

IRON MOUNTAIN HOUSING COMMISSION

REPORT ON FINANCIAL STATEMENTS

(with supplemental information)

For the Year Ended December 31, 2007

IRON MOUNTAIN HOUSING COMMISSION

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ANDERSON, TACKMAN & COMPANY, P.L.C.

CERTIFIED PUBLIC ACCOUNTANTS

A Regional Firm with Offices in Michigan and Wisconsin

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American Institute of Certified
Public Accountants

INDEPENDENT AUDITORS' REPORT

Board of Commissioners
Iron Mountain Housing Commission
Iron Mountain, Michigan

We have audited the accompanying basic financial statements of the business-type activities of the Iron Mountain Housing Commission as of and for the year ended December 31, 2007 as listed in the Table of Contents. These basic financial statements are the responsibility of the Commission's management. Our responsibility is to express an opinion on these basic financial statements based on our audit.

We conducted our audit in accordance with the 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 basic financial statements are free of material misstatements. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the basic financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall basic financial statements 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 respective financial position of the business-type activities of the Iron Mountain Housing Commission as of December 31, 2007, and the respective changes in financial position and cash flows, thereof 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 our report dated August 28, 2008 on our consideration of the Iron Mountain Housing Commission's internal control over financial reporting and our 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 our 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 considered in assessing the results of our audit.

The Management's Discussion and Analysis on pages 5 through 8 is not a required part of the financial statements but is supplementary information required by accounting principles generally accepted in the United States of America. We have applied certain limited procedures, which consisted principally of inquiries of management regarding the methods of measurement and presentation of the required supplementary information. However, we did not audit the information and express no opinion on it.

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the Iron Mountain Housing Commission's basic financial statements. The Financial Data Schedule is presented for the purpose of additional analysis as required by the U.S. Department of Urban Housing and Development and is not a required part of the basic financial statements. The Financial Data Schedule has been subjected to the auditing procedures applied in the audit of the basic financial statements and, in our opinion, is fairly stated in all material respects in relation to the basic financial statements taken as a whole.



ANDERSON, TACKMAN & COMPANY, PLC
Certified Public Accountants
Iron Mountain, Michigan

August 28, 2008

MANAGEMENT DISCUSSION AND ANALYSIS (UNAUDITED)

Our discussion and analysis of the Iron Mountain Housing Commission's financial performance provides an overview of the financial activities for the year ended December 31, 2007. Please read it in conjunction with the Commission's financial statements, which begin on page 9.

FINANCIAL HIGHLIGHTS

- Net assets for the entire Commission were \$2,882,203 for the year ended December 31, 2007 compared to \$3,012,929 for the year ended December 31, 2006.
- The Commission's operating revenues totaled \$404,191 for the year ended December 31, 2007 and \$390,641 for the year ended December 31, 2006, while operating expenses totaled \$656,486 for the year ended December 31, 2007 and \$596,706 for the year ended December 31, 2006.

USING THIS REPORT

This annual report consists of a series of financial statements. The Statement of Net Assets, Statement of Activities, Statement of Revenues, Expenses and Change in Net Assets, and the Statement of Cash Flows (on pages 9 to 12) provide information about the activities of the Commission as a whole and present a longer-term view of the Commission's finances.

REPORTING THE COMMISSION AS A WHOLE

Our analysis of the Commission as a whole begins on page 9. One of the most important questions asked about the Commission's finances is "Is the Commission, as a whole, better off or worse off as a result of the year's activities"? The Statement of Net Assets, Statement of Activities, Statement of Revenues, Expenses, and Change in Net Assets, and the Statement of Cash Flows report information about the Commission as a whole and about its activities in a way that helps answer this question. These statements include *all* assets and liabilities using the *accrual basis of accounting*, which is similar to the accounting used by most private-sector companies. All of the current year's revenues and expenses are taken into account regardless of when cash is received or paid. These two statements report the Commission's *net assets* and changes in them. You can think of the Commission's net assets – the difference between assets and liabilities – as one way to measure the Commission's financial health, or *financial position*. Over time, *increases or decreases* in the Commission's net assets are one indicator of whether its *financial health* is improving or deteriorating. You will need to consider other non-financial factors, however, such as changes in the population of low income and elderly individuals.

In the Statement of Net Assets, Statement of Activities, Statement of Revenues, Expenses, and Change in Net Assets, and the Statement of Cash Flows the Commission's activities are reported as business-type activities:

- Business-type activities – The Commission charges rent to tenants to help cover all or most of the costs of services it provides.

