost decreased due largely to the decrease in other operating cost. Tenant services increase due to a increase in Resident Council activities as a result of the Resident Participation funding. Utility costs increase due to rising energy costs.. Maintenance costs overall decreased due to contracting out maintenance. General expenses remained stable.

Housing Assistance Payments decrease due to a lower level of leasing activities within the Authority's Housing Choice Voucher Program and increase in grants due to lower average dwelling rent.

SHELBY METROPOLITAN HOUSING AUTHORITY  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
YEAR ENDED DECEMBER 31, 2005

Unaudited

**CAPITAL ASSETS AND DEBT ADMINISTRATION**

**Capital Assets**

As of December 31, 2005, the Authority had \$ 6.3 million invested in a variety of capital assets as reflected in the following schedule, which represents a net decrease (addition, deductions and depreciation) of \$76,531 or less than 2% from the end of last year.

**TABLE 4  
CAPITAL ASSETS AT YEAR-END  
(NET OF DEPRECIATION)**

	<u>2004</u>	<u>2005</u>
Land and land rights	1,685,579	1,685,579
Buildings	8,138,247	8,643,892
Equipment - Administrative	264,761	264,761
Equipment - Dwelling	475,551	475,551
Construction in Progress	531,248	210,048
Accumulated Depreciation	<u>4,719,505</u>	<u>4,980,481</u>
Total	<u>6,375,881</u>	<u>6,299,350</u>

The following reconciliation summarizes the change in Capital Assets, which is presented in detail on page 19 of the notes.

**TABLE 5  
CHANGE IN CAPITAL ASSETS  
(IN MILLIONS)**

	<u>Business-Type Activities</u>
Beginning Balance	6,375,881
Additions, Net of Retirements	184,445
Depreciation and Amortization	<u>(260,976)</u>
Ending Balance	<u>6,299,350</u>

This year major additions primarily capital expenditures related to modernizing the Authority's housing projects.

**Debt Outstanding**

As of year-end, the Authority has no debt (bonds, notes, etc.) outstanding.



**SHELBY METROPOLITAN HOUSING AUTHORITY  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
YEAR ENDED DECEMBER 31, 2005**

Unaudited

**ECONOMIC FACTORS**

Significant economic factors affecting the Authority are as follows:

- Federal funding provided by Congress to the Department of Housing and Urban Development
- Local labor supply and demand, which can affect salary and wage rates
- Local inflationary, recessionary and employment trends, which can affect resident incomes and therefore the amount of housing assistance
- Inflationary pressure on utility rates, supplies and other costs
- Local rental market rates and housing stock supply and demand, which affects the Authority's ability to maintain leasing rates

**FINANCIAL CONTACT**

The individual to be contacted regarding this report is Judith Wells, Financial Director of the Shelby Metropolitan Housing Authority, at (937) 498-9898. Specific requests may be submitted to the Shelby Housing Authority at 706 N. Wagner Avenue, Sidney, Ohio, 45365.

# SHELBY METROPOLITAN HOUSING AUTHORITY

## STATEMENT OF NET ASSETS

DECEMBER 31, 2005

### ASSETS

#### CURRENT ASSETS

Cash and Cash Equivalents	\$	294,907
Intergovernmental Receivables		51,668
Tenant Receivables - Net of \$4,800 Allowance		3,548
Fraud Recovery - Net of \$17,592 Allowance		17,853
Inventory		28,697
Prepaid Expenses		3,360
TOTAL CURRENT ASSETS	\$	<u>400,033</u>

#### NONCURRENT ASSETS

Property and Equipment - Net of \$4,980,481 Accumulated Depreciation	\$	<u>6,299,350</u>
TOTAL ASSETS	\$	<u><u>6,699,383</u></u>

### LIABILITIES AND NET ASSETS

#### CURRENT LIABILITIES

Accounts Payable	\$	26,769
Intergovernmental Payable		23,499
Tenant Security Deposits		32,336
Accrued Wages and Payroll Taxes		11,636
TOTAL CURRENT LIABILITIES	\$	<u>94,240</u>

#### NONCURRENT LIABILITIES

Other Liabilities	\$	<u>41,916</u>
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#### NET ASSETS

Invested in Capital Assets, Net of Related Debt	\$	6,299,350
Unrestricted Net Assets		<u>263,877</u>
TOTAL NET ASSETS	\$	<u><u>6,563,227</u></u>

