Hocking Metropolitan Housing Authority

Financial Statements

For the Year Ended December 31, 2008

Mary Taylor, CPA
Auditor of State

Board of Directors
Hocking Metropolitan Housing Authority
50 S. High Street
Logan, Ohio 43138

We have reviewed the *Independent Auditors' Report* of the Hocking Metropolitan Housing Authority, Hocking County, prepared by Salvatore Consiglio, CPA, Inc., for the audit period January 1, 2008 through December 31, 2008. 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 Hocking Metropolitan Housing Authority is responsible for compliance with these laws and regulations.

Mary Taylor

Mary Taylor, CPA
Auditor of State

August 4, 2009

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HOCKING METROPOLITAN HOUSING AUTHORITY
AUDIT REPORT
FOR THE YEAR ENDED DECEMBER 31, 2008

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Independent Auditors' Report

Board of Directors
Hocking Metropolitan Housing Authority

I have audited the accompanying financial statements of the business-type activities of Hocking Metropolitan Housing Authority, Ohio, as of and for the year ended December 31, 2008, which collectively comprise the Authority basic financial statements as listed in the table of contents. These financial statements are the responsibility of the Hocking Metropolitan Housing Authority, Ohio, management. My responsibility is to express an opinion on these financial statements based on my audit.

I conducted my 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 I 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. I believe that my audit provides a reasonable basis for my opinion.

In my opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the business-type activities of the Hocking Metropolitan Housing Authority, Ohio, as of December 31, 2008, and the respective changes in financial position 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*, I have also issued a report dated May 29, 2009, on my consideration of Hocking Metropolitan Housing Authority, Ohio's internal control over financial reporting and my tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is to describe the scope of my testing of internal control over financial reporting and compliance and the results of that testing and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with Government Auditing Standards and should be consider in conjunction with this report in considering the results of my audit.

The Management's Discussion and Analysis is not a required part of the basic financial statements but is supplementary information required by the accounting principles generally accepted in the United State of America. I have applied certain limited procedures, which consisted principally of inquiry of management regarding the methods of measurement and presentation of the supplementary information. However, I did not audit the information and express no opinion thereon.

My Audit was performed for the purpose of forming and opinion on the Basic Financial Statements 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 Government 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 my opinion, is fairly presented in all material respect in relation to the basic financial statements taken as a whole.

Salvatore Consiglio, CPA, Inc.
May 29, 2009

HOCKING METROPOLITAN HOUSING AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
Year Ended December 31, 2008

Unaudited

It is a privilege to present for you the financial picture of Hocking Metropolitan Housing Authority. The Hocking Metropolitan Housing Authority's ("the Authority") management's discussion and analysis is designed to (a) assist the reader in focusing on significant financial issues, (b) provide an overview of the Authority's financial activity, (c) identify changes in the Authority's financial position (its ability to address the next and subsequent year challenges), and (d) identify individual fund issues or concerns.

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

FINANCIAL HIGHLIGHTS

- Net assets were $5,127,233 and $4,900,596 for 2007 and 2008, respectively. The Authority-wide statements reflect a decrease in total net assets of $226,637 (or 4.42%), during 2008. This decrease is reflective of the year's activities.

- The business-type activity revenue increased by $146,359 (or 5.6%) during 2008, and was $2,758,688 and $2,612,329 for 2007 and 2008, respectively.

- The total expenses of all Authority programs increased by $172,508 (or 6.18%). Total expenses were $2,840,150 and $3,012,658 for 2007 and 2008, respectively.

USING THIS ANNUAL REPORT

The following graphic outlines the format of this report:

MD&A ~ Management Discussion and Analysis ~
Basic Financial Statements ~ Authority-wide Financial Statements ~ ~ Fund Financial Statement ~ ~ Notes to Financial Statements ~
Other Required Supplementary Information ~ Required Supplementary Information (other than MD&A) ~

Unaudited

The focus 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.

Authority-Wide Financial Statements

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

These 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 assets, minus liabilities, equal "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 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 borrowings 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". This account resembles the old operating reserves account.

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 grant revenue, investment income and interest expense.

Unaudited

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.

Fund Financial Statements

Traditional users of governmental financial statements will find the Fund Financial Statements presentation more familiar. The focus is now on Major Funds, rather than fund types. 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.

The Department of Housing and Urban Development requires the programs be maintained by the Authority.

The Authority's Programs

Conventional Public Housing (PH) – 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 to enable the PHA to provide the housing at a rent that is based upon 30% of adjusted gross household income.

Capital Fund Program (CFP) – 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 (HCVP) – Under the Housing Choice Voucher Program, the Authority subsidizes rents to independent landlords that own the property. The Authority subsidizes the family's rent through a Housing Assistance Payment (HAP) made to the landlord. The program is administered under an Annual Contributions Contract (ACC) with HUD. HUD provides funding to enable the Authority to structure a lease that requires the participant to pay a rent based on a percentage of their adjusted gross household income, typically 30%, and the Housing Authority subsidizes the balance.

Unaudited

Shelter Plus Care Program – Hocking Metropolitan Housing Authority was awarded a Shelter Plus Care Grant in June of 2006. The Shelter Plus Care Program provides rental assistance to disabled individuals that have been identified as homeless. HMHA provides housing services in cooperation with other community service agencies that provide case management services.

