

**METROPOLITAN DEVELOPMENT
AND HOUSING AGENCY**

NASHVILLE, TENNESSEE

**ANNUAL FINANCIAL REPORT
AND OTHER FINANCIAL INFORMATION**

SEPTEMBER 30, 2014

METROPOLITAN DEVELOPMENT AND HOUSING AGENCY

Table of Contents

INTRODUCTION	1
ORGANIZATIONAL CHART.....	2
BOARD OF COMMISSIONERS.....	3
INDEPENDENT AUDITOR'S REPORT	4 - 6
MANAGEMENT'S DISCUSSION AND ANALYSIS	7 - 11
FINANCIAL STATEMENTS	
Statement of Net Position	12 - 13
Statement of Revenues, Expenses and Changes in Net Position.....	14
Statement of Cash Flows	15 - 16
Notes to Financial Statements	17 - 35
ADDITIONAL INFORMATION	
Schedule of Expenditures of Federal Awards.....	36 - 40
Schedule of Actual Costs for the Specified Project from Inception of the Project Through Completion.....	41
OTHER REPORTS	
Independent Auditor's Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed In Accordance with <i>Government Auditing Standards</i>	42 - 43
Independent Auditor's Report on Compliance for Each Major Federal Program and Report on Internal Control over Compliance.....	44 - 45
Schedule of Findings and Questioned Costs.....	46 - 47
Summary Schedule of Prior Audit Findings	48
Independent Accountant's Report on Applying Agreed-Upon Procedures.....	49 - 50
Financial Data Schedule	51 - 66

METROPOLITAN DEVELOPMENT AND HOUSING AGENCY

INTRODUCTION

The Metropolitan Housing and Development Agency ("MDHA" or the "Agency") is pleased to present its Annual Financial Report and Other Financial Information for the year ended September 30, 2014.

Responsibility and Controls

MDHA has prepared and is responsible for the financial statements and related information included in this report. A system of internal accounting control is maintained to provide reasonable assurance that assets are safeguarded and that the books and records reflect only authorized transactions. Limitations exist in any system of internal control. However, based on recognition that the cost of the system should not exceed its benefits, management believes its system of internal accounting control maintains an appropriate cost/benefit relationship.

MDHA's system of internal accounting control is evaluated on an ongoing basis by internal financial staff. Mountjoy Chilton Medley LLP, external auditors, also consider certain elements of the internal control system in order to determine auditing procedures for the purpose of expressing an opinion on the financial statements.

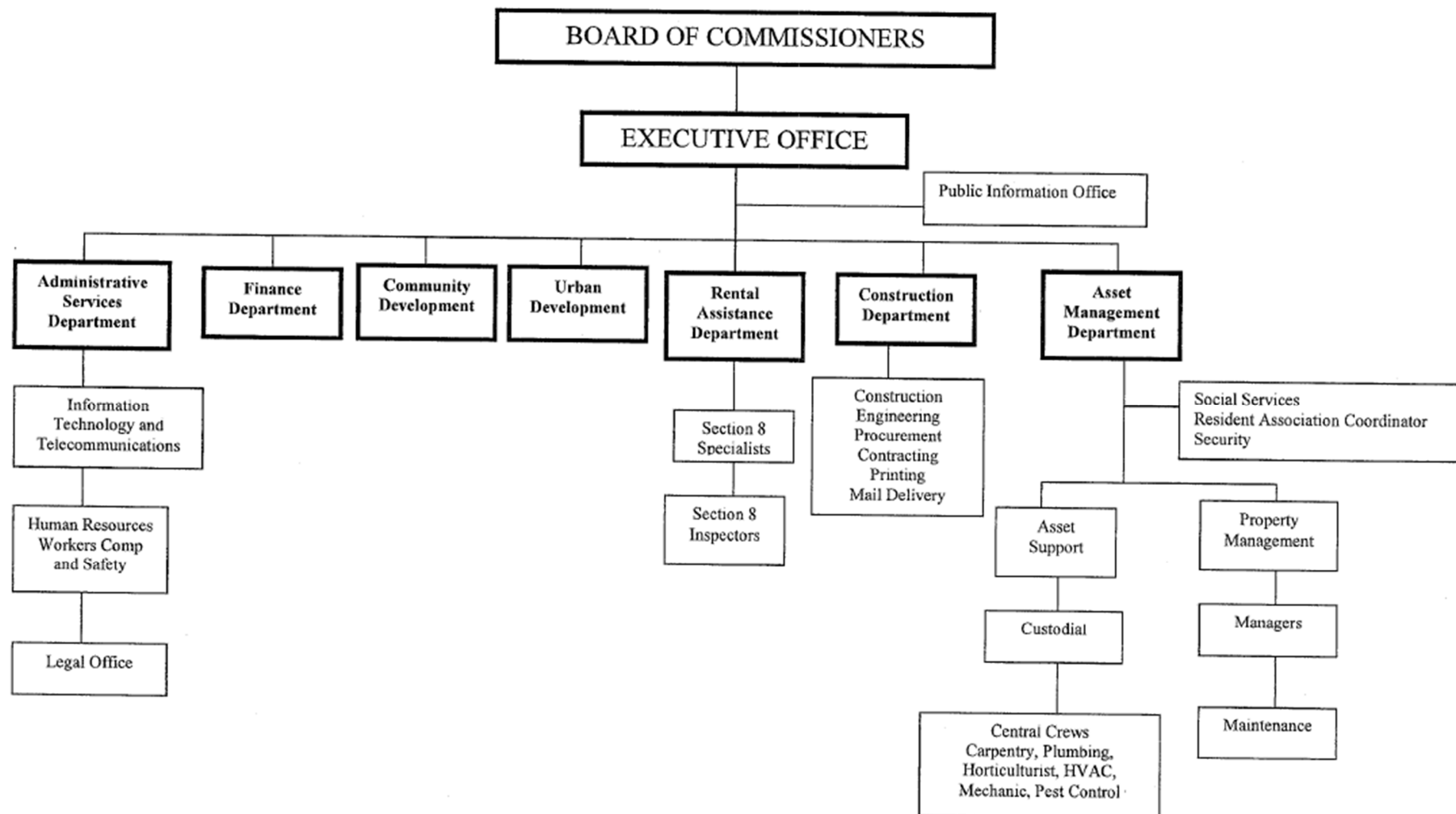
Management believes that its policies and procedures provide guidance and reasonable assurance that MDHA's operations are conducted according to management's intentions and to a high standard of business ethics. In management's opinion, the financial statements present fairly, in all material respects, the financial position of MDHA as of September 30, 2014, and the changes in financial position and cash flows for the year ended in conformity with accounting principles generally accepted in the United States of America.

Audit Assurance

The unmodified opinion of the independent external auditors, Mountjoy Chilton Medley LLP, on the September 30, 2014, financial statements is included in this report.

ORGANIZATIONAL CHART

METROPOLITAN DEVELOPMENT AND HOUSING AGENCY



METROPOLITAN DEVELOPMENT AND HOUSING AGENCY

BOARD OF COMMISSIONERS

September 30, 2014

Ralph Mosley, Chair
Jimmy Granbery Vice Chair for Development
Melvin C. Black, Vice Chair for Housing
Miniimah Basheer, Commissioner
Antoinette Batts, Commissioner
Anna Page, Commissioner
Gif Thornton, Commissioner

Independent Auditor's Report

Board of Commissioners
Metropolitan Development and Housing Agency

Report on the Financial Statements

We have audited the accompanying financial statements of the Metropolitan Development and Housing Agency (the "Agency"), a component unit of Metropolitan Government of Nashville and Davidson County, as of and for the year ended September 30, 2014, and the related notes to the financial statements, which collectively comprise the Agency's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on the financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the Agency's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Agency's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Independent Auditor's Report (Continued)

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Agency as of September 30, 2014, and its changes in financial position and cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis on pages 7 through 11 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the Agency's basic financial statements. The accompanying schedule of expenditures of federal awards, as required by the U.S. Office of Management and Budget Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*, is presented for purposes of additional analysis, and is not a required part of the basic financial statements. In addition, the accompanying schedule of actual costs for the specified project from inception of the project through completion and the financial data schedule are presented for purposes of additional analysis, and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects, in relation to the financial statements as a whole.

Independent Auditor's Report (Continued)

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated January 20, 2015, on our consideration of the Agency's internal control over financial reporting and on 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 internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Agency's internal control over financial reporting and compliance.

A handwritten signature in black ink that reads "Muench Chilton Madley, LLP". The signature is written in a cursive, flowing style.

Jeffersonville, Indiana
January 20, 2015

MANAGEMENT'S DISCUSSION AND ANALYSIS

This section of the Metropolitan Development and Housing Agency's ("MDHA" or the "Agency") annual financial report presents management's discussion and analysis of the Agency's financial performance during the fiscal years ended September 30, 2014 and 2013. Please read this analysis in conjunction with the Agency's financial statements and accompanying notes.

FINANCIAL HIGHLIGHTS

Fiscal year 2014:

The Agency's total net position decreased \$3.6 million or -1.1%, in part as a result of the following:

- Cash and Investments increased \$13.4 million (+23.3%)
- Notes Receivable decreased \$53.7 million (-60.7%)
- Bonds, Notes and Other Liabilities decreased \$36.3 million (-42.3%)
- Operating Revenues increased \$12.9 million (+13.0%)
- Operating Expenses increased \$15.9 million (+15.1%)
- Operating Loss increased \$3 million (+48.1 %)
- Governmental Capital Contributions decreased \$1.6 million (-18.1%)

OVERVIEW OF THE FINANCIAL STATEMENTS

The annual financial report consists of two parts: management's discussion and analysis and the basic financial statements. The financial statements include a statement of net position, statement of revenues, expenses and changes in net position, statement of cash flows and notes to the financial statements. The statement of net position provides a record or snapshot of the assets and liabilities at the close of the fiscal year. It presents the financial position of the Agency on a full accrual historical cost basis. The statement of revenues, expenses and changes in net position presents the results of the business activities over the course of the fiscal year. The statement of cash flows is related to the other financial statements by the way it links changes in assets and liabilities to the effects on cash and cash equivalents over the course of the fiscal year. The notes to the financial statements provide useful information regarding the Agency's significant accounting policies, significant account balances and activities, certain material risks, obligations, commitments, contingencies and subsequent events.

The Agency is supported by rentals, fees, and federal and state grants and follows enterprise fund reporting; accordingly, the financial statements are presented using the economic resources measurement focus and the accrual basis of accounting. Enterprise fund statements offer short-term and long-term financial information about the activities and operations of the Agency. While detailed sub-fund information is not presented, separate accounts are maintained for each program of the Agency to control and manage money for particular purposes or to demonstrate that the Agency is properly using specific grants.

MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)

FINANCIAL ANALYSIS OF THE AGENCY

Net Position

Fiscal year 2014 as compared to fiscal year 2013:

	<u>2014</u>	<u>2013</u>	<u>% Increase (Decrease)</u>
Current Assets	\$ 77,649,184	\$ 65,095,239	19.3 %
Noncurrent Assets			
Capital Assets	273,444,634	274,163,165	(0.3) %
Other Assets	<u>34,626,180</u>	<u>86,315,785</u>	(59.9) %
Total Assets	<u>385,719,998</u>	<u>425,574,189</u>	(9.4) %
 Long Term Debt	 14,239,737	 71,319,686	 (80.0) %
Other Liabilities	<u>35,318,136</u>	<u>14,494,305</u>	143.7 %
Total Liabilities	<u>49,557,873</u>	<u>85,813,991</u>	(42.2) %
 Net investment in Capital Assets	 259,204,897	 256,609,304	 1.0 %
Restricted Net Position	54,531	-	- %
Unrestricted Net Position	<u>76,902,697</u>	<u>83,150,894</u>	(7.5) %
Total Net Position	<u>\$ 336,162,125</u>	<u>\$ 339,760,198</u>	(1.1) %

The Agency's total net position decreased \$3.6 million, or -1.1%, in part as a result of the following:

- \$1.1 million in accumulated net position was used to fund the OMNI loan debt service reserve during 2014, which was charged to other direct program costs.
- \$2.5 million of accumulated net position of the Urban Development Action Grant (UDAG) program appropriated by Metro Nashville Ordinances in a prior year was used in the current year to fund the Barnes Fund for affordable housing and ServiceSource to provide additional job opportunities.

MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)

FINANCIAL ANALYSIS OF THE AGENCY (CONTINUED)

Revenues, Expenses and Changes in Net Position

Fiscal year 2014 as compared to fiscal year 2013:

	<u>2014</u>	<u>2013</u>	<u>% Increase (Decrease)</u>
Operating Revenues			
Rentals	\$ 12,960,009	\$ 11,782,093	10.0 %
Other tenant revenue	714,996	679,481	5.2 %
Governmental Operating Revenue	94,065,396	76,628,172	22.8 %
Local Government Development Activities	1,599,052	4,781,056	(66.6) %
Other	<u>2,750,822</u>	<u>5,327,481</u>	(48.4) %
Total Operating Revenues	<u>112,090,275</u>	<u>99,198,283</u>	13.0 %
Operating Expenses:			
Administrative expenses	15,491,462	16,063,823	(3.6) %
Other	<u>105,818,009</u>	<u>89,361,472</u>	18.4 %
Total Operating Expenses	<u>121,309,471</u>	<u>105,425,295</u>	15.1 %
Operating Loss	<u>(9,219,196)</u>	<u>(6,227,012)</u>	48.1 %
Nonoperating Revenues (Expenses)	(1,721,325)	(3,138,214)	(45.1) %
Capital Contributions	7,342,448	8,966,107	(18.1) %
Casualty loss and related expenses	<u>-</u>	<u>(2,558,235)</u>	100.0 %
Change in Net Position	<u>\$ (3,598,073)</u>	<u>\$ (2,957,354)</u>	21.7 %

The decrease in local government development activities revenue is due to the waterfront redevelopment project completed during 2013 and Omni tax increment loan refinancing in October 2013 reclassified as conduit debt in 2014.

The increase in governmental operating revenues and other operating expenses is a result of the increased rehabilitation projects using \$8 million of Community Development Block Grants (CDBG) and CDBG Disaster Recovery funds. The Low Rent Operating program received an additional \$2.5 million due to an increase in the HUD funding proration for 2014. HUD funding for the Rental Assistance program increased \$8.3 million due to 100% HAP lease ups along with a rise in funding proration for the current year.

The decrease in other revenue and casualty loss is due to a high-rise fire in 2013, which was primarily funded by insurance proceeds for costs associated with renting generators including fuel and cabling to provide utilities to the residents of a high-rise building while renovations to repair damages resulting from water damage following the fire.

MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)

CAPITAL ASSETS

Fiscal year 2014 as compared to fiscal year 2013:

	<u>2014</u>	<u>2013</u>	<u>% Increase (Decrease)</u>
Land	\$ 85,462,471	\$ 84,365,411	1.3 %
Infrastructure	21,185,548	21,185,548	- %
Buildings	306,434,564	301,338,711	1.7 %
Equipment	4,569,236	4,557,968	0.2 %
Construction in progress	<u>15,619,377</u>	<u>12,425,967</u>	25.7 %
Total	433,271,196	423,873,605	2.2 %
Less Accumulated Depreciation	<u>(159,826,562)</u>	<u>(149,710,435)</u>	6.8 %
Net Capital Assets	<u>\$ 273,444,634</u>	<u>\$ 274,163,170</u>	(0.3) %

Net capital assets decreased \$700,000, or -0.3% during fiscal year 2014. During fiscal year 2014, the Agency expended \$11.0 million on capital activities. The capital expenditures included \$6.8 million in major improvements to Madison Towers; \$1.5 million in major renovations for Gernert Studio apartments; \$800,000 for the purchase of property on Jefferson Street; \$761,000 for improvements to Neighborhood Housing units; and \$305,000 to complete major renovations for Edgefield Cottages.

Capital asset acquisitions are capitalized at cost. Acquisitions are funded from federal grants and operating subsidy.

Depreciation expense on capital assets totaled \$11.2 million during fiscal year 2014.

DEBT ADMINISTRATION

Fiscal year 2014 as compared to fiscal year 2013:

	<u>2014</u>	<u>2013</u>	<u>% Increase (Decrease)</u>
Total Notes Payable - other	<u>\$ 14,239,737</u>	<u>\$ 71,319,686</u>	(80.0) %

MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)

DEBT ADMINISTRATION (CONTINUED)

As of September 30, 2014, the Agency's note principal and interest outstanding totaled \$14.2 million - a decrease of 80% from the prior year. In October 2013, the \$53.7 million OMNI hotel loan was refinanced and, accordingly, was derecognized as a liability of the Agency. The loan is now considered conduit debt for financial presentation. A corresponding note receivable totaling \$53.7 million has also been removed from the financial statements. The new loan is secured solely by revenue generated by tax increment properties in the Capitol Mall Redevelopment district and recourse is limited to the incremental tax revenues received by MDHA.

NEW BUSINESS

On November 14, 2014, the Agency closed a lease/leaseback financing arrangement with Gates/Parking Real Estate Fund II for \$35,500,000 at a fixed interest rate of 4.839%. Loan proceeds of \$6.5 million were used to purchase the 505 Church Street property, with the remaining proceeds earmarked for the construction of a parking garage on the property as approved at the May 11, 2014 board meeting.

Additionally, on December 19, 2014, the Agency purchased CWA apartments for \$9.6 million. The complex is located at 200 S 4th Street, 522 Shelby Avenue and 400 Shelby Avenue and consists of 252 apartments adjacent to Cayce Place. HUD has approved the assumption of an existing Flexible Subsidy Loan on the property with an outstanding balance of \$6.1 million at an interest rate of 1.0%. The remaining \$3.5 million necessary for the purchase was funded from the Agency's central office cost center reserves.

CONTACTING THE AGENCY'S FINANCIAL MANAGEMENT

This financial report is designed to provide residents, customers, investors and creditors with a general overview of the Agency's finances and to demonstrate the Agency's accountability for the monies it receives. If you have questions about this report or need additional financial information, contact the Director of Finance at MDHA, P.O. Box 846, Nashville, TN 37202.