REPORTING THE COMMISSION'S MOST SIGNIFICANT FUNDS

Our analysis of the Commission's major activities begins on page 9. The financial statements provide detailed information on all of the Commission's activities. The Commission uses proprietary funds to account for its activities. The method of accounting for proprietary funds is explained below.

- *Proprietary funds* – The Commission charges tenants rent for the housing services it provides and these services are reported in a proprietary fund. Proprietary funds are reported in the same way for its activities and are reported in the Statement of Net Assets and the Statement of Revenues, Expenses, and Change in Net Assets.

THE COMMISSION AS A WHOLE

The Commission's combined net assets for the year ended December 31, 2007 decreased \$(130,726) from the year ended December 31, 2006.

Table 1

NET ASSETS

	December 31,	
	2007	2006
Assets		
Current assets	\$ 407,712	\$ 404,658
Capital assets (net)	<u>2,533,716</u>	<u>2,658,853</u>
Total assets	<u>2,941,428</u>	<u>3,063,511</u>
Liabilities		
Current liabilities	36,264	40,795
Noncurrent liabilities	<u>22,961</u>	<u>9,787</u>
Total liabilities	<u>59,225</u>	<u>50,582</u>
Net Assets		
Invested in capital assets, net of related debt	2,533,716	2,658,853
Unrestricted	<u>348,487</u>	<u>354,076</u>
Net Assets	<u>\$2,882,203</u>	<u>\$3,012,929</u>

Net assets of the Commission stood at \$2,882,203 for the year ended December 31, 2007 compared to \$3,012,929 for the year ended December 31, 2006. Unrestricted net business assets were \$348,487 for the year ended December 31, 2007 compared to \$354,076 for the year ended December 31, 2006. In general, the Commission's unrestricted net assets are used to fund operations of the Commission. The increase in current assets was largely due to a \$10,500 decrease in cash, a \$3,951 increase in accounts receivable and an \$8,826 increase in investments. The decrease in current liabilities was largely due to a \$4,862 decrease in current accrued compensated absences while the increase in noncurrent liabilities was due to \$13,174 increase in noncurrent accrued compensated absences.

Table 2**CHANGE IN NET ASSETS**

	<u>Year Ended December 31,</u>	
	<u>2007</u>	<u>2006</u>
Revenues:		
Program revenues:		
Charges for services	\$ 221,671	\$ 211,196
Program grants and subsidies	276,207	295,556
General revenues:		
Other revenues	13,892	11,841
Unrestricted investment earnings	<u>13,990</u>	<u>12,920</u>
Total revenues	525,760	531,513
Program Expenses:		
Operating expenses	<u>656,486</u>	<u>596,706</u>
Change in net assets	(130,726)	(65,193)
Net assets - beginning of period	<u>3,012,929</u>	<u>3,078,122</u>
Net assets - end of period	<u>\$ 2,882,203</u>	<u>\$ 3,012,929</u>

BUSINESS – TYPE ACTIVITIES

Revenues for the Commission totaled \$525,760 for the year ended December 31, 2007 compared to \$531,513 for the year ended December 31, 2006. The Commission's average unit months leased on a monthly basis had decreased slightly during the current year. In addition, HUD operating funds and capital funding grants had also decreased during the current year. The Commission depends on HUD operating and capital grants to assist in covering its operating expenses. The increase in operating expenses was largely due to a \$18,207 increase in administrative expenses, a \$21,440 increase in maintenance expenses, and a \$15,190 increase in extraordinary maintenance and other expenses.

CAPTIAL ASSETS

Capital Assets

The Commission had \$5,975,567 invested in a variety of capital assets including land, equipment and buildings for the year ended December 31, 2007 compared to \$5,871,970 for the year ended December 31, 2006.

Table 3

CAPITAL ASSETS Business - Type Activity

	December 31,	
	2007	2006
Land	\$ 64,477	\$ 64,477
Land improvements	80,478	80,478
Building and improvements	5,533,115	5,492,449
Equipment	230,715	225,986
Construction in progress	<u>66,782</u>	<u>8,580</u>
Total	5,975,567	5,871,970
Less accumulated depreciation	<u>(3,441,851)</u>	<u>(3,213,117)</u>
NET CAPITAL ASSETS	<u>\$2,533,716</u>	<u>\$2,658,853</u>

The Commission invested \$110,231 in capital assets during the year ended December 31, 2007.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND RATES

The Commission's appointed officials considered many factors when setting the budget for the calendar year 2008. The current availability of low income and elderly tenants has been a major contributing factor in establishing the budgeted amounts. In the upcoming year, we do not anticipate any significant change in the occupancy rate and availability of new tenants that will provide any substantial increase in revenues. There continues to be a variety of inflationary cost and expense issues out of the control of the Commission. All of these were taken into consideration during the 2008 budget process.