FSS Homeownership Coordinator – Hocking Metropolitan Housing Authority is a participant in a three housing authority consortium. Vinton County MHA is a reporting agency for all funding and activity reports. HMHA receives funding to provide a FSS Homeownership Coordinator. Staff personal is also responsible for managing the Shelter Plus Care Program noted above.

Other Business (O'Neill) – Hocking Metropolitan Housing Authority operates several other business activities not related to the major federal housing programs. At present HMHA owns 15 open market apartments. Some of the units are rented to voucher holders. HMHA also provides lead inspection and clearance services to other PHA's and non-profit organizations. HMHA also performs property management services to other community agencies servicing special needs populations. Properties developed under this program are developed to be available to low and moderate-income families. The rent does not exceed 30% of income for families at 50% of median income for Hocking County.

HMHA retains a receivable from Hocking Housing Management, Inc. This was for funding advanced for the American Dream program operating by HHM. Hocking Metropolitan Housing is accruing interest on this account.

HMHA received a $100,000 matching grant agreement from Ohio Department of Mental Health. Grant will be used to purchase and rehabilitate a five-unit apartment building. Building will be reserved for special needs clients referred by mental health agencies. HMHA will obtain matching funds with a tax exempt mortgage from Chase Bank.

State/Local (Help Me Grow) – HMHA has sought other resources in order to provide social services to their residents. HMHA has assumed administrative responsibility for the Help Me Grow program. Help Me Grow is a State of Ohio program targeted to coordinate services for families with at risk children under the age of 3. Program is funded from TANF, Medicaid Part C and State of Ohio General Revenue Funds. This program is to be the springboard for the development of a complete social service program for all HMHA clients.

Unaudited

OHIO Housing Trust Fund – HMHA was awarded a grant from the Ohio Housing Trust Fund in December of 2007. The grant is to provide housing assistance for transitional youth and to provide Direct Housing Assistance to those adults at risk of being homeless.

AUTHORITY-WIDE STATEMENT

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

		2008		2007
Current and Other Assets	$	829,801	$	731,503
Capital Assets		4,644,959		4,738,686
Other Noncurrent Assets		1,288,000		1,288,000
Total Assets	$	6,762,760	$	6,758,189
Current Liabilities	$	537,544	$	287,914
Long-Term Liabilities		1,324,620		1,343,042
Total Liabilities		1,862,164		1,630,956
Net Assets:				
Investment in Capital Assets, net of Related Debt		4,224,884		3,355,771
Restricted net assets		81,411		218,815
Unrestricted Net Assets		594,301		1,552,647
Total Net Assets		4,900,596		5,127,233
Total Liabilities and Net Assets	$	6,762,760	$	6,758,189

For more detailed information see the Statement of Net Assets.

Unaudited

Major Factors Affecting the Statement of Net Assets

During 2008, current and other assets increased by $98,298, and current liabilities increased by $287,914. The current and other assets, primarily cash and investments, increased because of the carryover of Section HAP and Administrative funds and the activity for the year.

During 2008, HMHA completed deferred loan to Pine Ridge Housing Partners, LLC of $1,000,000. Funds to loan Pine Ridge LLC were generated by $100,000 from Capital Grant funds and $900,000 note from Chase Bank which has been secured by the Capital Grant CFFP Program. HMHA loaned an additional $288,000 to Pine Ridge Housing partners LLC funded from an AHP Grant to HMHA from the Federal Home Loan Bank.

Capital assets also changed, decreasing from $4,738,686 to $4,644,959. The $93,727 decrease may be contributed primarily to the current year depreciation net of current year additions. For more detail see "Capital Assets" below.

TABLE 2

CHANGE OF NET ASSETS

Table 2 presents details on the change in Net Assets

	Unrestricted	Investment in Capital Assets	Restricted
Beginning Balance - December 31, 2007	$ 1,552,647	$ 3,355,771	$ 218,815
Results of Operation	(116,566)	-	(137,404)
Adjustments:			
Current year Depreciation Expense	380,636	(380,636)	-
Current year Capital Purchases	(286,909)	286,909	-
Debt Proceeds Net of Retirement	181,203	(181,203)	-
Prior Period Adjustment: Overstated			
- Prepaid Insurance Adjustment	27,333	-	-
- Restate Net Asset due to Pine Ridge	(1,144,043)	1,144,043	-
Ending Balance - December 31, 2008	$ 594,301	$ 4,224,884	$ 81,411

(1) Depreciation is treated as an expense and reduces the results of operations but does not have an impact on Unrestricted Net Assets

HOCKING METROPOLITAN HOUSING AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
Year Ended December 31, 2008

Unaudited

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.

TABLE 3

STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET ASSETS

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

	2008	2007
Revenues		
Total Tenant Revenues	$ 464,728	$ 440,932
Operating Subsidies	2,107,135	1,952,803
Capital Grants	87,394	-
Investment Income	53,631	71,118
Other Revenues	45,800	147,476
Total Revenues	**2,758,688**	**2,612,329**
Expenses		
Administrative	768,323	836,597
Tenant Services	4,234	2,602
Utilities	132,859	127,123
Maintenance	404,616	397,449
General and Interest Expenses	162,101	169,097
Housing Assistance Payments	1,159,889	937,187
Depreciation	380,636	370,095
Total Expenses	**3,012,658**	**2,840,150**
Net Increases (Decreases)	**$ (253,970)**	**$ (227,821)**

Unaudited

Major Factors Affecting the Statement of Revenue, Expenses and Changes in Net Assets

During 2008, operating subsidy and capital grant revenues increased due to capital fund program revenue earned, where as last year there was none earned. Tenant revenue increased due to additional lease up and families paying more rent. Investment income decreased due to lower interest rates offered by banks, and other revenue decrease is due to reporting of management income earned by the central office. Current year management fees are offset my management fee expenses, were has last year the revenue was not offset by expenses.

