



**FAIRFAX COUNTY REDEVELOPMENT  
AND HOUSING AUTHORITY  
Section 8 – New Construction – Group Home  
(Project No. VA39-H027-017)  
June 30, 2008**

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## Independent Auditors' Report

The Board of Supervisors  
County of Fairfax, Virginia

The Board of Commissioners  
Fairfax County Redevelopment and Housing Authority

We have audited the accompanying basic financial statements of the Section 8 – New Construction – Group Home (Project No. A39-H027-017) (the Project) of the Fairfax County Redevelopment and Housing Authority (the Authority) as of and for the year ended June 30, 2008 as listed in the accompanying table of contents. These basic financial statements are the responsibility of the Project's management. Our responsibility is to express an opinion on these financial statements based on our audit.

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

As discussed in note 1, the financial statements present only the accounts of the Project and do not purport to, and do not, present fairly the financial position of the Authority as of June 30, 2008, and the results of operations and cash flows for the year ended in conformity with accounting principles generally accepted in the United States of America.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Project at June 30, 2008, and the results of its operations and its cash flows for the year then ended, in conformity with accounting principles generally accepted in the United States of America.

In accordance with *Government Auditing Standards*, we have also issued our report dated October 17, 2008 on our consideration of the Project's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of our audit performed in accordance with *Government Auditing Standards* and should be considered in assessing the results of our audit.

The Management's Discussion and Analysis on pages 3-5 is not a required part of the basic financial statements but is supplemental information required by accounting principles generally accepted in the United States of America. We have applied certain limited procedures, which consisted principally of inquiries of management regarding the methods of measurement and presentation of the required supplementary information. However, we did not audit the information and express no opinion on it.

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Project's basic financial statements. The supplemental information on pages 15-27 listed in the table of contents are presented for purposes of additional analysis and are not a required part of the basic financial statements.

Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and, in our opinion, is fairly stated, in all material respects, in relation to the basic financial statements taken as a whole.

*Clifton Gunderson LLP*

Baltimore, Maryland  
October 17, 2008

**FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY**  
**Section 8 – New Construction – Group Home**  
**(Project No. VA39-H027-017)**  
**MANAGEMENT’S DISCUSSION AND ANALYSIS**  
**June 30, 2008**

**Introduction**

The Fairfax County Redevelopment and Housing Authority (FCRHA) is a political subdivision of the Commonwealth of Virginia and is empowered to implement housing, community development, redevelopment, and revitalization programs within Fairfax County as well as towns, cities, and counties with which it has cooperation agreements. The Fairfax County Board of Supervisors created the Department of Housing and Community Development (DHCD) to act as the development and administrative agency for the FCRHA and the Board in meeting the housing and community development needs of the County’s low and moderate income residents.

The FCRHA presents this discussion and analysis of its Section 8 – New Construction – Group Home, Project No. VA39-H027-017 (the Project) as of and for the fiscal year ended June 30, 2008 to assist the reader in focusing on significant financial issues. The Project is a housing facility for developmentally disabled adults.

**The Project’s Financial Highlights for Fiscal Year 2008 (FY 2008)**

In summary, the Project’s FY 2008 financial highlights included the following:

- As of June 30, 2008, total assets and liabilities were \$757,090 and \$272,639, respectively; thus total net assets were \$484,451.
- Total revenues and expenses were \$100,136 and \$78,453, respectively; thus total net assets were increased by \$21,683.
- Total cash increased by \$13,750 in FY 2008 compared to \$33,973 in FY 2007. This decrease is primarily attributable to an increase in the Project’s repairs and maintenance costs.

**Project Financial Statements**

This discussion and analysis presents the Project’s financial results in three financial statements – the Statement of Net Assets, the Statement of Revenues, Expenses, and Changes in Net Assets, and the Statement of Cash Flows. The FY 2008 financial results are compared to those of FY 2007, thus allowing the readers to ascertain the reasons for changes in revenues, expenses, or net asset balances. These financial statements were prepared using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flows.

**FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY**  
**Section 8 – New Construction – Group Home**  
**(Project No. VA39-H027-017)**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**June 30, 2008**

***Summary of Net Assets***

The Project's FY 2008 and FY 2007 Statements of Net Assets report all financial and capital assets of the Project and are presented in a format where assets minus liabilities equals net assets. The following table reflects a condensed summary of net assets as of June 30, 2008 and 2007.

