

**PICKAWAY METROPOLITAN HOUSING AUTHORITY
CIRCLEVILLE, OHIO**

**REPORT ON EXAMINATION OF FINANCIAL
STATEMENTS AND SUPPLEMENTAL DATA FOR THE
YEAR ENDED DECEMBER 31, 2000**

J. E. Slaybaugh & Associates, Inc.
Certified Public Accountant
12 East Main Street
Lexington, Ohio 44904



STATE OF OHIO
OFFICE OF THE AUDITOR

JIM PETRO, AUDITOR OF STATE

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Board of Commissioners
Pickaway Metropolitan Housing Authority
Circleville, Ohio

We have reviewed the Independent Auditor's Report of the Pickaway Metropolitan Housing Authority, Pickaway County, prepared by J. E. Slaybaugh & Associates, Inc., for the audit period January 1, 2000 to December 31, 2000. Based upon this review, we have accepted these reports in lieu of the audit required by Section 117.11, Revised Code. The Auditor of State did not audit the accompanying financial statements and, accordingly, we are unable to express, and do not express an opinion on them.

Our review was made in reference to the applicable sections of legislative criteria, as reflected by the Ohio Constitution, and the Revised Code, policies, procedures and guidelines of the Auditor of State, regulations and grant requirements. The Pickaway Metropolitan Housing Authority is responsible for compliance with these laws and regulations.

JIM PETRO
Auditor of State

July 5, 2001

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PICKAWAY METROPOLITAN HOUSING AUTHORITY
CIRCLEVILLE, OHIO

DECEMBER 31, 2000

TABLE OF CONTENTS

	<u>Page</u>
Independent Auditors' Report	1
Balance Sheet, December 31, 2000	2
Statement of Revenues, Expenses and Changes in Equity	3
Statement of Cash Flows	4
Notes to Financial Statements	5 - 11
Schedule of Expenditures of Federal Awards	12
Schedule of Revenue and Expense By Program	13
Schedule of Activity	14
Actual Modernization Cost Certification	15
Independent Auditors' Report on Compliance on Internal Control Over Financial Reporting Based on an Audit of Financial Statements Performed in Accordance with Government Auditing Standards	16
Independent Auditors' Report on Compliance with Requirements Applicable to Each Major Program and Internal Control Over Compliance in Accordance with OMB Circular A-133	17-18
Schedule of Findings and Questioned Costs	19

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Certified Public Accountant*

INDEPENDENT AUDITOR'S REPORT

Board of Commissioners
Pickaway Metropolitan Housing Authority
Circleville, Ohio

We have audited the accompanying balance sheet of the Pickaway Metropolitan Housing Authority, Circleville, Ohio, as of and for the year ended December 31, 2000, and the related statements of revenues, expenses, equity, and cash flows for the year then ended. These financial statements are the responsibility of the Authority's management. Our responsibility is to express an opinion on these financial statements based on our audit.

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

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Pickaway Metropolitan Housing Authority as of December 31, 2000, and the results of its operations and the cash flows for the year then ended in conformity with generally accepted accounting principles.

In accordance with *Government Auditing Standards*, we have also issued a report dated May 23, 2001, on our consideration of Pickaway Metropolitan Housing Authority's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts and grants. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* and should be read in conjunction with this report in considering the results of our audit.

Our audit was performed for the purpose of forming an opinion on the financial statements of Pickaway Metropolitan Housing Authority, taken as a whole. The accompanying schedule of expenditures of federal awards, as required by *U.S. Office of Management and Budget Circular A-133, Audits of States, Local Governments and Non-Profit Organizations*, the Schedule of Revenue and Expense by Program, the Schedule of Activity, and the Actual Modernization Cost Certification, which are presented for the purposes of additional analysis, and are not a required part of the financial statements. Such information has been subjected to the auditing procedures applied in the audit of the financial statements, and in our opinion, is stated fairly, in all material respects, in relation to the financial statements taken as a whole.

