

**Miami Metropolitan Housing Authority
Single Audit Report
For The Year Ended December 31, 2002**

Lightner & Stickel CPA's, Inc
Troy, Ohio



**Auditor of State
Betty Montgomery**

Board of Commissioners
Miami Metropolitan Housing Authority
1695 Troy-Sidney Road
Troy, Ohio 45373

We have reviewed the Independent Auditor's Report of the Miami Metropolitan Housing Authority, Miami County, prepared by Lightner & Stickel, CPA's, Inc., for the audit period January 1, 2002 to December 31, 2002. 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 Miami Metropolitan Housing Authority is responsible for compliance with these laws and regulations.

Betty Montgomery

BETTY MONTGOMERY
Auditor of State

September 24, 2003

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Table of Contents

Independent Auditor's Report	1
Financial Statements:	
Balance Sheet	2
Statement of Revenues, Expenses and Changes in Net Assets	3
Statement of Cash Flows	4
Notes to Financial Statements	5-10
Supplemental Schedules:	
Supplemental Schedule of Federal Awards	11
Supplemental Schedule of Combining Balance Sheets	12
Supplemental Schedule of Revenues, Expenses and Changes in Equity	13
Supplemental Schedule of Actual Capital Fund Programs Incurred on Projects Closed	14
Supplemental Schedule of Adjusting Journal Entries	15-16
Reports on Compliance and on Internal Controls:	
Independent Auditor's Report on Compliance and on Internal Control Over Financial Reporting Based on an Audit Performed in Accordance with <i>Government Auditing Standards</i>	17
Independent Auditor's Report on Compliance and on Internal Control Over Compliance Applicable to Each Major Federal Award Program	18-19
Schedule of Findings and Questioned Costs	20-21

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Independent Auditor's Report

To the Board of Commissioners
Miami Metropolitan Housing Authority
Troy, Ohio

We have audited the accompanying financial statements of the Miami Metropolitan Housing Authority, as listed in the Table of Contents, as of and for the year ended December 31, 2002. These financial statements are the responsibility of the Miami Housing 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 auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards, issued by 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 in 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 Miami Metropolitan Housing Authority as of December 31, 2002, and the results of its operations and 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 a report dated August 13, 2003, on our consideration of the Miami Metropolitan Housing Authority's internal control over financial reporting and our tests of compliance with certain provisions of laws, regulations, contracts and grants. That 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 basic financial statement of the Miami Metropolitan Housing Authority taken as a whole. The accompanying Schedule of Expenditures and Federal Awards is presented for purposes of additional analysis as required by U.S. Office of Management and Budget Circular A-133, Audits of States, Local Governments, and Non-Profit Organizations, the supplemental schedules combining: balance sheets, revenues expenses and changes in equity and supplemental schedule on Actual Capital Fund Program incurred on projects closed and schedule of adjusting journal entries are also presented for the purpose of additional analysis and are not a required part of the basic financial statements. The aforementioned supplemental schedules and information are also the responsibility of management. Such supplemental schedules and information have been subjected to the auditing procedures applied in the audit of the basic consolidated financial statements and, in our opinion, are fairly stated, in all material respects, in relation to the basic consolidated financial statements taken as a whole. Such supplemental schedules and information have 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.

Lightner & Stickel CPA's, Inc.
August 13, 2003

MIAMI METROPOLITAN HOUSING AUTHORITY
BALANCE SHEET
FOR THE YEAR ENDED DECEMBER 31, 2002

ASSETS

Current Assets	
Cash	\$ 451,172
Accounts Receivable	236,891
Accounts Receivable - PHA Projects	497
Accounts Receivable - HUD Other Projects	201,717
Accounts Receivable - Tenants - Dwellings Rents	2,610
Inventories	15,581
Prepaid Expenses	109,104
Total Current Assets	<u>1,017,572</u>
Land, Structures and Equipment	
Land	357,350
Buildings	8,338,834
Furniture, Equipment and Machinery - Dwellings	96,219
Accumulated Depreciation	<u>(4,153,718)</u>
Total Land, Structures and Equipment	<u>4,638,685</u>
Other Assets	
Workers Comp Deposit	990
Construction in Progress	<u>30,367</u>
Total Other Assets	<u>31,357</u>
Total Assets	<u>\$ 5,687,614</u>

LIABILITIES AND NET ASSETS

LIABILITIES

Current Liabilities	
Accounts Payable	\$ 228,205
Accounts Payable - Security Deposits	31,371
Accrued Expenses	127,826
Total Current Liabilities	<u>387,402</u>
Total Liabilities	<u>387,402</u>

NET ASSETS

Net Assets	
Net Assets	<u>5,300,212</u>
Total Net Assets	<u>5,300,212</u>
Total Liabilities and Net Assets	<u>\$ 5,687,614</u>

See Independent Auditor's Report and Notes to the Financial Statements.