**Table 1**  
**Summary of Net Assets**

	<u>2008</u>	<u>2007</u>	<u>Increase (Decrease)</u>
Current and restricted assets	\$ 564,534	\$ 552,041	\$ 12,493
Capital assets	<u>192,556</u>	<u>196,697</u>	<u>(4,141)</u>
Total assets	<u>757,090</u>	<u>748,738</u>	<u>8,352</u>
Current liabilities	21,601	19,134	2,467
Non-current liabilities	<u>251,038</u>	<u>266,836</u>	<u>(15,798)</u>
Total liabilities	<u>272,639</u>	<u>285,970</u>	<u>(13,331)</u>
Net assets:			
Invested in capital assets, net of related debt	(74,280)	(84,716)	10,436
Restricted	563,286	535,940	27,346
Unrestricted (deficit)	<u>(4,555)</u>	<u>11,544</u>	<u>(16,099)</u>
<b>Total net assets</b>	<u>\$ 484,451</u>	<u>\$ 462,768</u>	<u>\$ 21,683</u>

The Project's net assets increased by approximately \$21,683 in FY 2008 compared to an increase of approximately \$46,861 in FY 2007. This reduction in the change in net assets between FY 2008 and 2007 was primarily due to an increase in repair and maintenance expenses a new project-based allocation methodology in FY 2008.

**Capital Assets and Debt Administration**

***Capital Assets***

The Project's capital assets as of June 30, 2008 included land, buildings, and improvements and equipment that totaled \$192,556, net of accumulated depreciation of \$276,237. For further details, see note 3, page 11, Capital Assets.

***Long-term Debt***

The Virginia Housing Development Authority (the VHDA) provided permanent financing for the purchase of the land and buildings. The outstanding balance of the mortgage amounted to \$266,836 and \$281,413 at June 30, 2008 and 2007, respectively. The decrease in 2008 is a

**FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY**  
**Section 8 – New Construction – Group Home**  
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**MANAGEMENT’S DISCUSSION AND ANALYSIS**  
**June 30, 2008**

result of scheduled principal payments. For further details, see note 4, page 12 concerning debt and long-term liabilities of the Project.

***Summary of Revenues, Expenses, and Changes in Net Assets***

The Project’s Statement of Revenues, Expenses, and Changes in Net Assets include operating revenues, such as rental income, operating expenses, such as administrative, maintenance, and depreciation, and non-operating revenues and expenses, such as investment income, and interest expense. Table 2 presents a condensed summary of data from the Project’s statements of revenues, expenses, and changes in net assets. This statement reflects an increase of \$24,323 in operating expenses as compared to FY 2007 expenses level. The increase is primarily attributable to higher repair and maintenance expenses.

**Table 2**  
**Summary of Revenues, Expenses, and Changes in Net Assets**

	<u>2008</u>	<u>2007</u>	<u>Increase (Decrease)</u>
<b>Revenues</b>			
Operating revenues	\$ 74,880	\$ 75,927	\$ (1,047)
Non-operating revenues	<u>25,256</u>	<u>26,199</u>	<u>(943)</u>
Total revenues	<u>100,136</u>	<u>102,126</u>	<u>(1,990)</u>
<b>Expenses</b>			
Operating expenses	56,373	32,050	24,323
Non-operating expenses	<u>22,080</u>	<u>23,215</u>	<u>(1,135)</u>
Total expenses	<u>78,453</u>	<u>55,265</u>	<u>23,188</u>
<b>Increase in net assets</b>	21,683	46,861	(25,178)
<b>Total net assets, beginning of year</b>	<u>462,768</u>	<u>415,907</u>	<u>46,861</u>
<b>Total net assets, end of year</b>	<u>\$ 484,451</u>	<u>\$ 462,768</u>	<u>\$ 21,683</u>

Overall, the Project’s financial position has improved as a result of the year’s operation. The Project is in need of major repairs as it is over thirty years old. The various maintenance and replacement items will be performed in FY 2009 with VHDA’s approval to use the reserves.

**Contacting FCRHA Management**

This financial report is designed to provide the citizens of the County, taxpayers, tenants, and investors and creditors with a general overview of the Project’s finances and to demonstrate the Project’s accountability for the money it receives. Questions concerning this report or requests for additional financial information should be directed to the Director, Financial Management Division, Department of Housing and Community Development, 3700 Pender Drive, Suite 300, Fairfax, Virginia, 22030.

**FINANCIAL STATEMENTS**

**FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY**  
**Section 8 – New Construction – Group Home**  
**(Project No. VA39-H027-017)**  
**STATEMENT OF NET ASSETS**  
**June 30, 2008**

**ASSETS**

<b>CURRENT ASSETS</b>	
Accrued interest receivable	\$ 1,248
Total current assets	<u>1,248</u>
<b>RESTRICTED ASSETS (Note 4)</b>	
Replacement reserves	43,598
Operating reserves	<u>519,688</u>
Total restricted assets	<u>563,286</u>
<b>CAPITAL ASSETS (Note 3)</b>	
Nondepreciable:	
Land	168,059
Depreciable:	
Buildings and improvements	300,734
Accumulated depreciation	<u>(276,237)</u>
Total capital assets, net	<u>192,556</u>
<b>TOTAL ASSETS</b>	<u>\$ 757,090</u>