See Accompanying Notes to the Basic Financial Statements

# SHELBY METROPOLITAN HOUSING AUTHORITY

## STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET ASSETS

FOR THE YEAR ENDED DECEMBER 31, 2005

### REVENUE

Program Operating Grants/Subsidies	\$	1,339,681
Rental Income		321,420
Other Income		<u>30,668</u>
TOTAL OPERATING REVENUE	\$	<u>1,691,769</u>

### EXPENSES (Before Depreciation)

Housing Assistance Payments	\$	703,752
Utilities		157,071
Material and Labor		328,976
Administrative Salaries		235,936
Employee Benefits		158,836
Auditing Fees		5,365
Other Administrative		82,442
General		65,669
Residential Services		4,529
Depreciation		<u>260,976</u>
TOTAL EXPENSES	\$	<u>2,003,552</u>

OPERATING LOSS \$ (311,783)

### NONOPERATING REVENUES/(EXPENSES)

Interest and Investment Revenue		9,082
Capital Grants		<u>184,444</u>
	\$	<u>193,526</u>

CHANGE IN NET ASSETS \$ (118,257)

NET ASSETS, Beginning of year 6,681,484

NET ASSETS, End of year \$ 6,563,227

See Accompanying Notes to the Basic Financial Statements

# SHELBY METROPOLITAN HOUSING AUTHORITY

## STATEMENT OF CASH FLOWS FOR THE YEAR ENDED DECEMBER 31, 2005

### CASH FLOWS FROM OPERATING ACTIVITIES

Cash Received from HUD	\$ 1,381,242
Cash Received from Tenants	326,360
Cash Received from Other Income	28,877
Cash Payments for Housing Assistance Payments	(703,752)
Cash Payments for Other Operating Expenses	<u>(1,037,905)</u>
NET CASH USED FOR OPERATING ACTIVITIES	\$ <u>(5,178)</u>

### CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES

Purchase of Property and Equipment	\$ (184,444)
Insurance Proceeds	0
Capital Grants Received	<u>184,444</u>
NET CASH PROVIDED BY CAPITAL AND RELATED FINANCING ACTIVITIES	\$ <u>0</u>

### CASH FLOWS FROM INVESTING ACTIVITIES

Interest Received	\$ <u>9,082</u>
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NET INCREASE IN CASH AND CASH EQUIVALENTS \$ 3,904

CASH AND CASH EQUIVALENTS, BEGINNING 291,003

CASH AND CASH EQUIVALENTS, ENDING \$ 294,907

### RECONCILIATION OF OPERATING INCOME TO NET CASH USED BY OPERATING ACTIVITIES

Net Operating Loss	\$ (311,783)
Adjustments to Reconcile Net Loss to Net Cash Provided by Operating Activities:	
Depreciation	260,976
Changes in Operating Assets and Liabilities that Increase/Decrease Cash Flows:	
Receivables	44,711
Inventory	(9,042)
Prepaid Expenses	1,386
Accounts Payable	(7,989)
Accrued Wages and Payroll Taxes	1,329
Intergovernmental Payables	8,924
Other Liabilities	4,450
Tenant Security Deposits	<u>1,860</u>
NET CASH USED FOR OPERATING ACTIVITIES	\$ <u>(5,178)</u>

See Accompanying Notes to the Basic Financial Statements

SHELBY METROPOLITAN HOUSING AUTHORITY  
NOTES TO FINANCIAL STATEMENTS  
FOR YEAR ENDED DECEMBER 31, 2005

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

**Organization and Reporting Entity**

The Shelby Metropolitan Housing Authority (the Authority) was created under the Ohio Revised Code Section (3735.27) to engage in the acquisition, development, leasing and administration of a low-rent housing program. An Annual Contributions Contract (ACC) was signed by the Authority and the U.S. Department of Housing and Urban Development (HUD) under the provisions of the United States Housing Act of 1937 (42 U.S.C. 1437) Section 1.1. The Authority was also created in accordance with state law to eliminate housing conditions which are detrimental to the public peace, health, safety, morals or welfare by purchasing, acquiring, constructing, maintaining, operating, improving, extending and repairing housing facilities.

The nucleus of the financial reporting entity as defined by the Government Accounting Standards Board (GASB) Statement No. 14 is the “primary government”. A fundamental characteristic of a primary government is that it is a fiscally independent entity. In evaluating how to define the financial reporting entity, management has considered all potential component units. A component unit is a legally separate entity for which the primary government is financially accountable. The criteria of financial accountability is the ability of the primary government to impose its will upon the potential component unit. These criteria were considered in determining the reporting entity.