METROPOLITAN DEVELOPMENT AND HOUSING AGENCY

STATEMENT OF NET POSITION

SEPTEMBER 30, 2014

ASSETS

CURRENT ASSETS

Cash and cash equivalents	\$	35,691,222
Restricted cash and cash equivalents		30,543,732
Certificates of deposit		4,451,769
Receivables:		
Tenant, net of allowances		86,789
Amounts due from other governmental agencies		3,398,996
Current portion of notes receivable, net of allowances		206,196
Interest on certificates of deposit		7,394
Other		293,634
Inventory		2,077,782
Prepaid expenses		891,670

TOTAL CURRENT ASSETS		<u>77,649,184</u>
----------------------	--	-------------------

CAPITAL ASSETS, NET		<u>273,444,634</u>
---------------------	--	--------------------

NONCURRENT ASSETS

Notes receivable, net of allowances		<u>34,626,180</u>
-------------------------------------	--	-------------------

TOTAL NONCURRENT ASSETS		<u>34,626,180</u>
-------------------------	--	-------------------

TOTAL ASSETS		<u>385,719,998</u>
--------------	--	--------------------

DEFERRED OUTFLOWS OF RESOURCES		<u>-</u>
--------------------------------	--	----------

See accompanying notes.

METROPOLITAN DEVELOPMENT AND HOUSING AGENCY

STATEMENT OF NET POSITION (CONTINUED)

SEPTEMBER 30, 2014

LIABILITIES

CURRENT LIABILITIES

Funds held for others	\$	24,982,095
Accounts payable		4,114,962
Contract retention payable		27,122
Compensated absences payable		927,441
Accrued liabilities		1,748,679
Due to tenants		1,156,483
Unearned revenue		102,970
Due to other governments		133,678
Current portion of long-term debt		<u>2,968,746</u>

TOTAL CURRENT LIABILITIES		<u>36,162,176</u>
---------------------------	--	-------------------

NONCURRENT LIABILITIES

Deposits		674,093
Long-term debt, less current maturities		11,270,991
Long-term compensated absences payable		<u>1,450,613</u>

TOTAL NONCURRENT LIABILITIES		<u>13,395,697</u>
------------------------------	--	-------------------

TOTAL LIABILITIES		<u>49,557,873</u>
-------------------	--	-------------------

DEFERRED INFLOWS OF RESOURCES		<u>-</u>
-------------------------------	--	----------

NET POSITION

Net investment in capital assets		259,204,897
Restricted for other purposes		54,531
Unrestricted net position		<u>76,902,697</u>

TOTAL NET POSITION		<u>336,162,125</u>
--------------------	--	--------------------

TOTAL LIABILITIES AND NET POSITION	\$	<u><u>385,719,998</u></u>
------------------------------------	----	---------------------------

See accompanying notes.

METROPOLITAN DEVELOPMENT AND HOUSING AGENCY
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
FOR THE YEAR ENDED SEPTEMBER 30, 2014

OPERATING REVENUES	
Rentals, net of bad debt expense of \$349,391	\$ 12,960,009
Other tenant revenue	714,996
Governmental operating revenue	94,065,396
Program income	701,259
Local government development activities	1,599,052
Other income	<u>2,049,563</u>
TOTAL OPERATING REVENUES	<u>112,090,275</u>
OPERATING EXPENSES	
Cost of Services:	
Tenant services	875,374
Utilities	7,905,453
Ordinary maintenance and operations	14,230,255
Protective services	1,366,939
Other direct program costs	26,393,790
Housing assistance payments	43,834,784
Administration	15,491,462
Depreciation	<u>11,211,414</u>
TOTAL OPERATING EXPENSES	<u>121,309,471</u>
OPERATING LOSS	<u>(9,219,196)</u>
NONOPERATING REVENUES (EXPENSES)	
Interest income	155,025
Impairment allowance on notes receivable	(162,861)
Loss on disposition of assets	(1,043,781)
Interest expense	<u>(669,708)</u>
TOTAL NONOPERATING EXPENSES - NET	<u>(1,721,325)</u>
DECREASE IN NET POSITION BEFORE CAPITAL CONTRIBUTIONS	(10,940,521)
Capital contributions	<u>7,342,448</u>
CHANGES IN NET POSITION	(3,598,073)
NET POSITION - BEGINNING OF YEAR	<u>339,760,198</u>
NET POSITION - END OF YEAR	<u><u>\$ 336,162,125</u></u>

See accompanying notes.

METROPOLITAN DEVELOPMENT AND HOUSING AGENCY

STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED SEPTEMBER 30, 2014

CASH FLOWS FROM OPERATING ACTIVITIES

Receipts from rental operations	\$ 13,055,167
Receipts from program income	688,837
Receipts from government subsidy for operations	92,343,851
Receipts from local governmental development activities	1,984,779
Receipts from other	20,488,833
Payments to and on behalf of employees	(19,436,141)
Payments for other administrative expenses	(3,099,684)
Payments for other direct program costs, including housing assistance payments	(84,736,858)
Program loan activities:	
Cash expended for program loans	(234,088)
Principal collections on notes receivable	285,328
Interest income collections	23,594

NET CASH PROVIDED BY OPERATING ACTIVITIES	<u>21,363,618</u>
---	-------------------

CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES

Receipts from governmental capital grants	7,342,448
Purchases of capital assets	(11,028,173)
Proceeds from capital debt	2,945,072
Principal paid on capital debt	(6,259,196)
Interest paid on capital debt	<u>(669,712)</u>

NET CASH USED BY CAPITAL AND RELATED FINANCING ACTIVITIES	<u>(7,669,561)</u>
---	--------------------

CASH FLOWS FROM INVESTING ACTIVITIES

Purchases of investments	(6,660,890)
Proceeds from the sales and maturities of investments	6,613,825
Interest received	<u>169,818</u>

NET CASH PROVIDED BY INVESTING ACTIVITIES	<u>122,753</u>
---	----------------

NET INCREASE IN CASH AND CASH EQUIVALENTS	13,816,810
---	------------

CASH AND CASH EQUIVALENTS - BEGINNING OF YEAR	<u>52,418,144</u>
---	-------------------

CASH AND CASH EQUIVALENTS - END OF YEAR	<u>\$ 66,234,954</u> *
---	------------------------

See accompanying notes.

METROPOLITAN DEVELOPMENT AND HOUSING AGENCY

STATEMENT OF CASH FLOWS (CONTINUED)

FOR THE YEAR ENDED SEPTEMBER 30, 2014

RECONCILIATION OF OPERATING LOSS TO NET CASH

PROVIDED BY OPERATING ACTIVITIES

Operating loss	\$ (9,219,196)
Adjustments to reconcile operating loss to net cash provided by operating activities:	
Depreciation expense	11,211,414
Bad debt expense	349,391
Changes in assets and liabilities:	
Decrease in accounts receivable	15,997,596
Decrease in inventories	128,374
Increase in prepaid expenses and other assets	(331,712)
Increase in due to tenants	29,871
Increase in accounts payable and amounts due to other governments	3,099,374
Increase in unearned revenue and other deposits	99,836
Decrease in accrued liabilities and compensated absences	(52,570)
Program loan activities:	
Cash expended for program loans	(234,088)
Principal collections on notes receivable	285,328
TOTAL ADJUSTMENTS	<u>30,582,814</u>
NET CASH PROVIDED BY OPERATING ACTIVITIES	<u>\$ 21,363,618</u>

* Cash reconciliation as reported on the Statement of Net Position:

Cash and cash equivalents	\$ 35,691,222
Restricted cash and cash equivalents	<u>30,543,732</u>
	<u>\$ 66,234,954</u>

Supplementary Information:

During the year ended September 30, 2014, the Agency refinanced a tax increment financing note payable related to a development and funding agreement with Omni Nashville, LLC. The note was refinanced as conduit debt and is, therefore, no longer reported as a debt of the Agency. Liabilities and a corresponding note receivable totaling \$53,765,825 have been removed from the financial statements of the Agency.

See accompanying notes.

METROPOLITAN DEVELOPMENT AND HOUSING AGENCY

NOTES TO FINANCIAL STATEMENTS

NOTE 1 - NATURE OF THE AGENCY

The Metropolitan Development and Housing Agency of Nashville, Tennessee ("MDHA" or the "Agency"), a public corporate body, was organized in 1938 under the laws of the State of Tennessee and is a discretely presented component unit of the Metropolitan Government of Nashville and Davidson County (the "Metropolitan Government"). The Agency was created for the purpose of providing affordable housing opportunities in a safe environment. MDHA has administrative responsibility for various other community development programs whose primary purpose is the development of viable urban communities including the administration of capital projects on behalf of the Metropolitan Government.

The governing body of the Agency is its Board of Commissioners, composed of seven members appointed by the Mayor and confirmed by the Metropolitan Council of Nashville and Davidson County, Tennessee.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Measurement focus, basis of accounting and basis of presentation

The financial statements are presented using the accrual basis of accounting with an economic resources measurement focus. Under this method, revenues are recorded when earned and expenses are recorded at the time liabilities are incurred. As permitted by accounting principles generally accepted in the United States of America (GAAP), the Agency has elected to apply all relevant Government Accounting Standards Board (GASB) pronouncements and only applicable Financial Accounting Standards Board (FASB) Accounting Standards Certification (ASC) pronouncements that do not contradict GASB pronouncements in the preparation of the financial statements.

The Agency distinguishes operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from grant agreements, providing services, and producing and delivering goods in connection with the ongoing principal operations. The principal operating revenues of the Agency include program specific grants, rental income from tenants of the various single and multi-family housing projects and development fees for the administration of various community development programs and capital projects of the Metropolitan Government. Operating expenses include the cost of services, administrative expenses, and depreciation on capital assets. Revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

Reporting entity

As described in GASB Statement No. 34, paragraph 134, the Agency meets the definition of a special purpose government ("SPG"). MDHA is a legally separate entity that is engaged in only business-type activities. Business-type activities are defined as activities that are financed in whole or in part by fees charged to external parties for goods or services. SPGs engaged only in business-type activities are required to present only the financial statements required for proprietary funds, which includes Management's Discussion and Analysis ("MD&A"), basic financial statements, and Required Supplemental Information ("RSI"). All inter-program activities have been eliminated in these financial statements.

METROPOLITAN DEVELOPMENT AND HOUSING AGENCY

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Proprietary Fund Types- the funds are consolidated into a single fund for reporting purposes

CONVENTIONAL LOW RENT HOUSING PROGRAM

This fund is used to account for all Agency owned public housing properties, any mixed finance public housing properties (which are not owned by the Agency), and any Capital Funds costs. It is the largest and most active of the funds and is controlled through an annual operating budget, which is approved by the Board of Commissioners.

CENTRAL OFFICE COST CENTER

This program contains all the income and expenses associated with the Agency's centralized functions (e.g. executive, finance, human resources, information technology, purchasing, central maintenance, etc.). The establishment of the program was required by HUD regulations relating to asset management.

HOUSING CHOICE VOUCHER PROGRAM

This fund is used to account for the administration of the Agency's Section 8 vouchers program. It is funded by HUD and seeks to provide prospective residents with greater choice in selection of assisted housing.

CONSOLIDATED ANNUAL ACTION PLAN PROGRAMS

This fund has been created to account for the administration of programs funded by HUD. The goals of these programs are to address the problems of affordable housing, homelessness, community development needs, and economic opportunities for all citizens, particularly for very low-income and low-income persons.

LOCAL PROGRAMS

This fund accounts for the state funded programs and grants and programs administered on behalf of the local government by the Agency.

BUSINESS ACTIVITIES

This fund accounts for all programs that are neither federal, state nor local that are administered by the Agency.

Cash and Cash Equivalents

The Agency's cash and cash equivalents are considered to be cash on hand, demand deposits, and short-term investments with original maturities of three months or less from the date of acquisition. Cash equivalents are stated at fair value.

Allowance for Doubtful Accounts

The Agency uses the allowance for bad debts method of valuing doubtful receivables which is based on historical experience, coupled with a review of the status of existing receivables. As of September 30, 2014, an allowance for doubtful receivables in the amount of \$3,620,824 has been provided by management.

METROPOLITAN DEVELOPMENT AND HOUSING AGENCY

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Investments

Investments consist of certificates of deposit and are stated at cost, which approximates fair value given the nature of the investments. The accrued interest on the investments is included in receivables in the statement of net position.

Capital assets

Capital assets include property, plant, equipment, and infrastructure assets (e.g. roads, sidewalks, and similar items), with an initial, individual cost of more than \$5,000 and an estimated useful life of one year or more. Capital assets are stated at cost. 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. The costs of U. S. Department of Housing and Urban Development ("HUD") "Capital Fund" projects are reported as construction-in-progress until audited cost certification reports are approved by HUD, at which time such costs are transferred to appropriate fixed assets categories. Depreciation is provided by the straight-line method over the following estimated useful lives of the assets:

Building and improvements	10 to 40 years
Infrastructure	10 to 40 years
Furniture and Equipment	3 to 15 years

Additionally, the Agency holds certain capital assets under agreements with the Metropolitan Government. Under the agreements, the proceeds from the sale of such assets revert to the Metropolitan Government. The assets are recorded in capital assets at fair value at the date of transfer with a corresponding liability recorded for the expected amount owed to the Metropolitan Government upon sale.

Inventory

MDHA's inventory consists of vacant properties that have been purchased or received as contributions from the Metropolitan Government. Inventory also includes single-family homes that were constructed with federal or state funds and are available for sale to qualified agencies or individuals. Properties purchased or constructed are reported at historical cost. Properties contributed by the Metropolitan Government are recorded at fair value at the date of gift. These costs are reported as inventory until such time as the property is sold or used.

Provision for uncollectible notes

A note receivable is considered impaired when, based on current information, it is probable that some or all amounts of principal and interest due will not be collected according to the terms of the note agreement. Uncollectible notes are charged to the allowance account in the period such determination is made. The provision for uncollectible notes receivable was \$17,858,835 at September 30, 2014.

METROPOLITAN DEVELOPMENT AND HOUSING AGENCY

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Compensated absences

Employees earn annual leave at a rate ranging from 12 days per year for the first five years of service, up to a maximum of 25½ days per year after 20 years. There is no requirement that annual leave be taken; however, the maximum permissible accumulation is 76½ days. Sick leave is accumulated at the rate of one work day per month. Unused sick leave may accumulate to an unlimited amount. At termination, employees are paid for any accumulated annual leave, and employees who have completed 15 years or more of service will be paid 20% of unused sick leave. All annual leave and vested sick leave are accrued in the period incurred.

Use of estimates in preparation of financial statements

The preparation of financial statements in conformity with GAAP 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 these estimates.

Restricted Assets

Restricted assets consist of cash and certificate of deposits, which are legally restricted. The restricted assets primarily are to be used for purposes specified under the Housing Choice Voucher or Family Self Sufficiency programs. The restricted assets also include escrow accounts for the loan proceeds to be used for the construction of the convention center hotel and accounts to be used for the repayment of the energy performance note. When restricted and unrestricted resources are available for use, it is the Agency's policy to use restricted resources first, then unrestricted resources as they are needed. Restricted assets totaled \$30,543,732.

Tenant Accounts Receivable Net of Bad Debt Expense

The State of Tennessee Comptroller's Office requires that in accordance with Governmental Accounting Standards Board Statement No. 34, revenues in proprietary funds should be reported as net of all related allowances, which include amounts pertaining to uncollectible accounts. Therefore, the increase and decrease in the estimate of uncollectible accounts should be reported net of revenue instead of bad debt expense. The Agency's bad debt expense charged against revenue was \$349,391 for the year ended September 30, 2014.

Revenue and Expenses

Revenue is recorded as earned and expenses are charged against such revenue as incurred without regard to the date of receipt or payment of cash.

The Agency has entered into annual contribution contracts with HUD to develop, manage and own public housing projects and to administer the federal Section 8 programs whereby the Agency pays the owner a portion of the rent, a housing assistance payment ("HAP"), on behalf of the family. Funding from HUD through those annual contribution contracts are reflected as HUD grants in the accompanying financial statements.

METROPOLITAN DEVELOPMENT AND HOUSING AGENCY

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

NOTE 3 - CASH, CASH EQUIVALENTS, AND INVESTMENTS

In accordance with GASB Statement No. 40 "Deposits and Investment Risk Disclosures," information related to cash, cash equivalents and investments is as follows:

A. Custodial Credit Risk

Custodial credit risk for deposits and investments is the risk that, in the event of failure by a financial institution, the Agency may not be able to recover the value of its deposits and investments or collateral securities that are in the possession of the financial institution. The policy of the Agency is to invest, on a daily basis, all idle funds in financial institutions that are secured by collateral of identifiable United States government securities. All cash and investments are insured up to \$250,000 by the Federal Deposit Insurance Corporation (FDIC) or other equivalent insurance company of depository financial institutions. The deposits exceeding the insured or registered limits are collateralized with securities held by the Agency's financial institution.

B. Interest Rate Risk

Interest rate risk is the risk that changes in interest rates of investments will adversely affect the fair value of an investment. The Agency's investment policy limits investments to provide the optimum return on the investment consistent with the cash management program of the Agency.

Investments are made based upon prevailing market conditions at the time of the transaction. The Agency reviews its cash and investment needs in order to maintain adequate liquidity to meet its cash flow needs. Investments will typically be limited to securities maturing in periods of up to one year, or such lesser period that coincides with expected disbursements by the Agency.

C. Credit Risk

Credit risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. Investments are made under the 'prudent investor' standard to ensure that (a) due diligence is exercised in accordance with State law, (b) any negative deviations are reported timely and (c) reasonable action is taken to control any adverse developments. The Agency's investment policy requires investments to be made in accordance with HUD Financial Handbook, 7475.1 Chapter 4.

D. Concentration of Credit Risk

The Agency's investment policy does not limit the amount it may invest with one financial institution as long as all funds are secured by the FDIC or identifiable United States government securities.

E. Foreign Currency Risk

Foreign currency risk is the risk that changes in exchange rates will adversely affect fair value of an investment or a deposit. All of the Agency's deposits and investments are dominated in United States currency.