CONTACTING THE COMMISSION'S FINANCIAL MANAGEMENT

This financial report is designed to provide the readers with a general overview of the Commission's finances and to show the Commission's accountability for the money it receives. If you have questions about this report or need additional financial information, contact the Commission's Executive Director, Jeanne Shaltz, at 401 East "D" Street, Iron Mountain, Michigan 49801, or call 906-774-2685.

IRON MOUNTAIN HOUSING COMMISSION

STATEMENT OF NET ASSETS
Proprietary Fund

December 31, 2007

CURRENT ASSETS:	
Cash and equivalents	\$ 94,609
Accounts receivable	11,639
Investments	285,883
Inventories	781
Prepaid expenses	<u>14,800</u>
TOTAL CURRENT ASSETS	<u>407,712</u>
NONCURRENT ASSETS:	
Capital assets	3,975,567
Less accumulated depreciation	<u>(3,441,851)</u>
NET CAPITAL ASSETS	<u>2,533,716</u>
TOTAL ASSETS	<u>2,941,428</u>
CURRENT LIABILITIES:	
Accounts payable	7,702
Accrued liabilities	<u>28,562</u>
TOTAL CURRENT LIABILITIES	36,264
NONCURRENT LIABILITIES	<u>22,961</u>
TOTAL LIABILITIES	<u>59,225</u>
NET ASSETS:	
Investment in capital assets, net of related debt	2,533,716
Unrestricted net assets	<u>348,487</u>
NET ASSETS	<u>\$ 2,882,203</u>

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



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IRON MOUNTAIN HOUSING COMMISSION

STATEMENT OF ACTIVITIES

For the Year Ended December 31, 2007

FUNCTIONS/PROGRAMS	Program Revenue			Net (Expense) Revenue and Changes in Net Assets
	Expenses	Fees, Fines and Charges for Services	Operating Grants and Contributions	
BUSINESS-TYPE ACTIVITIES:				
Public Housing	\$ 656,486	\$ 221,671	\$ 169,028	\$ 107,179
				\$ (158,608)
General revenues:				
Unrestricted investment earnings				13,990
Other				13,892
Total general revenues				27,882
Change in net assets				(130,726)
NET ASSETS, beginning of year				3,012,929
NET ASSETS, end of year				\$ 2,882,203

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

IRON MOUNTAIN HOUSING COMMISSION

**STATEMENT OF REVENUES, EXPENSES, AND CHANGE
IN NET ASSETS
Proprietary Fund**

For the Year Ended December 31, 2007

OPERATING REVENUES:	
Tenant revenue	\$ 221,671
Program grants-subsidies	169,028
Other income	<u>13,492</u>
 TOTAL OPERATING REVENUES	 <u>404,191</u>
OPERATING EXPENSES:	
Administration	151,773
Tenant services	2,515
Utilities	63,646
Maintenance	150,118
General	32,661
Other operating expenses	20,405
Depreciation	<u>235,368</u>
 TOTAL OPERATING EXPENSES	 <u>656,486</u>
 OPERATING (LOSS)	 <u>(252,295)</u>
NONOPERATING REVENUES AND (EXPENSES):	
Capital grants	107,179
Interest income	13,990
Gain on sale of capital assets	<u>400</u>
 TOTAL NONOPERATING REVENUES AND (EXPENSES)	 <u>121,569</u>
 CHANGE IN NET ASSETS	 <u>(130,726)</u>
 NET ASSETS, BEGINNING OF YEAR	 <u>3,012,929</u>
 NET ASSETS, END OF YEAR	 <u>\$ 2,882,203</u>