J. E. Slaybaugh & Associates, Inc.

J.E. Slaybaugh & Associates, Inc.

Lexington, Ohio

May 23, 2001

PICKAWAY METROPOLITAN HOUSING AUTHORITY
CIRCLEVILLE, OHIO
BALANCE SHEET
DECEMBER 31, 2000

ASSETS

Current Assets

Cash and Cash Equivalents	\$ 692,719
Tenant Accounts Receivable- Net of \$ 10,662 Doubtful Accounts	6,144
Accounts Receivable- Fraud - Net of \$ 4,873 Doubtful Accounts	7,987
Accounts Receivable-HUD	1,000
Accounts Receivable-Other-Net of \$ 624 Doubtful Accounts	33,351
Accrued Interest Receivable	13,714
Investments-Unrestricted	395,298
Prepaid Expenses	4,054
Inventory- Net of \$ 200 Allowance for Obsolete	<u>2,060</u>
Total Current Assets	1,156,327
Mortgage Receivable- Net of Allowance	97,153
Investments- Restricted	399,910
Property and Equipment - Net of \$ 2, 579, 919 Accumulated Depreciation	<u>6,162,940</u>
Total Assets	<u>\$ 7,816,330</u>

LIABILITES AND EQUITY

Current Liabilities

Accounts Payable	\$ 18,002
Accounts Payable- Other Governments	15,837
Accounts Payable- HUD	198,195
Accounts Payable- Other	24,628
Security and Other Trust Deposits	12,540
Accrued Wages and Payroll Taxes	7,895
Accrued Compensated Absences	51,466
Deferred Revenues	167,647
Current Portion of Long Term Debt	900
Other Current Liabilities	<u>20,414</u>
Total Current Liabilities	517,524

Noncurrent Liabilites

Long Term Debt- Capital Projects	<u>537,172</u>
Total Liabilities	1,054,696

Equity

Contributed Capital	6,706,154
Retained Earnings	<u>55,480</u>
Total Equity	<u>6,761,634</u>

Total Liabilities and Equity	<u>\$ 7,816,330</u>
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The accompanying notes are an integral part of these financial statements.

PICKAWAY METROPOLITAN HOUSING AUTHORITY
CIRCLEVILLE, OHIO
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN EQUITY
FOR THE YEAR ENDED DECEMBER 31, 2000

<u>Revenue</u>	
HUD Grants	\$ 2,269,958
Rental Income	257,881
Investment Income-Unrestricted	29,182
Other Revenue	<u>5,904</u>
 Total Revenue	 2,562,925
<u>Expenses (before depreciation)</u>	
Housing Assistance Payments	1,740,586
Administrative Salaries	232,121
Employee Benefits	102,264
Other Administrative Expense	85,600
Compensated Absences	48,345
Tenant Services-Other	650
Material and Labor-Maintenance	60,658
Contract Services	106,313
Utilities	79,717
General Expenses	24,409
Payments in Lieu of Taxes	15,837
Bad Debt- Tenant Rents	<u>23,495</u>
 Total Expenses	 2,519,995
 Income (Loss) before Depreciation & Other Costs	 42,930
Depreciation	<u>321,613</u>
 Operating Income (Loss)	 (278,683)
 Retained Earnings - Beginning of Year	 <u>334,163</u>
 Retained Earnings - End of Year	 55,480
 Contributed Capital - Beginning of Year	 6,652,937
Capital Contributions	166,184
Allowance for Second Mortgage Receivables	(107,789)
HUD Adjustments to Section 8 Program	<u>(5,178)</u>
 Contributed Capital - End of Year	 <u>6,706,154</u>
 Total Equity - End of Year	 <u>\$ 6,761,634</u>

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

PICKAWAY METROPOLITAN HOUSING AUTHORITY
CIRCLEVILLE, OHIO
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED DECEMBER 31, 2000

