BASIC FINANCIAL STATEMENTS AND SINGLE AUDIT

of the

FAIRFIELD METROPOLITAN HOUSING AUTHORITY

for the

Year Ended December 31, 2003

Auditor of State
Betty Montgomery

Board of Directors
Fairfield County Metropolitan Housing Authority
1506 Amherst Place S.W.
Lancaster, Ohio 43130

We have reviewed the Independent Auditor's Report of the Fairfield County Metropolitan Housing Authority, prepared by Jones, Cochenour & Co., for the audit period January 1, 2003 through December 31, 2003. 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 Fairfield County Metropolitan Housing Authority is responsible for compliance with these laws and regulations.

Betty Montgomery

BETTY MONTGOMERY
Auditor of State

August 9, 2004

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FAIRFIELD METROPOLITAN HOUSING AUTHORITY
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Jones, Cochenour & Co.
Certified Public Accountants

INDEPENDENT AUDITORS' REPORT

Board of Directors
Fairfield Metropolitan Housing Authority
Lancaster, Ohio

Regional Inspector General of Audit
Department of Housing and Urban Development

We have audited the accompanying basic financial statements of Fairfield Metropolitan Housing Authority, as of and for the year ended December 31, 2003, as listed in the table of contents. These basic financial statements are the responsibility of the Fairfield Metropolitan Housing Authority's management. Our responsibility is to express an opinion on these basic financial statements based on our audit.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit 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 basic financial statements referred to above present fairly, in all material respects, the financial position of Fairfield Metropolitan Housing Authority, as of December 31, 2003, and the results of its operations and the cash flows of its proprietary funds activities for the year then ended in conformity with accounting principles generally accepted in the United States of America.

As described in Note 1 of the basic financial statement the authority adopted the provisions of Governmental Accounting Standards Board Statement No. 34, *Basic Financial Statements – and Management's Discussion and Analysis – For State and Local Governments,* as of January 1, 2003. This results in a change in the format and content of the basic financial statements.

In accordance with *Government Auditing Standards*, we have also issued a report dated June 1, 2004 on our consideration of Fairfield Metropolitan Housing Authority's internal control over financial reporting and our tests of its 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.

The Management's Discussion and Analysis is not a required part of the basic financial statements but is supplementary information required by the Governmental Accounting Standards Board. We have applied certain limited procedures, which consisted principally of inquiries of management regarding the methods of measurement and presentation of the supplementary information. However, we did not audit the information and express no opinion thereon.

Our audit was performed for the purpose of forming an opinion on the basic financial statements of the Authority taken as a whole. The supplemental data listed in the table of contents is presented for purposes of additional analysis and are not a required part of the financial statements of the Fairfield Metropolitan Housing Authority. The accompanying Schedule of Federal Awards Expenditures is presented for purposes of additional analysis as required by U.S. Office of Management and Budget Circular A-133, *Audits of States, Local Government and Non-Profit Organizations* and is not a required part of the 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 presented in all material respects in relation to the basic financial statements taken as a whole.

Jones, Cochenour & Co.
June 1, 2004

Unaudited

It is a privilege to present for you the financial picture of Fairfield Metropolitan Housing Authority. The Fairfield Metropolitan Housing Authority's ("the Authority") management's discussion and analysis is designed to (a) assist the reader in focusing on significant financial issues, (b) provide an overview of the Authority's financial activity, (c) identify changes in the Authority's financial position (its ability to address the next and subsequent year challenges), and (d) identify the single enterprise fund issues or concerns.

This Management Discussion and Analysis is new, and will now be presented at the front of each year's financial statements.

Since the Management's Discussion and Analysis (MD&A) is designed to focus on the current year's activities, resulting changes and currently known facts, please read it in conjunction with the Authority's financial statements, which will begin on page 9.

FINANCIAL HIGHLIGHTS

The Financial Condition of the Authority has changed dramatically for years 2002 and 2003. In December of 2002 the "Authority", by board resolution, donated its Section 8 administrative investment reserves, its HOPE project, and agency owned properties to the Lancaster Community Housing Corporation (the "LCHC") to manage and plan for the future housing and investment needs of Fairfield County. The LCHC is a non-profit charitable 501 (c) (3) organization created in 1998 by the Authority to further affordable housing and development in Fairfield County.