METROPOLITAN DEVELOPMENT AND HOUSING AGENCY

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

NOTE 3 - CASH, CASH EQUIVALENTS, AND INVESTMENTS (CONTINUED)

Schedule of restricted cash and cash equivalents with offsetting liability and restricted net position as of September 30, 2014 is as follows:

Funds held for others	\$ 24,982,095
Deposits	674,093
VO HAP Restricted equity	54,531
Due to resident councils	562,382
Current and long-term debt for energy performance note	4,151,635
Property management company accounts	<u>118,996</u>
	<u>\$ 30,543,732</u>

Funds held for others \$24,982,095 are cash and cash equivalents held in MDHA's name and managed by the Agency under a 'Memorandum of Understanding' (MOU) for the benefit of certain not-for-profit organizations and affiliate entities and escrow funds held for certain tax increment financing loans.

Deposits of \$674,093 are held for participants in the HUD Family Self-Sufficiency program.

Housing Assistance Payment (HAP) restricted equity totaling \$54,531 are excess Section 8 housing assistance funds under the Housing Choice Voucher program.

Amounts due to resident councils of \$562,382 are tenant participation funds from HUD which are held for use by the duly elected resident councils.

Current and long-term debt for repayment of the energy performance note of \$4,151,635 is included in restricted cash for the asset management properties.

Tenant deposits of \$118,996 for market rate units managed by a separate management company.

Deposit and Investment Policy

MDHA's deposit and investment policy is governed by the laws of the State of Tennessee and HUD guidelines. Permissible investments include direct obligations of the U.S. Government and Agency securities, certificates of deposit, savings accounts, repurchase agreements and the State of Tennessee Local Government Investment Pool.

Deposits in financial institutions are required by State statute to be secured and collateralized by the institutions. The collateral must meet certain requirements and must have a total minimum market value of 105% of the value of the deposits placed in the institutions, less the amount protected by federal depository insurance. Obligations that may be pledged as collateral are obligations of the United States and its agencies and obligations of the State and its subdivisions. Collateral requirements are not applicable for financial institutions that participate in the State of Tennessee's bank collateral pool.

METROPOLITAN DEVELOPMENT AND HOUSING AGENCY

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

NOTE 3 - CASH, CASH EQUIVALENTS, AND INVESTMENTS (CONTINUED)

Deposit and Investment Policy (Continued)

As of September 30, 2014, the majority of MDHA's deposits were held by financial institutions that participate in the bank collateral pool administered by the Treasurer of the State of Tennessee. Participating banks determine the aggregated balance of public fund accounts for MDHA.

The amount of collateral required to secure these public deposits must be at least 105% of the average daily balance of public deposits held. Collateral securities required to be pledged by the participating banks to protect public fund accounts are pledged to the State Treasurer on behalf of the bank collateral pool. The securities pledged to protect these accounts are pledged in the aggregate rather than against each individual account. The members of the pool may be required by agreement to pay an assessment to cover any deficiency. Under this additional assessment agreement, public fund accounts covered by the pool are considered to be insured for purposes of credit risk disclosure in accordance with GASB Statement No. 40, *Deposit and Investment Risk Disclosures*.

Investments

Certificates of deposit were covered by the State bank collateral pool, federal depository insurance or collateralized with securities held by the government's agent in the government's name.

The Agency has not established a limit on the amount it may invest in any one issuer. Citizens Bank has 100% of the Agency's investments as of September 30, 2014 consisting solely of certificates of deposit.

At September 30, 2014, the future maturities of MDHA's investments are as follows:

Type of Investment	<u>Carrying Amount</u>	<u>Maturity Fiscal 2015</u>
Certificates of Deposit	<u>\$ 4,451,769</u>	<u>\$ 4,451,769</u>
TOTAL	<u><u>\$ 4,451,769</u></u>	<u><u>\$ 4,451,769</u></u>

METROPOLITAN DEVELOPMENT AND HOUSING AGENCY

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

NOTE 4 - CAPITAL ASSETS

	Balance <u>September 30, 2013</u>	<u>Additions</u>	<u>Retirements</u>	<u>Transfers</u>	<u>September 30, 2014</u>
Capital assets, not being depreciated:					
Land	\$ 84,365,411	\$ 932,350	\$ (535,290)	\$ 700,000	\$ 85,462,471
Construction in progress	<u>12,425,967</u>	<u>9,983,844</u>	<u>-</u>	<u>(6,790,434)</u>	<u>15,619,377</u>
Total capital assets, not being depreciated	<u>96,791,378</u>	<u>10,916,194</u>	<u>(535,290)</u>	<u>(6,090,434)</u>	<u>101,081,848</u>
Capital assets, being depreciated:					
Buildings	301,338,706	19,963	(1,014,539)	6,090,434	306,434,564
Infrastructure	21,185,548	-	-	-	21,185,548
Furniture, equipment, & machinery - dwellings	3,646,933	20,875	(50,139)	-	3,617,669
Furniture, equipment, & machinery - administrative	<u>911,035</u>	<u>71,141</u>	<u>(30,609)</u>	<u>-</u>	<u>951,567</u>
Total capital assets, being depreciated	<u>327,082,222</u>	<u>111,979</u>	<u>(1,095,287)</u>	<u>6,090,434</u>	<u>332,189,348</u>
Less accumulated depreciation for:					
Buildings	(137,086,519)	(10,156,506)	1,014,539		(146,228,486)
Infrastructure	(9,347,016)	(706,839)	-	-	(10,053,855)
Furniture, equipment, & machinery - dwellings	(2,596,619)	(260,350)	50,139	-	(2,806,830)
Furniture, equipment, & machinery - administrative	<u>(680,281)</u>	<u>(87,719)</u>	<u>30,609</u>	<u>-</u>	<u>(737,391)</u>
Total accumulated depreciation	<u>(149,710,435)</u>	<u>(11,211,414)</u>	<u>1,095,287</u>	<u>-</u>	<u>(159,826,562)</u>
Total capital assets, being depreciated, net	<u>177,371,787</u>	<u>(11,099,435)</u>	<u>-</u>	<u>6,090,434</u>	<u>172,362,786</u>
Total capital assets, net	<u>\$ 274,163,165</u>	<u>\$ (183,241)</u>	<u>\$ (535,290)</u>	<u>\$ -</u>	<u>\$ 273,444,634</u>

METROPOLITAN DEVELOPMENT AND HOUSING AGENCY

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

NOTE 5 - NOTES RECEIVABLE

Notes receivable, including related accrued interest, consisted of the following as of September 30, 2014:

Vine Hill Homes Loans	\$ 13,356,852
Preston Taylor Homes Loans - Phase I	13,033,098
Preston Taylor Homes Loans - Phase II	7,780,825
Rehabilitation Loans	3,193,754
Business District Loans	53,704
Façade Loans	159,992
Neighborhood Stabilization Promissory Notes	14,534,864
Other	578,122
Allowance for doubtful accounts	<u>(17,858,835)</u>
Net notes receivable and accrued interest receivable	34,832,376
Less current portion	<u>(206,196)</u>
Net Notes Receivable and Accrued Interest Receivable, Less Current Portion	<u>\$ 34,626,180</u>

Vine Hill Homes Loans were made to Vine Hill Homes, LLC for the construction and development of the Vine Hill project. The loans were funded by various federal and state grant programs, including HOPE VI, Comprehensive Grant, UDAG repayment funds, Refunding Agreement and the State of Tennessee House grant funds. The nonrecourse loans are secured by a leasehold deed of trust. (See Note 13.) The loan funded from the State of Tennessee House grant funds, in the amount of \$250,000, is non-interest bearing and payable in thirty years, November 2028. The remaining loans accrue interest at the rate of 1.5% per annum. Accrued interest earned totaled \$2,249,462 at September 30, 2014, and has been added to the note receivable balance. Based upon a review of the collectability of the accrued interest, an allowance for the full accrued interest balance has been established by management at that date. The notes mature in November 2028. Under a certain Purchase Option Agreement entered into by MDHA and Vine Hill Homes, LLC, subsequent to the Tax Credit Compliance Period, on the maturity date, MDHA has the right of first refusal to acquire the Vine Hill project at the greater of the total outstanding debt on the property or the fair market value of the property.

METROPOLITAN DEVELOPMENT AND HOUSING AGENCY

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

NOTE 5 - NOTES RECEIVABLE (CONTINUED)

Preston Taylor Homes Loans - Phase I were made to Preston Taylor Homes, LLC for the construction and development of the Preston Taylor project. The loans were funded by various federal grant programs, including HOPE VI, and UDAG repayment funds. The nonrecourse loans are secured by a leasehold deed of trust. The outstanding loan balance accrues interest at the rate of 0.1% per annum. Accrued interest earned totaled \$153,482 at September 30, 2014, and has been added to the note receivable balance. The notes mature on December 29, 2040. Under a certain Purchase Option Agreement entered into by MDHA and Preston Taylor Homes, LLC, subsequent to the Tax Credit Compliance Period, which ends in 2017, MDHA has the right of first refusal to acquire the Preston Taylor Phase I project at the greater of the total outstanding debt on the property or the fair market value of the property.

Preston Taylor Homes Loans - Phase II were made to Preston Taylor Homes, LLC for the construction and development of the Preston Taylor project. The loans were funded by various federal grant programs, including HOPE VI, Capital Fund Grant, and UDAG repayment funds. The nonrecourse loans are secured by a leasehold deed of trust. The outstanding loan balance accrues interest at the rate of .1% per annum. Accrued interest earned totaled \$84,024 at September 30, 2014, and has been added to the note receivable balance. The notes mature on January 4, 2042. Under a certain Purchase Option Agreement entered into by MDHA and Preston Taylor Homes, LLC, subsequent to the Tax Credit Compliance Period, which ends in 2018, MDHA has the right of first refusal to acquire the Preston Taylor Phase II project at the greater of the total outstanding debt on the property or the fair market value of the property.

Rehabilitation Loans are made from the Community Development Block Grant and Home Investment Trust programs to aid homeowners in rehabilitating substandard housing or historic homes and loans for new construction of rental properties. These loans are for a maximum of 20 years with a 3% interest rate, secured by a deed of trust on the property. Principal and interest payments received are reported as program income for the grant programs and are applied to eligible future expenses. The loans have varying maturity dates through 2034. Management has provided an allowance for doubtful accounts totaling \$938,565 related to these loans.

Business District Loans are made from the Community Development Block Grant program to promote small business and provide incentive for reinvestment in areas of general commercial deterioration. These unsecured loans are for a maximum of \$20,000 at the prime interest rate for a term of five to ten years. Management has provided an allowance for doubtful accounts totaling \$23,704 related to these loans.

METROPOLITAN DEVELOPMENT AND HOUSING AGENCY

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

NOTE 5 - NOTES RECEIVABLE (CONTINUED)

Facade Loans are made from the Community Development Block Grant program to aid businesses in repairing and renovating the exterior of buildings in the commercial neighborhood strategy areas. These unsecured non-interest bearing loans are for a maximum of \$35,000 per building with a five year repayment term. Management has provided an allowance for doubtful accounts totaling \$112,240 related to these loans.

Neighborhood Stabilization Promissory Notes were executed between MDHA and non-profit entities that received NSP funds for the acquisition, rehabilitation and redevelopment of foreclosed or vacant properties. The properties have an affordability period per the grant agreements of 25 years. If the borrower complies with all of the terms and requirements of the restrictions, the entire balance of the Note will be forgiven at the end of the affordability period. No interest shall be due or payable on this Note. The provision for uncollectible notes includes 100% of the NSP notes which total \$14,534,864 as of September 30, 2014.

Tax Increment Financing Note was made when The Convention Center Authority of Nashville and Davidson County entered into a development and funding agreement with Omni Nashville, LLC to provide for an 800-room convention center hotel with associated structured parking, meeting spaces, restaurants, and other amenities. As part of the incentives for this development, MDHA provided tax increment financing for land acquisition and other TIF-eligible expenses. The tax increment note was refinanced during the year and reclassified as conduit debt, therefore the note receivable balance as of September 30, 2014 was \$0.

Other notes receivable consist of business loans to local development agencies for affordable housing development and loans made from the Technical Assistance Program Fund to promote privately owned small businesses in low-income areas and loans related to the sale of properties. Of the \$578,122 balance, \$489,088 is due from Ryman Lofts at Rolling Mill Hill, L.P. The loan bears interest at 5% and matures on September 1, 2041. Principal and interest is payable from the cash flow of Ryman Lofts at Rolling Mill Hill, L.P on an annual basis, on or before the 90th day following the end of each calendar year.

NOTE 6 - LONG-TERM DEBT

A summary of changes in MDHA's long-term debt for the year ended September 30, 2014 is presented below:

	9/30/2013	Additions	Retirements	Balance 9/30/2014	Due within one year
Notes Payable	<u>\$ 71,319,686</u>	<u>\$ 2,945,072</u>	<u>\$ (60,025,021)</u>	<u>\$ 14,239,737</u>	<u>\$ 2,968,746</u>

A complete detail of the long-term debt is provided on the following page.

METROPOLITAN DEVELOPMENT AND HOUSING AGENCY

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

NOTE 6 - LONG-TERM DEBT (CONTINUED)

\$1,400,000 promissory note with Bank of Tennessee, dated May 24, 2012, payable in monthly installments of principal of \$7,780 plus accrued interest through the maturity date of June 25, 2024. Interest accrues at the variable rate of the Prime Rate (currently 3.25%) minus two percentage points, but not less than zero. The note is collateralized by a 76-unit apartment complex and assignment of rents and leases.	\$ 913,838
\$2,000,000 promissory note, amended September 11, 2014, with Pinnacle National Bank which will be payable in monthly installments of principal and interest of \$27,800 through the maturity date August of 2021. Interest accrues at a tax-free rate of 4.5%. The note is collateralized by Sam Levy Homes (a 226-unit apartment complex) and assignment of rents and leases.	2,000,000
\$2,500,000 construction loan agreement with Suntrust Bank, originally dated December 29, 2005 for funding construction of the forty John Henry Hale Homes market rate apartments. On April 23, 2009, the loan was amended and converted to a \$2,500,000 promissory note, payable in monthly installments of principal and interest through June 29, 2012. In October 2012, the loan maturity was extended to September 2032 and is payable in monthly installments of \$11,142 plus accrued interest based upon a fixed rate equal to 4.5% per annum. The note is collateralized by J. Henry Hale Apartments (a 228-unit apartment complex) and assignments of rents and leases.	1,650,186
\$12,100,000 Tax-Exempt Municipal Lease Purchase Financing Contract with Pinnacle National Bank, dated July 2, 2009 with a fixed rate of 3.98% for the acquisition and installation of equipment necessary to implement the energy savings program. Interest accrued for 13 months with no payment due. At the end of the 13 month period, August 2, 2010, the accrued interest was capitalized and added to the original \$12,100,000 balance. Twenty-eight fixed quarterly payments of principal and interest totaling \$500,404 are due through the maturity date in June 2017. Pinnacle Bank placed a first perfected security interest in the total project and associated equipment.	5,189,517
\$2,415,036 Tax-Exempt Municipal Lease Purchase Financing Contract with Pinnacle National Bank, dated August 5, 2013 with a fixed rate of 2.99% for the third phase of the energy performance contract. Five annual payments of principal and interest totaling \$650,197 are due through maturity in September 2017. Pinnacle Bank placed a first perfected security interest in the total project and associated equipment.	1,838,046
\$2,945,072 promissory note with the Bank of Tennessee dated April 19, 2014, for the construction of a 72 unit apartment building. This loan was previously an interest only loan that converted to permanent financing on April 19, 2014. Monthly principal and interest payments total \$24,202 and interest accrues at a rate of 5.51%. The note is collateralized by the Uptown Flats apartment complex and assignment of rents and will mature in January of 2024.	2,648,150
	<hr/> <u>\$ 14,239,737</u> <hr/>

METROPOLITAN DEVELOPMENT AND HOUSING AGENCY

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

NOTE 6 - LONG-TERM DEBT (CONTINUED)

A schedule of principal maturities of long-term debt at September 30, 2014 is as follows:

<u>Year Ending September 30</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2015	\$ 2,968,746	\$ 548,607	\$ 3,517,353
2016	3,110,388	433,186	3,543,574
2017	2,701,539	313,043	3,014,582
2018	623,608	238,382	861,990
2019	649,817	210,991	860,808
2020-2024	2,569,424	638,024	3,207,448
2025-2029	1,250,196	144,495	1,394,691
2030-2034	<u>366,019</u>	<u>25,319</u>	<u>391,338</u>
Total	<u>\$ 14,239,737</u>	<u>\$ 2,552,047</u>	<u>\$ 16,791,784</u>

Certain loans on the previous page contain restrictive covenants. The Agency was in compliance with those covenants at September 30, 2014

NOTE 7 - CONDUIT DEBT OBLIGATIONS

Tax increment financing ("TIF") is a method of funding certain public investments for redevelopment by recapturing, for a time, all or a portion of the increased tax revenue that may result if private investment can be stimulated to occur. Tax increment can only be generated by the increased taxes resulting from private development on land in a redevelopment district that has been acquired and re-sold or leased by MDHA. The tax increment due to the difference in the tax basis is then diverted to the redevelopment agency which may use those funds to finance public purpose expenditures or to repay bonds or notes that were issued to finance those expenditures. These loans are special limited obligations of MDHA, payable solely from and secured by a pledge of the tax increment revenues designated for the payment of the loan. The loans do not constitute debt or a pledge of credit of MDHA or the Metropolitan Government and, accordingly, are not reported in the accompanying financial statements.

The Tax Increment Financing Loans, including related accrued interest payable, aggregated approximately \$138 million at September 30, 2014.