MIAMI METROPOLITAN HOUSING AUTHORITY
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET ASSETS
FOR THE YEAR ENDED DECEMBER 31, 2002

Operating Revenue

Dwelling Rental	\$	429,859
Tenant Revenue - Other		11,641
HUD PHA Grants		4,361,792
Investment Income - Unrestricted		6,367
Other Revenue		23,822
Total Operating Revenue		4,833,481

Operating Expenses

Wages and Benefits		1
Housing Assistance Payments		3,590,814
Auditing Fees		3,040
Outside Management Fees		548,531
Other Operating Expenses - Admin.		33,263
Tenant Services - Other		17,377
Water		41,008
Electric		117,977
Gas		30,372
Ordinary Maintenance-Materials & Other		50,492
Ordinary Maintenance-Contract Costs		169,703
Insurance Premiums		18,396
Payments in Lieu of Taxes		25,522
Bad Debts Tenants		2,716
Total Operating Expenses		4,649,212

Operating Income 184,269

Other Income (Expenses)

Depreciation 283,475

Increase (Decrease) Net Assets (99,206)

Net Assets at Beginning of Year 5,736,636

Prior Period Adjustment (337,218)

Net Assets at End of Year \$ 5,300,212

See Independent Auditor's Report and Notes to the Financial Statements.

MIAMI METROPOLITAN HOUSING AUTHORITY
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED DECEMBER 31, 2002

Cash Flows From Operating Activities	
Increase (Decrease) in Net Assets	\$ (99,206)
Adjustments to reconcile net income (loss) to net cash provided (used) by operating activities	
Depreciation	283,475
(Increase) decrease in accounts receivable	(438,671)
(Increase) decrease in prepaid assets	72,602
(Increase) decrease in inventories	(1,236)
Increase (decrease) in accounts payable	32,505
Increase (decrease) in other accrued liabilities	<u>100,585</u>
Total adjustments	<u>49,260</u>
Net Cash Provided (Used) by Operating Activities	(49,946)
Cash Flows From Investing Activities	
Proceeds from disposal of property	890
Land, structures, and equipment	<u>(177,582)</u>
Net Cash Provided (Used) by Investing Activities	<u>(176,692)</u>
NET INCREASE (DECREASE) IN CASH	(226,638)
CASH AT BEGINNING OF YEAR	<u>677,810</u>
CASH AT END OF YEAR	<u>\$ 451,172</u>

See Independent Auditor's Report and Notes to the Financial Statements.

MIAMI METROPOLITAN HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
YEAR ENDED DECEMBER 31, 2002

Note 1 – Description of Entity

The Miami Housing Authority (“MMHA” or the “Authority”) was created under Ohio Revised Code Section 3735.27. The Housing Authority contracts with United States Department of Housing and Urban Development (HUD) to provide low and moderate income persons with safe and sanitary housing. The Housing Authority owns 123 units and has approximately 850 units under contract with private owners. Contributions, including operating subsidies and grants made by HUD, used to offset certain MMHA expenditures are more fully described as follows:

- Basic annual contributions for operations of the low rent housing program are received from HUD to cover the excess of expenditures over receipts, not to exceed maximum amounts stipulated in the Annual Contributions Contract.
- Housing assistance payments (“HAP”) are received by MMHA, subject to certain limitations, for operations of the Section 8 Program. The amount of the HAP payments is determined based upon numerous criteria, including unit size and number of dwellings units.
- MMHA is required to remit residual (if any) from operations and certain interest to HUD as specified in its Annual Contributions Contract to reduce the annual HUD contributions.