Cash Flows from Operating Activities

Operating Income (Loss)	\$ (278,683)
Adjustments to reconcile Operating Loss to Net Cash Provided By Operating Activities:	
Depreciation	321,613
Adjustments by HUD	(5,178)
Accounts Receivable- Tenants	(12,413)
Allowance for Doubtful Accounts- Tenants	9,155
Accounts Receivable- Fraud	(2,353)
Allowance for Doubtful Accounts- Fraud	2,072
Accounts Receivable-HUD	166,354
Accounts Receivable-Other- Net	148,251
Accrued Interest Receivable	(5,753)
Investments- Unrestricted	(57,596)
Investments- Restricted	(12,175)
Prepaid Expenses	1,613
Inventory	840
Notes Receivable	(41,789)
Allowance for Second Mortgage Receivable	(107,789)
Accounts Payable	723
Accounts Payable- Other Governments	4,059
Accounts Payable- HUD	(46,571)
Accounts Payable- Other	1,274
Security Deposits	619
Accrued Wages & Taxes	(1,447)
Accrued Compensated Absences	4,270
Deferred Revenues	7,814
Other Current Liabilities	<u>(6,936)</u>
Net Cash Used By Operating Activities	89,974

Cash Flows from Investing Activities

Change in Project Costs	<u>(168,079)</u>
Net Cash Provided (Used) By Investing Activities	<u>(168,079)</u>

Cash Flows from Financing Activities

Debt Reduction	(1,046)
Capital Contributions	<u>166,184</u>
Net Cash Used by Financing Activities	<u>165,138</u>
Increase (Decrease) In Cash and Cash Equivalents	87,033
Cash and Cash Equivalents - Beginning of Year	<u>605,686</u>
Cash and Cash Equivalents - End of Year	<u>\$ 692,719</u>

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

PICKAWAY METROPOLITAN HOUSING AUTHORITY
CIRCLEVILLE, OHIO
NOTES TO FINANCIAL STATEMENTS
YEAR ENDED DECEMBER 31, 2000

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Reporting Entity

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

The nucleus of the financial reporting entity as defined by the Governmental Accounting Standards Board (GASB) Statement No. 14 is the "primary government." A fundamental characteristic of a primary government is that it is fiscally independent entity. In evaluating how to define the financial reporting entity, management has considered all potential component units. A component unit is a legally separate entity for which the primary government is financially accountable. The criteria of financial accountability is the ability of the primary government to impose its will upon the potential component unit. These criteria were considered in determining that the reporting entity did not have any component units.

Basis of Accounting

The accompanying combined financial statements have been prepared on the accrual basis of accounting, whereby revenues and expenses are recognized in the period earned or incurred. All transactions are accounted for in a single enterprise fund.

Pursuant to GASB Statement No. 20, Accounting and Financial Reporting for Proprietary Funds and Other Governmental Entities That Use Proprietary Fund Accounting, the Authority follows GASB guidance as applicable to proprietary funds and Financial Accounting Standards Board Statements and Interpretations, Accounting Principles Board Opinions, and Accounting Research Bulletins issued on or before November 30, 1989 that do not conflict with or contradict GASB pronouncements.

PICKAWAY METROPOLITAN HOUSING AUTHORITY
CIRCLEVILLE, OHIO
NOTES TO FINANCIAL STATEMENTS
YEAR ENDED DECEMBER 31, 2000

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, Continued

Use of Estimates

The preparation of financial statements in accordance with generally accepted accounting principles 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 financial statements, and the reported amounts of revenues expenses during the reporting period. Actual results could differ from those estimates.

Cash and Cash Equivalents

The Authority considers all highly liquid investments (including restricted assets) with a maturity of three months or less when purchased to be cash equivalents.

Tenant Receivables - Recognition of Bad Debts

Bad debts are provided on the allowance method based on management's evaluation of the collectability of outstanding tenant receivable balances at the end of the year.

Property and Equipment

Property and Equipment is recorded at cost. Costs that materially add to the productive capacity or extend the life of an asset are capitalized while maintenance and repair costs are expensed as incurred.