**Basis of Presentation**

The financial statements of the Authority have been prepared in conformity with accounting principles generally accepted in the United States of America (GAAP) as applied to government units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles.

In accordance with GASB Statement No. 20, *Accounting and Financial Reporting for Proprietary Funds and Other Governmental Entities That Use Proprietary Fund Accounting*, the Authority has elected to apply the provisions of Statements and Interpretations of the Financial Accounting Standards Board issued after November 30, 1989 that do not conflict with GASB pronouncements. The Authority will continue applying all applicable pronouncements issued by the Governmental Accounting Standards Board.

The Authority’s basic financial statements consist of a statement of net assets, a statement of revenues, expenses, and changes in net assets, and a statement of cash flows.

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

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

**Measurement Focus and Basis of Accounting**

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

SHELBY METROPOLITAN HOUSING AUTHORITY  
NOTES TO FINANCIAL STATEMENTS  
YEAR ENDED DECEMBER 31, 2005

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

**Measurement Focus and Basis of Accounting** (continued)

Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operation. The principal operating revenues of the Authority's enterprise fund are charges to tenants for rent and operating subsidies from HUD. Operating expenses for the enterprise fund include the costs of facility maintenance, housing assistance payments, administrative expenses and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

**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 statement, and the reported amounts of revenue and expenses during the reporting period. Actual results could differ from those estimates.

**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.

**Inventory**

Inventory consists of materials and supplies and are stated at cost (first-in, first-out method), which approximates market. The Board believes no allowance is needed for obsolete inventory.

**Receivable – net of allowance**

Bad debts are provided on the allowance method based on management's evaluation of the collectibility of outstanding tenant receivable balances at the end of the year. The allowance of uncollectible receivable was \$4,800 for tenant receivables and \$17,592 for fraud receivables at December 31, 2005.

**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, the do not add to the value of the asset or materially extend the asset life, are not capitalized.

SHELBY METROPOLITAN HOUSING AUTHORITY  
NOTES TO FINANCIAL STATEMENTS  
YEAR ENDED DECEMBER 31, 2005

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

**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 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 absence 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.

**Investments**

The provisions of the HUD Regulations restrict investments. Investments are stated at fair value. Cost based measures were applied to nonnegotiable certificates of deposit and money market investments. Interest income earned in fiscal year ending December 31, 2005 totaled \$9,082.

**Due From/To Other Programs**

Inter-program receivables and payables on the FDS Schedule on pages 23-26 are eliminated on the Statement of Net Assets.

**Prepaid Expenses**

Payments made to vendors for services that will be benefit periods beyond December 31, 2005, are recorded as prepaid expenses using the consumption method. A current asset for the amount is recorded at the time of the purchase and expense is reported in the year in which the services are consumed.

SHELBY METROPOLITAN HOUSING AUTHORITY  
NOTES TO FINANCIAL STATEMENTS  
YEAR ENDED DECEMBER 31, 2005

NOTE 2 – CASH AND CASH EQUIVALENTS

Cash

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

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

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

Interim deposits are deposits of interim monies. Interim monies are those monies, 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, by surety company bonds deposited with the treasurer by the financial institution or by a single collateral pool established by the financial institution to secure the repayment of all public monies deposited with the institution.

The Authority's deposits are categorized to give an indication of the level of risk assumed by the entity at year end. Category 1 includes deposits that are insured or collateralized with securities held by the Authority or its safekeeping agent in the Authority's name. Category 2 includes uninsured deposits collateralized with securities held by the pledging financial institution's trust department or safekeeping agent in the Authority's name. Category 3 includes uninsured and uncollateralized deposits, including any bank balance that is collateralized with securities held by the pledging institution, or by its trust department or safekeeping agent, but not in the Authority's name.

The carrying amount of the Authority's deposits was \$294,907 at December 31, 2005. The corresponding bank balances were \$320,633.

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

Category 1.	\$ 293,582	was covered by federal depository insurance.
Category 3.	\$ 27,051	was covered by collateral held by the pledging financial institution, in the name of the Authority.