METROPOLITAN DEVELOPMENT AND HOUSING AGENCY

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

NOTE 7 - CONDUIT DEBT OBLIGATIONS (CONTINUED)

A summary of changes in MDHA's conduit debt for the year ended September 30, 2014 is presented below:

Company	Project Description	Balance 9/30/2013	Additions	Retirements	Balance 9/30/2014	Accrued Interest
3501	Castner Knott	\$ 1,850,000	\$ -	\$ -	\$ 1,850,000	\$ 831,979
3501	Cohen Bldg	300,000	-	-	300,000	183,403
3501	Cumberland Apts	6,000,000	-	-	6,000,000	1,090,529
3501	Hermitage- Historic Hotels	1,500,000	-	-	1,500,000	380,128
3501	Kress	504,074	-	(30,737)	473,337	13,622
3501	Viridian	4,294,560	-	(711,097)	3,583,463	37,090
3501	ACME Feed Building	-	400,000	-	400,000	6,278
3501	Omni Hotel (10/4/2013)	-	53,850,000	(2,341,339)	51,508,661	559,871
3504	Rolling Mill Hill	2,879,479	-	-	2,879,479	279,589
3504	Encore	383,439	-	(383,439)	-	-
3504	Trolley Barn	617,110	-	(53,945)	563,165	12,764
3504	SWHR Hermitage (Terra House)	-	649,500	-	649,500	9,106
3504	Rutledge Hill Amphitheater	-	6,775,000	(294,565)	6,480,435	69,292
3504	Rutledge Hill Amphitheater II	-	3,331,000	(3,154,209)	176,791	1,984
3507	Werthan Mills	2,999,441	-	(481,495)	2,517,946	16,554
3507	Jefferson Street Lofts	746,812	-	(42,585)	704,227	11,422
3507	915 Jefferson Street	156,861	-	(31,153)	125,708	3,568
3507	Ballpark Project	-	28,000,000	-	28,000,000	462,391
3515	5th & MAIN	5,807,570	-	-	5,807,570	1,756,765
3515	East Side Apartments	400,000	-	-	400,000	-
3518	Ash-McNiel	200,000	-	-	200,000	11,429
3518	Icon	5,458,564	-	(1,405,771)	4,052,793	72,440
3518	Braid Electric	548,365	-	(41,944)	506,421	7,641
3518	Javanco/Waggoner	1,270,981	-	(149,930)	1,121,051	44,368
3518	Laurel House 2002	313,011	-	(55,069)	257,942	6,363
3518	Velocity	5,992,466	-	(294,888)	5,697,578	189,150
3518	Gulch Infrastructure (Laurel Property)	-	3,668,806	-	3,668,806	19,235
3518	Gulch Crossing	-	2,823,842	-	2,823,842	53,010
Total		<u>\$ 42,222,733</u>	<u>\$ 99,498,148</u>	<u>\$ (9,472,166)</u>	<u>\$ 132,248,715</u>	<u>\$ 6,129,971</u>

Section 108 is the loan guarantee provision of the Community Development Block Grant Program. Section 108 provides communities with a source of financing for economic development, housing rehabilitation, public facilities and large scale physical development projects. The Metropolitan Government has borrowed funds under this program and guaranteed repayment of the loan by pledging present and future Community Development Block Grants. MDHA is the agent designated by the Metropolitan Government to administer the CDBG program; therefore, the outstanding loan does not constitute a debt of MDHA, and it is not reported in the accompanying financial statements. At September 30, 2014, the Section 108 loans outstanding aggregated to approximately \$1.87 million.

METROPOLITAN DEVELOPMENT AND HOUSING AGENCY

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

NOTE 8 – OTHER LONG-TERM LIABILITIES

The activities of compensated absences and other long-term liabilities are as follows:

	Balance 9/30/13	Additions	Adjustments/ Payments	Balance 9/30/14	Current Portion
Deposits	\$ 582,686	\$ 295,731	\$ (204,324)	\$ 674,093	\$ -
Compensated absences	<u>2,444,165</u>	<u>-</u>	<u>(66,111)</u>	<u>2,378,054</u>	<u>927,441</u>
	<u>\$ 3,026,851</u>	<u>\$ 295,731</u>	<u>\$ (270,435)</u>	<u>\$ 3,052,147</u>	<u>\$ 927,441</u>

NOTE 9 - RISK MANAGEMENT

MDHA 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. MDHA maintains commercial insurance covering each of those risks of loss. Management believes such coverage is sufficient to preclude any significant uninsured losses to MDHA. During the year ended September 30, 2014, settled claims have not exceeded this commercial insurance coverage.

NOTE 10 - EMPLOYEE BENEFIT PLANS

The MDHA retirement plan is a 401A Plan administered by the Vanguard Group. The Plan, which is principally a defined contribution plan, also provides certain minimum defined benefits for employees who were participants in the MDHA Retirement Plan as of September 30, 2000. Based on the most recent actuarial study performed as of July 1, 2013, the Agency had no required contribution due related to the defined benefit portion of the Plan. Employees are eligible to participate beginning the first day of the month following the date of hire. There are no required contributions by the participants; however, participants may make voluntary contributions from 0.5% to 10% of basic compensation and MDHA contributes 13% of participants' basic compensation. Contributions are invested in any of twenty-two funds as elected by the participant. Investment options and voluntary contributions may be changed daily.

Participants' voluntary contributions plus actual earnings are immediately vested. Participants are also immediately vested in 5.5% of the 13% of MDHA's contributions. Each year of participation in the Plan, participants vest at the rate of 20% of the remaining balance and become fully vested after 5 years.

Benefits are paid in the form of a cash distribution or various other annuity options at normal retirement date, age 65, death or disability. Participants may also elect to roll the vested portion of retirement savings into another qualifying plan or an IRA or leave the amount in the Plan. Early retirement may be elected by employees at age 55 who have at least ten years of service.

METROPOLITAN DEVELOPMENT AND HOUSING AGENCY

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

NOTE 10 - EMPLOYEE BENEFIT PLANS (CONTINUED)

MDHA contributions to the Plan for the year ended September 30, 2014 amounted to \$1,409,690, which equaled the amount of required employer contributions. Employee voluntary contributions were \$180,591 in 2014. MDHA's payroll for employees covered by the Plan for the fiscal year ended September 30, 2014 was \$10,843,768. Total payroll for MDHA during the fiscal year ended September 30, 2014 amounted to \$15,152,806.

MDHA sponsors a deferred compensation plan created in accordance with Internal Revenue Code Section 457. The Plan permits all employees to defer a portion of salary until future years. Such amounts are not available to them until termination, retirement, death or unforeseeable emergency. No contributions are made to this Plan by MDHA.

NOTE 11 - LEASES

MDHA leases certain office space and equipment under leases accounted for as operating leases. The minimum future rental commitments under these leases are not significant. Total lease expenditures made for the year ended September 30, 2014 were \$73,994.

In addition, rental income, other than rent directly related to low-income housing units, is received under various other short-term land and building leases accounted for as operating leases. These leases are either cancelable leases or the future minimum rentals under these leases are insignificant. Rental income from these sources totaled \$368,541 for the year ended September 30, 2014.

NOTE 12 - COMMITMENTS AND CONTINGENCIES

MDHA receives significant financial assistance from numerous federal, state and local governmental agencies in the form of grants and operating subsidies. The disbursement of funds received under these programs generally requires compliance with terms and conditions specified in the agreements and are subject to audit by the grantor agencies. Any disallowed claims resulting from such audits could become a liability of MDHA. In the opinion of management, any such disallowed claims would not have a material effect on the financial position of MDHA at September 30, 2014.

At September 30, 2014, the Agency had outstanding construction commitments of approximately \$9.3 million. These outstanding commitments will be paid by grants committed to the Agency by the U.S. Department of Housing and Urban Development and the Metropolitan Government of Nashville and Davidson County, Tennessee.

MDHA is a defendant in various lawsuits arising in the ordinary course of operations. Although the outcome of these lawsuits is not presently determinable, in the opinion of management, the resolution of these matters will not have a material adverse effect on the financial condition of MDHA. Accordingly, no provision for loss, if any, related to these matters has been made in the financial statements.

METROPOLITAN DEVELOPMENT AND HOUSING AGENCY

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

NOTE 13 - AFFILIATE AGREEMENTS

MDHA has assisted in the financing of a new 152-unit multifamily residential development known as Vine Hill Homes (the "Project") in the form of loans to Vine Hill Homes, LLC. These loans were made in consideration of Vine Hill's construction of the Project, including 136 units to be used as public housing. The 136 units are eligible to receive the benefit of operating subsidies provided to MDHA by HUD. (See Note 5.)

The apartment project is managed by MDHA, which is to receive a fee of 5% of the annual gross revenues of the Project with respect to the nonpublic housing units. Vine Hill has executed a ground lease agreement with MDHA, with various use restrictions and operating requirements, for a term of ninety-nine years. Upon expiration of the agreement, Vine Hill shall have an option to purchase the land for \$100, provided the development notes have been paid in full. (See Note 5.)

MDHA has also assisted in the financing of mixed income affordable and market rate residential housing in the form of loans to Preston Taylor Homes, LLC. Preston Taylor Homes Phase I consists of 51 rental duplex and townhouse buildings comprising 182 units of rental housing. Of the 182 units, 170 shall be public housing units eligible to receive the benefits of operating subsidies provided to MDHA by HUD. The remaining 12 units shall be market units. Preston Taylor Homes Phase II consists of 116 units, of which 104 are public housing units and 12 are market rate units. Phase II of the project was completed in October 2003. (See Note 5.)

The apartment project is managed by MDHA which receives a fee of 6% of the gross revenues of the Project with respect to the nonpublic housing units. A ninety-nine year ground lease has been executed with MDHA. Upon expiration of the agreement, Preston Taylor shall have an option to purchase the land for \$100, provided the development notes have been paid in full. (See Note 5.)

MDHA guarantees certain financial obligations of Vine Hill Homes, LLC and Preston Taylor Homes, LLC that include advances of funds, capital contributions, loans, and any and all other payments and options per the Operating Agreements. Tax credit availability and compliance guarantees are also provided by MDHA. Amounts guaranteed are not material and, at September 30, 2014, management estimates it is probable performance will not be required under these guarantees.

METROPOLITAN DEVELOPMENT AND HOUSING AGENCY

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

NOTE 14 - NET POSITION

The Agency's net position is categorized as follows:

- Net investment in capital assets - This component of net position consists of capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgages, notes, capital lease obligations or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.
- Restricted net position - This component of net position consists of certain deposits restricted under grant programs, net of related liabilities.
- Unrestricted net position - This component of net position consists of net position that does not meet the definition of "restricted" or "net investment in capital assets".

The changes in net position for the year ended September 30, 2014 are as follows:

	Net Investment in			
	<u>Capital Assets</u>	<u>Restricted</u>	<u>Unrestricted</u>	<u>Totals</u>
Net Position - September 30, 2013	\$ 256,609,304	\$ -	\$ 83,150,894	\$ 339,760,198
Changes in net position - 2014	<u>2,595,593</u>	<u>54,531</u>	<u>(6,248,197)</u>	<u>(3,598,073)</u>
Net Position - September 30, 2014	<u>\$ 259,204,897</u>	<u>\$ 54,531</u>	<u>\$ 76,902,697</u>	<u>\$ 336,162,125</u>

NOTE 15 - INCOME TAXES

The Agency has qualified with the Internal Revenue Service and the Tennessee Department of Revenue as a tax-exempt organization for income tax purposes and, accordingly, there is no provision in the financial statements for federal or state income taxes.

NOTE 16 - MAJOR FUNDING SOURCE

The Agency is substantially funded by Federal awards. The amount of future funding cannot be determined at this time by management.

NOTE 17 - SUBSEQUENT EVENTS

The Agency has evaluated events and transactions for potential recognition or disclosure through the date of the Independent Auditor's Report which represents the date the accompanying financial statements were available to be issued and has identified the following subsequent events.

On November 14, 2014, the Agency closed a lease financing arrangement with Gates/Parking Real Estate Fund II for \$35,500,000 at a fixed interest rate of 4.839%. From these loan proceeds, \$6.5 million were used to purchase the 505 Church Street property, with the remaining proceeds earmarked for the construction of a parking garage on the property as approved at the May 11, 2014 board meeting. Monthly payments are required beginning December 2016 through November 2044 and range from \$170,027 to \$244,599.

METROPOLITAN DEVELOPMENT AND HOUSING AGENCY

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

NOTE 17 - SUBSEQUENT EVENTS (CONTINUED)

Additionally, on December 19, 2014, the Agency purchased CWA apartments for \$9.6 million. The complex is located at 200 S 4th Street, 522 Shelby Avenue and 400 Shelby Avenue and consists of 252 apartments adjacent to Cayce Place. HUD has approved the assumption of an existing Flexible Subsidy Loan on the property with an outstanding balance of \$6.1 million at an interest rate of 1.0%. The remaining \$3.5 million was funded from the Agency's central office cost center reserves.

ADDITIONAL INFORMATION

METROPOLITAN DEVELOPMENT AND HOUSING AGENCY

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

FOR THE YEAR ENDED SEPTEMBER 30, 2014

<u>GRANT</u>	<u>FEDERAL CFDA NUMBER</u>	<u>GRANTOR'S NUMBER</u>	<u>GRANT PERIOD</u>	<u>EXPENDITURES</u>
<u>U.S. DEPARTMENT OF ENERGY</u>				
Passed through State Department of Human Services:				
Weatherization Assistance for Low-Income Persons	81.042	WAP-12-07	12-01-12 to 06-30-14	\$ 135,510
TOTAL U.S. DEPARTMENT OF ENERGY				135,510
<u>U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT</u>				
Direct Programs:				
Public and Indian Housing	14.850	A-3777	10-01-13 to 09-30-14	23,419,835
Cluster:				
Section 8 Housing Choice Vouchers	14.871	A-3152V	10-01-13 to 09-30-14	45,936,813
Section 8 5yr Mainstream Vouchers	14.879	TN005DV0001	10-01-13 to 09-30-14	430,597
				46,367,410
Lower-Income Housing Assistance Program:				
Section 8 Moderate Rehabilitation - Single Room Occupancy	14.249	TN005SR0007	10-01-13 to 09-30-14	454,278
Section 8 Moderate Rehabilitation - Single Room Occupancy	14.249	TN005SC0001	10-01-13 to 09-30-14	93,872
				548,150

METROPOLITAN DEVELOPMENT AND HOUSING AGENCY
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS (CONTINUED)
FOR THE YEAR ENDED SEPTEMBER 30, 2014

GRANT	FEDERAL CFDA NUMBER	GRANTOR'S NUMBER	GRANT PERIOD	EXPENDITURES
<u>U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (CONTINUED)</u>				
Direct Programs (Continued):				
Public Housing - Capital Fund Program:				
Public Replacement Housing Capital Fund	14.872	A-3777 (TN43R00550108)	05-24-2008 to 07-29-16	116,265
Public Housing Capital Fund	14.872	A-3777 (TN43P00550111)	08-03-11 TO 08-02-15	592,258
Public Housing Capital Fund	14.872	A-3777 (TN43P00550112)	03-12-12 TO 03-11-16	4,815,235
Public Housing Capital Fund	14.872	A-3777 (TN43P00550113)	09-09-13 TO 09-08-17	2,561,034
Public Housing Capital Fund	14.872	A-3777 (TN43P00550114)	05-13-14 TO 05-12-18	650,000
				8,734,792
				8,734,792
Shelter Plus Care Program:				
Shelter Plus Care	14.238	TN0068L4J041205	06-28-13 TO 05-31-14	1,001,905
Shelter Plus Care	14.238	TN0068L4J041306	06-12-14 TO 06-30-15	330,945
Shelter Plus Care	14.238	TN0070L4J041205	06-01-13 TO 05-31-14	27,570
Shelter Plus Care	14.238	TN0162C4J041000	08-02-11 TO 11-30-16	13,021
Shelter Plus Care	14.238	TN0213L4J041200	01-13-14 TO 06-13-17	11,523
				1,384,964
Supportive Housing Program:				
Supportive Housing Program (HMIS)	14.235	TN006L4J041205	07-01-13 TO 06-30-14	40,980
Supportive Housing Program (HMIS)	14.235	TN006L4J041306	07-01-14 TO 06-30-15	15,941
				56,921
Resident Opportunity and Supportive Services Program:				
Resident Opportunity and Supportive Services	14.870	TN005RPS036A012	01-10-14 to 01-09-17	206,677
Resident Opportunity and Supportive Services	14.870	TN005RPS080A009	07-09-10 to 01-09-14	24,531
Resident Opportunity and Supportive Services	14.870	TN005RPS235A013	01-08-14 to 03-31-15	54,225
				285,433

METROPOLITAN DEVELOPMENT AND HOUSING AGENCY
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS (CONTINUED)
FOR THE YEAR ENDED SEPTEMBER 30, 2014

GRANT	FEDERAL CFDA NUMBER	GRANTOR'S NUMBER	GRANT PERIOD	EXPENDITURES
<u>U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (CONTINUED)</u>				
Passed Through Metropolitan Government of Nashville and Davidson County, Tennessee:				
Cluster:				
Community Development Block Grants Program:				
Community Development Block Grants/Entitlement Grants	14.218	B-XX-MC-47-0007	N/A	6,409,773
Community Development Block Grants/Entitlement Grants	14.218	B-10-MF-47-0002	04-30-2010 to	9,633,106
Community Development Block Grants/Entitlement Grants	14.218	B-08-MN-47-0004	03-06-09 to	<u>320,256</u>
				16,363,135
HOME Investment Partnerships Program	14.239	M-XX-MC-47-0203	N/A	2,845,257
Emergency Shelter Grants Program	14.231	E-XX-MC-47-0004	04-01-13 to 03-31-14	430,219
Housing Opportunities for Persons with AIDS (HOPWA)	14.241	TN-HXX-F002	04-01-13 to 03-31-14	796,846
Continuum of Care Homeless Assistance	14.267	TN0211L4J041200	12-17-13 to 12-16-14	39,372
TOTAL U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT				<u>101,272,334</u>
TOTAL FEDERAL FINANCIAL ASSISTANCE				<u>\$ 101,407,844</u>

METROPOLITAN DEVELOPMENT AND HOUSING AGENCY

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS (CONTINUED)

FOR THE YEAR ENDED SEPTEMBER 30, 2014

<u>CFDA NUMBER</u>	<u>DESCRIPTION</u>	<u>EXPENDITURES</u>
14.871	Section 8 Housing Choice Vouchers (HCV cluster)	\$ 45,936,813
14.879	Section 8 Five Year Mainstream Vouchers (HCV cluster)	430,597
14.850	* Public and Indian Housing	23,419,835
14.267	Continuum of Care Homeless Assistance	39,372
14.872	* Public Housing Capital Fund	8,734,792
14.218	Community Development Block Grants/Entitlement Grants (CDBG cluster)	16,363,135
14.238	Shelter Plus Care	1,384,964
14.239	* HOME Investment Partnerships Program	2,845,257
14.241	Housing Opportunities for Persons With AIDS	796,846
81.042	Weatherization Assistance for Low-Income Persons	135,510
14.249	Section 8 Moderate Rehabilitation - Single Room Occupancy	548,150
14.870	Resident Opportunity and Supportive Services	285,433
14.231	Emergency Shelter Grants Program	430,219
14.235	Supportive Housing Program	<u>56,921</u>
TOTAL FEDERAL FINANCIAL ASSISTANCE		<u>\$ 101,407,844</u>

*Tested as major programs in the current year.