**LIABILITIES AND NET ASSETS**

<b>CURRENT LIABILITIES</b>	
Accounts payable and accrued liabilities	\$ 5,803
Mortgage payable (Note 4)	<u>15,798</u>
Total current liabilities	<u>21,601</u>
<b>NONCURRENT LIABILITIES</b>	
Mortgage payable (Note 4)	<u>251,038</u>
Total noncurrent liabilities	<u>251,038</u>
Total liabilities	<u>272,639</u>
<b>NET ASSETS</b>	
Invested in capital assets, net of related debt	(74,280)
Restricted net assets	563,286
Unrestricted net assets	<u>(4,555)</u>
Total net assets	<u>484,451</u>
<b>TOTAL LIABILITIES AND NET ASSETS</b>	<u>\$ 757,090</u>

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

**FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY**  
**Section 8 – New Construction – Group Home**  
**(Project No. VA39-H027-017)**  
**STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET ASSETS**  
**Year Ended June 30, 2008**

<b>OPERATING REVENUES</b>	
Dwelling rentals	\$ <u>74,880</u>
Total operating revenues	<u>74,880</u>
<b>OPERATING EXPENSES</b>	
Repairs and maintenance	41,981
Administrative expenses	10,251
Depreciation	<u>4,141</u>
Total operating expenses	<u>56,373</u>
Operating income	<u>18,507</u>
<b>NONOPERATING REVENUES (EXPENSES)</b>	
Interest revenue	25,256
Interest expense	<u>(22,080)</u>
Total nonoperating revenues, net	<u>3,176</u>
<b>CHANGE IN NET ASSETS</b>	21,683
<b>TOTAL NET ASSETS, BEGINNING OF YEAR</b>	<u>462,768</u>
<b>TOTAL NET ASSETS, END OF YEAR</b>	<u>\$ 484,451</u>

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

**FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY**  
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**(Project No. VA39-H027-017)**  
**STATEMENT OF CASH FLOWS**  
**Year Ended June 30, 2008**

<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>	
Rental income received	\$ 74,643
Administrative expenses paid	(10,251)
Operating and maintenance expenses paid	<u>(39,142)</u>
Net cash provided by operating activities	<u>25,250</u>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>	
Interest received	<u>25,256</u>
<b>CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES</b>	
Principal payments on mortgage payable	(14,577)
Interest payments on mortgage payable	<u>(22,179)</u>
Net cash used in capital and related financing activities	<u>(36,756)</u>
<b>NET INCREASE IN CASH</b>	13,750
<b>CASH, BEGINNING OF YEAR</b>	<u>549,536</u>
<b>CASH, END OF YEAR</b>	<u>\$ 563,286</u>
<b>RECONCILIATION OF OPERATING INCOME TO NET CASH PROVIDED BY OPERATING ACTIVITIES</b>	
Operating income	\$ 18,507
Depreciation	4,141
Effects of changes in operating assets and liabilities:	
Accounts receivable	1,257
Accounts payable	2,839
Deferred revenue	<u>(1,494)</u>
<b>NET CASH PROVIDED BY OPERATING ACTIVITIES</b>	<u>\$ 25,250</u>

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

**FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY**  
**Section 8 – New Construction – Group Home**  
**(Project No. VA39-H027-017)**  
**NOTES TO FINANCIAL STATEMENTS**  
**June 30, 2008**

**NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**Narrative Profile**

The Fairfax County Redevelopment and Housing Authority, Section 8 – New Construction – Group Home, Project No. VA39-H027-017 (the Project) is a housing facility for developmentally disabled adults. The goal of the Project is to increase the ability of its residents to become self-sufficient. Contained within the single-story structure is a central kitchen, a community dining room, two living room areas, offices for the counselors, a laundry room, and 12 single bedrooms for the residents. The Project is owned by the Fairfax County Redevelopment and Housing Authority (the Authority) and is operated by the Fairfax-Falls Church Community Services Board pursuant to an agreement with the Authority. The Authority is a component unit of the County of Fairfax, Virginia (the County).

The accompanying financial statements present only the financial position, changes in financial position and cash flows of the Project, and are not intended to present fairly the financial position, changes in financial position, and cash flows of the Authority in conformity with U.S. generally accepted accounting principles (GAAP).

The accounting policies of the Project conform to GAAP as applicable to proprietary fund types of governmental units. The following is a summary of the Project's more significant accounting policies.

**Measurement Focus and Basis of Accounting**

The activities of the Project are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recognized when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. The Project applies all applicable pronouncements of the Financial Accounting Standards Board (FASB) issued on or prior to November 30, 1989 unless these pronouncements conflict with pronouncements of the Governmental Accounting Standards Board (GASB). For purposes of external financial reporting in accordance with GAAP, the Project is following the reporting guidance set forth in GAAP for "departmental" financial statements.

**Restricted Assets**

Restricted assets represent funded reserves held by the Virginia Housing Development Authority (the VHDA), a state-housing-finance agency, pursuant to the regulatory agreement. All amounts are fully insured and collateralized. Such restricted assets have been included in cash for purposes of the Statement of Cash Flows.

**FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY**  
**Section 8 – New Construction – Group Home**  
**(Project No. VA39-H027-017)**  
**NOTES TO FINANCIAL STATEMENTS**  
**June 30, 2008**

**NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Custodial Credit Risk**

For deposits, custodial credit risk is the risk that in the event of a failure of a depository financial institution, the Project may not recover its deposits. In accordance with the Virginia Security for Public Deposits Act (Act), all of the Project's deposits are covered by federal depository insurance or collateralized in accordance with the Act, which provides for the pooling of collateral pledged by financial institutions with the Treasurer of Virginia to secure public deposits as a class. No specific collateral can be identified as security for one public depositor, and public depositors are prohibited from holding collateral in their name as security for deposits. If any member financial institution fails, the entire collateral pool becomes available to satisfy the claims of governmental entities. If the value of the pool's collateral is inadequate to cover a loss, additional amounts are assessed on a pro rata basis to the members of the pool. The State Treasury Board is responsible for monitoring compliance with the collateralization and reporting requirements of the Act and for notifying local governments of compliance by participating financial institutions. A multiple financial institution collateral pool that provides for additional assessments is similar to depository insurance, therefore, funds deposited in accordance with the requirements of the Act are considered to be fully insured.

For investments, custodial credit risk is the risk that, in the event of the failure of a counterparty, the Project will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. Per policy, all of the investments purchased by the Project are insured or registered or are securities held by the Project or its agent in the Project's name.

**Foreign Currency Risk**

The Project's cash is limited to U.S. dollar denominated instruments.

**Capital Assets**

Capital assets, which include land, buildings and improvements, equipment, and construction in progress are reported in the financial statements at cost when purchased and at estimated fair value when donated. Capital assets are defined by the Authority as assets with an initial individual cost of more than \$5,000 and an estimated useful life of more than one year. Capital assets are recorded at cost when purchased and at fair market value when donated. Depreciation has been provided for in amounts sufficient to relate the cost of the depreciable assets to operations over their estimated useful lives using the straight-line method. The estimated useful lives range from 5 to 27.5 years.

**Revenue Recognition**

Dwelling rental revenues are recorded as rentals become due. Rental payments received in advance are deferred until earned.

**FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY**  
**Section 8 – New Construction – Group Home**  
**(Project No. VA39-H027-017)**  
**NOTES TO FINANCIAL STATEMENTS**  
**June 30, 2008**

**NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Operating Revenues and Expenses**

The Project's policy is to report all Project revenues and expenses as operating, with the exception of interest income and expenses.

The Project implemented GASB Statement No. 48, *Sales and Pledges of Receivables and Future Revenues and Intra-Entity Transfers of Assets and Future Revenues*. The implementation of this new standard had no impact on the Project's FY 2008 financial statements.

**NOTE 2 – HOUSING ASSISTANCE PAYMENTS CONTRACT**

The U.S. Department of Housing and Urban Development (HUD), through the VHDA, provides federal housing assistance for lower-income persons under the Section 8 program to the Project's residents. HUD provides funds to pay the difference between 30% of an eligible person's income and the HUD-established fair market rent for a housing unit, which includes rent and utilities. A Housing Assistance Payments (HAP) contract between the VHDA and the Authority provides the funding received under Section 8 to operate the Project. The contract was entered into on July 27, 1979 and has a term of 40 years. During 2008, the Project received HAP contract payments amounting to \$56,592, which have been included as Dwelling Rentals on the Project's Statement of Revenues, Expenses, and Changes in Net Assets.

**NOTE 3 – CAPITAL ASSETS**

Capital assets activity for the year ended June 30, 2008 was as follows:

	Beginning Balance	Additions	Disposals	Ending Balance
Capital assets, not being depreciated:				
Land	\$ 168,059	\$ -	\$ -	\$ 168,059
Capital assets, being depreciated:				
Buildings and improvements	300,734	-	-	300,734
Less accumulated depreciation:				
Buildings and improvements	<u>272,096</u>	<u>4,141</u>	<u>-</u>	<u>276,237</u>
<b>Capital assets, net</b>	<u>\$ 196,697</u>	<u>\$ (4,141)</u>	<u>\$ -</u>	<u>\$ 192,556</u>

**NOTE 4 – MORTGAGE PAYABLE**

The VHDA provided construction and permanent financing for the Project. The outstanding mortgage loan carries an interest rate of 8.07% with final payment due June 1, 2019. The monthly principal and interest payment is \$3,063.

The land, structures, and equipment of the Project are pledged as security for the mortgage loan. The HAP contract is also pledged as security for the mortgage loan.

**FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY**  
**Section 8 – New Construction – Group Home**  
**(Project No. VA39-H027-017)**  
**NOTES TO FINANCIAL STATEMENTS**  
**June 30, 2008**

**NOTE 4 – MORTGAGE PAYABLE (CONTINUED)**

The Project maintains certain restricted deposits and funded reserves as required by VHDA. The aggregate amount of the required principal and interest payments on the mortgage loan as of June 30, 2008 is \$404,317 and is due as follows:

Year Ending June 30:	<u>Principal</u>	<u>Interest</u>
2009	\$ 15,798	\$ 20,958
2010	17,121	19,635
2011	18,555	18,201
2012	20,109	16,647
2013	21,794	14,962
2014-2018	139,605	44,175
2019	33,854	2,903
<b>Total</b>	<b>\$ 266,836</b>	<b>\$ 137,481</b>

Changes in the mortgage payable for the year ended June 30, 2008 was as follows:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Reductions</u>	<u>Ending Balance</u>	<u>Due Within One Year</u>
Mortgage payable	\$ 281,413	\$ -	\$ 14,577	\$ 266,836	\$ 15,798

**NOTE 5 – RELATED-PARTY TRANSACTIONS**

**Agreement with CSB**

The County Board of Supervisors appoints the Commissioners of the Authority and a majority of board members of the Fairfax-Falls Church Community Services Board (CSB). Based on an agreement between the Authority and the CSB, the CSB provides monthly rent subsidies on behalf of all of the Project's residents.

During the year ended June 30, 2008, the CSB provided \$17,928 in rent subsidies to the Authority.

**Management Agreement with the Authority**

The Project pays monthly management fees to the Authority based on 4% of gross rental collections. For the year ended June 30, 2008, the Project paid \$2,995 under the terms of the management agreement and no amounts are owed to the Authority at June 30, 2008.

**FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY**  
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**(Project No. VA39-H027-017)**  
**NOTES TO FINANCIAL STATEMENTS**  
**June 30, 2008**

**NOTE 6 – RISK MANAGEMENT**

The Project 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 citizens, and natural disasters. For all of these risks, the Project participates in the County's insurance program, which includes self-insurance and the purchase of certain commercial insurance policies, the costs of which are borne by the County. There were no claim settlements in excess of insurance coverage in any of the past three fiscal years. Information regarding the County's self-insurance internal service fund is available in the County's Comprehensive Annual Financial Report for the fiscal year ending June 30, 2008.

**NOTE 7 – SUPPLEMENTAL INFORMATION**

The supplemental information that is included on pages 15 and 16 is presented in accordance with VHDA requirements. As a result of these requirements, line item classifications may differ from amounts reported on the Statement of Revenues, Expenses and Changes in Net Assets, however, revenue and expenses will agree in total.



**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**

The Board of Supervisors  
County of Fairfax, Virginia

Virginia Housing Development Authority  
601 South Belvidere Street  
Richmond, Virginia 23220

The Board of Commissioners  
Fairfax County Redevelopment  
and Housing Authority

We have audited the financial statements of the Fairfax County Redevelopment and Housing Authority, Section 8 – New Construction – Group Home (Project No. VA39-H027-017) (the Project) as of and for the year ended June 30, 2008, and have issued our report thereon dated October 17, 2008. We conducted our audit 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 the *Mortgagor/Grantee's Audit Guide*, issued by the Virginia Housing Development Authority.

**Internal Control over Financial Reporting**

In planning and performing our audit, we considered the Project's internal control over financial reporting as a basis for designing our auditing procedures for the purpose of expressing an opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Project's internal control over financial reporting. Accordingly, we do not express an opinion on the effectiveness of the Project's internal control over financial reporting.

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

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

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

### **Compliance and Other Matters**

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

This report is intended solely for the information and use of the Board of Supervisors of Fairfax County, Virginia, the Board of Commissioners of the Fairfax County Redevelopment and Housing Authority, the Project's management and the Virginia Housing Development Authority and is not intended to be and should not be used by anyone other than these specified parties.

*Clifton Gunderson LLP*

Baltimore, Maryland  
October 17, 2008

**SUPPLEMENTARY INFORMATION**

**FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY**  
**Section 8 – New Construction – Group Home**  
**(Project No. VA39-H027-017)**  
**REQUIRED VHDA SCHEDULES**  
**June 30, 2008**

The following supplementary information is presented for the purpose of additional analysis:

**Accounts and Notes Receivable (Other than from Regular Tenants)**

None

**Delinquent Tenant Accounts Receivable**

None

**Tenant Security Deposits**

None

**Reserve for Replacements**

In accordance with the provisions of the regulatory agreement, the restricted cash components held by the VHDA to be used for replacement of property with the approval of the VHDA, are as follows:

Balance, June 30, 2007	\$ 40,288
Monthly deposits	1,332
Interest earned	<u>1,978</u>
<b>Balance as of June 30, 2008, confirmed by mortgagee</b>	<b><u>\$ 43,598</u></b>

**Operating Reserve**

Operating reserves are held by the VHDA or with VHDA approval, by the mortgagor in a restricted account and may be disbursed only as provided in the regulatory agreement with the approval of the VHDA. Operating reserves are as follows:

Balance as of June 30, 2007, confirmed by mortgagee	\$ 495,652
Interest received	<u>24,036</u>
<b>Balance as of June 30, 2008, confirmed by mortgagee</b>	<b><u>\$ 519,688</u></b>