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

Investments

HUD, State Statute and Board Resolutions authorize the Authority to invest in obligations of U.S. Treasury, agencies and instrumentalities, certificates of deposit, repurchase agreements, money market deposit accounts, municipal



SHELBY METROPOLITAN HOUSING AUTHORITY  
NOTES TO FINANCIAL STATEMENTS  
YEAR ENDED DECEMBER 31, 2005

NOTE 2 – CASH AND CASH EQUIVALENTS (Continued)

Investments

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 obligations reverse repurchase agreements and derivatives are prohibited. The issuance of taxable notes for the purpose of arbitrage, the use of leverage and short selling are also prohibited. An investment must mature within five years from the date of purchase unless matched to a specific obligation or debt of the Authority, and must be purchased with the expectation that it will be held to maturity. Investments may only be made through specified dealers and institutions. Payment for investments may be made only upon delivery of the securities representing the investments to the treasurer or, if the securities are not represented by a certificate, upon receipt of confirmation of transfer from the custodian.

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. Star Ohio is not classified, since it is not evidenced by securities that exist in physical or book entry form.

The Authority's deposits are classified as cash on the balance sheet and are considered as deposits for GASB 3 purposes. Therefore, the categories described above do not apply.

NOTE 3 – PROPERTY AND EQUIPMENT

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

Buildings and Building Improvements	\$ 8,643,892
Land and Land Improvements	1,685,579
Furniture and Fixtures, Equipment and Moving Vehicles	740,312
Construction In Progress	<u>210,048</u>
Total	\$ 11,279,831
Less Accumulated Depreciation	<u>(4,980,481)</u>
Net Property and Equipment	<u>\$ 6,299,350</u>

The depreciation expense for year ended December 31, 2005 is \$260,976.

The following is a summary of changes:

	Balance <u>12/31/04</u>	<u>Additions</u>	<u>Deletion</u>	Balance <u>12/31/05</u>
Land	\$ 1,685,579	\$ 0	\$ 0	\$ 1,685,579
Buildings	8,138,247	505,645	0	8,643,892
Furniture, Mach. And Equip.	740,312	0	0	740,312
Construction In Progress	<u>531,248</u>	<u>0</u>	<u>321,200</u>	<u>210,048</u>
Total Fixed Assets	<u>\$10,826,453</u>	<u>\$ 268,933</u>	<u>\$321,200</u>	<u>\$11,279,831</u>

SHELBY METROPOLITAN HOUSING AUTHORITY  
NOTES TO FINANCIAL STATEMENTS  
YEAR ENDED DECEMBER 31, 2005

NOTE 4 – DEFINED BENEFIT PENSION PLANS – PUBLIC EMPLOYEES RETIREMENT SYSTEM

All employees participate in the Ohio Public Employees Retirement System of Ohio (OPERS), a cost sharing multiple employer public employee retirement system administered by the Ohio Public Employee Retirement Board. OPERS provides basic 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 Chapter 145 of the Ohio Revised Code. OPERS issues a stand-alone financial report, which may be obtained by writing to the Ohio Public Employee Retirement System, 277 East Town Street, Columbus, Ohio 43215-4642 or by calling (614) 222-6705 or 1-800-222-7377.

The Ohio Revised Code provides statutory authority for employee and employer contributions. The employee contribution rate is 8.5 percent. The employer contribution rate was 13.55 percent of covered payroll of which 5 percent were the portions used to fund health care. The Authority's required contributions to OPERS for the years ended December 31, 2005, 2004, and 2003 were \$53,752, \$53,607, and \$48,774 respectively. All required contributions have been made.

NOTE 5 – DEFINED BENEFIT PLANS

OPERS provides postretirement health care coverage to age and service retirees with ten or more years of qualifying Ohio service credit. Health care coverage for disability recipients and primary survivor recipients is available. The health care coverage provided by OPERS is considered an Other Postemployment Benefit (OPEB) as described in GASB Statement No. 12. A portion of each employer's contribution to OPERS is set aside for the funding of postretirement health care. The Ohio Revised Code provides statutory authority for employer contributions. The portion of the 2005 employer contributions used to fund health care were \$19,888.

The significant actuarial assumptions and calculations relating to Postemployment health care benefits were based on the System's latest actuarial review performed as of December 31, 2005. 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. All investments are carried at market value. 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 2005 was 8.0 percent. An annual increase of 4.0 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 4.0 percent base increase, were assumed to range from 0.50 percent to 6.3 percent. Health care costs were assumed to increase 4.0 percent annually.

Benefits are advanced-funded on an actuarially determined basis. The number of active contributing participants was 381,413 at December 31, 2005. The actuarial value of OPERS' net assets available for OPEB at December 31, 2005 was \$11.8 billion. The actuarially accrued liability and the unfunded actuarial accrued liability, based on the actuarial cost method used, were \$57.6 billion and \$7.1 billion, respectively.