Oversight of the Miami Metropolitan Housing Authority is provided a by six (6) member board called the Board of Commissioners representing one (1) appointee of the Common Pleas Court, one (1) appointee of the County commissioners, one (1) appointee of the Probate Court, one (1) appointee resident member appointed by the Resident Advisory Committee and two (2) appointees of the largest municipality of the county. The Authority’s financial statements include all funds, agencies, boards, commissions, and departments for which the Authority is financially accountable. Financial accountability, as defined by the Governmental Accounting Standards Board (“GASB”), exists if the Authority appoints a voting majority of an organization’s governing board and the Authority is either able to impose its will on that organization or there is a potential for the organization to provide specific financial benefits to, or impose specific burdens on, the Authority. The Authority may also be financially accountable for governmental organizations with a separately elected governing board, a governing board appointed by another government, or a jointly appointed board that is fiscally dependent on the Authority. The Authority also took into consideration other organizations for which the nature and significance of their relationship with the Authority are such that exclusion would cause the Authority’s general purpose financial statements to be misleading or incomplete. Based upon the foregoing criteria, the Authority has no component units.

MIAMI METROPOLITAN HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
YEAR ENDED DECEMBER 31, 2002

Note 1 – Description of Entity (continues)

HUD requires all grantee agencies and authorities to maintain a separate ledger for each grant/granting contract. Accordingly, MMHA maintains a separate ledger for each of the following programs/grants:

- a. **Annual Contributions Contract C-5082** – The following programs are operated under the contract:

Low Rent Housing Program – Under this program, which is sponsored by HUD and commonly known as Public Housing, MMHA manages 127 housing units, which are owned by Authority. MMHA operates the Program with the proceeds of rentals received from tenants and contributions and subsidies received from HUD under contractual agreement.

Modernization Programs – Modernization programs, also known as Capital Fund Program (CFP), are funded through project grants, and are used to replace or materially upgrade portions of MMHA’s housing units.

- b. **Annual Contributions Contract C-5052** – Housing Assistance Program (“HAP”) – Under this HUD Section 8 Program, MMHA contracts with private landlords and subsidizes the rental of approximately 850 housing dwelling units. Under this program, HAP payments are made to the landlord on behalf of the tenant for the difference between the contract rent and the amount the tenant is able to pay.

Note 2 – Summary of Significant Accounting Policies

The significant accounting policies under which the financial statements have been prepared are as follows:

- a. **Cash and cash equivalents** include investments with original maturities of three months or less. Cash equivalents are carried at the lower of cost or market.
- b. **Allowance for Doubtful Accounts** – No provisions for doubtful accounts has been established for the year ended December 31, 2002. Management has represented the balance of accounts receivable is fully collectible.
- c. **Inventory** – The Authority’s inventories, which consist primarily of maintenance supplies are carried at cost using the first in-first out method and are valued at the lower of cost or market.
- d. **Land, Structures and Equipment** – is recorded at cost. Depreciation is provided for by the amortization of the cost of the asset over its estimated useful life using the straight line method. Depreciation expense was \$283,475 for the year ended December 31, 2002. The estimated useful lives are as follows:

Buildings	40 years
Furniture & Equipment – dwelling	7 years

MIAMI METROPOLITAN HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
YEAR ENDED DECEMBER 31, 2002

Note 2 – Summary of Significant Accounting Policies (continued)

The cost of assets sold or retired and related amounts of accumulated depreciation are removed from the accounts in the year of disposal. Any resulting gain or loss is reflected in current operations. Expenditures for maintenance and repairs are charged directly to operations as incurred; additions and betterments are capitalized.

- e. **Interprogram Receivable/Payable** – During the course of operations, numerous short-term interprogram loans are made primarily to cover payroll and interprogram cost allocations.
- f. **Recognition of Revenues and Expenses** – Contributions, grants, and subsidies received from HUD are generally recognized as revenue in the Annual Contributions Contract year. Tenant rentals are recognized as revenues in the month of occupancy. Contributions under the Capital Fund Program (CFP) are recognized as revenue in the period which the grants are awarded.
- g. **Indirect Costs** – Certain indirect costs are allocated to the various programs under the HUD approved cost allocation plan.
- h. **Use of Estimates** – The preparation of the 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 the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.
- i. **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 its proprietary funds, and Financial Accounting Standards Boards 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.