Useful Lives

Buildings	27.5 Years
Building Improvements	15 Years
Equipment	7 Years
Autos	5 Years

Depreciation is recorded on the straight-line method.

Capitalization of Interest

The Department of Housing and Urban Development's policy is not to capitalize interest in the construction or purchase of fixed assets.

PICKAWAY METROPOLITAN HOUSING AUTHORITY
CIRCLEVILLE, OHIO
NOTES TO FINANCIAL STATEMENTS
YEAR ENDED DECEMBER 31, 2000

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, continued

Investments

Investments are stated at fair value. Cost-based measures of fair value were applied to nonnegotiable certificates of deposit and money market investments.

Restricted Investments

Restricted investments represent amounts received from debt refinancing. These assets are restricted by HUD and can be used only after receiving approval from HUD.

NOTE 2 - CASH AND INVESTMENTS

Cash

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

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

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

Interim deposits are deposits of interim monies. Interim monies are those monies which are not needed for immediate use but which will be needed before the end of the current period of designation of depositories. Interim deposits must be evidenced by time certificates of deposit maturing not more than one year from the date of deposit or by savings or deposit accounts including passbook accounts.

Protection of Authority's deposits is provided by the Federal Deposit Insurance Corporation (FDIC) by eligible securities pledged by the financial institution as security for repayment, by surety company bonds deposited with the treasurer by the financial institution or by a single collateral pool established by the financial institution to secure the repayment of all public monies deposited with the institution.

PICKAWAY METROPOLITAN HOUSING AUTHORITY
CIRCLEVILLE, OHIO
NOTES TO FINANCIAL STATEMENTS
YEAR ENDED DECEMBER 31, 2000

NOTE 2 - CASH AND INVESTMENTS, continued

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

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

Category 1. . . . \$ 671,977 was covered by federal depository insurance.
Category 2. . . . \$ 894,715 was covered by specific collateral pledged by the
financial institution in the name of the Authority.

Book Balances at December 31, 2000, were as follows:	Cash	Investments	Total
Low Rent Public Housing	\$ 40,601	\$ 609,520	\$ 650,121
Rural Rental Housing	5,193	66,968	72,161
Section 8 Rental Certificates	199,525	80,266	279,791
Section 8 Rental Vouchers	447,400	38,454	485,854
	<u>\$ 692,719</u>	<u>\$ 795,208</u>	<u>\$ 1,487,927</u>

Investments

HUD, State Statute and Board Resolutions authorize the Authority to invest in obligations of U.S. Treasury, agencies and instrumentalities, certificates of deposit, repurchase agreements, money market deposit accounts, municipal depository fund, super NOW accounts, sweep accounts, separate trading of registered interest and principal of securities, mutual funds, bonds and other obligations of this State, and the State Treasurer's investment pool. Investments in stripped principal or interest obligations, reverse repurchase agreements and derivatives are prohibited. The issuance of taxable notes for the purpose of arbitrage, the use of leverage and short selling are also prohibited. An investment must mature within five years from the date of purchase unless matched to a specific obligation or debt of the Authority, and must be purchased with the expectation that it will be held to ma maturity. Investments may only be made through specified dealers and institutions. Payment for investments may be made only upon delivery of the securities representing the investments to the treasurer or, if the securities are not represented by a certificate, upon receipt of conformation of transfer from the custodian.

PICKAWAY METROPOLITAN HOUSING AUTHORITY
 CIRCLEVILLE, OHIO
 NOTES TO FINANCIAL STATEMENTS
 YEAR ENDED DECEMBER 31, 2000

NOTE 2 - CASH AND INVESTMENTS, Continued

The Authority's investments are categorized to give an indication of the level of risk assumed by the entity at year-end. Category A includes investments that are insured or registered or for which the securities are held by the Authority or its agent in the Authority's name. Category B includes uninsured and unregistered investments for which the securities are held by the counterparty's Trust department or agent in the Authority's name. Category C includes uninsured and unregistered investments for which securities are held by the counterparty or its Trust department but not in the Authority's name.