The plan was in place and completed in 2003. You will see in the comparative financial reports the affect that these changes have made in the overall financial picture of the Authority. The Authority's programs for the single enterprise fund are: Conventional Public-Housing, Capital Fund Program (CFP), and the Housing Choice Voucher Program.

- **In 2003, the Housing Authority implemented GASB 34.**
- **The revenue increased by $311,896 (or 6%) during 2003, and was $4,966,240 million and $5,278,136 million for 2002 and 2003, respectively.**
- **The total expenses increased by $680,812 (14%). Total expenses were $4,816,077 million and $5,496,889 million for 2002 and 2003, respectively.**

USING THIS ANNUAL REPORT

This is a very different presentation of the Authority's previous financial statements. The following graphic outlining these changes is provided for your review:

MD&A **~ Management Discussion and Analysis (new) ~**
Basic Financial Statements **~ Statement of Net Assets ~** **~ Statement of Revenues, Expenses and Changes in Net Assets ~** **~ Statement of Cash Flows ~** **~ Notes to Financial Statements ~**

The new and clearly preferable focus is on the Authority as a single enterprise fund. This new format will allow the user to address relevant questions, broaden a basis for comparison (year to year or Authority to Authority) and enhance the Authority's accountability.

Unaudited

BASIC FINANCIAL STATEMENTS

The basic financial statements, beginning on page 9, are designed to be corporate-like in that all business type programs are consolidated into one single enterprise fund for the Authority.

These statements include a Statement of Net Assets, which is similar to a Balance Sheet. The Statement of Net Assets reports all financial and capital resources for the Authority. The statement is presented in the format where assets, minus liabilities, equals "Net Assets", formerly known as equity. Assets and liabilities are presented in order of liquidity, and are classified as "Current" (convertible into cash within one year), and "Non-current".

The focus of the Statement of Net Assets (the "Unrestricted Net Assets") is designed to represent the net available liquid (non-capital) assets, net of liabilities, for the entire Authority. Net Assets (formerly equity) are reported in three broad categories (as applicable):

> **Net Assets, Invested in Capital Assets, Net of Related Debt: This component of Net Assets consists of all Capital Assets, reduced by the outstanding balances of any bonds, mortgages, notes or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.**
>
> **Restricted Net Assets: This component of Net Assets consists of restricted assets, when constraints are placed on the asset by creditors (such as debt covenants), grantors, contributors, laws, regulations, etc.**
>
> **Unrestricted Net Assets: Consists of Net Assets that do not meet the definition of "Net Assets Invested in Capital Assets, Net of Related Debt", or "Restricted Net Assets". This account resembles the old operating reserves account.**

The basic financial statements also include a Statement of Revenues, Expenses and Changes in Fund Net Assets (similar to an Income Statement). This Statement includes Operating Revenues, such as rental income, Operating Expenses, such as administrative, utilities, and maintenance, and depreciation, and Non-Operating Revenue and Expenses, such as grant revenue, investment income and interest expense.

The focus of the Statement of Revenues, Expenses and Changes in Fund Net Assets is the "Change in Net Assets", which is similar to Net Income or Loss.

Finally, a Statement of Cash Flows is included, which discloses net cash provided by, or used for operating activities, non-capital financing activities, and from capital and related financing activities.

The Authority's programs that are consolidated into a single enterprise fund are as follows:

Conventional Public Housing – Under the Conventional Public Housing Program, the Authority rents units that it owns to low-income households. The Conventional Public Housing Program is operated under an Annual Contributions Contract (ACC) with HUD, and HUD provides Operating Subsidy to enable the PHA to provide the housing at a rent that is based upon 30% of adjusted gross household income.

Capital Fund Program (CFP) – This is the current primary funding source for the Authority's physical and management improvements. Funds are allocated by a formula allocation and based on size and age of the authority's units.

Other Business Activities – These miscellaneous activities of the authority that included management consulting for another housing authority and housing activities outside the scope of the conventional and housing choice voucher programs were transferred to the LCHC (Non-profit organization) in 2003. Houses were developed and sold with attached second and third mortgages of which the authority tracks the activities. The proceeds from the sales were donated to LCHC in 2003. The Hope Project and other business activities were reflected in 2002 but will not be included in the 2003 and later year's financial comparisons.