Note 3 – Deposits and Investments

Legal and Other Requirements – The investment and deposit of Authority monies are governed by the provisions of the Ohio Revised Code and the Authority's written investment policy. Only banks located in Ohio and domestic buildings and loan associations are eligible to hold public deposits. The Authority is also generally permitted to invest its monies in certificates of deposits, savings accounts, money market accounts, certain highly rated commercial paper, the State Treasurer's investment pool (STAR OHIO), and obligations of certain political subdivisions of Ohio and the United States government and its agencies. These investments must mature within five years of their purchase. The Authority may also enter into repurchase agreements with any eligible depository or any eligible dealer for a period not exceeding thirty days.

MIAMI METROPOLITAN HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
YEAR ENDED DECEMBER 31, 2002

Note 3 – Deposits and Investments (continued)

Public depositories must give security for all public funds on deposits. HUD requires specific collateral on individual accounts in excess of amounts insured by the Federal Deposit Insurance Corporation. Repurchase agreements must be secured by the specific qualifying securities upon which the repurchase agreements are based. These securities must mature or be redeemable within five years of the date of the related repurchase agreement. The market value of the securities subject to a repurchase agreement must exceed the value of the principal by 2% and be marked to market daily. State law does not require security for public deposits and investments to be maintained in the Authority's name.

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

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

- | | | |
|---------------------|------------|--|
| Deposits: | Category 1 | Insured or collateralized with securities held by the Authority or by its agent in the Authority's name. |
| | Category 2 | Collateralized with securities held by the pledging financial institution's trust department or agent in the Authority's name. |
| | Category 3 | Uncollateralized as defined by the GASB (securities pledged with the pledging financial institution's trust department or agent, but not in the Authority's name). |
| Investments: | Category 1 | Insured or registered, or securities held by the Authority or its agent in the Authority's name. |
| | Category 2 | Uninsured and unregistered, with securities held by the counterparty's trust department or agent in the Authority's name. |
| | Category 3 | Uninsured and unregistered, with securities held by the counterparty or by its trust department or agent by not in the Authority's name. |

MIAMI METROPOLITAN HOUSING AUTHORITY
 NOTES TO FINANCIAL STATEMENTS
 YEAR ENDED DECEMBER 31, 2002

Note 3 – Deposits and Investments (continued)

Deposits – At December 31, 2002, the carrying value of the Miami Metropolitan Housing Authority’s cash and investments consisted of demand deposits and certificate of deposits in the amount of \$451,172. The bank balances of \$304,493 were collateralized as follows:

- Category 1 \$100,000 was covered by Federal Depository Insurance
- Category 2 \$204,493 was covered by collateral held by a third party in the name of the Authority.

Cash and cash equivalents, which are demand deposits, at December 31, 2002, are as follows:

Annual Contribution Contract	Book Amount	Bank Amount
C-5082-Public Housing	<u>\$ 451,172</u>	<u>\$ 304,493</u>

Note 4 – Related Party Transaction

The Miami County Metropolitan Housing Authority has a management agent contract with Miami County Community Action Council, in which a contract is signed to provide services as determined by the Housing Authority. The Community Action Council has a separate audit of its financial records under the same guidelines as OMB Circular A-133 “Audits of States, Local Governments and Non Profit Organizations.”

Note 5 – Risk Management

The Housing Authority is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disaster. In order to minimize these risks the Authority was insured through the State Housing Authority Risk Pool, Inc. (SHARP) a public entity risk pool operating a common risk, management and insurance program for its 22 housing authority members. The State Housing Authority Risk Pool Association, Inc. is self-sustaining through member premiums and reinsures through commercial insurance companies. In addition coverage for employee health and accident insurance is purchased by an independent third party. Settlement claims for these risks have not exceeded coverage for the past two years. Further there has been not reduction in premiums or insurance coverage.

Note 6 – Employees Retirement System

The Housing Authority contributes 6.2% of gross salary to Social Security Insurance. Social Security Insurance requires members to contribute an additional 6.2% of their gross salary. The amount of these funds is not reflected in the accompanying financial statements.

MIAMI METROPOLITAN HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
YEAR ENDED DECEMBER 31, 2002

Note 7 – Payments in Lieu of Taxes

MMHA has cooperation agreements with certain municipalities under which it makes payments in lieu of real estate taxes for various public services. Expense recognized for payments in lieu of taxes totaled \$ 25,522 for the year ended December 31, 2002.