The Authority's nonnegotiable certificates of deposit are classified as investments on the balance sheet but are considered as deposits for GASB 3 purposes. Therefore, the categories described above do not apply.

NOTE 3 - PROPERTY AND EQUIPMENT

A summary of property and equipment at December 31, 2000, by class is as follows:

Land	\$ 468,021
Buildings and Land and Buildings Improvements	8,041,080
Furniture, Equipment- Dwelling	65,762
Furniture, Equipment- Administrative	<u>167,996</u>
Total	8,742,859
Less Accumulated Depreciation	<u>(2,579,919)</u>
Net Property and Equipment	<u>\$ 6,162,940</u>

NOTE 4 - MORTGAGE RECEIVABLE

Under the homeownership program tenants purchase single family homes from the Authority. The buyer obtains one half of their financing from a bank or mortgage company. The remaining portion of the debt is financed by the Authority by setting up a 4 % interest bearing note for one-half of the balance due and a second non-interest bearing for the other half. The amount due the Authority, net of allowance for default is \$ 197,517 at December 31, 2000.

PICKAWAY METROPOLITAN HOUSING AUTHORITY
CIRCLEVILLE, OHIO
NOTES TO FINANCIAL STATEMENTS
YEAR ENDED DECEMBER 31, 2000

NOTE 5 - ADMINISTRATIVE FEE

The Authority receives and "administrative fee" as part of the annual contribution from HUD to cover the costs (including overhead) of administering the Section 8 Housing Assistance Payments (HAP) Programs. The fee is a percentage of a HUD determined base rate for each unit per month under HAP contracts. The rates are as follows:

A. Certificates and Vouchers

Units per month x \$ 42.68/unit

NOTE 6 - ALLOCATION OF COSTS

The Authority allocated expenses not attributable to a specific program to all programs under management. The basis for this allocation was the number of units in each program or estimated actual usage. Management considers this to be an equitable method of allocation.

NOTE 7 - RETIREMENT AND OTHER BENEFIT PLANS

The employees of the Authority are covered by the Public Employees Retirement System of Ohio (PERS), a statewide cost-sharing multiple-employer deferred benefit pension plan. PERS provides retirement and disability benefits, annual cost-of-living adjustments, death benefits to plan members and beneficiaries. The authority to establish and amend benefit benefits is provided by the state statute per Chapter 145 of the Ohio Revised Code. PERS issues a publicly available financial report. Interested parties may obtain a copy by making a written request to 277 E. Town Street, Columbus, OH 43215-4642 or by calling (614) 466-2085.

The Ohio Revised Code provides statutory authority for employee and employer contributions. The employee contribution rate is 8.50% of qualifying gross wages for all employees. The total 2000 employer contribution rate was 13.55% of covered payroll. Required employer contributions are equal to 100% of the dollar amount billed to each employer and must be extracted from the employer's records. The Authority's contributions to P.E.R.S. for the years ending December 31, 2000 were as follows:

	Contribution	%
12/31/00	\$ 54,490	13.55%
12/31/99	\$ 53,568	13.55%
12/31/98	\$ 40,317	13.55%

All required contributions were made prior to each of those fiscal year ends. PERS of Ohio provides post-retirement health care coverage to age and service retirants with 10 or more years of qualifying Ohio service credit and to primary survivor recipients of such retirants. Health care coverage for disability recipients is available. The health care coverage provided by the retirement system is considered an Other Post-employment Benefit (OPEB) as described in GASB Statement No. 12. A portion of each employer's contribution to PERS is set aside for the funding of post retirement health care. The Ohio Revised Code provides statutory authority for employee and employer contributions. The 2000 employer contribution rate for state employers was 10.84 % of covered payroll : 4.3 % was the portion that was used to fund health care for the year. OPEB is financed through employer contributions and investment earnings and is expected to be sufficient to sustain the program indefinitely. The number of benefit recipients eligible for OPEB at December 31, 2000, was 401,339.