Maintenance expenses are up due to utilizing the capital grants for continuance maintenance of the projects. HMHA has converted to project based management. Many maintenance items have been outsourced. Some conversion expenses are a one time start up cost that will not continue into FYE 2008. Costs that were not within HMHA control that impacted expense levels were increases in benefits insurance and Workman's Compensation expenses.

In addition, housing assistance payments expenses increased by $222,702 by the housing choice voucher program. This increase was due to additional vouchers issued during the fiscal year as an effort to try to serve as many families as possible with the base line imposed by HUD.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

As of year-end, the Authority had $4,644,959 invested in a variety of capital assets as reflected in the following schedule, which represents a net decrease (addition, deductions and depreciation) of $93,727 from the end of last year.

Unaudited

TABLE 4
Capital Assets at Year-End (Net of Depreciation)

The following reconciliation summarizes the change in Capital Assets.

		2008		2007
Land and Land Rights	$	987,619	$	977,619
Buildings		8,482,327		8,298,333
Equipment		209,871		122,476
Leasehold Improvements		1,450,051		1,444,529
Accumulated Depreciation		(6,484,909)		(6,104,271)
Total	$	4,644,959	$	4,738,686

TABLE 5
CHANGE IN CAPITAL ASSETS

Beginning Balance - December 31, 2007	$	4,738,686
Additions - Capital Fund Roof Project		87,394
Additions - 165 Walnut St. Property		191,247
Additions - Senior Project Enclosures		8,268
Current year Depreciation Expense		(380,636)
Ending Balance - December 31, 2008	$	4,644,959

This year's major additions are:

HMHA purchased a 13-acre tract using Capital Grant Funds. The land will be used in three separate projects.

Project 1 is a mixed financed project consisting of 72 apartments. HMHA has procured a developmental partner, Frontier Community Services, to develop this project. This project has been awarded to Low Income Housing Tax Credits, Ohio Housing Trust Funds, Federal Home Bank Affordable House Funds and private bank financing. The project will have HUD CFFP and a Mixed Finance ACC. Construction for the Project began in 2005. Construction was completed September 30, 2006. The project was 100% occupied on October 1, 2006. HMHA closed the $900,000 CFFP loan with Chase Bank September 20, 2006. The HUD CFFP Agreement was signed and submitted to HUD in September of 2006. All of the required signed documents for the Mixed Financed ACC were submitted to HUD in FY 2007.

Unaudited

The general partnership, Pine Ridge Housing Partners, Inc. was organized in 2005. This will be the fiscal agent for Pine Ridge Housing Partners, LLC.

Project 2 is the development of a new administrative building. HMHA awarded the architectural contract to design the new facility in September of 2007. HMHA expects to award the first phase of construction in 2009.

Project 3 will be development of a new day care center. Initial design work has located the proposed site on the same two acre tract as the office structure. Development timeline has not been established yet.

A six-acre tract will remain for future development.

Debt Administration

HMHA has secured tax-exempt debt to finance its non-federal business activities. HMHA has two types of debt on place. Long-term debt, which is self-amortized over a fixed term, is used for financing income-generating apartments. Short-term debt, which is interest only with a balance due at the end of its term, is used for construction financing of the single-family homes to be sold. The 15 open market apartments are used to secure the debt. The other debt is a Capital Lease, which is used to finance the acquisition of a Satellite TV System. Income for business operation is sufficient to meet debt expenses.

During FY 2007 HMHA refinanced two of its duplex properties. HMHA used earned development fees to reduce debt to $40,000 on each property and re-amortized to a thirty year note. The new debt is with National City Bank through the Federal Home Loan Community Assistance Program.

During FY 2008 HMHA secured $225,000 of short term financing to purchase and rehabilitate five units to be used to house mental health clients. HMHA was awarded a $100,000 grant from the Ohio Department of Mental Health. These funds will be used to reduce the mortgage principal once the rehabilitation is complete.

Beginning Balance - December 31, 2007	$	1,382,915
Current Year Loans		225,000
Current Year Loan Retirements		(43,797)
Beginning Balance - December 31, 2008	$	1,564,118

ECONOMIC FACTORS

Significant economic factors affecting the Authority are as follows:

- Federal funding of 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 rental income
- Inflationary pressure on utility rates, supplies and other costs

IN CONCLUSION

Hocking Metropolitan Housing Authority takes great pride in its financial management and is pleased to report on the sound financial condition of the Authority.

FINANCIAL CONTACT

If you have any questions regarding this report, you may contact Craig Garrelts, Executive Director of the Hocking Metropolitan Housing Authority at (740) 385-3883.