Note 8 – New Accounting Standards

The GASB has issued Statement No. 34 Basic Financial Statements – and Management’s Discussion and Analysis – for State and Local Governments. This statement establishes reporting standards for general purpose external financial reporting by governmental units. GASB Statement No. 34 is effective for the year ending December 31, 2003. The Authority has not completed an analysis of the impact of this statement on its reported financial condition and results of operation.

Note 9 – Current Vulnerability Due to Certain Concentrations

The Authority receives the majority of its revenue from the U. S. Department of Housing and Urban Development and is subject to changes in Congressional acts or mandated changes by HUD.

Note 10 – Prior Year Adjustment

The Prior Year Adjustment of \$337,218 is relating to a Capital Improvement project that was recorded erroneously.

MIAMI METROPOLITAN HOUSING AUTHORITY
SUPPLEMENTAL SCHEDULE OF COMBINING BALANCE SHEETS
DECEMBER 31, 2002

	REAC Line Item #	Low Rent Public Housing	CFP*	Section 8 Rental Vouchers Program	Total
ASSETS					
Current Assets					
Cash	111	\$ 451,128	\$ 29	\$ 15	\$ 451,172
Accounts Receivable	125	65,626	171,265	0	236,891
Accounts Receivable - PHA Projects	121	0	0	497	497
Accounts Receivable - HUD Other Projects	122	0	0	201,717	201,717
Accounts Receivable - Tenants - Dwellings Rents	126	2,610	0	0	2,610
Inventories	143	15,581	0	0	15,581
Prepaid Expenses	142	109,104	0	0	109,104
Total Current Assets		644,049	171,294	202,229	1,017,572
Land, Structures and Equipment					
Land	161	357,350	0	0	357,350
Buildings	162	8,338,834	0	0	8,338,834
Furniture, Equipment and Machinery - Dwellings	163	96,219	0	0	96,219
Accumulated Depreciation	166	(4,153,718)	0	0	(4,153,718)
Total Land, Structures and Equipment		4,638,685	0	0	4,638,685
Other Assets					
Workers Comp Deposit	174	990	0	0	990
Construction in Progress	167	0	30,367	0	30,367
Total Other Assets		990	30,367	0	31,357
Total Assets		\$ 5,283,724	\$ 201,661	\$ 202,229	\$ 5,687,614
LIABILITIES AND NET ASSETS					
LIABILITIES					
Current Liabilities					
Accounts Payable	312	\$ 25,464	\$ 0	\$ 202,741	\$ 228,205
Accounts Payable - HUD	331	0	0	0	0
Accounts Payable - Security Deposits	341	31,371	0	0	31,371
Accrued Expenses	345	127,826	0	0	127,826
Total Current Liabilities		184,661	0	202,741	387,402
Total Liabilities		184,661	0	202,741	387,402
NET ASSETS					
Net Assets					
Net Assets		5,099,063	201,661	(512)	5,300,212
Total Net Assets		5,099,063	201,661	(512)	5,300,212
Total Liabilities and Net Assets		\$ 5,283,724	\$ 201,661	\$ 202,229	\$ 5,687,614

*CFP - Represents Public Housing Capital Fund Program

See Independent Auditor's Report on Supplemental Data.

MIAMI METROPOLITAN HOUSING AUTHORITY
SUPPLEMENTAL SCHEDULE OF COMBINING REVENUES, EXPENSES AND CHANGES IN NET ASSETS
FOR THE YEAR ENDED DECEMBER 31, 2002