PICKAWAY METROPOLITAN HOUSING AUTHORITY
CIRCLEVILLE, OHIO
NOTES TO FINANCIAL STATEMENTS
YEAR ENDED DECEMBER 31, 2000

NOTE 8- COMPENSATED ABSENCES

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

All permanent employees will earn 4.6 hours sick leave per (90) hours of service. Unused sick leave may be accumulated without limit. At the time of separation, employees shall be paid the value of 30 days of unused sick leave.

All permanent employees will earn vacation hours accumulated based on length of service. All vacation time accumulated will be paid upon separation.

At December 31, 2000, \$ 51,466 was accrued by the Authority for unused vacation and sick time.

NOTE 9 - INSURANCE

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

NOTE 10 - CONTINGENCIES

Litigation and Claims

In the normal course of operations, the Authority may be subject to litigation and claims. At December 31, 2000 the Authority was not involved in litigation which would have a material effect on the financial statements.

NOTE 11 - LONG TERM DEBT

The Authority manages a multiple family housing project funded by the Department of Agriculture under their rural housing service. The debt associated with this project is as follows:

Amount of Loan	\$ 545,795
Date of Loan	May 10, 1985
Interest Rate	11.875%
Unpaid Principle	\$ 538,072

An amortization schedule was not available for the period ending December 31, 2000.

PICKAWAY METROPOLITAN HOUSING AUTHORITY
CIRCLEVILLE, OHIO
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE YEAR ENDED DECEMBER 31, 2000

<u>Federal Grantor/Program Title</u>	<u>Federal CFDA Number</u>	<u>Contract Number</u>	<u>Funds Received</u>	<u>Expenditures For The Year Ended</u>
<u>U.S. Department of Housing and Urban Development</u>				
Direct Programs:				
Low Rent Public and Indian Housing	14.850	C-5095	\$ 155,549	\$ 155,549
Public Housing- Comprehensive Improvement Assistance Program	14.852	C-5095	235,248	236,248
 Section 8 Tenant Based Cluster:				
Section 8 Rental Certificate Program	14.857	C-5063	199,914	199,914
Section 8 Rental Voucher Program	14.855	C-5063	1,833,912	1,833,912
Sub-Total			2,033,826	2,033,826
 U. S. Department of Agriculture Rural Rental Housing	 10.415		 10,519	 10,519
 Total Federal Assistance			 \$ 2,435,142	 \$ 2,436,142

NOTE: This schedule has been prepared on the accrual basis of accounting.

See Independent Auditors' Report

PICKAWAY METROPOLITAN HOUSING AUTHORITY
 CIRCLEVILLE, OHIO
 SCHEDULE OF REVENUE AND EXPENSE BY PROGRAM
 FOR THE YEAR ENDED DECEMBER 31, 2000

	Low rent Program	Rural Rental Program	CIAP Program	Rental Certificates Program	Rental Voucher Program	Total
REVENUE						
HUD Grants	\$ 155,549	\$ 10,519	\$ 70,064	\$ 199,914	\$ 1,833,912	\$ 2,269,958
Rental Income	223,468	34,413				257,881
Investment Income-Unrestricted	15,274	1,569		12,007	332	29,182
Other Revenue	1,656	1,391		1,656	1,201	5,904
Total Revenue	395,947	47,892	70,064	213,577	1,835,445	2,562,925
EXPENSES						
Housing Assistance Payments				169,966	1,570,620	1,740,586
Administrative Salaries	93,626			13,395	125,100	232,121
Employee Benefits	45,260			5,849	51,155	102,264
Other Administrative Expense	24,247	8,686	13,311	7,354	32,002	85,600
Compensated Absences	32,130			1,667	14,548	48,345
Tenant Services-Other	650					650
Material and Labor-Maintenance	33,926	2,051	11,749	1,328	11,604	60,658
Contract Services	43,579	6,377	45,004	1,166	10,187	106,313
Utilities	65,100	14,617				79,717
General Expenses	7,640	13,904		294	2,571	24,409
Payments in Lieu of Taxes	15,837					15,837
Bad Debt- Tenant Rents	19,682	1,197		(137)	2,753	23,495
Total Expenses	381,677	46,832	70,064	200,882	1,820,540	2,519,995
Income (Loss) before Depreciation & Other Costs	14,270	1,060	-	12,695	14,905	42,930
Depreciation	265,634	13,396	34,345	8,238	-	321,613
Operating Income (Loss)	\$ (251,364)	\$ (12,336)	\$ (34,345)	\$ 4,457	\$ 14,905	\$ (278,683)