In December 2001, the Board adopted the Health Care "Choices" Plan in its continuing effort to respond to the rise in the cost of health care. The Choices plan will be offered to all persons newly hired under OPERS after January 1, 2005, with no prior service credit accumulated toward health care coverage. Choices, as the name suggests, will incorporate a cafeteria approach, offering a more broad range of health care options. The Plan uses a graded scale from ten to thirty years to calculate a monthly health care benefit. This is in contrast to the ten year "cliff" eligibility standard for the present Plan.

SHELBY METROPOLITAN HOUSING AUTHORITY  
NOTES TO FINANCIAL STATEMENTS  
YEAR ENDED DECEMBER 31, 2005

NOTE 5 – DEFINED BENEFIT PLANS (continued)

The benefit recipient will be free to select the option that best meets their needs. Recipients will fund health care costs in excess of their monthly health care benefit. The Plan will also offer a spending account feature, enabling the benefit recipient to apply their allowance toward specific medical expenses, much like a Medical Spending Account.

NOTE 6 – COMPENSATED ABSENCES

Vacation and sick leave policies are established by the Board of Commissioners based on local and state laws.

All permanent employees will earn one and ¼ days sick leave per month to a maximum of 180 days. The Authority's policy is to accrue sick leave for employees five years before retirement. All permanent employees will earn vacation hours accumulated based on length of service. All vacation time accumulated will be paid upon separation to a maximum of four weeks.

At December 31, 2005 based on the vesting method, \$41,916 was accrued by the Authority for unused vacation and sick time, it is managements belief this to be all long- term.

NOTE 7 – CONTINGENCIES

Grants

The Authority received financial assistance from federal and state agencies in the form of grants. The disbursement of funds received under these programs generally requires compliance with terms and conditions specified in the grant agreements and are subject to audit by the grantor agencies. Any disallowed claims resulting from such audits could become a liability of the Authority. However, in the opinion of management, any such disallowed claims will not have a material adverse effect on the overall financial position of the Authority at December 31, 2005.

Risk Management

The Housing Authority maintains comprehensive insurance coverage with private carriers for health, real property, building contents, and vehicles. Vehicle policies include liability coverage for bodily injury and property damage. There was no significant reduction in coverage and no settlements exceeded insurance coverage during the past three years.

Litigation and Claims

In the normal course of operations, the Authority may be subject to litigation and claims. At December 31, 2005 the Authority was involved in no matters which management believes would have a material effect on the financial statements.

NOTE 8 – BASIS OF PRESENTATION

The accompanying schedule of federal awards includes the federal grant activity of Shelby Metropolitan Housing Authority and is presented on the accrual basis of accounting.

NOTE 9 –PAYMENT IN LIEU OF TAXES

The Authority has cooperation agreements with certain municipalities under which it makes payment in lieu of real estate taxes for various public services. Expense recognized for payment in lieu of taxes totaled 15,321.

**SHELBY METROPOLITAN HOUSING AUTHORITY**  
**COMBINING BALANCE SHEET**  
**FDS SCHEDULE SUBMITTED TO HUD**  
**DECEMBER 31, 2005**

FDS Line Item No.	Account Description	Low Rent	Housing Choice Voucher	Capital Fund Program	TOTAL
<b><u>ASSETS</u></b>					
111	Cash - Unrestricted	\$193,855	\$101,052	\$0	\$294,907
<b>100</b>	<b>Total Cash</b>	<b>\$193,855</b>	<b>\$101,052</b>	<b>\$0</b>	<b>\$294,907</b>
122	Accounts Receivable - HUD Other Projects	\$0	\$0	\$51,668	\$51,668
126	Accounts Receivable-Tenants-Dwelling Rents	\$8,348	\$0	\$0	\$8,348
126.1	Allowance for Doubtful Accounts - Dwelling	(\$4,800)	\$0	\$0	(\$4,800)
128	Fraud Recovery	\$3,500	\$31,945	\$0	\$35,445
128.1	Allowance for Doubtful Accounts - Fraud	\$0	(\$17,592)	\$0	(\$17,592)
<b>120</b>	<b>Total Receivables, net of allowances for doubtful accounts</b>	<b>\$7,048</b>	<b>\$14,353</b>	<b>\$51,668</b>	<b>\$73,069</b>
142	Prepaid Expenses and Other Assets	\$3,360	\$0	\$0	\$3,360
143	Inventories	\$28,697	\$0	\$0	\$28,697
143.1	Allowance for Obsolete Inventories	\$0	\$0	\$0	\$0
144	Interprogram Due From	\$46,668	\$5,971	\$0	\$52,639
<b>150</b>	<b>TOTAL CURRENT ASSETS</b>	<b>\$279,628</b>	<b>\$121,376</b>	<b>\$51,668</b>	<b>\$452,672</b>
161	Land	\$1,685,579	\$0	\$0	\$1,685,579
162	Buildings	\$8,138,247	\$0	\$505,644	\$8,643,891
163	Furniture, Equipment & Machinery - Dwellings	\$475,551	\$0	\$0	\$475,551
164	Furniture, Equipment & Machinery - Administration	\$250,444	\$14,317	\$0	\$264,761
166	Accumulated Depreciation	(\$4,948,917)	(\$14,317)	(\$17,246)	(\$4,980,480)
167	Construction in Progress	\$0	\$0	\$210,048	\$210,048
<b>150</b>	<b>TOTAL FIXED ASSETS, NET OF ACCUMULATED DEPRECIATION</b>	<b>\$5,600,904</b>	<b>\$0</b>	<b>\$698,446</b>	<b>\$6,299,350</b>
<b>190</b>	<b>TOTAL ASSETS</b>	<b>\$5,880,532</b>	<b>\$121,376</b>	<b>\$750,114</b>	<b>\$6,752,022</b>