**Mortgage Payable**

Payables due in more than 60 days, all payables due mortgagee:

Creditor	Purpose	Date Incurred	Terms	Original Amount	Amount Due
VHDA	Mortgage	July 1978	40 Years	<u>\$ 437,157</u>	<u>\$ 266,836</u>

**FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY**  
**Section 8 – New Construction – Group Home**  
**(Project No. VA39-H027-017)**  
**REQUIRED VHDA SCHEDULES**  
**June 30, 2008**

**Related-Party Transactions**

<u>Entity</u>	<u>Description of services</u>	<u>Amount</u>
Expenses – Fairfax County Redevelopment and Housing Authority	Management services performed during the year	\$ 2,995
Revenues – Fairfax – Falls Church Community Services Board	Monthly tenant rents	17,928
Revenue – Fairfax County	Interest income	495

**Schedule of Surplus Cash and Residual Receipts**

Accrued interest receivable	1,248
Mortgage interest payable July 1	(1,795)
Current obligations – Accounts payable and accrued liabilities, excluding interest	<u>(4,008)</u>
<b>Surplus cash deficit</b>	<b><u>\$ (4,559)</u></b>

**FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY**  
**Section 8 – New Construction – Group Home**  
**(Project No. VA39-H027-017)**  
**SCHEDULE OF REVENUES AND EXPENSES**  
**Year Ended June 30, 2008**

Part I	Description of Account	Acct. No.	Amount	
Rental Income 5100	Apartments or Member Carrying Charges (Coops)	5120	\$ 17,928	
	Tenant Assistance Payments	5121	56,952	
	Furniture and Equipment	5130	—	
	Stores and Commercial	5140	—	
	Garage and Parking Spaces	5170	—	
	Flexible Subsidy Income	5180	—	
	Miscellaneous (specify)	5190	—	
	<b>Total Rent Revenue Potential at 100% Occupancy</b>			
Vacancies 5200	Apartments	5220	—	
	Furniture and Equipment	5230	—	
	Stores and Commercial	5240	—	
	Garage and Parking Spaces	5270	—	
	Miscellaneous (specify)	5290	—	
	<b>Total Vacancies</b>			
	<b>Net Rental Revenue</b>			\$ 74,880
	<b>Elderly and Congregate Services Income – 5300</b>			
	<b>Total Service Income (Schedule Attached)</b>	5300	—	
Financial Revenue	Interest Income – Project Operations	5410	25,256	
	Income from Investments – Residual Receipts	5430	—	
	Income from Investments – Reserve for Replacements	5440	—	
	Income from Investments – Miscellaneous	5490	—	
	<b>Total Financial Revenue</b>			\$ 25,256
Other Revenue 5900	Laundry and Vending	5910	—	
	NSF and Late Charges	5920	—	
	Damages and Cleaning Fees	5930	—	
	Forfeited Tenant Security Deposits	5940	—	
	Other Revenue (specify) (gain on lender refinancing)	5990	—	
	<b>Total Other Revenue</b>			
	<b>Total Revenue</b>			\$ 100,136
Administrative Expenses 6200/6300	Advertising	6210	—	
	Other Administrative Expense	6250	256	
	Office Salaries	6310	—	
	Office Supplies	6310	—	
	Office or Model Apartment Rent Management	6312	—	
	Manager or Superintendent Salaries	6320	—	
	Manager or Superintendent Rent Free Unit	6330	—	
	Manager or Superintendent Rent Free Unit	6331	—	
	Legal Expenses – Project	6340	—	
	Audit Expense – Project	6350	7,000	
	Bookkeeping Fees / Accounting Service	6351	2,995	
	Telephone and Answering Service	6360	—	
	Bad Debts	6370	—	
	Miscellaneous Administrative Expenses (specify)	6390	—	
	<b>Total Administrative Expenses</b>			\$ 10,251
Utilities Expenses 6400	Fuel Oil / Coal	6420	—	
	Electricity (Light and Misc. Power)	6450	—	
	Water	6451	—	
	Gas	6452	—	
	Sewer	6453	—	
	<b>Total Utilities Expense</b>			

**FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY**  
**Section 8 – New Construction – Group Home**  
**(Project No. VA39-H027-017)**  
**SCHEDULE OF REVENUES AND EXPENSES**  
**Year Ended June 30, 2008**  
(continued)