See Independent Auditors' Report

PICKAWAY METROPOLITAN HOUSING AUTHORITY
CIRCLEVILLE, OHIO

ACTUAL MODERNIZATION COST CERTIFICATION

At December 31, 2000

1. The Actual Modernization Grant Costs are as follows:

	<u>Project OH16-906-98</u>
Funds Approved	\$ 235,000
Funds Expended	<u>235,000</u>
Excess (Deficiency) of Funds Approved	<u>\$ -</u>
Funds Advanced	\$ 235,000
Funds Expended	<u>235,000</u>
Excess (Deficiency) of Funds Advanced	<u>\$ -</u>

2. The Distribution of Costs as shown on the Schedule/Report of Modernization Grant Expenditures submitted to HUD for approval are in agreement with the Authority's records.

3. All Modernization Grant Costs have been paid and all related liabilities have been discharged through payment

See Independent Auditors' Report

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Certified Public Accountant*

INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE AND ON INTERNAL CONTROL
OVER FINANCIAL REPORTING BASED ON AN AUDIT OF FINANCIAL STATEMENTS
PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

Board of Commissioners
Pickaway Metropolitan Housing Authority
Circleville, Ohio

We have audited the financial statements of Pickaway Metropolitan Housing Authority, Circleville, Ohio, as of and for the year ended December 31, 2000, and have issued our report thereon dated May 23, 2001. We conducted our audit in accordance with generally accepted auditing standards and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States.

Compliance

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

Internal Control Over Financial Reporting

In planning and performing our audit, we considered Pickaway Metropolitan Housing Authority's internal control over financial reporting in order to determine our auditing procedures for the purpose of expressing our opinion on the financial statements and not to provide assurance on the internal control over financial reporting. Our consideration of the internal control over financial reporting would not necessarily disclose all matters in the internal control over financial reporting that might be material weaknesses. A material weakness is a condition in which the design or operation of one or more of the internal control components does not reduce to a relatively low level the risk that misstatements in amounts that would be material in relation to the financial statements being audited may occur and not be detected within a timely period by employees in the normal course of performing their assigned functions. We noted no matters involving the internal control over financial reporting and its operation that we consider to be material weaknesses.

This report is intended for the information and use of management and the Department of Housing and Urban Development and is not intended to be and should not be used by anyone other than these specified parties.

J. E. Slaybaugh & Associates, Inc.

J.E. Slaybaugh & Associates, Inc.
Lexington, Ohio
May 23, 2001

J. E. Slaybaugh & Associates, Inc.

*12 East Main Street
Lexington, Ohio 44904*

*Member AICPA
Member OSCPA*

*John E. Slaybaugh III
Certified Public Accountant*

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

Board of Commissioners
Pickaway Metropolitan Housing Authority
Circleville, Ohio

Compliance

We have audited the compliance of Pickaway Metropolitan Housing Authority with the types of compliance requirements described in the *U. S. Office of Management and Budget (OMB) Circular A-133 Compliance Supplement* that are applicable to each of its major federal programs for the year ended December 31, 2000. Pickaway Metropolitan Housing Authority's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings. Compliance with the requirements of laws, regulations contracts and grants applicable to each of its major federal programs is the responsibility of the Authority's management. Our responsibility is to express an opinion on Pickaway Metropolitan Housing Authority's compliance based on our audit.