Unaudited

Housing Choice Voucher Program – Under the Housing Choice Voucher Program, the Authority subsidizes rents to independent landlords that own the property. The Authority subsidizes the family's rent through a Housing Assistance Payment (HAP) made to the landlord. The program is administered under an Annual Contributions Contract (ACC) with HUD. HUD provides funding to enable the Authority to structure a lease that requires the participant to pay a rent based on a percentage of their adjusted gross household income, typically 30%, and the Housing Authority subsidizes the balance.

BASIC FINANCIAL STATEMENTS

STATEMENT OF NET ASSETS

The following table reflects the condensed Statement of Net Assets compared to prior year.

TABLE 1
STATEMENT OF NET ASSETS

	2003	Restated 2002
Current and Other Assets	$ 1,120,038	$ 2,722,158
Capital Assets	6,237,423	6,871,870
TOTAL ASSETS	7,357,461	9,594,028
Other Liabilities	262,833	850,319
Long-term liabilities	44,102	50,545
TOTAL LIABILITIES	306,935	900,864
Net Assets:		
Invested in Capital Assets, Net of Related Debt	6,237,423	6,871,870
Unrestricted	813,103	1,821,294
TOTAL NET ASSETS	$ 7,050,526	$ 8,693,164

MAJOR FACTORS AFFECTING THE STATEMENT OF NET ASSETS

Current assets, capital assets and net assets reflect significant changes in comparing the two years due to donations to the LCHC in 2003.

Unaudited

TABLE 2
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET ASSETS

The following schedule compares the revenues and expenses for the current and previous fiscal year.

	2003	Restated 2002
Revenues		
Tenant Revenue - Rents and Other	$ 233,418	$ 282,055
Operating Subsidies and Grants	4,959,514	4,553,144
Capital Grants	22,121	21,297
Investment Income/Other Revenues	63,083	116,679
TOTAL REVENUE	5,278,136	4,973,175
Expenses		
Administration	715,456	654,172
Utilities	10,945	9,493
Maintenance	120,887	148,911
General and other	60,289	49,486
Housing Assistance Payments	4,191,228	3,613,426
Depreciation	398,084	334,382
TOTAL EXPENSES	5,496,889	4,809,870
NET INCOME (LOSS)	(218,753)	163,305
Beginning equity	8,680,022	8,501,945
Adjustments	(1,410,743)	27,914
ENDING EQUITY	$ 7,050,526	$ 8,693,164

MAJOR FACTORS AFFECTING THE STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS

Comparisons between the years reflect the authority's donations or transfers of equity to the LCHC (Non-profit organization). These are included in the adjustments amount. All transfers were approved by the Board of Directors.

Unaudited

CAPITAL ASSETS AND DEBT ADMINISTRATION

CAPITAL ASSETS

As of year end, the Authority had $6,237,423 million invested in a variety of capital assets as reflected in the following schedule, which represents a net decrease (donations to LCHC, deductions and depreciation) of $634,447 thousand from the end of last year after the restatement of capital assets.

**TABLE 3
CAPITAL ASSETS AT YEAR-END
(NET OF DEPRECIATION)**

	2003	2002
Land and Land Rights	$ 835,924	$ 914,570
Buildings	8,205,136	8,411,953
Equipment - Administrative	183,533	148,823
Equipment - Dwellings	117,185	136,348
Leasehold Improvements	62,544	62,544
Accumulated Depreciation	(3,166,899)	(2,927,925)
Construction in Progress	-	125,557
TOTAL	$ 6,237,423	$ 6,871,870

The following reconciliation summarizes the change in Capital Assets.

**TABLE 4
CHANGE IN CAPITAL ASSETS**

BEGINNING BALANCE - NET	$ 6,871,870
Deletions/Reclass/Transfers	(256,953)
Depreciation on deletion	20,590
Depreciation	(398,084)
ENDING BALANCE	$ 6,237,423

This year's major Deletions/Reclass	
Transfer to LCHC Land and land rights	$ (78,646)
Transfer to LCHC Buildings and improvements	(344,616)
Net change in fixed assets (includes EIP)	46,952
Transfer to LCHC - furniture and equipment	(19,163)
Transfer to LCHC -Accumulated Depreciation	138,520
Total Deletions/reclass	$ (256,953)

ECONOMIC FACTORS

Significant economic factors affecting the Authority are as follows:

- **Federal funding levels of the Department of Housing and Urban Development**
- **Local labor supply and demand, which can affect salary and wage rates**
- **Local inflationary, recessionary and employment trends, which can affect resident incomes and therefore the amount of rental income**
- **Inflationary pressure on utility rates, supplies and other costs**
- **Market rates for rental housing**

IN CONCLUSION

Fairfield Metropolitan Housing Authority takes great pride in its financial management and is pleased to report on consistent and sound financial condition of the Authority.