	REAC Line Item #	Low Rent Public Housing	CFP*	Section 8 Rental Voucher Program	Total
Operating Revenue					
Dwelling Rental	703	\$ 429,859	\$ 0	\$ 0	\$ 429,859
Tenant Revenue - Other	704	11,641	0	0	11,641
HUD PHA Grants	706	93,487	203,661	4,064,644	4,361,792
Investment Income - Unrestricted	711	6,177	0	190	6,367
Other Revenue	715	23,822	0	0	23,822
		<hr/>			<hr/>
Total Operating Revenue		564,986	203,661	4,064,834	4,833,481
Operating Expenses					
Wages and Benefits	911	1	0	0	1
Housing Assistance Payments	973	0	0	3,590,814	3,590,814
Auditing Fees	912	0	0	3,040	3,040
Outside Management Fees	913	79,729	0	468,802	548,531
Other Operating Expenses - Admin.	916	9,487	23,395	381	33,263
Tenant Services - Other	924	2,400	14,977	0	17,377
Water	931	41,008	0	0	41,008
Electric	932	117,977	0	0	117,977
Gas	933	30,372	0	0	30,372
Ordinary Maintenance-Materials & Other	942	50,492	0	0	50,492
Ordinary Maintenance-Contract Costs	943	169,703	0	0	169,703
Insurance Premiums	961	18,396	0	0	18,396
Payments in Lieu of Taxes	963	25,522	0	0	25,522
Bad Debts Tenants	964	2,716	0	0	2,716
		<hr/>			<hr/>
Total Operating Expenses		547,803	38,372	4,063,037	4,649,212
Operating Income		17,183	165,289	1,797	184,269
Other Income (Expenses)					
Depreciation	974	283,475	0	0	283,475
		<hr/>			<hr/>
Increase (Decrease) Net Assets		(266,292)	165,289	1,797	(99,206)
Closed Programs					
Closed Programs	512	177,582	(177,582)	0	0
Prior Year Correction	1104	(337,218)	0	0	(337,218)
Net Assets at Beginning of Year	1103	5,524,991	213,954	(2,309)	5,736,636
		<hr/>			<hr/>
Net Assets at End of Year		\$ 5,099,063	\$ 201,661	\$ (512)	\$ 5,300,212

*CFP - Represents Public Housing Capital Fund Program

See Independent Auditor's Report on Supplemental Data.

MIAMI METROPOLITAN HOUSING AUTHORITY
 SUPPLEMENTAL SCHEDULE OF ACTUAL CAPITAL FUND PROGRAM
 FOR THE YEAR ENDED DECEMBER 31, 2002

The actual costs incurred on project OH-10-P062-501-01 are as follows:

The actual costs incurred on project OH-10-P062-501-02 are as follows:

	Project 501-01	Project 501-02
Funds Approved	\$ 213,954	\$ 203,661
Funds Expended	213,954	32,396
Excess Funds Approved	\$ 0	\$ 171,265
Funds Advanced	\$ 213,954	\$ 203,661
Funds Expended	213,954	32,396
Excess Funds Approved	\$ 0	\$ 171,265

All modernization costs have been paid and all related liabilities have been discharged through payment for Project OH-10-P062-501-01.

See Independent Auditor's Report on Supplemental Data.

MIAMI METROPOLITAN HOUSING AUTHORITY
 SUPPLEMENTAL SCHEDULE OF ADJUSTING JOURNAL ENTRIES
 FOR THE YEAR ENDED DECEMBER 31, 2002

REAC <u>ACCT #</u>	<u>Description</u>	<u>Debit</u>	<u>Credit</u>
	<u>Public Housing</u>		
126	Accounts Receivable - Tenants - Dwellings Rents	1,355	
703	Dwelling Rental		440
704	Tenant Revenue - Other	182	
916	Other Operating Expenses - Admin.		1,097
	To adjust Tenant Accounts Receivable		
512	Public Housing - Equity		222,855
974	Depreciation Expense	270,910	
166	Accumulated Depreciation		48,055
	Correct Depreciation posting		
163	Furniture and Equipment	890	
715	Other Revenue		890
	Reclass proceeds from sale of appliances		
163	Furniture and Equipment		9,194
166	Accumulated Depreciation	9,194	
	1981 Chevy Truck disposal		
162	Buildings		364,559
166	Accumulated Depreciation	27,342	
1104	Prior Year Correction	337,217	
	Correct prior year Capital Improvements		
166	Accumulated Depreication		12,565
974	Depreciation Expense	12,565	
	Adjust depreciation expense		

See Independent Auditor's Report on Supplemental Data.