METROPOLITAN DEVELOPMENT AND HOUSING AGENCY

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS (CONTINUED)

FOR THE YEAR ENDED SEPTEMBER 30, 2014

NOTE A - BASIS OF PRESENTATION

This schedule of expenditures of federal awards includes the federal grant activity of the Metropolitan Development and Housing Agency, and is presented in accordance with accounting principles generally accepted in the United States of America, which is the same basis of accounting as the basic financial statements. The information in this schedule is presented in accordance with the requirements of *OMB Circular A-133, Audits of States, Local Governments, and Non-Profit Organizations*.

NOTE B - SUBRECIPIENTS

Of the federal expenditures presented in the Schedule of Expenditures of Federal Awards, the Agency provided federal awards to subrecipients as follows:

<u>CFDA Number</u>	<u>Program Name</u>	<u>Amount Provided to Subrecipients</u>
14.218	Community Development Block Grants/Entitlement Grants (CDBG cluster)	<u>\$ 1,802,203</u>

METROPOLITAN DEVELOPMENT AND HOUSING AGENCY
SCHEDULE OF ACTUAL COSTS FOR THE SPECIFIED PROJECT
FROM INCEPTION OF THE PROJECT THROUGH COMPLETION

	<u>TN43P005501-11</u>
Funds approved	\$ 7,492,187
Funds expended	<u>7,492,187</u>
Excess (deficiency) of funds approved	<u>\$ -</u>

The distribution of costs by project as shown on the Performance and Evaluation Report submitted to the Department of HUD for approval is in agreement with the Agency's records.

All costs and related liabilities have been disbursed.

OTHER REPORTS

**Independent Auditor's Report on Internal Control Over Financial Reporting and on
Compliance and Other Matters Based on an Audit of Financial Statements
Performed in Accordance with *Government Auditing Standards***

To the Board of Commissioners
Metropolitan Development and Housing Agency

We have audited, 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, the financial statements of the Metropolitan Development and Housing Agency (the "Agency"), which comprise the statement of net position as of September 30, 2014, and the statements of revenues, expenses, and changes in net position and cash flows for the year then ended, and the related notes to the financial statements, and have issued our report thereon dated January 20, 2015.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Agency's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Agency's internal control. Accordingly, we do not express an opinion on the effectiveness of the Agency's internal control.

A *deficiency in internal control* 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 and correct misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the Agency's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

**Independent Auditor's Report on Internal Control Over Financial Reporting and on
Compliance and Other Matters Based on an Audit of Financial Statements
Performed in Accordance with *Government Auditing Standards*(Continued)**

Compliance and Other Matters

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

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Agency's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Agency's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

A handwritten signature in black ink, reading "Munger Chilton Muddley LLP". The signature is written in a cursive, flowing style.

Jeffersonville, Indiana
January 20, 2015

**Independent Auditor's Report on Compliance for Each Major Federal Program
and Report on Internal Control over Compliance**

To the Board of Commissioners
Metropolitan Development and Housing Agency

Report on Compliance for Each Major Federal Program

We have audited the Metropolitan Development and Housing Agency's (the "Agency's") compliance with the types of compliance requirements described in the *OMB Circular A-133 Compliance Supplement* that could have a direct and material effect on each of the Agency's major federal programs for the year ended September 30, 2014. The Agency's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

Management's Responsibility

Management is responsible for compliance with the requirements of laws, regulations, contracts, and grants applicable to its federal programs.

Auditor's Responsibility

Our responsibility is to express an opinion on compliance for each of the Agency's major federal programs based on our audit of the types of compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and OMB Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*. Those standards and OMB Circular A-133 require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance 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 Agency's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance for each major federal program. However, our audit does not provide a legal determination of the Agency's compliance.

Independent Auditor's Report on Compliance for Each Major Federal Program and Report on Internal Control over Compliance (Continued)

Opinion on Each Major Federal Program

In our opinion, the Agency complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended September 30, 2014.

Report on Internal Control over Compliance

Management of the Agency is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and performing our audit of compliance, we considered the Agency's internal control over compliance with the types of requirements that could have a direct and material effect on each major federal program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for each major federal program and to test and report on internal control over compliance in accordance with OMB Circular A-133, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the Agency's internal control over compliance.

A *deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that were not identified. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of OMB Circular A-133. Accordingly, this report is not suitable for any other purpose.



Jeffersonville, Indiana
January 20, 2015

METROPOLITAN DEVELOPMENT AND HOUSING AGENCY

SCHEDULE OF FINDINGS AND QUESTIONED COSTS

FOR THE YEAR ENDED SEPTEMBER 30, 2014

SECTION I - SUMMARY OF INDEPENDENT AUDITORS' RESULTS

Financial Statements

Type of auditors' report issued: Unmodified

Internal control over financial reporting:
Material weakness(es) identified? yes x no
Significant deficiency(ies) identified not considered to
be material weaknesses? yes x none reported

Noncompliance material to financial statements noted? yes x no

Federal Awards

Internal Control over major programs:
Material weakness(es) identified? yes x no
Significant deficiency(ies) identified not considered to
be material weaknesses? yes x none reported

Type of auditors' report issued on compliance for
major programs Unmodified

Any audit findings disclosed that are required to be reported
in accordance with Section 510(a) of Circular A-133? yes x no

Identification of major programs:

<u>CFDA Number</u>	<u>Name of Federal Program or Cluster</u>	
14.850	Public and Indian Housing	\$23,419,835
14.872	Public Housing Capital Fund	\$8,734,792
14.239	HOME Investment Partnerships Program	\$2,845,257

Dollar threshold used to distinguish between Type A and Type B programs: \$3,000,000

Auditee qualified as low-risk auditee? X yes no

SECTION II - FINANCIAL STATEMENT FINDINGS

None

METROPOLITAN DEVELOPMENT AND HOUSING AGENCY

SCHEDULE OF FINDINGS AND QUESTIONED COSTS (CONTINUED)

FOR THE YEAR ENDED SEPTEMBER 30, 2014

SECTION III - FEDERAL AWARD FINDINGS AND QUESTIONED COSTS

None

METROPOLITAN DEVELOPMENT AND HOUSING AGENCY

SUMMARY SCHEDULE OF PRIOR AUDIT FINDINGS

FOR THE YEAR ENDED SEPTEMBER 30, 2014

Item 2013-01 - Public Housing Waitlist - Significant Deficiency

Public and Indian Housing Program (CFDA #14.850)

Condition:

Five Public Housing Program applicants out of twenty-five applicants tested were ranked on the wait list in an incorrect order. This was due to the fact that those applicants were not properly awarded preferences in accordance with MDHA's Admissions and Continued Occupancy Policy. Further, documentation could not be provided to show that three applicants who should have been offered housing in April 2012 actually received offers.

Recommendation:

MDHA should improve controls around the wait list process to ensure all applicants are added to the wait list and offered housing in accordance with their Admissions and Continued Occupancy Policy. We recommend that the Director of Asset Management or another supervisory individual review a sample of applicants added to the wait list each month to help ensure that all properties have proper controls in place to ensure applicants are being added to the wait list based upon their actual preferences. Further, we recommend that all unit offers be documented either within the Yardi system or within the applicant's pre-application file.

Status:

Effective August 1, 2013, the Agency implemented a lottery application system and established Agency-wide application pools. The Agency has determined that continued use of preferences is cumbersome and that utilizing a lottery number is the most equitable method of determining position on the pool. Based on the tests performed, controls were implemented to ensure that all offers of housing units were properly documented. This finding has been cleared.

Independent Accountant's Report on Applying Agreed-Upon Procedure

Board of Commissioners

Metropolitan Development and Housing Agency

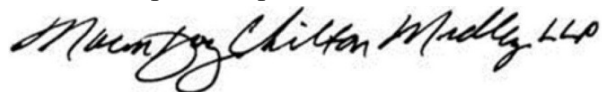
We have performed the procedure described in the second paragraph, which was agreed to by Metropolitan Development and Housing Agency (the Housing Authority) and the U.S. Department of Housing and Urban Development, Real Estate Assessment Center (REAC), solely to assist them in determining whether the electronic submission of certain information agrees with related hard copy documents included within the OMB Circular A-133 reporting package. The Housing Authority is responsible for the accuracy and completeness of the electronic submission. This agreed-upon procedures engagement was conducted in accordance with the attestation standards established by the American Institute of Certified Public Accountants. The sufficiency of the procedure is solely the responsibility of those parties specified in this report. Consequently, we make no representation regarding the sufficiency of the procedure described below either for the purpose for which this report has been requested or for any other purpose.

We compared the electronic submission of the items listed in the "UFRS Rule Information" column with the corresponding printed documents listed in the "Hard Copy Documents" column. The results of the performance of our agreed-upon procedure indicate agreement or non-agreement of the electronically submitted information and hard copy documents as shown in the attached chart.

We were engaged to perform an audit in accordance with OMB Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*, for the Housing Authority as of and for the year ended September 30, 2014, and have issued our reports thereon dated January 20, 2015. The information in the "Hard Copy Documents" column was included within the scope, or was a by-product of that audit. Further, our opinion on the fair presentation of the Financial Data Schedule (FDS) dated January 20, 2015, was expressed in relation to the basic financial statements of the Housing Authority taken as a whole.

A copy of the reporting package required by OMB Circular A-133, which includes the auditor's reports, is available in its entirety from the Housing Authority. We have not performed any additional auditing procedures since the date of the aforementioned audit reports. Further, we take no responsibility for the security of the information transmitted electronically to the U.S. Department of Housing and Urban Development, REAC.

This report is intended solely for the information and use of the Housing Authority and the U.S. Department of Housing and Urban Development, REAC, and is not intended to be and should not be used by anyone other than these specified parties.

A handwritten signature in black ink, reading 'Mountjoy Chilton Medley LLP'.

Jeffersonville, Indiana
February 19, 2015

ATTACHMENT TO INDEPENDENT ACCOUNTANTS' REPORT
ON APPLYING AGREED-UPON PROCEDURE

UFRS Rule Information	Hard Copy Document(s)	Findings
Balance Sheet and Revenue and Expense (data line items 111 to 13901)	Financial Data Schedule, all CFDAs	Agrees
Footnotes (data element G5000-010)	Footnotes to audited basic financial statements.	Agrees
Type of opinion on FDS (data element G3100-040)	Auditor's supplemental report on FDS	Agrees
Audit Findings Narrative (data element G5200-010)	Schedule of Findings and Questioned Costs	Agrees
General information (data element series G2000, G2100, G2200, G9000, G9100)	OMB Data Collection Form	Agrees
Financial statement report information (data element G3000-010 to G3000-050)	Schedule of Findings and Questioned Costs, Part 1 and OMB Data Collection Form	Agrees
Federal program report information (data element G4000-020 to G4000-040)	Schedule of Findings and Questioned Costs, Part 1 and OMB Data Collection Form	Agrees
Type of Compliance Requirement (G4200-020 & G4000-030)	OMB Data Collection Form	Agrees
Basic financial statements and auditor's reports required to be submitted electronically	Basic financial statements (inclusive of auditor reports)	Agrees

Metropolitan Development & Housing Agency (TN005)

NASHVILLE, TN

Entity Wide Balance Sheet Summary

Submission Type: Audited/A-133

Fiscal Year End: 09/30/2014

	Project Total	14.218 Community Development Block Grants/Entitlement Grants	Resident Opportunity and Supportive Services	14.871 Housing Choice Vouchers	Section 8 Moderate Rehabilitation Single Room	14.879 Mainstream Vouchers	14.238 Shelter Plus Care	14.239 HOME Investment Partnerships Program	2 State/Local	1 Business Activities	14.241 Housing Opportunities for Persons with AIDS	14.231 Emergency Shelter Grants Program	14.256 Neighborhood Stabilization Program (Recovery Act Funded)	14.235 Supportive Housing Program	81.042 Weatherization Assistance for Low-Income Persons
111 Cash - Unrestricted	21,022,316			1,236,467	289,364	180,784			5,102,232	1,680,089			85,583		
112 Cash - Restricted - Modernization and Development															
113 Cash - Other Restricted	6,844,878			595,838					19,103,715	118,995					
114 Cash - Tenant Security Deposits															
115 Cash - Restricted for Payment of Current Liabilities															
100 Total Cash	27,867,194	-	-	1,832,305	289,364	180,784	-	-	24,205,947	1,799,084	-	-	85,583	-	-
121 Accounts Receivable - PHA Projects															
122 Accounts Receivable - HUD Other Projects	628	2,424,431	24,593			25,779	2,519	264,398			140,701	112,772			
124 Accounts Receivable - Other Government	360,348													1,869	24,718
125 Accounts Receivable - Miscellaneous	7,338				5,698	130			264,526	4,257					
126 Accounts Receivable - Tenants	275,644			3,376,767	16,635	4,742				33,825					
126.1 Allowance for Doubtful Accounts - Tenants	(195,919)			(3,376,767)	(16,635)	(4,742)				(26,761)					
126.2 Allowance for Doubtful Accounts - Other	-	(39,496)	-	-	-	-	-	(45,422)	-	-	-	-	(13,371,937)	-	-
127 Notes, Loans, & Mortgages Receivable - Current		96,392						183,064	10,000	1,658			13,371,937		
128 Fraud Recovery															
128.1 Allowance for Doubtful Accounts - Fraud															
129 Accrued Interest Receivable															
120 Total Receivables, Net of Allowances for Doubtful Accounts	448,039	2,481,327	24,593	-	5,698	25,909	2,519	402,040	274,526	12,979	140,701	112,772	-	1,869	24,718
131 Investments - Unrestricted															
132 Investments - Restricted															
135 Investments - Restricted for Payment of Current Liability															
142 Prepaid Expenses and Other Assets	297,493	18,175	2,138	51,581				1,991	5,619	4,563	165	354		679	
143 Inventories															
143.1 Allowance for Obsolete Inventories		-						-	-			-	-		
144 Inter Program Due From														40	
145 Assets Held for Sale		1,245,287						599,372	53,123						
150 Total Current Assets	28,612,726	3,744,789	26,731	1,883,886	295,062	206,693	2,519	1,003,403	24,539,215	1,816,626	140,866	113,126	85,583	2,588	24,718
161 Land	28,050,471	1,671,063		51,500				90,000	52,100,356	2,128,871			1,256,636		
162 Buildings	273,353,540	1,474,712		1,033,300				625,649	7,439,225	11,965,126			6,969,637		
163 Furniture, Equipment & Machinery - Dwellings	2,619,240	37,699								37,048					
164 Furniture, Equipment & Machinery - Administration	68,932			15,446											6,338
165 Leasehold Improvements															
166 Accumulated Depreciation	(149,151,723)	(547,506)		(384,175)				(69,735)	(759,420)	(4,505,516)			(195,831)		(6,338)
167 Construction in Progress	15,619,376														
168 Infrastructure	19,420,049									1,765,498					
160 Total Capital Assets, Net of Accumulated Depreciation	189,979,885	2,635,968	-	716,071	-	-	-	645,914	58,780,161	11,391,027	-	-	8,030,442	-	-
171 Notes, Loans and Mortgages Receivable - Non-Current	31,921,314	451,335						1,687,067	559,088	7,376					
172 Notes, Loans, & Mortgages Receivable - Non Current - Past Due															
173 Grants Receivable - Non Current															
174 Other Assets	-	-													
176 Investments in Joint Ventures															
180 Total Non-Current Assets	221,901,199	3,087,303	-	716,071	-	-	-	2,332,981	59,339,249	11,398,403	-	-	8,030,442	-	-
200 Deferred Outflow of Resources															
290 Total Assets and Deferred Outflow of Resources	250,513,925	6,832,092	26,731	2,599,957	295,062	206,693	2,519	3,336,384	83,878,464	13,215,029	140,866	113,126	8,116,025	2,588	24,718

Metropolitan Development & Housing Agency (TN005)

NASHVILLE, TN

Entity Wide Balance Sheet Summary

Submission Type: Audited/A-133

Fiscal Year End: 09/30/2014

	Project Total	14.218 Community Development Block Grants/Entitlement Grants	Resident Opportunity and Supportive Services	14.871 Housing Choice Vouchers	Section 8 Moderate Rehabilitation Single Room	14.879 Mainstream Vouchers	14.238 Shelter Plus Care	14.239 HOME Investment Partnerships Program	2 State/Local	1 Business Activities	14.241 Housing Opportunities for Persons with AIDS	14.231 Emergency Shelter Grants Program	14.256 Neighborhood Stabilization Program (Recovery Act Funded)	14.235 Supportive Housing Program	81.042 Weatherization Assistance for Low-Income Persons
311 Bank Overdraft															
312 Accounts Payable <= 90 Days	957,388	2,128,944	1,136	83,128			1,867	231,727	412,787	11,607	137,913	86,865		63	
313 Accounts Payable >90 Days Past Due															
321 Accrued Wage/Payroll Taxes Payable	421,550	41,786	15,354	120,937				4,608	17,199	4,255	297	297		1,719	
322 Accrued Compensated Absences - Current Portion	399,404	40,196	3,994	111,437				2,780	14,656	4,143	556	556		314	
324 Accrued Contingency Liability															
325 Accrued Interest Payable															
331 Accounts Payable - HUD PHA Programs					133,678										
332 Account Payable - PHA Projects															
333 Accounts Payable - Other Government															
341 Tenant Security Deposits	1,081,478									75,005					
342 Unearned Revenue	95,905									7,065					
343 Current Portion of Long-term Debt - Capital Projects/Mortgage Revenue	2,416,523									404,000			148,223		
344 Current Portion of Long-term Debt - Operating Borrowings															
345 Other Current Liabilities															
346 Accrued Liabilities - Other	2,808,675			5,921					19,103,780	797					
347 Inter Program - Due To		168,810					652	23,692		5,927	1,229	24,547			24,718
348 Loan Liability - Current															
310 Total Current Liabilities	8,180,923	2,379,736	20,484	321,423	133,678	-	2,519	262,807	19,548,422	512,799	139,995	112,255	148,223	2,096	24,718
351 Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue	4,611,040									4,160,024			2,499,927		
352 Long-term Debt, Net of Current - Operating Borrowings															
353 Non-current Liabilities - Other	132,786			541,307											
354 Accrued Compensated Absences - Non Current	624,705	62,870	6,247	174,298				4,347	22,924	6,479	871	871		492	
355 Loan Liability - Non Current															
356 FASB 5 Liabilities															
357 Accrued Pension and OPEB Liabilities															
350 Total Non-Current Liabilities	5,368,531	62,870	6,247	715,605	-	-	-	4,347	22,924	4,166,503	871	871	2,499,927	492	-
300 Total Liabilities	13,549,454	2,442,606	26,731	1,037,028	133,678	-	2,519	267,154	19,571,346	4,679,302	140,866	113,126	2,648,150	2,588	24,718
400 Deferred Inflow of Resources															
508.3 Nonspendable Fund Balance															
508.4 Net Investment in Capital Assets	182,952,322	2,635,968		716,071				645,914	58,780,161	6,827,003			5,382,292		
509.3 Restricted Fund Balance															
510.3 Committed Fund Balance															
511.3 Assigned Fund Balance															
511.4 Restricted Net Position	-			54,531											
512.3 Unassigned Fund Balance															
512.4 Unrestricted Net Position	54,012,149	1,753,518	-	792,327	161,384	206,693	-	2,423,316	5,526,957	1,708,724	-	-	85,583	-	-
513 Total Equity - Net Assets / Position	236,964,471	4,389,486	-	1,562,929	161,384	206,693	-	3,069,230	64,307,118	8,535,727	-	-	5,467,875	-	-
600 Total Liabilities, Deferred Inflows of Resources and Equity - Net	250,513,925	6,832,092	26,731	2,599,957	295,062	206,693	2,519	3,336,384	83,878,464	13,215,029	140,866	113,126	8,116,025	2,588	24,718