We conducted our audit of compliance in accordance with generally accepted auditing standards; 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* and the provisions of the *Public and Indian Housing Compliance Supplement*, PIH Notice 97-30. 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 Pickaway Metropolitan Housing Authority's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our audit provides a reasonable basis for our opinion. Our audit does not provide a legal determination on Pickaway Metropolitan Housing Authority's compliance with those requirements.

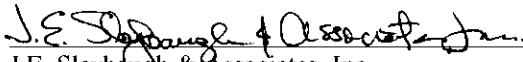
In our opinion, Pickaway Metropolitan Housing Authority complied, in all material respects, with the requirements referred to above that are applicable to each of its major federal programs for the year ended December 31, 2000.

Internal Control Over Compliance

The management of Pickaway Metropolitan Housing Authority is responsible for establishing and maintaining effective internal control over compliance with requirements of laws, regulations, contracts and grants applicable to federal programs. In planning and performing our audit, we considered the Authority's internal control over compliance with requirements that could have a direct and material effect on a major federal program in order to determine our auditing procedures for the purpose of expressing our opinion on compliance and to test and report on internal control over compliance in accordance with OMB Circular A-133.

Our consideration of the internal control over compliance would not necessarily disclose all matters in the internal control that might be material weaknesses. A material weakness is a condition in which the design or operation of one or more of the internal control components does not reduce to a relatively low level the risk that noncompliance with applicable requirements of laws, regulations, contracts and grants that would be material in relation to a major federal program being audited may occur and not be detected within a timely period by employees in the normal course of performing their assigned functions. We noted no matters involving the internal control over compliance and its operation that we consider to be material weaknesses.

This report is intended for the information and use of management and the Department of Housing and Urban Development and is not intended to be and should not be used by anyone other than these specified parties.



J.E. Slaybaugh & Associates, Inc.
Lexington, Ohio
May 23, 2001

PICKAWAY METROPOLITAN HOUSING AUTHORITY
CIRCLEVILLE, OHIO

SCHEDULE OF FINDINGS

December 31, 2000

PART I - SUMMARY OF AUDITOR'S RESULTS

1. The auditor has issued an unqualified opinion on the financial statements of Pickaway Metropolitan Housing Authority.
2. There were no reportable conditions in internal control disclosed by the audit of the financial statements.
3. There was no noncompliance material to the financial statements disclosed by the audit.
4. There were no reportable conditions in the internal control over major programs disclosed by the audit.
5. The auditor has issued an unqualified opinion on compliance for major programs for Pickaway Metropolitan Housing Authority.
6. The audit disclosed no audit findings.
7. The major programs are:

Cluster- Tenant Based Section 8 Programs

8. The dollar threshold used to distinguish between Type A and Type B programs was \$ 300,000.
9. The auditor determined that Pickaway Metropolitan Housing Authority qualified as a low-risk auditee.

PART II - FINDINGS RELATED TO THE FINANCIAL STATEMENTS WHICH ARE REQUIRED
TO BE REPORTED IN ACCORDANCE WITH GAGAS

1. None

PART III - FINDINGS AND QUESTIONED COSTS FOR FEDERAL AWARDS INCLUDING AUDIT FINDINGS

1. None



STATE OF OHIO
OFFICE OF THE AUDITOR

JIM PETRO, AUDITOR OF STATE

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800-282-0370
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PICKAWAY METROPOLITAN HOUSING AUTHORITY

PICKAWAY COUNTY

CLERK'S CERTIFICATION

This is a true and correct copy of the report which is required to be filed in the Office of the Auditor of State pursuant to Section 117.26, Revised Code, and which is filed in Columbus, Ohio.

Susan Babbitt

CLERK OF THE BUREAU

**CERTIFIED
JULY 24, 2001**