FINANCIAL CONTACT

If you have any questions regarding this report, you may contact Mary Bozman, Executive Director of the Fairfield Metropolitan Housing Authority at (740) 653-6928.

Respectfully submitted,

Mary Bozman
Executive Director

FAIRFIELD METROPOLITAN HOUSING AUTHORITY
STATEMENT OF NET ASSETS
December 31, 2003

ASSETS		
Cash and cash equivalents		$ 582,974
Investments		106,228
Intergovernmental accounts receivable		180,276
Receivables - net of allowance		179,131
Due from other programs		53,045
Inventories - net of allowance		13,559
Prepaid expenses and other assets		4,825
	TOTAL CURRENT ASSETS	1,120,038
CAPITAL ASSETS		
Land		835,924
Other capital assets - net		5,401,499
	TOTAL ASSETS	7,357,461
LIABILITIES		
Accounts payable		13,491
Due to other programs		53,045
Intergovernmental payables		22,152
Accrued wages/payroll taxes		31,210
Accrued compensated absences - current		21,219
Tenant security deposits		34,050
Other current liabilities		87,666
	TOTAL CURRENT LIABILITIES	262,833
Accrued compensated absences - non current		16,897
FSS liability		27,205
	TOTAL LIABILITIES	306,935
NET ASSETS		
Invested in capital assets - net of related debt		6,237,423
Unrestricted net assets		813,103
	NET ASSETS	$ 7,050,526

See accompanying notes to the basic financial statements

FAIRFIELD METROPOLITAN HOUSING AUTHORITY
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET ASSETS
Year Ended December 31, 2003

OPERATING REVENUE		
Tenant revenue		$ 233,418
HUD operating grants		4,959,514
Operating revenues		49,051
	TOTAL OPERATING REVENUE	5,241,983
OPERATING EXPENSES		
Administrative		715,456
Tenant services		193
Utilities		10,945
Maintenance		120,887
General		17,306
PILOT		22,152
Bad debts		20,638
Housing assistance payments		4,191,228
Depreciation		398,084
	TOTAL OPERATING EXPENSES	5,496,889
	OPERATING LOSS	(254,906)
NON-OPERATING REVENUE		
Interest income		9,732
HUD capital grants		22,121
Gain on sale of fixed assets		4,300
	CHANGE IN NET ASSETS	(218,753)
Net assets beginning of year		8,680,022
Prior period adjustments/reclassification		13,142
	NET ASSETS BEGINNING OF YEAR - RESTATED	8,693,164
	TRANSFER OF EQUITY	(1,423,885)
	NET ASSETS END OF YEAR	$ 7,050,526

See accompanying notes to the basic financial statements

FAIRFIELD METROPOLITAN HOUSING AUTHORITY
STATEMENT OF CASH FLOWS
Year Ended December 31, 2003

CASH FLOWS FROM OPERATING ACTIVITIES:		
Cash received from HUD	$	4,518,008
Cash received from tenants		226,681
Cash received from other operations		49,051
Cash payments for housing assistance payments		(4,191,228)
Cash payments for administrative		(822,528)
Cash payments for other operating expenses		(149,138)
Cash payments to HUD and other government		(21,296)
NET CASH USED BY OPERATING ACTIVITIES		(390,450)
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES:		
Capital grants received for capital assets		22,121
Acquisition of capital assets		(68,829)
Proceeds from sale of fixed assets		4,300
CASH FLOWS FROM INVESTING ACTIVITIES:		
Interest income		9,732
Cash transfer to non-profit organization		(51,423)
DECREASE IN CASH AND CASH EQUIVALENTS		(474,549)
CASH AND CASH EQUIVALENTS, BEGINNING		1,057,523
CASH AND CASH EQUIVALENTS, ENDING	$	582,974
RECONCILIATION OF OPERATING INCOME TO NET CASH USED BY OPERATING ACTIVITIES:		
Operating loss	$	(254,906)
Adjustments to reconcile operating loss to net cash used by operating activities		
Depreciation		398,084
(Increase) decrease in:		
Intergovernmental receivables		(137,517)
Receivables - net of allowance		(78,830)
Inventories - net of allowance		368
Due from other programs		135,424
Prepaid expenses and other assets		(1,325)
Increase (decrease) in:		
Accounts payable		(113,171)
Intergovernmental payables		(325,254)
Accrued wages/payroll taxes		28,247
Accrued compensated absences		26,408
Due to other programs		(135,404)
Tenant security deposits		3,100
Deferred credits and other liabilities		64,326
NET CASH (USED) BY OPERATING ACTIVITIES	$	(390,450)