**SHELBY METROPOLITAN HOUSING AUTHORITY**  
**COMBINING BALANCE SHEET**  
**FDS SCHEDULE SUBMITTED TO HUD**  
**DECEMBER 31, 2005**

FDS Line Item No.	Account Description	Low Rent	Housing Choice Voucher	Capital Fund Program	TOTAL
<b><u>LIABILITIES &amp; RETAINED EARNINGS</u></b>					
312	Accounts Payable <= 90 days	\$21,769	\$0	\$5,000	\$26,769
321	Accrued Wage/ Payroll Taxes Payable	\$9,944	\$1,690	\$0	\$11,634
322	Accrued Compensated Absences - Current	\$1	\$1	\$0	\$2
331	Accounts Payable - HUD PHA Programs	\$0	\$8,178	\$0	\$8,178
333	Accounts Payable - Other Government	\$15,321	\$0	\$0	\$15,321
341	Tenant Security Deposits	\$32,336	\$0	\$0	\$32,336
342	Deferred Revenue	\$0	\$0	\$0	\$0
347	Interprogram Due To	\$5,971	\$0	\$46,668	\$52,639
<b>310</b>	<b>TOTAL CURRENT LIABILITIES</b>	<b>\$85,342</b>	<b>\$9,869</b>	<b>\$51,668</b>	<b>\$146,879</b>
354	Accrued Compensated Absences-Noncurrent	\$34,700	\$7,216	\$0	\$41,916
<b>300</b>	<b>TOTAL LIABILITIES</b>	<b>\$120,042</b>	<b>\$17,085</b>	<b>\$51,668</b>	<b>\$188,795</b>
<b><u>EQUITY</u></b>					
504	Net HUD PHA Contributions	\$5,600,904	\$0	\$698,446	\$6,299,350
508	Total Contributed Capital	\$5,600,904	\$0	\$698,446	\$6,299,350
512.1	Unrestricted Net Assets	\$159,586	\$104,291	\$0	\$263,877
<b>513</b>	<b>TOTAL EQUITY/ NET ASSETS</b>	<b>\$5,760,490</b>	<b>\$104,291</b>	<b>\$698,446</b>	<b>\$6,563,227</b>
<b>600</b>	<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>\$5,880,532</b>	<b>\$121,376</b>	<b>\$750,114</b>	<b>\$6,752,022</b>

**SHELBY METROPOLITAN HOUSING AUTHORITY**  
**COMBINING STATEMENT OF REVENUES, EXPENSES AND CHANGES IN**  
**RETAINED EARNINGS**  
**FDS SCHEDULE SUBMITTED TO HUD**  
**DECEMBER 31, 2005**