Part I	Description of Account	Acct. No.	Amount	
Operating and Maintenance Expenses 6500	Janitor and Cleaning Payroll	6510	\$ —	
	Janitor and Cleaning Supplies	6515	—	
	Janitor and Cleaning Contract	6517	—	
	Exterminating Payroll / Contract	6519	—	
	Exterminating Supplies	6520	—	
	Garbage and Trash Removal	6525	496	
	Security Payroll / Contract	6530	—	
	Grounds Payroll	6535	—	
	Grounds Supplies	6536	—	
	Grounds Contract	6537	5,460	
	Repairs Payroll	6540	528	
	Repairs Material	6541	518	
	Repairs Contract	6542	26,339	
	Elevator Maintenance / Contract	6545	—	
	Heating / Cooling Repairs and Maintenance	6546	43	
	Swimming Pool Maintenance / Contract	6547	—	
	Snow Removal	6548	—	
	Decorating Payroll / Contract	6560	—	
	Decorating Supplies	6561	—	
	Other	6570	8,597	
Miscellaneous Operating and Maintenance Expenses	6590	—		
	<b>Total Operating and Maintenance Expenses</b>		<b>\$ 41,981</b>	
Taxes and Insurance 6700	Real Estate Taxes	6710	—	
	Payroll Taxes (FICA)	6711	—	
	Miscellaneous Taxes, Licenses, Permits and Insurance	6719	—	
	Property and Liability Insurance (Hazard)	6720	—	
	Fidelity Bond Insurance	6721	—	
	Workmen's Compensation	6722	—	
	Health Insurance and Other Employee Benefits	6723	—	
	Other Insurance (specify)	6729	—	
	<b>Total Taxes and Insurance</b>		<b>\$ —</b>	
Financial Expenses 6800	Interest on Bonds Payable	6810	—	
	Interest on Mortgage Payable	6820	22,080	
	Interest on Notes Payable (Long-Term)	6830	—	
	Interest on Notes Payable (Short-Term)	6840	—	
	Mortgage Insurance Premium / Service Charge	6850	—	
	Miscellaneous Financial Expenses	6890	—	
	<b>Total Financial Expenses</b>		<b>\$ 22,080</b>	
Elderly and Congregate Service Expenses 6900	<b>Total Service Expenses (Schedule Attached)</b>	6900	\$ —	
	<b>Total Cost of Operations Before Depreciation</b>		<b>\$ 74,312</b>	
	<b>Profit (Loss) Before Depreciation</b>		<b>\$ 25,824</b>	
	Depreciation and Amortization	6600	\$ 4,141	
	Operating Profit or (Loss)		21,683	
Corporate or Mortgagor or Entity Expenses 7100	Officer Salaries	7110	—	
	Legal Expenses – (Entity)	7120	—	
	Taxes – (Federal – State – Entity)	7130-32	—	
	Other Expenses – (Entity)	7190	—	
	<b>Total Corporate Expenses</b>		<b>\$ —</b>	
	<b>Net Profit or (Loss)</b>		<b>\$ 21,683</b>	

**FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY**  
 Section 8 – New Construction – Group Home  
 (Project No. VA39-H027-017)  
**CHANGES IN CAPITAL ASSETS ACCOUNTS**  
 Year Ended June 30, 2008

	Capital assets			Accumulated depreciation			Net book value
	Balance June 30, 2007	Additions	Disposals	Balance June 30, 2008	Current provision	Disposals	
Land	\$ 168,059	\$ -	\$ -	\$ 168,059	\$ -	\$ -	\$ -
Buildings and improvements	300,734	-	-	300,734	4,141	-	276,237
<b>Total</b>	<b>\$ 468,793</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 468,793</b>	<b>\$ 4,141</b>	<b>\$ -</b>	<b>\$ 276,237</b>
							<b>\$ 168,059</b>
							<b>24,497</b>
							<b>\$ 192,556</b>

**FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY**  
**Section 8 – New Construction – Group Home**  
**(Project No. VA39-H027-017)**  
**IDENTIFICATION OF ENGAGEMENT AUDIT**  
**June 30, 2008**

Auditing firm:	Clifton Gunderson LLP
Office mailing address:	9515 Deereco Road, Suite 500 Timonium, MD 21093
Office telephone number:	(410) 453-0900
Office fax number:	(410) 453-0914
Lead auditor and primary contact:	J. Michael Stephens, CPA
E-mail address:	mike.stephens@cliftoncpa.com

**FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY**  
**Section 8 – New Construction – Group Home**  
**(Project No. VA39-H027-017)**  
**AUDIT COMPLIANCE AND INTERNAL CONTROL QUESTIONNAIRE**  
**June 30, 2008**

Project Name Section 8 – New Construction – Group Home

Project Number VA39-H027-017

Fiscal Year End June 30, 2008

The Management Agent certifies that the answers below are complete and accurate to the best of their knowledge and belief. "No" answers may be indicative of an adverse condition. Management's response and a plan of action to any adverse findings must be included in Appendix A, A-13, Corrective Action Plan.