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

IRON MOUNTAIN HOUSING COMMISSION

STATEMENT OF CASH FLOWS
Proprietary Fund

For the Year Ended December 31, 2007

CASH FLOWS FROM OPERATING ACTIVITIES:	
Cash received from customers	\$ 216,892
Cash received from grants and subsidies	169,028
Cash payments to suppliers for goods and services	(208,130)
Cash payments for wages and related benefits	(191,126)
Cash payments for payment in lieu of taxes	(13,996)
Other receipts	<u>13,394</u>
NET CASH (USED) BY OPERATING ACTIVITIES	<u>(13,938)</u>
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES:	
Capital grants	107,858
Acquisition of capital assets	(110,231)
Gross proceeds from sale of capital assets	<u>400</u>
NET CASH (USED) BY CAPITAL AND RELATED FINANCING ACTIVITIES	<u>(1,973)</u>
CASH FLOWS FROM INVESTING ACTIVITIES:	
Proceeds from investments	(8,826)
Investment income	<u>14,237</u>
NET CASH PROVIDED FROM INVESTING ACTIVITIES	<u>5,411</u>
NET (DECREASE) IN CASH AND EQUIVALENTS	(10,500)
CASH AND EQUIVALENTS, BEGINNING OF YEAR	<u>105,109</u>
CASH AND EQUIVALENTS, END OF YEAR	<u><u>\$ 94,609</u></u>
RECONCILIATION OF OPERATING INCOME TO NET CASH PROVIDED BY OPERATING ACTIVITIES:	
Operating income (loss)	\$ (252,295)
Adjustments to reconcile operating income to net cash provided by operating activities:	
Depreciation	235,368
Changes in assets and liabilities:	
Decrease (Increase) in receivables	(4,877)
Decrease (Increase) in prepaid expenses	(378)
Decrease (Increase) in inventory	(399)
Increase (Decrease) in accounts payable	(54)
Increase (Decrease) in accrued liabilities	<u>8,697</u>
NET CASH (USED) BY OPERATING ACTIVITIES	<u><u>\$ (13,938)</u></u>

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



IRON MOUNTAIN HOUSING COMMISSION

NOTES TO FINANCIAL STATEMENTS

December 31, 2007

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

THE REPORTING ENTITY

The Iron Mountain Housing Commission (Commission) was formed by the City of Iron Mountain, Michigan under Public Act 18 of 1933 of the State of Michigan. The Commission operates under a Board of Commissioners appointed by the City of Iron Mountain.

The Commission manages 102 units of low rent public housing units, of which, for financial reporting purposes, includes all of the activities relevant to its operations.

Component Unit

In evaluating how to define the Commission for financial reporting purposes, management has considered all potential component units. The decision to include a potential component unit in the reporting entity was made by applying the criteria set forth in GASB Statement #14, *The Financial Reporting Entity* and as amended by GASB Statement #39.

The criteria established by the Governmental Accounting Standards Board for determining the various governmental organizations to be include in the reporting entity's financial statements include budget adoption, taxing authority, funding, appointment of the respective governing board, and scope of public service.

Based on the foregoing criteria, it was determined that there are no component units of the Iron Mountain Housing Commission, but the Iron Mountain Housing Commission is a component unit of the City of Iron Mountain, Michigan.

The accounting policies of the Commission conform to accounting principles generally accepted in the United States of America. The following is a summary of such significant policies.

BASIS OF PRESENTATION

The Commission presents its financial statements in accordance with Governmental Accounting Standards Board (GASB) Statement No. 34.

Government-Wide Financial Statements:

The Statement of Net Assets, Statement of Activities, Statement of Revenues, Expenses and Change in Net Assets, and the Statement of Cash Flows display information about the Commission as a whole. They include all business-type activities of the Commission. Business-type activities are financed in whole or in part by fees charged to external parties for goods or services.



IRON MOUNTAIN HOUSING COMMISSION

NOTES TO FINANCIAL STATEMENTS

December 31, 2007

(Continued)

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

BASIS OF PRESENTATION (Continued)

Proprietary Fund

Proprietary Funds are used to account for operations, (a) which are financed and operated in a manner similar to private business enterprises - where the intent of the governing body 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 (b) where the governing body has decided that periodic determination of revenues earned, expenses incurred, and/or net income is appropriate for capital maintenance, public policy, management control, accountability, or other purposes.

MEASUREMENT FOCUS AND BASIS OF ACCOUNTING

Measurement focus is a term used to describe "which" transactions are recorded within the various financial statements. Basis of accounting refers to "when" transactions are recorded regardless of the measurement focus applied.

Measurement Focus:

The government-wide Statement of Net Assets, Statement of Activities, Statement of Revenues, Expenses and Change in Net Assets, and the Statement of Cash Flows are presented using the economic resource measurement focus as defined below.

- a. The Commission utilizes an "economic resources" measurement focus. The accounting objectives of this measurement focus are the determination of operating income, changes in net assets, financial position and cash flows. All assets and liabilities, whether current or noncurrent, associated with their activities are reported.