Metropolitan Development & Housing Agency (TN005)

NASHVILLE, TN

Entity Wide Balance Sheet Summary

	14.267 Continuum of Care Program	COCC	Subtotal	ELIM	Total
111 Cash - Unrestricted		6,094,387	35,691,222		35,691,222
112 Cash - Restricted - Modernization and Development					
113 Cash - Other Restricted		3,880,306	30,543,732		30,543,732
114 Cash - Tenant Security Deposits					
115 Cash - Restricted for Payment of Current Liabilities					
100 Total Cash	-	9,974,693	66,234,954	-	66,234,954
121 Accounts Receivable - PHA Projects					
122 Accounts Receivable - HUD Other Projects	16,240		3,012,061		3,012,061
124 Accounts Receivable - Other Government			386,935		386,935
125 Accounts Receivable - Miscellaneous		11,685	293,634		293,634
126 Accounts Receivable - Tenants			3,707,613		3,707,613
126.1 Allowance for Doubtful Accounts - Tenants			(3,620,824)		(3,620,824)
126.2 Allowance for Doubtful Accounts - Other	-	-	(13,456,855)		(13,456,855)
127 Notes, Loans, & Mortgages Receivable - Current			13,663,051		13,663,051
128 Fraud Recovery					
128.1 Allowance for Doubtful Accounts - Fraud					
129 Accrued Interest Receivable		7,394	7,394		7,394
120 Total Receivables, Net of Allowances for Doubtful Accounts	16,240	19,079	3,993,009	-	3,993,009
131 Investments - Unrestricted		4,451,769	4,451,769		4,451,769
132 Investments - Restricted					
135 Investments - Restricted for Payment of Current Liability					
142 Prepaid Expenses and Other Assets		508,912	891,670		891,670
143 Inventories					
143.1 Allowance for Obsolete Inventories		-	-		-
144 Inter Program Due From		249,535	249,575	(249,575)	-
145 Assets Held for Sale		180,000	2,077,782		2,077,782
150 Total Current Assets	16,240	15,383,988	77,898,759	(249,575)	77,649,184
161 Land		113,572	85,462,469		85,462,469
162 Buildings		3,573,376	306,434,565		306,434,565
163 Furniture, Equipment & Machinery - Dwellings		923,682	3,617,669		3,617,669
164 Furniture, Equipment & Machinery - Administration		860,852	951,568		951,568
165 Leasehold Improvements					
166 Accumulated Depreciation		(4,206,316)	(159,826,560)		(159,826,560)
167 Construction in Progress			15,619,376		15,619,376
168 Infrastructure			21,185,547		21,185,547
160 Total Capital Assets, Net of Accumulated Depreciation	-	1,265,166	273,444,634	-	273,444,634
171 Notes, Loans and Mortgages Receivable - Non-Current			34,626,180		34,626,180
172 Notes, Loans, & Mortgages Receivable - Non Current - Past Due					
173 Grants Receivable - Non Current					
174 Other Assets			-		-
176 Investments in Joint Ventures					
180 Total Non-Current Assets	-	1,265,166	308,070,814	-	308,070,814
200 Deferred Outflow of Resources					
290 Total Assets and Deferred Outflow of Resources	16,240	16,649,154	385,969,573	(249,575)	385,719,998

Metropolitan Development & Housing Agency (TN005)

NASHVILLE, TN

Entity Wide Balance Sheet Summary

	14.267 Continuum of Care Program	COCC	Subtotal	ELIM	Total
311 Bank Overdraft					
312 Accounts Payable <= 90 Days	768	87,901	4,142,084		4,142,084
313 Accounts Payable >90 Days Past Due					
321 Accrued Wage/Payroll Taxes Payable	3,522	298,084	929,608		929,608
322 Accrued Compensated Absences - Current Portion	4,661	344,744	927,441		927,441
324 Accrued Contingency Liability					
325 Accrued Interest Payable					
331 Accounts Payable - HUD PHA Programs			133,678		133,678
332 Account Payable - PHA Projects					
333 Accounts Payable - Other Government					
341 Tenant Security Deposits			1,156,483		1,156,483
342 Unearned Revenue			102,970		102,970
343 Current Portion of Long-term Debt - Capital Projects/Mortgage Revenue			2,968,746		2,968,746
344 Current Portion of Long-term Debt - Operating Borrowings					
345 Other Current Liabilities					
346 Accrued Liabilities - Other		3,881,993	25,801,166		25,801,166
347 Inter Program - Due To			249,575	(249,575)	-
348 Loan Liability - Current					
310 Total Current Liabilities	8,951	4,612,722	36,411,751	(249,575)	36,162,176
351 Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue			11,270,991		11,270,991
352 Long-term Debt, Net of Current - Operating Borrowings					
353 Non-current Liabilities - Other			674,093		674,093
354 Accrued Compensated Absences - Non Current	7,289	539,220	1,450,613		1,450,613
355 Loan Liability - Non Current					
356 FASB 5 Liabilities					
357 Accrued Pension and OPEB Liabilities					
350 Total Non-Current Liabilities	7,289	539,220	13,395,697	-	13,395,697
300 Total Liabilities	16,240	5,151,942	49,807,448	(249,575)	49,557,873
400 Deferred Inflow of Resources					
508.3 Nonspendable Fund Balance					
508.4 Net Investment in Capital Assets		1,265,166	259,204,897		259,204,897
509.3 Restricted Fund Balance					
510.3 Committed Fund Balance					
511.3 Assigned Fund Balance					
511.4 Restricted Net Position			54,531		54,531
512.3 Unassigned Fund Balance					
512.4 Unrestricted Net Position	-	10,232,046	76,902,697		76,902,697
513 Total Equity - Net Assets / Position	-	11,497,212	336,162,125	-	336,162,125
600 Total Liabilities, Deferred Inflows of Resources and Equity - Net	16,240	16,649,154	385,969,573	(249,575)	385,719,998

Metropolitan Development & Housing Agency (TN005)
NASHVILLE, TN
Entity Wide Revenue and Expense Summary

Submission Type: Audited/A-133 Fiscal Year End: 09/30/2014

	Project Total	14.218 Community Development Block Grants/Entitlement Grants	14.870 Resident Opportunity and Supportive Services	14.871 Housing Choice Vouchers	14.249 Section 8 Moderate Rehabilitation Single Room Occupancy	14.879 Mainstream Vouchers	14.238 Shelter Plus Care	14.239 HOME Investment Partnerships Program	2 State/Local	1 Business Activities	14.241 Housing Opportunities for Persons with AIDS	14.231 Emergency Shelter Grants Program	14.256 Neighborhood Stabilization Program (Recovery Act Funded)	14.235 Supportive Housing Program	81.042 Weatherization Assistance for Low-Income Persons	14.267 Continuum of Care Program	COCG	Subtotal	ELIM	Total
70300 Net Tenant Rental Revenue	10,843,802									2,116,207								12,960,009		12,960,009
70400 Tenant Revenue - Other	642,545									72,451								714,996		714,996
70500 Total Tenant Revenue	11,486,347	-	-	-	-	-	-	-	-	2,188,658	-	-	-	-	-	-	-	13,675,005	-	13,675,005
70600 HUD PHA Operating Grants	24,812,179	16,363,135	285,433	45,936,813	548,150	430,597	1,384,964	2,845,257			796,846	430,219		56,921		39,372		93,929,886		93,929,886
70610 Capital Grants	7,342,448																	7,342,448		7,342,448
70710 Management Fee																	5,523,714	5,523,714	(5,523,714)	-
70720 Asset Management Fee																				
70730 Book Keeping Fee																	1,042,237	1,042,237	(1,042,237)	-
70740 Front Line Service Fee																	1,027,381	1,027,381	(1,027,381)	-
70750 Other Fees																	-	-	-	-
70700 Total Fee Revenue																	7,593,332	7,593,332	(7,593,332)	-
70800 Other Government Grants									1,599,052						135,510			1,734,562		1,734,562
71100 Investment Income - Unrestricted	86,606	52		3,541	96	92			12,662	4,362			152				47,462	155,025		155,025
71200 Mortgage Interest Income																				
71300 Proceeds from Disposition of Assets Held for Sale																				
71310 Cost of Sale of Assets																				
71400 Fraud Recovery				93,292														93,292		93,292
71500 Other Revenue	621,321	84,487		34,960	749		255	616,772	477,375	392,501							418,249	2,657,530		2,657,530
71600 Gain or Loss on Sale of Capital Assets		(535,291)								(508,490)								(1,043,781)		(1,043,781)
72000 Investment Income - Restricted																				
70000 Total Revenue	44,348,901	15,912,383	285,433	46,068,606	548,995	430,689	1,385,219	3,462,029	2,089,089	2,077,031	796,846	430,219	11,013	56,921	135,510	39,372	8,059,043	126,137,299	(7,593,332)	118,543,967
91100 Administrative Salaries	2,354,135	627,966	96,090	1,781,196				110,034	286,538	470,246	12,734	12,699		39,345	13,569	17,759	3,744,088	9,566,399		9,566,399
91200 Auditing Fees	58,551			6,879				756	1,000	998							22,316	90,500		90,500
91300 Management Fee	4,109,209	233,474		974,232				40,910	95,981	98,787	4,734	4,721		1,340	10,270		5,573,658	(5,523,714)		49,944
91310 Book-keeping Fee	426,092			608,901						7,244								1,042,237	(1,042,237)	-
91400 Advertising and Marketing	16,078								8,412	31,406								55,896		55,896
91500 Employee Benefit contributions - Administrative	790,623	178,158	35,798	594,665				29,956	77,469	119,463	5,442	5,079		12,456	888	8,542	966,841	2,825,380		2,825,380
91600 Office Expenses	816,461			255,818					34,227	35,767								1,142,273		1,142,273
91700 Legal Expense	496,795	5,404		40,059					130,713	16,993							76,071	766,035	(176,658)	587,377
91800 Travel	8,434	1,010		3,419						1,464				1,621		1,060		17,008		17,008
91810 Allocated Overhead																				
91900 Other	37,037	229,953	12,827	29,192	187			35,283	34,373	16,783	807	1,088		1,127	20,909	61	803,166	1,222,793		1,222,793
91000 Total Operating - Administrative	9,113,415	1,275,965	144,715	4,294,361	187	-	-	216,939	668,713	799,151	23,717	23,587	-	55,889	45,636	27,422	5,612,482	22,302,179	(6,744,609)	15,557,570
92000 Asset Management Fee																				
92100 Tenant Services - Salaries	225,111		95,579	94,609													43,134	458,433		458,433
92200 Relocation Costs	57,500																	57,500		57,500
92300 Employee Benefit Contributions - Tenant Services	71,381		28,755	23,349													12,785	136,270		136,270
92400 Tenant Services - Other	209,937		11,874	480						705							175	223,171		223,171
92500 Total Tenant Services	563,929	-	136,208	118,438	-	-	-	-	-	705	-	-	-	-	-	-	56,094	875,374	-	875,374
93100 Water	1,778,156								3,099	75,854							4,242	1,861,351		1,861,351
93200 Electricity	5,141,774			13,556					7,473	59,679							15,523	5,238,005		5,238,005
93300 Gas	792,346			1,904						3,967							7,880	806,097		806,097
93400 Fuel																				
93500 Labor																				
93600 Sewer																				
93700 Employee Benefit Contributions - Utilities																				
93800 Other Utilities Expense																				
93000 Total Utilities	7,712,276	-	-	15,460	-	-	-	-	10,572	139,500	-	-	-	-	-	-	27,645	7,905,453	-	7,905,453
94100 Ordinary Maintenance and Operations - Labor	4,013,754									117,591							649,496	4,780,841		4,780,841
94200 Ordinary Maintenance and Operations - Materials and Other	2,311,955			259					545	28,349							354,974	2,696,082		2,696,082
94300 Ordinary Maintenance and Operations Contracts	5,457,632			26,648					37,651	256,663							114,947	5,895,541	(848,723)	5,046,818
94500 Employee Benefit Contributions - Ordinary Maintenance	1,471,029									22,003							213,482	1,706,514		1,706,514
94000 Total Maintenance	13,254,370	-	-	26,907	-	-	-	-	38,196	426,606	-	-	-	-	-	-	1,332,899	15,078,978	(848,723)	14,230,255
95100 Protective Services - Labor																				
95200 Protective Services - Other Contract Costs	1,251,614			4,961					1,081	21,249							71,984	1,350,889		1,350,889
95300 Protective Services - Other										16,050								16,050		16,050
95500 Employee Benefit Contributions - Protective Services																				
95000 Total Protective Services	1,251,614	-	-	4,961	-	-	-	-	1,081	37,299	-	-	-	-	-	-	71,984	1,366,939	-	1,366,939
96110 Property Insurance	234,044	318		616				565	(3,608)	5,230							2,065	239,230		239,230
96120 Liability Insurance	134,900	526		18,071				97	1,084	3,702							116	158,496		158,496
96130 Workmen's Compensation	118,350	13,188	2,772	35,866				2,580	5,578	17,945	214	459		226	698		81,302	279,178		279,178
96140 All Other Insurance	22,173	660		7,971				7	24	4,961							49,739	85,535		85,535
96100 Total Insurance Premiums	509,467	14,692	2,772	62,524	-	-	-	3,249	3,078	31,838	214	459	-	226	698	-	133,222	762,439	-	762,439
96200 Other General Expenses	1,327,730	14,626,554					175	3,270,073	5,174,662	18,536	773,006	407,254	43,189		89,176		85	25,730,440		25,730,440
96210 Compensated Absences	8,999	(8,269)	1,738	15,333				(904)	2,297	(60,521)	(91)	(1,081)				11,950	(36,365)	(66,108)		(66,108)
96300 Payments in Lieu of Taxes	63,772																	63,772		63,772

Metropolitan Development & Housing Agency (TN005)
NASHVILLE, TN
Entity Wide Revenue and Expense Summary