FDS Line Item No.	Account Description	Low Rent	Housing Choice Vouchers	Capital Fund Program	TOTAL
	<b><u>REVENUE</u></b>				
703	Net Tenant Rental Revenue	\$319,040	\$0	\$0	\$319,040
704	Tenant Revenue - Other	\$2,380	\$0	\$0	\$2,380
<b>705</b>	<b>Total Tenant Revenue</b>	<b>\$321,420</b>	<b>\$0</b>	<b>\$0</b>	<b>\$321,420</b>
706	HUD PHA Operating Grants	\$470,130	\$808,010	\$61,541	\$1,339,681
706.1	Capital Grants	\$0	\$0	\$184,444	\$184,444
711	Investment Income - Unrestricted	\$6,049	\$3,033	\$0	\$9,082
714	Fraud Recovery	\$0	\$2,798	\$0	\$2,798
715	Other Revenue	\$22,672	\$5,198	\$0	\$27,870
716	Gain/Loss on Sale of Fixed Assets	\$0	\$0	\$0	\$0
<b>700</b>	<b>TOTAL REVENUE</b>	<b>\$820,271</b>	<b>\$819,039</b>	<b>\$245,985</b>	<b>\$1,885,295</b>
	<b><u>EXPENSES</u></b>				
911	Administrative Salaries	\$153,164	\$71,644	\$11,128	\$235,936
912	Auditing Fees	\$4,385	\$980	\$0	\$5,365
914	Compensated Absences	\$3,158	\$1,294	\$0	\$4,452
915	Employee Benefit Contributions - Admin.	\$60,547	\$30,289	\$0	\$90,836
916	Other Operating - Administrative	\$45,220	\$14,810	\$22,412	\$82,442
924	Tenant Services - Other	\$4,529	\$0	\$0	\$4,529
931	Utilities - Water	\$46,947	\$0	\$0	\$46,947
932	Utilities - Electricity	\$58,341	\$0	\$0	\$58,341
933	Utilities - Gas	\$51,783	\$0	\$0	\$51,783
941	Ordinary Maintenance & Operations-labor	\$160,755	\$0	\$0	\$160,755
942	Ordinary Maintenance & Operations - Materials & Other	\$32,959	\$0	\$0	\$32,959
943	Ordinary Maintenance & Operations - Contract Costs	\$135,262	\$0	\$0	\$135,262
945	Employee Benefit Contributions - Ordinary Maintenance	\$63,548	\$0	\$0	\$63,548
961	Insurance Premiums	\$35,541	\$9,310	\$0	\$44,851
962	Other General Expenses	\$1,035	\$0	\$0	\$1,035
963	Payment in Lieu of Taxes	\$15,321	\$0	\$0	\$15,321
964	Bad Debts - Tenant Rents	\$4,462	\$0	\$0	\$4,462
<b>969</b>	<b>TOTAL OPERATING EXPENSES</b>	<b>\$876,957</b>	<b>\$128,327</b>	<b>\$33,540</b>	<b>\$1,038,824</b>

**SHELBY METROPOLITAN HOUSING AUTHORITY**  
**COMBINING STATEMENT OF REVENUES, EXPENSES AND CHANGES IN**  
**RETAINED EARNINGS**  
**FDS SCHEDULE SUBMITTED TO HUD**  
**DECEMBER 31, 2005**

FDS Line Item No.	Account Description	Low Rent	Housing Choice Vouchers	Capital Fund Program	TOTAL
970	Excess Operating Revenue Over Operating Expenses	(\$56,686)	\$690,712	\$212,445	\$846,471
973	Housing Assistance Payments	\$0	\$703,752	\$0	\$703,752
974	Depreciation	\$243,730	\$0	\$17,246	\$260,976
900	TOTAL EXPENSES/ OTHER FINANCIAL SOURCES (USES)	\$1,120,687	\$832,079	\$50,786	\$2,003,552
1001	Transfers in	\$28,000			\$28,000
1002	Transfers Out			(\$28,000)	(\$28,000)
1000	Excess (Deficiency) of Operating Revenue Over (Under) Expenses	(\$272,416)	(\$13,040)	\$167,199	(\$118,257)
1103	Beginning Equity	\$5,768,515	\$117,332	\$795,637	\$6,681,484
1104	Prior Period Adjustments, Equity Transfers and Correction of Errors	\$264,390		(\$264,390)	\$0
513	Total Equity/Net Assets	\$5,760,489	\$104,292	\$698,446	\$6,563,227
1113	Maximum Annual Contributions Commitment (Per ACC)	\$0	\$816,188	\$0	\$816,188
114	Prorata Maximum Annual Contributions	\$0	\$0	\$0	\$0
1115	Contingency Reserve, ACC Program Reserve	\$0	\$35,019	\$0	\$35,019
<b>1116</b>	<b>Total Annual Contributions Available</b>	<b>\$0</b>	<b>\$851,207</b>	<b>\$0</b>	<b>\$851,207</b>
1120	Unit Months Available	2,100	2,628		4,728
1121	Number of Units Months Leased	1,980	2,622		4,602