HOCKING METROPOLITAN HOUSING AUTHORITY
Statement of Net Assets
Proprietary Funds
December 31, 2008

ASSETS	
Current assets	
Cash and cash equivalents	$269,480
Restricted cash and cash equivalents	110,719
Investments	158,744
Receivables, net	239,592
Inventories, net	14,178
Prepaid expenses and other assets	37,088
Total current assets	**829,801**
Noncurrent assets	
Capital assets:	
Land	987,619
Building and equipment	10,142,249
Less accumulated depreciation	(6,484,909)
Capital assets, net	4,644,959
Other noncurrent assets	1,288,000
Total noncurrent assets	***5,932,959***
Total assets	**$6,762,760**
LIABILITIES	
Current liabilities	
Accounts payable	$25,181
Accrued liabilities	85,232
Intergovernmental payables	24,595
Tenant security deposits	25,264
Deferred revenue	113,805
Bonds, notes, and loans payable	263,467
Total current liabilities	***$537,544***

The accompanying notes to the Basic Financial Statements are an integral part of these statements.

Hocking Metropolitan Housing Authority
Statement of Net Assets (Continued)
Proprietary Funds
December 31, 2008

Noncurrent liabilities	
Bonds, notes, and loans payable	$1,300,651
Accrued compensated absences non-current	19,925
Non-current liabilities - other	4,044
Total noncurrent liabilities	***1,324,620***
Total liabilities	**$1,862,164**
NET ASSETS	
Invested in capital assets, net of related debt	$4,224,884
Restricted net assets	81,411
Unrestricted net assets	594,301
Total net assets	**$4,900,596**

The accompanying notes to the Basic Financial Statements are an integral part of these statements.

HOCKING METROPOLITAN HOUSING AUTHORITY
Statement of Revenues, Expenses, and Changes in Fund Net Assets
Proprietary Funds
For the Year Ended December 31, 2008

OPERATING REVENUES	
Tenant Revenue	$464,728
Government operating grants	2,107,135
Other revenue	45,800
Total operating revenues	**2,617,663**
OPERATING EXPENSES	
Administrative	768,323
Tenant services	4,234
Utilities	132,859
Maintenance	404,616
General	91,114
Housing assistance payment	1,159,889
Depreciation	380,636
Total operating expenses	***2,941,671***
Operating income (loss)	**(324,008)**
NONOPERATING REVENUES(EXPENSES)	
Interest and investment revenue	53,631
Interest expense	(70,987)
Total nonoperating revenues (expenses)	***(17,356)***
Income (loss) before contributions and transfers	(341,364)
Capital grants	87,394
Change in net assets	(253,970)
Total net assets - beginning (restated)	5,154,566
Total net assets - ending	**$4,900,596**

The accompanying notes to the Basic Financial Statements are an integral part of these statements.

Hocking Metropolitan Housing Authority
Statement of Cash Flows
Proprietary Funds
For the Year Ended December 31, 2008

CASH FLOWS FROM OPERATING ACTIVITIES	
Operating grants received	$2,076,306
Tenant revenue received	464,343
Other revenue received	41,753
General and administrative expenses paid	(1,401,891)
Housing assistance payments	(1,159,889)
Net cash provided (used) by operating activities	**20,622**
CASH FLOWS FROM INVESTING ACTIVITIES	
Interest earned	53,631
Transfer of cash to Investments	(17,839)
Net cash provided (used) by investing activities	**35,792**
CASH FLOWS FROM CAPITAL AND RELATED ACTIVITIES	
Debt principal payment	(43,797)
Loan Proceeds	225,000
Capital Grant Funds Received	87,394
Capital assets purchased	(286,909)
Interest paid on Debt	(70,987)
Net cash provided (used) by capital and related activities	**(89,299)**
Net increase (decrease) in cash	**(32,885)**
Cash and cash equivalents - Beginning of year	413,084
Cash and cash equivalents - End of year	**$380,199**

The accompanying notes to the Basic Financial Statements are an integral part of these statements.

Hocking Metropolitan Housing Authority
Statement of Cash Flows
Proprietary Funds
For the Year Ended December 31, 2008

RECONCILIATION OF OPERATING INCOME TO NET CASH PROVIDED BY OPERATING ACTIVITIES	
Net Operating Income (Loss)	($324,008)
Adjustment to Reconcile Operating Loss to Net Cash Used by Operating Activities	
- Depreciation	380,636
- (Increases) Decreases in Accounts Receivable	(83,281)
- (Increases) Decreases in Prepaid Assets	5,942
- (Increases) Decreases in Inventory	(8,672)
- Increases (Decreases) in Accounts Payable	12,805
- Increases (Decreases) in Accounts Payable - Intergovermental	2,336
- Increases (Decreases) in Other NonCurrent Liabilities	737
- Increases (Decreases) in Accrued Expenses Payable	9,707
- Increases (Decreases) in Deferred Revenue	15,581
- Increases (Decreases) in Other Current Liabilities	(376)
- Increases (Decreases) in Accrued Compensated Absences	9,267
- Increases (Decreases) in Tenant Security Deposits	(52)
Net cash provided by operating activities	**$20,622**

The accompanying notes to the Basic Financial Statements are an integral part of these statements.

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Summary of Significant Accounting Policies

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

Reporting Entity

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

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

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

The definition of the reporting entity is based primarily on the notion of financial accountability. A primary government is financially accountable for the organizations that make up its legal entity. It is also financially accountable for legally separate organizations if its officials appoint a voting majority of an organization's government body and either it is able to impose its will on that organization or there is a potential for the organization to provide specific financial benefits to, or to impose specific financial burdens on, the primary government. A primary government may also be financially accountable for governmental organizations that are fiscally dependent on it.