Submission Type: Audited/A-133				Fiscal Year End: 09/30/2014																
	Project Total	14.218 Community Development Block Grants/Entitlement Grants	14.870 Resident Opportunity and Supportive Services	14.871 Housing Choice Vouchers	14.249 Section 8 Moderate Rehabilitation Single Room Occupancy	14.879 Mainstream Vouchers	14.238 Shelter Plus Care	14.239 HOME Investment Partnerships Program	2 State/Local	1 Business Activities	14.241 Housing Opportunities for Persons with AIDS	14.231 Emergency Shelter Grants Program	14.256 Neighborhood Stabilization Program (Recovery Act Funded)	14.235 Supportive Housing Program	81.042 Weatherization Assistance for Low-Income Persons	14.267 Continuum of Care Program	COCC	Subtotal	ELIM	Total
96400 Bad debt - Tenant Rents																				
96500 Bad debt - Mortgages																				
96600 Bad debt - Other																				
96800 Severance Expense																				
96000 Total Other General Expenses	1,400,501	14,618,285	1,738	15,333	-	-	175	3,269,169	5,176,959	(41,985)	772,915	406,173	43,189	806	89,176	11,950	(36,280)	25,728,104	-	25,728,104
96710 Interest of Mortgage (or Bonds) Payable																				
96720 Interest on Notes Payable (Short and Long Term)	323,530									210,307			135,871					669,708		669,708
96730 Amortization of Bond Issue Costs																				
96700 Total Interest Expense and Amortization Cost	323,530	-	-	-	-	-	-	-	-	210,307	-	-	135,871	-	-	-	-	669,708	-	669,708
96900 Total Operating Expenses	34,129,102	15,908,942	285,433	4,537,984	187	-	175	3,489,357	5,898,599	1,603,421	796,846	430,219	179,060	56,921	135,510	39,372	7,198,046	74,689,174	(7,593,332)	67,095,842
97000 Excess of Operating Revenue over Operating Expenses	10,219,799	3,441	-	41,530,622	548,808	430,689	1,385,044	(27,328)	(3,809,510)	473,610	-	-	(168,047)	-	-	-	860,997	51,448,125	-	51,448,125
97100 Extraordinary Maintenance																				
97200 Casualty Losses - Non-capitalized																				
97300 Housing Assistance Payments				41,730,513	451,497	369,440	1,244,947											43,796,397		43,796,397
97350 HAP Portability-In				38,387														38,387		38,387
97400 Depreciation Expense	9,870,647	52,245		32,456				15,641	371,961	491,527			187,997				188,940	11,211,414		11,211,414
97500 Fraud Losses																				
97600 Capital Outlays - Governmental Funds																				
97700 Debt Principal Payment - Governmental Funds																				
97800 Dwelling Units Rent Expense																				
90000 Total Expenses	43,999,749	15,961,187	285,433	46,339,340	451,684	369,440	1,245,122	3,504,998	6,270,560	2,094,948	796,846	430,219	367,057	56,921	135,510	39,372	7,386,986	129,735,372	(7,593,332)	122,142,040
10010 Operating Transfer In		445,574		278,038				3,000					550,694				875	1,278,181		1,278,181
10020 Operating transfer Out		(433,574)			(76,784)	(61,157)	(140,097)			(566,569)								(1,278,181)		(1,278,181)
10030 Operating Transfers from/to Primary Government																				
10040 Operating Transfers from/to Component Unit																				
10050 Proceeds from Notes, Loans and Bonds																				
10060 Proceeds from Property Sales																				
10070 Extraordinary Items, Net Gain/Loss																				
10080 Special Items (Net Gain/Loss)																				
10091 Inter Project Excess Cash Transfer In	4,700,000																	4,700,000		4,700,000
10092 Inter Project Excess Cash Transfer Out	(4,700,000)																	(4,700,000)		(4,700,000)
10093 Transfers between Program and Project - In																				
10094 Transfers between Project and Program - Out																				
10100 Total Other financing Sources (Uses)	-	12,000	-	278,038	(76,784)	(61,157)	(140,097)	3,000	-	(566,569)	-	-	550,694	-	-	-	875	-	-	-
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	349,152	(36,804)	-	7,304	20,527	92	-	(39,969)	(4,181,471)	(584,486)	-	-	194,650	-	-	-	672,932	(3,598,073)	-	(3,598,073)
11020 Required Annual Debt Principal Payments	2,328,284	-	-	-	-	-	-	-	5,812,660	688,918	-	-	148,223	-	-	-	-	8,978,085		8,978,085
11030 Beginning Equity	236,615,319	4,426,290	-	1,555,625	140,857	206,601	-	3,109,199	68,488,589	9,120,213	-	-	5,273,225	-	-	-	10,824,280	339,760,198		339,760,198
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors	-																	-		-
11050 Changes in Compensated Absence Balance	-																	-		-
11060 Changes in Contingent Liability Balance	-																	-		-
11070 Changes in Unrecognized Pension Transition Liability	-																	-		-
11080 Changes in Special Term/Severance Benefits Liability	-																	-		-
11090 Changes in Allowance for Doubtful Accounts - Dwelling Rents	-																	-		-
11100 Changes in Allowance for Doubtful Accounts - Other	-																	-		-
11170 Administrative Fee Equity				1,508,398														1,508,398		1,508,398
11180 Housing Assistance Payments Equity				54,531														54,531		54,531
11190 Unit Months Available	63127			81192	1416	900	2676			3180								152491		152491
11210 Number of Unit Months Leased	61686			80965	1125	896	2676			3028								150376		150376
11270 Excess Cash	10,561,376																	10,561,376		10,561,376
11610 Land Purchases	-																	-		-
11620 Building Purchases	7,342,448																	-		-
11630 Furniture & Equipment - Dwelling Purchases	-																	-		-
11640 Furniture & Equipment - Administrative Purchases	-																	-		-
11650 Leasehold Improvements Purchases	-																	-		-
11660 Infrastructure Purchases	-																	-		-
13510 CFFP Debt Service Payments	-																	-		-
13901 Replacement Housing Factor Funds	-																	-		-

Metropolitan Development & Housing Agency (TN005)
NASHVILLE, TN
Project Balance Sheet Summary

	Submission Type: Audited/A-133			Fiscal Year End: 09/30/2014							
	TN005000001	TN005000002	TN005000003	TN005000004	TN005000005	TN005000006	TN005000007	TN005000008	TN005000009	TN005000010	TN005000011
111 Cash - Unrestricted	2,755,775	3,528,128	1,833,925	2,020,025	2,512,025	619,529	1,534,950	2,630,392	1,091,467	1,593,535	489,214
112 Cash - Restricted - Modernization and Development											
113 Cash - Other Restricted	715,153	1,196,206	575,054	151,006	779,305	456,553	22,729	387,773	145,014	195,369	212,224
114 Cash - Tenant Security Deposits											
115 Cash - Restricted for Payment of Current Liabilities											
100 Total Cash	3,470,928	4,724,334	2,408,979	2,171,031	3,291,330	1,076,082	1,557,679	3,018,165	1,236,481	1,788,904	701,438
121 Accounts Receivable - PHA Projects											
122 Accounts Receivable - HUD Other Projects					628						
124 Accounts Receivable - Other Government							234,599			125,749	
125 Accounts Receivable - Miscellaneous		2,269		989				3,182	898		
126 Accounts Receivable - Tenants	27,067	56,538	38,264	26,713	40,265	2,055	9,351	9,696	44,936	8,866	8,057
126.1 Allowance for Doubtful Accounts - Tenants	(16,564)	(45,063)	(34,185)	(12,127)	(32,318)	-	(6,488)	(808)	(39,430)	(872)	(4,803)
126.2 Allowance for Doubtful Accounts - Other		-		-	-		-	-	-	-	-
127 Notes, Loans, & Mortgages Receivable - Current											
128 Fraud Recovery											
128.1 Allowance for Doubtful Accounts - Fraud											
129 Accrued Interest Receivable											
120 Total Receivables, Net of Allowances for Doubtful Accounts	10,503	13,744	4,079	15,575	8,575	2,055	237,462	12,070	6,404	133,743	3,254
131 Investments - Unrestricted											
132 Investments - Restricted											
135 Investments - Restricted for Payment of Current Liability											
142 Prepaid Expenses and Other Assets	37,412	43,613	33,903	27,548	27,891	13,463	16,917	37,885	20,858	23,970	10,642
143 Inventories											
143.1 Allowance for Obsolete Inventories											
144 Inter Program Due From											
145 Assets Held for Sale											
150 Total Current Assets	3,518,843	4,781,691	2,446,961	2,214,154	3,327,796	1,091,600	1,812,058	3,068,120	1,263,743	1,946,617	715,334
161 Land	1,438,672	5,410,858	1,792,681	5,869,665	1,337,355	1,151,719	116,730	876,157	4,658,071	1,972,946	63,561
162 Buildings	24,313,443	37,238,775	22,851,674	40,626,215	28,138,908	15,540,788	9,260,335	29,112,278	30,985,784	18,405,327	10,683,214
163 Furniture, Equipment & Machinery - Dwellings	355,775	179,190	207,088	145,007	552,691	93,330	154,973	352,496	66,603	180,777	253,626
164 Furniture, Equipment & Machinery - Administration						5,524	10,851	5,916			
165 Leasehold Improvements											
166 Accumulated Depreciation	(23,230,773)	(25,176,401)	(15,561,083)	(17,176,806)	(20,592,414)	(4,543,258)	(5,637,515)	(10,674,511)	(10,526,744)	(10,987,536)	(2,942,958)
167 Construction in Progress	114,523		924,587	40,600	461,235	163,606	11,944,382	215,741		1,754,702	
168 Infrastructure	1,422,904	3,326,010	1,079,101	5,093,893	736,670	358,726	146,149	257,222	3,740,389	1,970,479	230,500
160 Total Capital Assets, Net of Accumulated Depreciation	4,414,544	20,978,432	11,294,048	34,598,574	10,634,445	12,770,435	15,995,905	20,145,299	28,924,103	13,296,695	8,287,943
171 Notes, Loans and Mortgages Receivable - Non-Current	-										
172 Notes, Loans, & Mortgages Receivable - Non Current - Past											
173 Grants Receivable - Non Current											
174 Other Assets											
176 Investments in Joint Ventures											
180 Total Non-Current Assets	4,414,544	20,978,432	11,294,048	34,598,574	10,634,445	12,770,435	15,995,905	20,145,299	28,924,103	13,296,695	8,287,943
200 Deferred Outflow of Resources											

Metropolitan Development & Housing Agency (TN005)
NASHVILLE, TN
Project Balance Sheet Summary

	Submission Type: Audited/A-133			Fiscal Year End: 09/30/2014							
	TN005000001	TN005000002	TN005000003	TN005000004	TN005000005	TN005000006	TN005000007	TN005000008	TN005000009	TN005000010	TN005000011
290 Total Assets and Deferred Outflow of Resources	7,933,387	25,760,123	13,741,009	36,812,728	13,962,241	13,862,035	17,807,963	23,213,419	30,187,846	15,243,312	9,003,277
311 Bank Overdraft											
312 Accounts Payable <= 90 Days	59,283	105,377	85,472	66,199	49,455	26,415	276,951	106,144	43,076	104,576	28,862
313 Accounts Payable >90 Days Past Due											
321 Accrued Wage/Payroll Taxes Payable	60,458	67,321	47,976	36,897	45,133	19,618	18,930	48,151	29,514	32,444	12,340
322 Accrued Compensated Absences - Current Portion	60,801	55,108	35,401	50,261	44,163	24,183	21,539	38,204	19,517	30,814	15,906
324 Accrued Contingency Liability											
325 Accrued Interest Payable											
331 Accounts Payable - HUD PHA Programs											
332 Account Payable - PHA Projects											
333 Accounts Payable - Other Government											
341 Tenant Security Deposits	161,287	210,518	111,106	142,098	107,648	25,621	33,928	74,208	94,371	98,514	18,239
342 Unearned Revenue	10,503	11,497	6,500	14,536	7,948	10,559	2,863	14,171	5,506	7,994	3,254
343 Current Portion of Long-term Debt - Capital	91,828	136,775	124,451	83,612	142,333	43,497	582,865	860,041	8,699	316,565	25,857
344 Current Portion of Long-term Debt - Operating Borrowings											
345 Other Current Liabilities											
346 Accrued Liabilities - Other	148,279	151,402	143,576	69,373	142,802	28,497	22,468	72,300	8,204	3,842	19,699
347 Inter Program - Due To											
348 Loan Liability - Current											
310 Total Current Liabilities	592,439	737,998	554,482	462,976	539,482	178,390	959,544	1,213,219	208,887	594,749	124,157
351 Long-term Debt, Net of Current - Capital Projects/Mortgage	175,139	260,979	237,007	159,619	270,944	83,331	1,111,840	1,643,007	16,391	603,793	48,990
352 Long-term Debt, Net of Current - Operating Borrowings											
353 Non-current Liabilities - Other				31,994	3,201			22	87,089	62	
354 Accrued Compensated Absences - Non Current	95,097	86,193	55,371	78,612	69,078	37,823	33,690	59,755	30,527	48,195	24,880
355 Loan Liability - Non Current											
356 FASB 5 Liabilities											
357 Accrued Pension and OPEB Liabilities											
350 Total Non-Current Liabilities	270,236	347,172	292,378	270,225	343,223	121,154	1,145,530	1,702,784	134,007	652,050	73,870
300 Total Liabilities	862,675	1,085,170	846,860	733,201	882,705	299,544	2,105,074	2,916,003	342,894	1,246,799	198,027
400 Deferred Inflow of Resources											
508.4 Net Investment in Capital Assets	4,147,577	20,580,678	10,932,590	34,355,343	10,221,168	12,643,607	14,301,200	17,642,251	28,899,013	12,376,337	8,213,096
511.4 Restricted Net Position											
512.4 Unrestricted Net Position	2,923,135	4,094,275	1,961,559	1,724,184	2,858,368	918,884	1,401,689	2,655,165	945,939	1,620,176	592,154
513 Total Equity - Net Assets / Position	7,070,712	24,674,953	12,894,149	36,079,527	13,079,536	13,562,491	15,702,889	20,297,416	29,844,952	13,996,513	8,805,250
600 Total Liabilities, Deferred Inflows of Resources and Equity - Net	7,933,387	25,760,123	13,741,009	36,812,728	13,962,241	13,862,035	17,807,963	23,213,419	30,187,846	15,243,312	9,003,277

Metropolitan Development & Housing Agency (TN005)
NASHVILLE, TN
Project Balance Sheet Summary

	TN005000012	TN005000013	TN005000014	OTHER PROJ	Total
111 Cash - Unrestricted			413,351		21,022,316
112 Cash - Restricted - Modernization and Development					
113 Cash - Other Restricted			10,418	1,998,074	6,844,878
114 Cash - Tenant Security Deposits					
115 Cash - Restricted for Payment of Current Liabilities					
100 Total Cash	-	-	423,769	1,998,074	27,867,194
121 Accounts Receivable - PHA Projects					
122 Accounts Receivable - HUD Other Projects					628
124 Accounts Receivable - Other Government					360,348
125 Accounts Receivable - Miscellaneous					7,338
126 Accounts Receivable - Tenants			3,836		275,644
126.1 Allowance for Doubtful Accounts - Tenants			(3,261)		(195,919)
126.2 Allowance for Doubtful Accounts - Other					-
127 Notes, Loans, & Mortgages Receivable - Current					
128 Fraud Recovery					
128.1 Allowance for Doubtful Accounts - Fraud					
129 Accrued Interest Receivable					
120 Total Receivables, Net of Allowances for Doubtful Accounts	-	-	575	-	448,039
131 Investments - Unrestricted					
132 Investments - Restricted					
135 Investments - Restricted for Payment of Current Liability					
142 Prepaid Expenses and Other Assets			3,391		297,493
143 Inventories					
143.1 Allowance for Obsolete Inventories					
144 Inter Program Due From					
145 Assets Held for Sale					
150 Total Current Assets	-	-	427,735	1,998,074	28,612,726
161 Land			3,362,056		28,050,471
162 Buildings			6,196,799		273,353,540
163 Furniture, Equipment & Machinery - Dwellings			77,684		2,619,240
164 Furniture, Equipment & Machinery - Administration			46,641		68,932
165 Leasehold Improvements					
166 Accumulated Depreciation			(2,101,724)		(149,151,723)
167 Construction in Progress					15,619,376
168 Infrastructure			1,058,006		19,420,049
160 Total Capital Assets, Net of Accumulated Depreciation	-	-	8,639,462	-	189,979,885
171 Notes, Loans and Mortgages Receivable - Non-Current				31,921,314	31,921,314
172 Notes, Loans, & Mortgages Receivable - Non Current - Past					
173 Grants Receivable - Non Current					
174 Other Assets				-	-
176 Investments in Joint Ventures					
180 Total Non-Current Assets	-	-	8,639,462	31,921,314	221,901,199
200 Deferred Outflow of Resources					

Metropolitan Development & Housing Agency (TN005)
NASHVILLE, TN
Project Balance Sheet Summary

	TN005000012	TN005000013	TN005000014	OTHER PROJ	Total
290 Total Assets and Deferred Outflow of Resources	-	-	9,067,197	33,919,388	250,513,925
311 Bank Overdraft					
312 Accounts Payable <= 90 Days			5,578		957,388
313 Accounts Payable >90 Days Past Due					
321 Accrued Wage/Payroll Taxes Payable			2,768		421,550
322 Accrued Compensated Absences - Current Portion			3,507		399,404
324 Accrued Contingency Liability					
325 Accrued Interest Payable					
331 Accounts Payable - HUD PHA Programs					
332 Account Payable - PHA Projects					
333 Accounts Payable - Other Government					
341 Tenant Security Deposits			3,940		1,081,478
342 Unearned Revenue			574		95,905
343 Current Portion of Long-term Debt - Capital					2,416,523
344 Current Portion of Long-term Debt - Operating Borrowings					
345 Other Current Liabilities					
346 Accrued Liabilities - Other			159	1,998,074	2,808,675
347 Inter Program - Due To					
348 Loan Liability - Current					
310 Total Current Liabilities	-	-	16,526	1,998,074	8,180,923
351 Long-term Debt, Net of Current - Capital Projects/Mortgage			-		4,611,040
352 Long-term Debt, Net of Current - Operating Borrowings					
353 Non-current Liabilities - Other			10,418		132,786
354 Accrued Compensated Absences - Non Current			5,484		624,705
355 Loan Liability - Non Current					
356 FASB 5 Liabilities					
357 Accrued Pension and OPEB Liabilities					
350 Total Non-Current Liabilities	-	-	15,902	-	5,368,531
300 Total Liabilities	-	-	32,428	1,998,074	13,549,454
400 Deferred Inflow of Resources					
508.4 Net Investment in Capital Assets	-	-	8,639,462		182,952,322
511.4 Restricted Net Position	-	-			-
512.4 Unrestricted Net Position	-	-	395,307	31,921,314	54,012,149
513 Total Equity - Net Assets / Position	-	-	9,034,769	31,921,314	236,964,471
600 Total Liabilities, Deferred Inflows of Resources and Equity - Net	-	-	9,067,197	33,919,388	250,513,925

Metropolitan Development & Housing Agency (TN005)
NASHVILLE, TN
Project Revenue and Expense Summary