Basis of Accounting:

The Statement of Net Assets, Statement of Activities, Statement of Revenues, Expenses and Change in Net Assets, and the Statement of Cash Flows are presented using the accrual basis of accounting. Under the accrual basis of accounting, revenues are recognized when earned and expenses are recorded when the liability is incurred or economic asset used. Revenues, expenses, gains, losses, assets, and liabilities resulting from exchange and exchange-like transactions are recognized when the exchange takes place.

As allowed by GASB Statement No. 20, the Commission's business-type activity follows all GASB pronouncements and FASB Statements and Interpretations that were issued on or after November 30, 1989, except those that conflict with a GASB pronouncement.



IRON MOUNTAIN HOUSING COMMISSION

NOTES TO FINANCIAL STATEMENTS

December 31, 2007

(Continued)

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

ASSETS, LIABILITIES AND NET ASSETS

- a. Cash and Equivalents – The Commission's cash and cash equivalents, as reported in the Statement of Cash Flows and the Statement of Net Assets, are considered to be cash on hand, demand deposits, and short-term investments with maturities of three months or less.
- b. Receivables – All receivables are reported at their gross value and, where appropriate, are reduced by the estimated portion that is expected to be uncollectible.
- c. Due to and Due From Other Programs – Interprogram receivables and payables arise from interprogram transactions and are recorded by all funds affected in the period in which transactions are executed.
- d. Capital Assets - Capital assets purchased or acquired are capitalized at historical cost or estimated historical cost. Donated capital assets are valued at their estimated fair market value on the date received.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives are not capitalized. Improvements are capitalized and depreciated over the remaining useful lives of the related capital assets.

Depreciation on all assets is provided on the straight-line basis over the estimated useful lives as follows:

Buildings and improvements	10-40 years
Furniture and other equipment	5-10 years

The Commission has adopted a capitalization policy for capital assets of \$200 per item.

- e. Compensated Absences - It is the Commission's policy to permit employees to accumulate a limited amount of earned but unused sick leave and vacation days, which will be paid to employees upon separation from the Commission. The cost of vested sick leave and vacation days are recognized as an expense as earned by the employees.
- f. Equity Classification

Government-Wide Statements:

Equity is classified as net assets and displayed in two components:

- 1. Invested in capital assets – Consists of capital assets, net of accumulated depreciation.



IRON MOUNTAIN HOUSING COMMISSION

NOTES TO FINANCIAL STATEMENTS

December 31, 2007

(Continued)

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

ASSETS, LIABILITIES AND NET ASSETS (Continued)

2. Unrestricted net assets - All other net assets that do not meet the definition of "restricted" or "invested in capital assets, net of related debt."

REVENUES AND EXPENSES

Operating revenues and expenses are those that result from providing services and producing and delivering goods and/or services. It also includes all revenue and expenses not related to capital and related financing, noncapital financing, or investing activities. Expenses are classified by operating and nonoperating and are subclassified by function, such as salaries, supplies, and contracted services.

OTHER SIGNIFICANT ACCOUNTING POLICIES

Interprogram Activity:

As a general rule, the effect of activity between programs has been eliminated from the government-wide statements.

The transfers of cash between the various Authority programs are reported separately from revenues and expenses as operating transfers in or (out), unless they represent temporary advances that are to be repaid, in which case, they are carried as assets and liabilities of the advancing or borrowing program.

Interprogram receivables and payables are eliminated from the Statement of Net Assets.

Budgets and Budgetary Accounting:

Budgets are adopted on a basis prescribed or permitted by the Department of Housing and Urban Development. All annual appropriations lapse at fiscal year end. The Commission follows these procedures in establishing the budgetary date reflected in the financial statements:

1. The Director submits to the Board a proposed operating budget for the fiscal year commencing on January 1st. The operating budget includes proposed expenses and the means of financing them. Prior to December 31st, the budget is legally adopted by Board resolution.
2. Formal budgetary integration is employed as a management control device during the year.
3. The budget has been amended. Supplemental appropriations were made during the year with the last one approved prior to December 31st.



IRON MOUNTAIN HOUSING COMMISSION

NOTES TO FINANCIAL STATEMENTS

December 31, 2007

(Continued)

NOTE B - CASH AND INVESTMENTS

Cash and Equivalents

The Commission's cash and equivalents, as reported in the Statement of Net Assets, consisted of the following:

Petty cash	\$ 100
Checking accounts	37,190
Savings and money markets	<u>57,319</u>
 TOTAL	 <u>\$ 94,609</u>

Custodial Credit Risk. Custodial credit risk is the risk that in the event of a bank failure, the Commission's deposits may not be returned. State law does not require, and the Commission does not have a policy for deposit custodial credit risk. As of December 31, 2007, the Commission's cash and equivalents were not exposed to credit risk due to them being fully insured.