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

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

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

Fund Accounting

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

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

Basis of Presentation

The Authority's basic financial statements consist of a statement of net assets, a statement of revenue, expenses and changes net assets, and a statement of cash flows.

Proprietary Fund Types

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

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

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus/Basis of Accounting

The proprietary funds are accounted for on the accrual basis of accounting. Revenues are recognized in the period earned and expenses are recognized in the period incurred. Pursuant to GASB Statement No. 20 Accounting and Financial Reporting for Proprietary Funds and Other Governmental Entities that Use Proprietary Fund Accounting, the Authority follows GASB guidance as applicable to proprietary funds and FASB Statements and Interpretations, Accounting Principles Board Opinions and Accounting Research Bulletins issued on after November 30, 1989, that do not conflict with or contradict GASB pronouncements.

Description of Programs

The following are the various programs which are included in the single enterprise fund:

A. Conventional Public Housing (PH)

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 to enable the PHA to provide the housing at a rent that is based upon 30% of adjusted gross household income.

B. Capital Fund Program (CFP)

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.

C. Housing Choice Voucher Program (HCVP)

Under the Housing Choice Voucher Program, the Authority subsidizes rents to independent landlords that own the property. The Authority subsidizes the family's rent through a Housing Assistance Payment (HAP) made to the landlord. The program is administered under an Annual Contributions Contract (ACC) with HUD. HUD provides funding to enable the Authority to structure a lease that requires the participant to pay a rent based on a percentage of their adjusted gross household income, typically 30%, and the Housing Authority subsidizes the balance.

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

D. Other Business (O'Neill)
Hocking Metropolitan Housing Authority operates several other business activities not related to the major federal housing programs. At present HMHA owns 15 open market apartments. Some of the units are rented to voucher holders. HMHA also provides lead inspection and clearance services to other PHA's and non-profit organizations. HMHA also performs property management services to other community agencies servicing special needs populations. Properties developed under this program are developed to be available to low and moderate-income families. The rent does not exceed 30% of income for families at 50% of median income for Hocking County. HMHA homeownership and home development for sale is also included in this activity. One home was under construction during FY 2003. Development was in partnership with the Youth Build program operated by another agency. The completed home will be sold to an eligible family upon its completion.

E. Other (Help Me Grow)
HMHA has sought other resources in order to provide social services to their residents. HMHA has assumed administrative responsibility for the Help Me Grow program. Help Me Grow is a State of Ohio program targeted to coordinate services for families with at risk children under the age of 3. Program is funded from TANF, Medicaid Part C and State of Ohio General Revenue Funds. This program is to be the springboard for the development of a complete social service program for all HMHA clients.

Investments
The provisions of the HUD Regulations restrict investments. Investments are valued at market value. Interest income earned in fiscal year ending December 31, 2008 totaled $53,631.

Capital Assets
Capital assets are stated at cost. The capitalization policy of the Authority is to depreciate all non-expendable personal property having a useful life of more than one year and purchase price of $500 or more per unit. Expenditures for repairs and maintenance are charged directly to expense as they are incurred. Depreciation is computed using the straight-line method over the following estimated useful lives:

Buildings	40 year
Buildings Improvements	15 years
Furniture, equipment and machinery	3-7 years

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Net Assets

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

Operating Revenues and Expenses

Operating revenues and expenses are those revenues that are generated directly from the primary activities of the proprietary fund and expenses incurred for the day to day operation. For the Authority, operating revenues are tenant rent charges, operating subsidy from HUD and other miscellaneous revenue.

Capital Contributions

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

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.

Compensated Absences

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

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

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

	Current Accrued Compensated Absence	Long-Term Accrued Compensated Absence	Total Accrued Compensated Absence
Central Office	$21,012	$19,220	$40,232
State/Local	5,196	0	5,196
Section 8	8,832	705	9,537
Total	$35,040	$19,925	$54,965

The following is a summary of changes in compensated absence liability:

	Balance 12/31/07	Increase	Decrease	Balance 12/31/08
Total Compensated Absence Liability	$45,698	$24,550	$15,283	$54,965

Budgetary Accounting

The Authority is required by contractual agreements to adopt annual, appropriated operating budgets for all its Enterprise Funds receiving federal expenditure awards. All budgets are prepared on a HUD basis, which is materially consistent with accounting principles generally accepted in the United States of America. All annual appropriations lapse at fiscal year end. The Board of Commissioners adopts the budget through passage of a budget resolution.

Estimates

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

NOTE 2: DEPOSITS AND INVESTMENTS

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

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

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

C. 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 end of the current period of designation of depositories. Interim deposits must be evidenced by time certificate of deposit maturing not more than one year from the date of deposit or by savings or deposit accounts including passbook accounts.

Government Accounting Standards Board Statement No. 3 (GASB #3) has established custodial credit risk categories for deposits and investments as follows:

Category 1 – Insured or collateralized with securities held by the Authority or by its agent in the Authority's name.

Category 2 – Collateralized with securities held by the pledging financial institution's trust department or agent in the Authority's name.

Category 3 – Uncollateralized as defined by the GASB (securities pledged with the pledging financial institution's trust department or agent, but not in the Authority's name).

The carrying amount of the Authority's deposits was $380,199 at December 31, 2008. The corresponding bank balance was $447,963. Of the bank balance, $335,345 was covered by federal deposit insurance (FDIC) with the remaining balance covered by collateralization held by the bank in the Authority's name as required by HUD. The custodial credit risk for the Authority deposit is Category 1.