MIAMI METROPOLITAN HOUSING AUTHORITY
 SUPPLEMENTAL SCHEDULE OF ADJUSTING JOURNAL ENTRIES
 FOR THE YEAR ENDED DECEMBER 31, 2002

REAC <u>ACCT #</u>	<u>Description</u>	<u>Debit</u>	<u>Credit</u>
	<u>CFP</u>		
125	Accounts Receivable	171,265	
706	HUD PHA Grants		171,265
	Adjust recording of awarded grant		
	<u>Vouchers</u>		
512	Vouchers - Equity		9,224
913	Outside Management Fees	9,224	
	Correct posting of administrative fees		
331	Accounts Payable - HUD	9,112	
706	HUD PHA Grants		9,112
	Adjust Accounts Payable - HUD		
	<u>Closed Programs</u>		
512	Public Housing - Equity	177,582	
512	CFP - Equity		177,582
	Record closed programs		

See Independent Auditor's Report on Supplemental Data.

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

To the Board of Commissioners
Miami Metropolitan Housing Authority
Troy, Ohio

We have audited the financial statements of the Miami Metropolitan Housing Authority as of and for the year ended December 31, 2002, and have issued our report thereon dated August 13, 2003. 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.

Compliance

As part of obtaining reasonable assurance about whether the Miami 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 the Miami Metropolitan Housing Authority's internal control over financial reporting in order to determine our auditing procedures of expressing our opinion on the financial statement 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 solely for the information and use of management, federal awarding agencies and pass-through agencies and is not intended to be and should not be used by anyone other than these specified parties.

Independent Auditor's Report on Compliance with Requirements Applicable to Each Major Federal Program and Internal Control Over Compliance in Accordance with OMB Circular A-133

To the Board of Commissioners
Miami Metropolitan Housing Authority
Troy, Ohio

Compliance

We have audited the compliance of the Miami 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 its major federal program for the year ended December 31, 2002. The Miami Metropolitan Housing Authority's major federal program is identified in the Summary of Auditor's Results section of the accompanying Schedule of Findings and Questioned Costs. Compliance with the requirements of laws, regulations, contracts and grants applicable to its major federal program is the responsibility of the Miami Metropolitan Housing Authority's management. Our responsibility is to express an opinion on the Miami Metropolitan Housing Authority's compliance based on our audit.

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 Miami Metropolitan Housing Authority's compliance with those requirements and performing such other procedures as we considered necessary under the circumstances. We believe that our audit provides a reasonable basis for our opinion. Our audit does not provide a legal determination on the Miami Metropolitan Housing Authority's compliance with those requirements.

In our opinion, the Miami Metropolitan Housing Authority complied, in all material respects, with the requirements referred to above that are applicable to its major federal program for the year ended December 31, 2002.

Internal Control Over Compliance

The management of the Miami 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 Miami Metropolitan Housing 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 solely for the information of management, federal awarding agencies and pass-through agencies and is not intended to be and should not be used by anyone other than these specified parties. However, this report is a matter of public record and its distributions not limited.

Lightner & Stickel CPA's, Inc.
August 13, 2003

Miami Metropolitan Housing Authority
Schedule of Findings and Questioned Costs
For the Year Ended December 31, 2002

I. **Summary of Auditors Results:**

Financial Statements

Type of auditor's report issued: Unqualified

Internal control over financing reporting:

Material weakness identified _____ Yes X No

Reportable conditions identified that are not considered to be material weakness? _____ Yes X None reported

Noncompliance material to financial statements noted? _____ Yes X No

Federal Awards

Internal control over major programs:

Material weaknesses identified? _____ Yes X No

Reportable conditions identified that are not considered to be material weaknesses? _____ Yes X None reported

Type of auditor's report issued on compliance for major programs: Unqualified

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:

CFDA Numbers

14.855

Name of Federal Grantor

U.S. Department of Housing and Urban Development

Dollar threshold used to distinguish Type A and Type B programs: \$300,000

Auditee qualified as low-risk auditee? X Yes _____ No

II. **Financial Statement Finding:**

No items noted.

III. **Findings and Questioned Costs:**

No items noted.

IV. **Summary Schedule of Prior Auditing Findings:**

No findings reported in prior audit report.

Miami Metropolitan Housing Authority
Audit Findings
For the Year Ended December 31, 2002

There are no audit findings for the above housing authority.



**Auditor of State
Betty Montgomery**

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MIAMI METROPOLITAN HOUSING AUTHORITY

MIAMI 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
OCTOBER 14, 2003**