Investments

The Commission's investments, as reported in the Statement of Net Assets, consisted of the following:

<u>Investment Type</u>	Fair Value	(Investment Maturities in Years)
		Less Than 1 Year
Certificates of Deposit	<u>\$285,883</u>	<u>\$177,057</u>

Investments are recorded at fair market value, which is based on quoted market prices.

Michigan statutes authorize the Commission to invest in bonds, other direct obligations and repurchase agreements of the United States, certificates of deposit, savings accounts, deposit accounts or receipts of a bank which is a member of the FDIC, commercial paper rated at the time of purchase within the two highest classifications established by not less than two standard rating services and matures within 270 days of date of purchase, bankers' acceptances of United States banks, obligations of the State of Michigan and its political subdivisions, external investment pools, and certain mutual funds.

Custodial Credit Risk. Custodial credit risk is the risk that in the event of a bank failure, the Commission's investments may not be returned. As of December 31, 2007, the Commission's investments were not exposed to credit risk, due to them being fully insured.



IRON MOUNTAIN HOUSING COMMISSION

NOTES TO FINANCIAL STATEMENTS

December 31, 2007

(Continued)

NOTE B - CASH AND INVESTMENTS (Continued)

Interest Rate Risk. Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of the Commission's investments. State law limits the allowable investments as described above. The Commission does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

Credit Risk. Credit risk is the risk that an issuer or other party to an investment will not fulfill its obligations. The Commission has no investment policy limiting its investments in excess of state law on investment credit. Ratings are not required for the Commission's investments outlined above. The Commission's investments are in accordance with statutory authority.

Concentration of Credit Risk. The Commission places no limit on the amount the Commission may invest in one issuer. However, the Commission is required to have all funds in excess of insured amounts to be collateralized. The Commission's investments and balances are with the following financial institutions:

River Valley Bank, Iron Mountain, MI	\$ 32,669
Northern Michigan Bank, Iron Mountain, MI	100,000
FNB of Norway, Iron Mountain, MI	67,044
FNB of Niagara, Niagara, WI	64,780
Citizens Bank, Iron Mountain, MI	<u>21,390</u>
 Total	 <u>\$285,883</u>

NOTE C - CAPITAL ASSETS

A summary of capital assets for the year ended December 31, 2007 is as follows:

	Balance 1-1-07	Additions	Deletions	Balance 12-31-07
<i>Assets not subject to depreciation:</i>				
Land	\$ 64,477	\$ -	\$ -	\$ 64,477
Construction in progress	8,580	80,474	(22,272)	66,782
 <i>Assets subject to depreciation:</i>				
Land improvements	80,478	-	-	80,478
Building and improvements	5,492,449	40,666	-	5,533,115
Equipment	<u>225,986</u>	<u>11,363</u>	<u>(6,634)</u>	<u>230,715</u>
	5,871,970	<u>\$ 132,503</u>	<u>\$ (28,906)</u>	5,975,567
Accumulated depreciation	<u>(3,213,117)</u>	<u>\$ (235,368)</u>	<u>\$ 6,634</u>	<u>(3,441,851)</u>
Net capital assets	<u>\$ 2,658,853</u>			<u>\$ 2,533,716</u>

Depreciation expense for the year was \$235,368.



IRON MOUNTAIN HOUSING COMMISSION

NOTES TO FINANCIAL STATEMENTS

December 31, 2007

(Continued)

NOTE D - RISK MANAGEMENT

The Commission is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The Commission maintains commercial insurance covering each of those risks of loss. Management believes such coverage is sufficient to preclude any significant uninsured losses to the Commission. Settled claims have not exceeded this commercial coverage in any of the past three fiscal years.

NOTE E - USE OF 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 the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

NOTE F - VULNERABILITY DUE TO CERTAIN CONCENTRATIONS

The Commission is dependent upon the Department of Housing and Urban Development (HUD) to fund its operations through operating subsidies and capital funding grants. Total revenues for the year ended December 31, 2007 totaled \$524,388 of which \$276,207 or 52.7% was from HUD subsidies and grants.

The operations of the project are subject to rules and regulations of HUD. These rules and regulations are subject to change. Such changes may occur with short notice and could create a lack of funding to pay for operational related costs, including the additional administrative burden to comply with the changes.

NOTE G - PENSION PLAN

The Commission has established a SEP-IRA plan of which the Commission contributes 8% of qualified wages. To be eligible, an employee must have twelve continuous months of service. The Commission contributions to the Plan during the year amounted to \$11,339.