**SHELBY METROPOLITAN HOUSING AUTHORITY**

**SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS  
FOR THE YEAR ENDED DECEMBER 31, 2005**

	<u>Federal CFDA Number</u>	<u>Funds Expended</u>
<u>FROM U. S. DEPT. OF HUD DIRECT PROGRAMS</u>		
Annual Contribution Public Housing:		
PHA Owned Housing:		
Operating Subsidy - Low Rent	14.850	\$ <u>470,130</u>
Modernization Program:		
Capital Fund Program	14.872	\$ <u>245,985</u>
 Annual Contribution Contract C-5098:		
Housing Assistance Payments:		
Choice Voucher	14.871	\$ <u>808,010</u>
 TOTAL - ALL PROGRAMS		\$ <u><u>1,524,125</u></u>

BASIS OF PRESENTATION

The accompanying schedule of federal awards includes the federal grant activity of Shelby Metropolitan Housing Authority and is presented on the accrual basis of accounting.

The accompanying notes to this schedule are an integral part of this schedule.



**SHELBY METROPOLITAN HOUSING AUTHORITY**  
**SCHEDULE OF COST CERTIFICATION OF MODERNIZATION PROJECTS**  
**FOR THE YEAR ENDED DECEMBER 31, 2005**

The cost certification of modernization of the projects are as follows:

**Capital Fund Program 502-03**

	<u>OH16-P061 - 502-03</u>
Original Funds Approved	\$ <u>50,899</u>
Total Funds Expended	\$ <u>50,899</u>

1. All modernization grant costs have been paid and all related liabilities have been discharged through payments.
2. The final costs on the certification agree to the Authority's records.

MANNING & ASSOCIATES CPAS, LLC  
6105 North Dixie Drive  
Dayton, Ohio 45413

**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 Commissioners  
Shelby Metropolitan Housing Authority  
Sidney, Ohio

We have audited the general purpose financial statements of the Shelby Metropolitan Housing Authority, as of and for the year ended December 31, 2005, and have issued our report thereon dated June 30, 2006. 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 Shelby 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 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 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

As part of obtaining reasonable assurance about whether Shelby 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*.

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

Manning & Associates CPAs, LLC  
Dayton, Ohio

June 30, 2006

MANNING & ASSOCIATES CPAS, LLC  
6105 North Dixie Drive  
Dayton, Ohio 45413

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

Board of Commissioners  
Shelby Metropolitan Housing Authority  
Sidney, Ohio

Compliance

We have audited the compliance of the Shelby Metropolitan Housing Authority, Sidney, Ohio, with the types of compliance requirements described in the *U.S. Office of Management and Budget (OMB) Circular A-133 Compliance Supplement* that are applicable to each of its major federal programs for the year ended December 31, 2005. The Shelby Metropolitan Housing Authority's major federal programs are identified in the summary of the 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 the Shelby Metropolitan Housing Authority's management. Our responsibility is to express an opinion on the Shelby 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 the Authority's compliance with those requirements and performing such other procedures, as we considered necessary in the circumstances. We believe that our audit provides a reasonable basis for our opinion. Our audit does not provide a legal determination on the Shelby Metropolitan Housing Authority's compliance with those requirements.

In our opinion, the Shelby Metropolitan Housing Authority complied, in all material respects, with the requirements referred to above that are applicable to each of its major federal programs for the year ended December 31, 2005.

Internal Control Over Compliance

The management of the Shelby 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 the 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*.

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

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, federal awarding agencies and is not intended to be and should not be used by anyone other than those specified parties.

Manning & Associates CPAs, LLC  
Dayton, Ohio

June 30, 2006

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

Shelby County Metropolitan Housing Authority  
 December 31, 2005

1. SUMMARY OF AUDITORS' RESULTS	
Type of Financial Statement Opinion	Unqualified
Were there any material 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):	CFDA#14.871, 14.850 & 14.872
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

Shelby County Metropolitan Housing Authority  
December 31, 2005

2. FINDINGS RELATED TO FINANCIAL STATEMENTS

There are no findings or questioned costs for the year ended December 31, 2005.

3. FINDINGS RELATED TO FEDERAL AWARDS

There are no findings or questioned costs for the year ended December 31, 2005.



**Auditor of State  
Betty Montgomery**

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P.O. Box 1140  
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800-282-0370

Facsimile 614-466-4490

**SHELBY METROPOLITAN HOUSING AUTHORITY**

**SHELBY 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  
AUGUST 15, 2006**