<u>Examination status</u>	<u>Yes</u>	<u>No</u>	<u>N/A</u>
<b>1. Mortgage Status</b>			
a. Are payments on all mortgages current?	X		
b. Has the Mortgagor/Grantee complied with the terms and conditions of the modification, forbearance and/or workout arrangement?			X
c. If the workout agreement or subsequent correspondence requires periodic deposits of surplus cash, were such deposits made within thirty days after the end of the specified period?			X
<b>2. Books and Records</b>			
a. Are a complete set of books and records maintained in a satisfactory manner?	X		
b. Does the Mortgagor/Grantee make frequent postings (at least monthly) to the ledger accounts?	X		
<b>3. Cash Activities</b>			
a. Are the cash receipts deposited in an account in the name of the development?	X		
b. Are all account balances federally insured?	X		
c. If a centralized account is used, is it limited to disbursements?		As approved by VHDA X	
d. Are security deposits kept in an account separate and apart from all other funds of the development?			X
e. Does the balance in the security deposit account equal or exceed the liability? <b>Note:</b> The liability should include the accrued interest payable.			X
f. Does owner and/or management have a fidelity bond in an amount at least equal to potential collections for two months (one month on Section 8 uninsured developments) that provides coverage for all employees handling cash?			X

**FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY**  
**Section 8 – New Construction – Group Home**  
**(Project No. VA39-H027-017)**  
**AUDIT COMPLIANCE AND INTERNAL CONTROL QUESTIONNAIRE**  
**June 30, 2008**

Examination status	Yes	No	N/A
g. Did cash disbursements exclude payments for items listed below:			
• Legal expenses incurred in the sale of partnership interest?			X
• The fee for the preparation of a partner's, shareholder's or individual's federal, state, or local income tax returns?			X
• Expenses for advice to an owner on tax consequences of foreclosure?			X
• Reimbursement to the owners or affiliates for prior advances, capital expenditures and/or development acquisition costs while the mortgage/grant is in default, under modification, forbearance, or provisional workout arrangements?			X
• Were all disbursements from the operating account(s) made exclusively for operations or obligations of the development?	X		
h. Were distributions made to, or on behalf of, the owners limited to those authorized by the Regulatory Agreement or the distributions in accordance with prior written approval of VHDA, while the development was in a "surplus cash" position?	X		
• If development was operating under a modification or forbearance agreement and/or a provisional workout arrangement, is it not in a "surplus cash" position for the purposes of distributions?			X
• In the use of rental proceeds to pay for costs included in the Mortgagor/Grantee's cost certification, are there no unauthorized distributions of development income?			X
i. Were residual receipts deposited with the mortgagee within thirty days after mortgagee request of such deposit?			X
j. Were excess rental collections in Section 236 developments remitted to HUD each month?			X
k. Does the Mortgagor/Grantee have a formal rent collection policy?	X		
l. Is the collection policy uniformly enforced?	X		
m. Is there a formal procedure for write-off of bad debts?	X		
n. Have write-offs of tenants' accounts been less than five percent of the gross rent?	X		

**FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY**  
**Section 8 – New Construction – Group Home**  
**(Project No. VA39-H027-017)**  
**AUDIT COMPLIANCE AND INTERNAL CONTROL QUESTIONNAIRE**  
**June 30, 2008**

Examination status	Yes	No	N/A
o. Are accounts receivable other than tenants' receivables composed exclusively of amounts due from unrelated persons or firms?	X		
p. Were there indications that payments for services, supplies, or materials were not substantially in excess of amounts normally paid for such services in order to assure the most advantageous terms to the development?	X		
q. Were accounts payable remitted in a timely manner so as to not incur late charges/penalties?	X		
<b>4. Management Compensation</b>			
a. Was compensation to the Management Agent limited to the amounts prescribed in the Management Agreement?	X		
b. Did agent not charge development for expenses which the Management Agreement requires agent to pay?	X		
<b>5. Rents and Occupancy</b>			
a. On unassisted developments, is the gross potential rental income from apartments equal to or less than that shown on the most recent rent schedule(s) maintained by the Management Agent?	X		
b. On an unassisted development with federal tax credits, are rents in conformance with Federal Low Income Housing Tax Credit (IRS Section 42) program guidelines and the Extended Use Agreement (EUA)?			X
c. On assisted developments, are dwelling unit rents the same as those approved by VHDA on the most recent Rent Schedule, HUD No. 92458?			X
<b>6. HDA/HUD Subsidy Payments (Section 8/RAP Developments Only)</b>			
a. Were the amounts requested from VHDA/HUD adequately supported by the accounting records?	X		
b. Were subsidy receipts recorded in the proper accounts?	X		
c. Were utility allowance payments paid to residents within five business days of receipt from VHDA and in an amount equal to the corresponding utility allowance subsidy amounts received?			X
d. Were all uncashed utility allowance payments refunded to VHDA (via a Part II adjustment to the monthly Housing Assistance Payment) within six months of initial issuance by VHDA?			X

FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY  
Section 8 – New Construction – Group Home  
(Project No. VA39-H027-017)  
CERTIFICATE OF ASSISTANT SECRETARY  
June 30, 2008

I hereby certify that I have examined the accompanying financial statements, supplementary information, and management's discussion and analysis and, to the best of my knowledge and belief, they are complete and accurate. There were no changes in ownership during the year ended June 30, 2008.



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Mary A. Stevens  
Assistant Secretary  
Fairfax County Redevelopment and  
Housing Authority  
Employer Identification Number 52-1464034