ANDERSON, TACKMAN
& COMPANY, P.L.C.
CERTIFIED PUBLIC ACCOUNTANTS





**SUPPLEMENTAL
INFORMATION**

IRON MOUNTAIN HOUSING COMMISSION

FINANCIAL DATA SCHEDULE

Proprietary Fund

December 31, 2007

<u>Line Item #</u>	<u>Account Description</u>	<u>Low Rent Public Housing</u>	<u>Public Housing Capital Fund Program</u>	<u>TOTAL</u>
	<u>ASSETS</u>			
	CURRENT ASSETS:			
	Cash:			
111	Cash - unrestricted	\$ 83,734	\$ -	\$ 83,734
114	Cash - tenant security deposits	10,875	-	10,875
100	Total cash	94,609	-	94,609
	Accounts and notes receivables:			
125	Accounts receivable - miscellaneous	98	-	98
126	Accounts receivable- tenants	8,500	-	8,500
126.1	Allowance for doubtful accounts - tenants	(808)	-	(808)
129	Accrued interest receivable	3,849	-	3,849
120	Total receivables, net of allowances for doubtful accounts	11,639	-	11,639
	Other current assets:			
131	Investments	285,883	-	285,883
142	Prepaid expenses	14,800	-	14,800
143	Inventories	781	-	781
150	TOTAL CURRENT ASSETS	407,712	-	407,712
	NONCURRENT ASSETS:			
	Fixed assets:			
161	Land	64,477	-	64,477
162	Buildings	5,426,044	107,071	5,533,115
163	Furniture, equipment & machinery - dwellings	74,830	-	74,830
164	Furniture, equipment & machinery - administration	147,574	8,311	155,885
165	Leasehold improvements	80,478	-	80,478
166	Accumulated depreciation	(3,423,030)	(18,821)	(3,441,851)
167	Construction in progress	-	66,782	66,782
160	Total fixed assets, net of accumulated depreciation	2,370,373	163,343	2,533,716
180	TOTAL NONCURRENT ASSETS	2,370,373	163,343	2,533,716
190	TOTAL ASSETS	\$ 2,778,085	\$ 163,343	\$ 2,941,428

See accompanying notes to financial statements.



IRON MOUNTAIN HOUSING COMMISSION

**FINANCIAL DATA SCHEDULE
Proprietary Fund**

December 31, 2007

<u>Line Item #</u>	<u>Account Description</u>	<u>Low Rent Public Housing</u>	<u>Public Housing Capital Fund Program</u>	<u>TOTAL</u>
<u>LIABILITIES AND NET ASSETS</u>				
LIABILITIES:				
CURRENT LIABILITIES				
312	Accounts payable ≤ 90 days	\$ 7,702	\$ -	\$ 7,702
322	Accrued compensated absences - current portion	3,175	-	3,175
333	Accounts payable - other government	13,996	-	13,996
341	Tenant security deposits	10,875	-	10,875
342	Deferred revenues	516	-	516
310	TOTAL CURRENT LIABILITIES	36,264	-	36,264
354	Accrued compensated absences - non current	22,961	-	22,961
350	TOTAL NONCURRENT LIABILITIES	22,961	-	22,961
300	TOTAL LIABILITIES	59,225	-	59,225
<u>NET ASSETS</u>				
508.1	Investment in capital assets, net of related debt	2,370,373	163,343	2,533,716
512.1	Unrestricted net assets	348,487	-	348,487
513	TOTAL NET ASSETS	2,718,860	163,343	2,882,203
600	TOTAL LIABILITIES AND NET ASSETS	\$ 2,778,085	\$ 163,343	\$ 2,941,428

ANDERSON, TACKMAN
& COMPANY, P.L.C.
CERTIFIED PUBLIC ACCOUNTANTS



See accompanying notes to financial statements.