Investments

In accordance with the Ohio Revised Code and HUD investment policy, the Authority is permitted to invest in certificates of deposit, savings accounts, money market accounts, certain highly rated commercial paper, obligations of certain political subdivisions of Ohio and the United States government and its agencies, and repurchase agreements with any eligible depository or any eligible dealers. Public depositories must give security for all public funds on deposit. Repurchase agreements must be secured by the specific qualifying securities upon which the repurchase agreements are based.

The Authority is prohibited from investing in any financial instruments, contracts, or obligations whose value or return is based upon or linked to another asset or index, or both, separate from the financial instrument, contract, or obligation itself (commonly known as a derivative). The Authority is also prohibited from investing in reverse purchase agreements.

Interest Rate Risk – The Authority does not have a formal investment policy that limits investments as a means of managing its exposure to fair value losses arising from increasing interest rates. However, it is the Authority practice to limit its investments to less then 2 years.

Credit Risk – HUD requires specific collateral on individual accounts in excess of amounts insured by the Federal Deposit Insurance Corporation. The Authority depository agreement specifically requires compliance with HUD requirement.

Concentration of Credit Risk – The Authority places no limit on the amount that may be invested with any one issuer. However, it is the Authority practice to do business with more then one depository.

The carrying amount of the Authority's investment was $158,744 at December 31, 2008 with the corresponding bank balance $159,628. The investments are held in certificate of deposits, money market accounts and high yield savings accounts.

NOTE 3: RESTRICTED CASH AND INVESTMENT

Restricted cash balance as of December 31, 2008 of $110,719 represents the following:

	Cash
- FSS escrow funds held for tenants	$4,044
- Tenant security deposit	25,264
- Cash on hand advance from HUD to be used for tenants housing assistance payments	81,411
Total	$110,719

NOTE 4: RISK MANAGEMENT

The Authority is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees and natural disasters. During fiscal year ending December 31, 2008 the Authority maintains comprehensive insurance coverage with private carriers for health, real property, building contents and vehicles. Vehicle policies include liability coverage for bodily injury and property damage.

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

NOTE 4: CAPITAL ASSETS

	Balance 12/31/07	**Adjust.**	**Additions**	**Deletion**	**Balance 12/31/08**
Capital Assets Not Depreciated:					
Land	$977,619	$0	$10,000	$0	$987,619
Total Capital Assets Not Depreciated	**977,619**	**0**	**10,000**	**0**	**987,619**
Capital Assets Being Depreciated:					
Buildings	8,298,333	2	183,992	0	8,298,333
Furnt, Mach. & Equip. - Admin	122,476	0	87,395	0	209,871
Leasehold Improvement	1,444,529	0	5,522	0	1,450,051
Total Capital Assets Depreciated	9,865,338	2	276,909	0	10,142,249
Accumulated Depreciation:					
Buildings	(3,915,955)	(999,839)	(306,869)	0	(5,222,663)
Furnt, Mach. & Equip. - Admin	(269,543)	166,305	(67,926)	0	(171,164)
Leasehold Improvement	(1,918,773)	833,532	(5,841)	0	(1,091,082)
Total Accumulated Depreciation	(6,104,271)	(2)	(380,636)	0	(6,484,909)
Total Capital Assets Being Depreciated, Net	**3,761,067**	**0**	**(103,727)**	**0**	**3,657,340**
Total Capital Assets, Net	**$4,738,686**	**$0**	**($93,727)**	**$0**	**$4,644,959**

NOTE 5: DEFINED BENEFIT PENSION PLANS -PUBLIC EMPLOYEES RETIREMENT SYSTEM

All full-time employees of Authority participate in the Ohio Public Employees Retirement System (OPERS), a cost-sharing multiple-employer public employee retirement system administered by the Public Employees Retirement Board. OPERS provide basic retirement, disability and survivor benefits, based on eligible service credit to members and beneficiaries. Benefits are established by Chapter 145 of the Ohio Revised Code. OPERS issue a publicly available financial report that includes financial statements and required supplementary information for OPERS. Interested parties may obtain a copy by making a written request to 277 East Town Street, Columbus, Ohio 43215-4642 or by calling (614) 466-2085 or (800) 222-PERS.

Ohio Public Employees Retirement System administers three separate pension plans as described below:

1. The Traditional Pension Plan – A cost sharing, multiple-employer defined benefit pension plan.

2. The Member-Direct Plan – A defined contribution plan in which the member invests both member and employer contributions (employer contributions vest over five years at 20% per year). Under the Member-Direct Plan, members accumulate retirement assets equal to the value of member and (vested) employer contributions, plus any investment earnings.

3. The Combined Plan – A cost sharing, multiple-employer defined pension plan. Under the Combined Plan, OPERS invests employer contributions to provide a formula retirement benefits similar in nature to the Traditional Pension Plan benefit. Member contributions, the investment of which is self-directed by the members, accumulate retirement assets in a manner similar to the Member-Directed Plan.

Plan members are required to contribute 9.5 percent of their annual covered salary to fund pension obligations. The 2008 employer pension contribution rate for Authority was 14.00 percent. Contributions are authorized by state statue. The contribution rates are determined actuarially. The Authority's contribution for the years ended December 31, 2008, 2007, and 2006 amounted to $73,600, $71,926, and $68,398 respectively. Ninety-six percent has been contributed for 2008. All required contributions for the two previous years have been paid.