	Submission Type: Audited/A-133					Fiscal Year End: 09/30/2014					
	TN005000001	TN005000002	TN005000003	TN005000004	TN005000005	TN005000006	TN005000007	TN005000008	TN005000009	TN005000010	TN005000011
70300 Net Tenant Rental Revenue	1,162,690	1,357,718	1,388,367	1,222,589	1,284,535	705,325	364,010	1,463,409	764,934	626,345	395,469
70400 Tenant Revenue - Other	107,119	151,880	100,182	62,692	112,893	5,480	5,302	23,518	41,367	17,929	7,258
70500 Total Tenant Revenue	1,269,809	1,509,598	1,488,549	1,285,281	1,397,428	710,805	369,312	1,486,927	806,301	644,274	402,727
70600 HUD PHA Operating Grants	3,945,724	4,669,613	2,637,927	2,510,824	2,834,167	652,016	612,090	1,380,730	981,233	2,673,408	667,455
70610 Capital Grants	114,523		1,480,689		307,391	166,084	4,453,083	191,115		629,563	
70710 Management Fee											
70720 Asset Management Fee											
70730 Book Keeping Fee											
70740 Front Line Service Fee											
70750 Other Fees											
70700 Total Fee Revenue											
70800 Other Government Grants											
71100 Investment Income - Unrestricted	11,996	15,530	7,784	11,763	11,426	2,936	4,082	5,008	7,390	2,754	2,341
71200 Mortgage Interest Income											
71300 Proceeds from Disposition of Assets Held for Sale											
71310 Cost of Sale of Assets											
71400 Fraud Recovery											
71500 Other Revenue	52,046	83,910	43,924	31,231	28,727	6,640	20,789	40,054	58,757	17,070	52,445
71600 Gain or Loss on Sale of Capital Assets											
72000 Investment Income - Restricted											
70000 Total Revenue	5,394,098	6,278,651	5,658,873	3,839,099	4,579,139	1,538,481	5,459,356	3,103,834	1,853,681	3,967,069	1,124,968
91100 Administrative Salaries	356,865	366,026	262,597	228,986	261,959	103,191	104,878	262,449	170,574	144,944	75,150
91200 Auditing Fees	8,403	9,636	6,524	6,595	6,338	2,582	2,476	5,892	3,591	4,319	1,725
91300 Management Fee	405,095	466,462	311,586	330,330	315,587	124,219	80,110	296,948	179,005	1,489,593	86,686
91310 Book-keeping Fee	61,443	70,753	47,248	50,103	47,871	18,842	12,153	45,049	27,158	28,743	13,151
91400 Advertising and Marketing	1,261	1,059	2,329	1,738		3,676	370	2,837		2,524	284
91500 Employee Benefit contributions - Administrative	111,803	137,223	105,431	79,853	77,956	28,812	28,925	72,055	69,241	48,092	24,911
91600 Office Expenses	78,805	105,443	106,413	80,908	74,119	29,574	99,424	94,384	68,181	48,196	27,650
91700 Legal Expense	89,220	132,028	66,147	42,314	60,727	10,091	6,385	30,013	29,781	17,806	9,804
91800 Travel	224	3,539	312	352	1,738		262	590	467	763	157
91810 Allocated Overhead											
91900 Other	5,709	7,546	3,932	5,075	6,465	800	1,696	335	3,907	1,572	
91000 Total Operating - Administrative	1,118,828	1,299,715	912,519	826,254	852,760	321,787	336,679	810,552	551,905	1,786,552	239,518
92000 Asset Management Fee											
92100 Tenant Services - Salaries	54,603	9,215	26,667			23,329	23,329	41,829	29,008		12,494
92200 Relocation Costs		500	3,000				25,500			28,500	
92300 Employee Benefit Contributions - Tenant Services	14,972	2,516	9,274			6,373	6,552	14,834	10,537		4,780
92400 Tenant Services - Other	14,907	46,386	29,227	15,463	14,712	9,534	8,479	50,992	7,375	7,240	4,842
92500 Total Tenant Services	84,482	58,617	68,168	15,463	14,712	39,236	63,860	107,655	46,920	35,740	22,116
93100 Water	337,905	439,731	340,439	145,331	288,301	45,413	26,770	86,395	17,994	15,530	33,485
93200 Electricity	610,579	707,496	791,947	586,908	1,139,985	265,767	153,977	544,115	64,188	53,048	221,101
93300 Gas	302,595	334,000	106,095	5,175	6,313	2,447		8,492	11,168	5,003	11,058
93400 Fuel											
93500 Labor											

Metropolitan Development & Housing Agency (TN005)
NASHVILLE, TN
Project Revenue and Expense Summary

	Submission Type: Audited/A-133				Fiscal Year End: 09/30/2014						
	TN005000001	TN005000002	TN005000003	TN005000004	TN005000005	TN005000006	TN005000007	TN005000008	TN005000009	TN005000010	TN005000011
93600 Sewer											
93700 Employee Benefit Contributions - Utilities											
93800 Other Utilities Expense											
93000 Total Utilities	1,251,079	1,481,227	1,238,481	737,414	1,434,599	313,627	180,747	639,002	93,350	73,581	265,644
94100 Ordinary Maintenance and Operations - Labor	617,870	722,448	466,580	344,340	434,177	179,242	163,246	410,290	193,300	354,693	101,097
94200 Ordinary Maintenance and Operations - Materials and	289,623	414,320	281,458	179,721	211,519	89,842	78,388	342,934	111,150	210,938	94,648
94300 Ordinary Maintenance and Operations Contracts	593,974	889,110	538,731	398,900	422,540	255,996	225,974	721,002	283,922	773,168	262,453
94500 Employee Benefit Contributions - Ordinary Maintenance	239,884	227,839	147,591	134,622	180,659	67,460	70,549	163,388	81,225	113,377	35,293
94000 Total Maintenance	1,741,351	2,253,717	1,434,360	1,057,583	1,248,895	592,540	538,157	1,637,614	669,597	1,452,176	493,491
95100 Protective Services - Labor											
95200 Protective Services - Other Contract Costs	182,515	200,091	144,194	155,427	160,135	56,378	58,370	153,526	58,671	10,390	67,479
95300 Protective Services - Other											
95500 Employee Benefit Contributions - Protective Services											
95000 Total Protective Services	182,515	200,091	144,194	155,427	160,135	56,378	58,370	153,526	58,671	10,390	67,479
96110 Property Insurance	32,162	32,522	23,939	23,900	22,249	9,912	13,071	32,362	15,803	14,758	12,833
96120 Liability Insurance	19,666	21,964	14,762	16,332	13,450	5,817	5,363	12,592	9,539	9,836	3,499
96130 Workmen's Compensation	15,941	21,008	14,468	10,098	12,913	5,254	5,134	13,052	7,423	8,926	3,320
96140 All Other Insurance	3,263	2,728	2,617	2,568	2,007	926	619	1,946	1,401	3,644	374
96100 Total insurance Premiums	71,032	78,222	55,786	52,898	50,619	21,909	24,187	59,952	34,166	37,164	20,026
96200 Other General Expenses		895									
96210 Compensated Absences	14,525	(5,060)	(13,605)	(3,526)	20,483	4,246	10,909	(11,669)	(3,758)	(5,823)	4,792
96300 Payments in Lieu of Taxes			2,649	10,869		6,185	343	13,465	15,641	10,666	1,226
96400 Bad debt - Tenant Rents											
96500 Bad debt - Mortgages											
96600 Bad debt - Other											
96800 Severance Expense											
96000 Total Other General Expenses	14,525	(4,165)	(10,956)	7,343	20,483	10,431	11,252	1,796	11,883	4,843	6,018
96710 Interest of Mortgage (or Bonds) Payable											
96720 Interest on Notes Payable (Short and Long Term)	16,925	22,163	23,496	17,379	29,341	6,592	65,910	98,826	1,435	36,022	5,441
96730 Amortization of Bond Issue Costs											
96700 Total Interest Expense and Amortization Cost	16,925	22,163	23,496	17,379	29,341	6,592	65,910	98,826	1,435	36,022	5,441
96900 Total Operating Expenses	4,480,737	5,389,587	3,866,048	2,869,761	3,811,544	1,362,500	1,279,162	3,508,923	1,467,927	3,436,468	1,119,733
97000 Excess of Operating Revenue over Operating Expenses	913,361	889,064	1,792,825	969,338	767,595	175,981	4,180,194	(405,089)	385,754	530,601	5,235
97100 Extraordinary Maintenance											
97200 Casualty Losses - Non-capitalized											
97300 Housing Assistance Payments											
97350 HAP Portability-In											
97400 Depreciation Expense	352,279	1,020,733	480,524	1,815,534	1,234,046	784,859	385,323	1,363,307	1,154,400	585,294	496,500
97500 Fraud Losses											
97600 Capital Outlays - Governmental Funds											
97700 Debt Principal Payment - Governmental Funds											

Metropolitan Development & Housing Agency (TN005)
NASHVILLE, TN
Project Revenue and Expense Summary

	Submission Type: Audited/A-133				Fiscal Year End: 09/30/2014						
	TN005000001	TN005000002	TN005000003	TN005000004	TN005000005	TN005000006	TN005000007	TN005000008	TN005000009	TN005000010	TN005000011
97800 Dwelling Units Rent Expense											
90000 Total Expenses	4,833,016	6,410,320	4,346,572	4,685,295	5,045,590	2,147,359	1,664,485	4,872,230	2,622,327	4,021,762	1,616,233
10010 Operating Transfer In											
10020 Operating transfer Out											
10030 Operating Transfers from/to Primary Government											
10040 Operating Transfers from/to Component Unit											
10050 Proceeds from Notes, Loans and Bonds											
10060 Proceeds from Property Sales											
10070 Extraordinary Items, Net Gain/Loss											
10080 Special Items (Net Gain/Loss)											
10091 Inter Project Excess Cash Transfer In						200,000	1,100,000	2,300,000		1,100,000	
10092 Inter Project Excess Cash Transfer Out	(800,000)	(500,000)		(2,000,000)					(1,400,000)		
10093 Transfers between Program and Project - In											
10094 Transfers between Project and Program - Out											
10100 Total Other financing Sources (Uses)	(800,000)	(500,000)	-	(2,000,000)	-	200,000	1,100,000	2,300,000	(1,400,000)	1,100,000	-
10000 Excess (Deficiency) of Total Revenue Over (Under) Total	(238,918)	(631,669)	1,312,301	(2,846,196)	(466,451)	(408,878)	4,894,871	531,604	(2,168,646)	1,045,307	(491,265)
11020 Required Annual Debt Principal Payments	126,505	163,848	176,313	131,248	221,741	48,243	461,650	694,381	10,872	252,501	40,982
11030 Beginning Equity	7,309,629	25,306,622	11,581,848	38,925,723	13,545,987	13,971,369	10,808,018	19,765,813	32,013,598	12,951,206	9,296,515
11040 Prior Period Adjustments, Equity Transfers and Correction	1		-		-	-		(1)		-	-
11050 Changes in Compensated Absence Balance											
11060 Changes in Contingent Liability Balance											
11070 Changes in Unrecognized Pension Transition Liability											
11080 Changes in Special Term/Severance Benefits Liability											
11090 Changes in Allowance for Doubtful Accounts - Dwelling											
11100 Changes in Allowance for Doubtful Accounts - Other											
11170 Administrative Fee Equity											
11180 Housing Assistance Payments Equity											
11190 Unit Months Available	8556	9777	6437	6720	6444	2639	1644	6024	3672	4050	1764
11210 Number of Unit Months Leased	8192	9433	6299	6680	6382	2511	1620	6005	3620	3832	1753
11270 Excess Cash	1,800,590	2,354,784	961,676	1,333,478	1,663,490	329,819	708,397	1,136,833	766,657	959,384	275,000
11610 Land Purchases	-	-	-	-	-	-	-	-	-	-	-
11620 Building Purchases	114,523	-	1,480,689	-	307,391	166,084	4,453,083	191,115	-	629,563	-
11630 Furniture & Equipment - Dwelling Purchases	-	-	-	-	-	-	-	-	-	-	-
11640 Furniture & Equipment - Administrative Purchases	-	-	-	-	-	-	-	-	-	-	-
11650 Leasehold Improvements Purchases	-	-	-	-	-	-	-	-	-	-	-
11660 Infrastructure Purchases	-	-	-	-	-	-	-	-	-	-	-
13510 CFFP Debt Service Payments	-	-	-	-	-	-	-	-	-	-	-
13901 Replacement Housing Factor Funds	-	-	-	-	-	-	-	-	-	-	-

Metropolitan Development & Housing Agency (TN005)
NASHVILLE, TN
Project Revenue and Expense Summary

	TN005000012	TN005000013	TN005000014	OTHER PROJ	Total
70300 Net Tenant Rental Revenue			108,411		10,843,802
70400 Tenant Revenue - Other			6,925		642,545
70500 Total Tenant Revenue	-	-	115,336	-	11,486,347
70600 HUD PHA Operating Grants	321,735	811,397	113,860		24,812,179
70610 Capital Grants					7,342,448
70710 Management Fee					
70720 Asset Management Fee					
70730 Book Keeping Fee					
70740 Front Line Service Fee					
70750 Other Fees					
70700 Total Fee Revenue					
70800 Other Government Grants					
71100 Investment Income - Unrestricted			1,107	2,489	86,606
71200 Mortgage Interest Income					
71300 Proceeds from Disposition of Assets Held for Sale					
71310 Cost of Sale of Assets					
71400 Fraud Recovery					
71500 Other Revenue			2,291	183,437	621,321
71600 Gain or Loss on Sale of Capital Assets					
72000 Investment Income - Restricted					
70000 Total Revenue	321,735	811,397	232,594	185,926	44,348,901
91100 Administrative Salaries			16,516		2,354,135
91200 Auditing Fees			470		58,551
91300 Management Fee			23,588		4,109,209
91310 Book-keeping Fee			3,578		426,092
91400 Advertising and Marketing					16,078
91500 Employee Benefit contributions - Administrative			6,321		790,623
91600 Office Expenses			3,364		816,461
91700 Legal Expense			2,479		496,795
91800 Travel			30		8,434
91810 Allocated Overhead					
91900 Other					37,037
91000 Total Operating - Administrative	-	-	56,346	-	9,113,415
92000 Asset Management Fee					
92100 Tenant Services - Salaries			4,637		225,111
92200 Relocation Costs					57,500
92300 Employee Benefit Contributions - Tenant Services			1,543		71,381
92400 Tenant Services - Other			780		209,937
92500 Total Tenant Services	-	-	6,960	-	563,929
93100 Water			862		1,778,156
93200 Electricity			2,663		5,141,774
93300 Gas					792,346
93400 Fuel					
93500 Labor					

Metropolitan Development & Housing Agency (TN005)
NASHVILLE, TN
Project Revenue and Expense Summary

	TN005000012	TN005000013	TN005000014	OTHER PROJ	Total
93600 Sewer					
93700 Employee Benefit Contributions - Utilities					
93800 Other Utilities Expense					
93000 Total Utilities	-	-	3,525	-	7,712,276
94100 Ordinary Maintenance and Operations - Labor			26,471		4,013,754
94200 Ordinary Maintenance and Operations - Materials and			7,414		2,311,955
94300 Ordinary Maintenance and Operations Contracts			91,862		5,457,632
94500 Employee Benefit Contributions - Ordinary Maintenance			9,142		1,471,029
94000 Total Maintenance	-	-	134,889	-	13,254,370
95100 Protective Services - Labor					
95200 Protective Services - Other Contract Costs			4,438		1,251,614
95300 Protective Services - Other					
95500 Employee Benefit Contributions - Protective Services					
95000 Total Protective Services	-	-	4,438	-	1,251,614
96110 Property Insurance			533		234,044
96120 Liability Insurance			2,080		134,900
96130 Workmen's Compensation			813		118,350
96140 All Other Insurance			80		22,173
96100 Total insurance Premiums	-	-	3,506	-	509,467
96200 Other General Expenses	321,735	811,397		193,703	1,327,730
96210 Compensated Absences			(2,515)		8,999
96300 Payments in Lieu of Taxes			2,728		63,772
96400 Bad debt - Tenant Rents					
96500 Bad debt - Mortgages					
96600 Bad debt - Other					
96800 Severance Expense					
96000 Total Other General Expenses	321,735	811,397	213	193,703	1,400,501
96710 Interest of Mortgage (or Bonds) Payable					
96720 Interest on Notes Payable (Short and Long Term)					323,530
96730 Amortization of Bond Issue Costs					
96700 Total Interest Expense and Amortization Cost	-	-	-	-	323,530
96900 Total Operating Expenses	321,735	811,397	209,877	193,703	34,129,102
97000 Excess of Operating Revenue over Operating Expenses	-	-	22,717	(7,777)	10,219,799
97100 Extraordinary Maintenance					
97200 Casualty Losses - Non-capitalized					
97300 Housing Assistance Payments					
97350 HAP Portability-In					
97400 Depreciation Expense			197,848		9,870,647
97500 Fraud Losses					
97600 Capital Outlays - Governmental Funds					
97700 Debt Principal Payment - Governmental Funds					

Metropolitan Development & Housing Agency (TN005)
NASHVILLE, TN
Project Revenue and Expense Summary

	TN005000012	TN005000013	TN005000014	OTHER PROJ	Total
97800 Dwelling Units Rent Expense					
90000 Total Expenses	321,735	811,397	407,725	193,703	43,999,749
10010 Operating Transfer In					
10020 Operating transfer Out					
10030 Operating Transfers from/to Primary Government					
10040 Operating Transfers from/to Component Unit					
10050 Proceeds from Notes, Loans and Bonds					
10060 Proceeds from Property Sales					
10070 Extraordinary Items, Net Gain/Loss					
10080 Special Items (Net Gain/Loss)					
10091 Inter Project Excess Cash Transfer In					4,700,000
10092 Inter Project Excess Cash Transfer Out					(4,700,000)
10093 Transfers between Program and Project - In					
10094 Transfers between Project and Program - Out					
10100 Total Other financing Sources (Uses)	-	-	-	-	-
10000 Excess (Deficiency) of Total Revenue Over (Under) Total	-	-	(175,131)	(7,777)	349,152
11020 Required Annual Debt Principal Payments	-	-	-	-	2,328,284
11030 Beginning Equity	-	-	9,209,900	31,929,091	236,615,319
11040 Prior Period Adjustments, Equity Transfers and Correction					-
11050 Changes in Compensated Absence Balance					
11060 Changes in Contingent Liability Balance					
11070 Changes in Unrecognized Pension Transition Liability					
11080 Changes in Special Term/Severance Benefits Liability					
11090 Changes in Allowance for Doubtful Accounts - Dwelling					
11100 Changes in Allowance for Doubtful Accounts - Other					
11170 Administrative Fee Equity					
11180 Housing Assistance Payments Equity					
11190 Unit Months Available	1632	3288	480	0	63127
11210 Number of Unit Months Leased	1623	3259	477	0	61686
11270 Excess Cash	-	-	379,911	(2,108,643)	10,561,376
11610 Land Purchases	-	-	-	-	-
11620 Building Purchases	-	-	-	-	7,342,448
11630 Furniture & Equipment - Dwelling Purchases	-	-	-	-	-
11640 Furniture & Equipment - Administrative Purchases	-	-	-	-	-
11650 Leasehold Improvements Purchases	-	-	-	-	-
11660 Infrastructure Purchases	-	-	-	-	-
13510 CFFP Debt Service Payments	-	-	-	-	-
13901 Replacement Housing Factor Funds	-	-	-	-	-