IRON MOUNTAIN HOUSING COMMISSION

**FINANCIAL DATA SCHEDULE
Proprietary Fund**

For the Year Ended December 31, 2007

<u>Line Item #</u>	<u>Account Description</u>	<u>Low Rent Public Housing</u>	<u>Public Housing Capital Fund Program</u>	<u>TOTAL</u>
<u>REVENUES</u>				
703	Net tenant rental revenue	221,556	-	221,556
704	Tenant revenue - other	115	-	115
705	Total tenant revenue	221,671	-	221,671
706	HUD PHA grants	161,825	7,203	169,028
706.1	Capital grants	-	107,179	107,179
711	Investment income - unrestricted	13,990	-	13,990
715	Other revenue	13,492	-	13,492
716	Gain/loss on sale of fixed assets	400	-	400
700	TOTAL REVENUE	411,378	114,382	525,760
<u>EXPENSES</u>				
Administrative:				
911	Administrative salaries	85,820	-	85,820
912	Auditing fees	3,500	-	3,500
914	Compensated absences	8,311	-	8,311
915	Employee benefit contributions- administrative	22,729	-	22,729
916	Other operating- administrative	29,816	1,597	31,413
	Total Administrative	150,176	1,597	151,773
Tenant services:				
924	Tenant services - other	2,515	-	2,515
Utilities:				
931	Water	6,208	-	6,208
932	Electricity	25,924	-	25,924
933	Gas	31,514	-	31,514
	Total Utilities	63,646	-	63,646
Maintenance:				
941	Ordinary maintenance and operations - labor	63,581	-	63,581
942	Ordinary maintenance and operations - materials & other	16,497	736	17,233
943	Ordinary maintenance and operations - contract costs	50,307	-	50,307
945	Employee benefit contributions- ordinary maintenance	18,997	-	18,997
	Total Maintenance	149,382	736	150,118

See accompanying notes to financial statements.

ANDERSON, TACKMAN
& COMPANY, P.L.C.
CERTIFIED PUBLIC ACCOUNTANTS



IRON MOUNTAIN HOUSING COMMISSION

**FINANCIAL DATA SCHEDULE
Proprietary Fund**

For the Year Ended December 31, 2007

Line Item #	Account Description	Low Rent Public Housing	Public Housing Capital Fund Program	TOTAL
	General expenses:			
961	Insurance premiums	18,665	-	18,665
963	Payments in lieu of taxes	13,996	-	13,996
964	Bad debts - tenant rents	-	-	-
	Total General Expenses	<u>32,661</u>	<u>-</u>	<u>32,661</u>
969	TOTAL OPERATING EXPENSES	<u>398,380</u>	<u>2,333</u>	<u>400,713</u>
970	EXCESS OPERATING REVENUE OVER OPERATING EXPENSES	<u>12,998</u>	<u>112,049</u>	<u>125,047</u>
971	Extraordinary maintenance	9,489	988	10,477
972	Casualty losses - non-capitalized	9,928	-	9,928
974	Depreciation expense	<u>225,954</u>	<u>9,414</u>	<u>235,368</u>
900	TOTAL EXPENSES	<u>643,751</u>	<u>12,735</u>	<u>656,486</u>
	Other financing sources (uses)			
1001	Operating transfers in	3,882	-	3,882
1002	Operating transfers out	-	(3,882)	(3,882)
1010	Total other financing sources (uses)	<u>3,882</u>	<u>(3,882)</u>	<u>-</u>
1000	EXCESS (DEFICIENCY) OF TOTAL REVENUE OVER (UNDER) TOTAL EXPENSES	<u>\$ (228,491)</u>	<u>\$ 97,765</u>	<u>\$ (130,726)</u>
	MEMO account information			
1103	Beginning equity	\$ 2,822,370	\$ 190,559	\$ 3,012,929
1104	Prior Period Adjustments, Equity Transfers	\$ 124,981	\$ (124,981)	\$ -
1120	Unit months available	1,224	-	1,224
1121	Number of unit months leased	1,185	-	1,185

See accompanying notes to financial statements.



**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
Iron Mountain Housing Commission
Iron Mountain, Michigan

We have audited the financial statements of Iron Mountain Housing Commission as of and for the year ended December 31, 2007, and have issued our report thereon dated August 28, 2008. 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 Iron Mountain Housing Commission's internal control over financial reporting as a basis for designing our auditing procedures for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Iron Mountain Housing Commission's internal control over financial reporting. Accordingly, we do not express an opinion on the effectiveness of Iron Mountain Housing Commission'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 entity's financial statements that is more than inconsequential will not be prevented or detected by the entity'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 entity's internal control.

Our 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 weakness. We did not identify any deficiencies in internal control over financial reporting that we consider to be a material weakness, as defined above.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Iron Mountain Housing Commission'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*.



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

This report is intended solely for the information of the Board of Commissioners, management and the Department of Housing and Urban Development and is not intended to be and should not be used by anyone other than those specified parties.

Anderson, Tackman & Co., P.C.

ANDERSON, TACKMAN & COMPANY, P.L.C.
Certified Public Accountants
Iron Mountain, Michigan

August 28, 2008

ANDERSON, TACKMAN
& COMPANY, P.L.C.
CERTIFIED PUBLIC ACCOUNTANTS