NOTE 5: POSTEMPLOYMENT BENEFITS PUBLIC EMPLOYEES RETIREMENT SYSTEM (Continued)

The Public Employees Retirement System of Ohio (OPERS) provides post-employment health care benefits to age and service retirants with ten or more years of qualifying Ohio service credit and to primary survivor recipients of such retirants. Health care coverage for disability recipients is also available. The health care coverage provided by the OPERS is considered an Other Post-employment Benefit (OPEB) as described in GASB Statement No. 12. A portion of each employer's contribution to the OPERS is set aside for the funding of post retirement health care. The Ohio Revised Code provides statutory Authority requiring public employers to fund post-employment health care through their contributions to the OPERS. The portion of the 2008 employer contribution rate (identified above) that was used to fund health care for the year ended December 31, 2008 was 5.0 percent of covered payroll, which amounted to $26,286. The significant actuarial assumptions and calculations relating to post-employment health care benefits were based on the OPERS' latest actuarial review performed as of December 31, 2007. 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 2007 was 6.5 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 at a project wage inflation rate plus an additional factor ranging from .5% to 4% for the next 7 years. In subsequent years (8 and beyond), health care costs were assumed to increase at 4% (the projected wage inflation rate).

Benefits are advanced-funded on an actuarially determined basis. The number of active contributing participants was 364,076. The actuarial value of the OPERS' net assets available for OPEB at December 31, 2007 was $12.8 billion. The actuarially accrued liability and the unfunded actuarial accrued liability, based on the actuarial cost method used, were $29.8 billion and $17.0 billion, respectively.

OPERS Retirement Board Implemented its Health Care Preservation Plan (HCPP). HCPP was adopted on September 9, 2004, and is effective on January 1, 2007. In addition, OPERS created a separate investment pool for health care assets. Members and employers contribution rates increases in January 1, 2006, 2007, and 2008 will allow additional funds to be allocated to the health care plan.

NOTE 6: LONG-TERM DEBT

Mortgage Payable

Hocking Metropolitan Housing Authority has several outstanding mortgages as of December 31, 2008. These loans were obtained to purchase of property by the Board Funds.

	ORIGINAL LOAN BALANCE	INTEREST RATE	LIFE OF LOAN	12/31/08 BALANCE
BANK ONE:				
O'Neal Loan	$140,000	2.7625%	15 years	$94,002
Pine Ridge Loan	$900,000	6.8600%	20 years	854,450
Construction Loan	$225,000	4.6000%		225,000
NATIONA CITY BANK:				
Orchard Street Property	$40,000	7.74%	20 years	37,856
4th Street Property	$40,000	7.74%	20 years	37,856
FEDERAL HOME LOAN BANK:				
Pine Ridge	$288,000	0.00%	15 years	288,000
City of Logan	$55,000	0.0000%	15 years	25,361
Total Outstanding Mortgages				1,562,525
Less: Current Portion				261,874
Total Non-Current Mortgage Payable				$1,300,651

Capital Lease

In May 2005 the Authority entered into a capital lease agreement for the acquisition of Satellite TV System. The purchase price was $12,800 with monthly payment of $305.15. The lease expires on May 2010.

NOTE 6: LONG-TERM DEBT (CONTINUED)

The following is a summary of changes in long-term debt for the year ended December 31, 2008:

DESCRIPTION	BALANCE 12/31/07	ISSUED	RETIRED	BALANCE 12/31/08
Mortgage Loan Payable	$1,377,031	$225,000	($39,506)	$1,562,525
Capital Lease	5,884	0	(4,291)	1,593
TOTAL	$1,382,915	$225,000	($43,797)	$1,564,118

Maturities of the debt over the next four years are as follows:

	Mortgage Payable		Capital Lease		
Years	Principal	Interest	Principal	Interest	Total
2009	$261,874	$66,497	$1,593	$448	$330,412
2010	61,200	64,324	0	0	125,524
2011	64,736	62,011	0	0	126,747
2012	65,980	59,544	0	0	125,524
2013-2017	369,051	254,599	0	0	623,650
2018-2022	389,796	166,557	0	0	556,353
2013-2027	349,888	50,424	0	0	400,312
Total	$1,562,525	$723,956	$1,593	$448	$2,288,522

NOTE 7: RELATED PARTY TRANSACTION

The Authority as entered into a contract with the Hocking County Department of Job and Family Services (JFS) for the operation of the Help Me Grow Program. The program is funded by the County JFS from its TANF, Medicaid Part C and State of Ohio General Revenue Funds. The program is a social service program targeted to coordinate services for families with at risk children under the age of 3. Hocking Metropolitan Housing Authority Executive Director is married to the Assistant Director of the Hocking County Department of Job and Family Service. The total revenue earned for the fiscal year was $263,459.

NOTE 8: SCHEDULE OF EXPENDITURE OF FEDERAL AWARD

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

NOTE 9: PRIOR PERIOD ADJUSTMENT

The beginning equity amount of $5,127,233 was increased by $27,333 due to prepaid insurance being overstated in the previous year related to current year's activities.

Hocking Metropolitan Housing Authority
Schedule of Expenditures of Federal Award
For the Year Ended December 31, 2008

FEDERAL GRANTOR / PASS THROUGH GRANTOR PROGRAM TITLES	CFDA NUMBER	EXPENDITURES
U.S. Department of Housing and Urban Development Direct Program		
Shelter Plus Care	14.238	$61,998
Low Rent Public Housing	14.850	357,748
Housing Choice Vouchers	14.871	1,198,511
Public Housing Capital Fund Program	14.872	226,594
Total U.S. Department of Housing and Urban Development		1,844,851
U.S. Department of Health and Human Services Pass Through Hocking County Department of Job and Family Services		
Temporary Assistance for Needy Families	93.558	172,668
Total U.S. Department of Health and Human Services		172,668
U.S. Department of Education Pass Through Hocking County		
Special Education – Grant for Infants and Families with Disabilities	84.181	39,075
Total U.S. Department of Education		39,075
TOTAL AWARDS		**$2,056,594**

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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 Directors
Hocking Metropolitan Housing Authority

I have audited the financial statements of the business-type activities of the Hocking Metropolitan Housing Authority, Ohio, as of and for the year ended December 31, 2008, which collectively comprise the Hocking Metropolitan Housing Authority basic financial statements and have issued my report thereon dated May 29, 2009. I conducted my audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States of America.

Internal Control Over Financial Reporting

In planning and performing my audit, I considered Hocking Metropolitan Housing Authority, Ohio's internal control over financial reporting as a basis for designing my auditing procedures for the purpose of expressing my opinion on the financial statements, but no for the purpose of expressing an opinion on the effectiveness of the entity's internal control over financial reporting. Accordingly, I do not express an opinion on the effectiveness of the entity's internal control over financial reporting.

A control deficiency exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect misstatements on a timely basis. A significant deficiency is a control deficiency, or combination of control deficiencies, that adversely affects the entity's ability to initiate, authorize, record, process, or report financial data reliably in accordance with generally accepted accounting principles such that there is more than a remote likelihood that a misstatement of the authority's financial statements that is more than inconsequential will not be prevented or detected by the authority's internal control.

A material weakness is a significant deficiency, or combination of significant deficiencies, that results in more than a remote likelihood that a material misstatement of the financial statements will not be prevented or detected by the authority' internal control.

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

Compliance and Other Matters
As part of obtaining reasonable assurance about whether Hocking Metropolitan Housing Authority financial statements are free of material misstatement, I performed tests of its compliance with certain provision of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statements amounts. However, providing an opinion on compliance with those provisions was not an objective of my audit, and accordingly, I do not express such an opinion. The result of my tests disclosed no instances of noncompliance or other matters that are required to be reported under Government Auditing Standards.

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

Salvatore Consiglio, CPA, Inc.

May 29, 2009

Salvatore Consiglio, CPA, Inc.

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

Board of Directors
Hocking Metropolitan Housing Authority

Compliance

I have audited the compliance of the Hocking Metropolitan Housing Authority, 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, 2008. Hocking Metropolitan Housing Authority, Ohio major federal programs are identified in the summary of auditor's result 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 Hocking Metropolitan Housing Authority, Ohio's management. My responsibility is to express an opinion on Hocking Metropolitan Housing Authority, Ohio's compliance based on my audit.

I conducted my 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 I 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 Hocking Metropolitan Housing Authority, Ohio's compliance with those requirements and performing such other procedures, as I considered necessary in the circumstances. I believe that my audit provides a reasonable basis for my opinion. My audit does not provide a legal determination on Hocking Metropolitan Housing Authority, Ohio's compliance with those requirements.

In my opinion, Hocking Metropolitan Housing Authority, Ohio, 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, 2008.

Internal Control Over Compliance

The management of Hocking Metropolitan Housing Authority, Ohio 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 my audit, I considered Hocking Metropolitan Housing Authority, Ohio's internal control over compliance with requirements that could have a direct and material effect on a major federal program in order to determine my auditing procedures for the purpose of expressing my opinion on compliance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, I do not express an opinion on the effectiveness of the entity's internal control over compliance.

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

A material weakness is a significant deficiency, or combination of significant deficiencies, that results in more than a remote likelihood that material noncompliance with a type of compliance requirement of a federal program will not be prevented or detected by the Authority's internal control.

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

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

Salvatore Consiglio, CPA, Inc.

May 29, 2009

Hocking Metropolitan Housing Authority
Schedule of Findings and Questioned Costs
OMB Circular A-133 § .505
December 31, 2008

1. SUMMARY OF AUDITOR'S RESULTS

Type of Financial Statement Opinion	Unqualified
Were there any significant deficiency reported as material weakness at the financial statement level (GAGAS)?	No
Were there any other significant deficiencies in internal control reported at the financial statement level (GAGAS)?	No
Were there any reported material non-compliance at the financial statement level (GAGAS)?	No
Were there any significant deficiency reported for any major federal programs as material weakness?	No
Were there any other significant deficiency reported for the 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- Housing Choice Voucher Program
Dollar Threshold: Type A/B Programs	Type A: > $300,000 Type B: All Others
Low Risk Auditee?	Yes

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

There are no Findings or questioned costs for the year ended December 31, 2008.

3. FINDINGS AND QUESTIONED COSTS FOR FEDERAL AWARDS

There are no Findings or questioned costs for the year ended December 31, 2008.

Hocking Metropolitan Housing Authority
Schedule of Prior Audit Findings
December 31, 2008

The audit report for the fiscal year ending December 31, 2007 contained no audit finding.

Mary Taylor, CPA
Auditor of State

HOCKING METROPOLITAN HOUSING AUTHORITY

HOCKING 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 18, 2009

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