See accompanying notes to the basic financial statements

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Summary of Significant Accounting Policies

The financial statements of the Fairfield Metropolitan Housing Authority (the "Authority") have been prepared in conformity with accounting principles generally accepted in the United States of America (GAAP) as applied to government units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The Authority also applies Financial Accounting Standards Board (FASB) Statements and Interpretations issued after November 30, 1989, to its business-type activities and to its proprietary fund provided they do not conflict with or contradict GASB pronouncements. The more significant of the Authority's accounting policies are described below.

In June 1999, the Governmental Accounting Standards Board (GASB) unanimously approved Statement No. 34, Basic Financial Statements – Management's Discussion and Analysis – for State and Local Governments. Certain of the significant changes in the Statement include the following:

- For the first time the financial statements include:
  - A Management Discussion and Analysis (MD&A) section providing analysis of the Authority's overall financial position and results of operations.

These and other changes are reflected in the accompanying financial statements (including notes to financial statements). The Authority elected to implement the provisions of the Statement for the year ended December 31, 2003.

Reporting Entity

The Authority was created under the Ohio Revised Code, Section 3735.27. The Authority contracts with the United States Department of Housing and Urban Development (HUD) to provide low and moderate income persons with safe and sanitary housing through subsidies provided by HUD. The Authority depends on the subsidies from HUD to operate.

Basis of Presentation

The Authority's basic financial statements consist of a statement of net assets, a statement of revenue, expenses and changes in net assets, and a statement of cash flows.

The Authority uses a single enterprise fund to maintain its financial records during the year. A fund is defined as a fiscal and accounting entity with a self-balancing set of accounts.

Enterprise fund reporting focuses on the determination of the change in net assets, financial position and cash flows. An enterprise fund may be used to account for any activity for which a fee is charged to external users for goods and services.

Measurement Focus

The enterprise fund is accounted for on a flow of economic resources measurement focus. All assets and all liabilities associated with the operation of the Authority are included on the statement of net assets. The statement of changes in net assets presents increases (i.e., revenues) and decreases (i.e., expenses) in net total assets. The statement of cash flows provides information about how the Authority finances and meets the cash flow needs of its enterprise activity.

Enterprise Fund

The Authority uses the proprietary fund to report on its financial position and the results of its operations for the Section 8 and public housing programs. Fund accounting is designed to demonstrate legal compliance and to aid financial management by segregating transactions related to certain government functions or activities.

Funds are classified into three categories: governmental, proprietary and fiduciary. The Authority uses the proprietary category for its programs.

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - CONTINUED

The following are the various programs which are included in the single enterprise fund:

Conventional Public Housing (PH) – Under the Conventional Public Housing Program, the Authority rents units that it owns to low-income households. The Conventional Public Housing Program is operated under an Annual Contributions Contract (ACC) with HUD, and HUD provides Operating Subsidy to enable the PHA to provide the housing at a rent that is based upon 30% of adjusted gross household income.

Capital Fund Program (CFP) – This is the current primary funding source for the Authority's physical and management improvements. While the formula funding methodology used for the CGP was revised for the CFP, funds are still provided by formula allocation and based on the size and age of the units.

Housing Choice Voucher Program (HCVP) – Under the Housing Choice Voucher Program, the Authority subsidizes rents to independent landlords that own the property. The Authority subsidizes the family's rent through a Housing Assistance Payment (HAP) made to the landlord. The program is administered under an ACC with HUD. HUD provides funding to enable the Authority to structure a lease that requires the participant to pay a rent based on a percentage of their adjusted gross household income, typically 30%, and the Housing Authority subsidizes the balance.

Accounting and Reporting for Nonexchange Transactions

The Authority adopted GASB 33 effective for the year ended December 31, 2001. Nonexchange transactions occur when the Public Housing Authority (PHA) receives (or gives) value without directly giving equal value in return. GASB 33 identifies four classes of nonexchange transactions as follows:

- **Derived tax revenues: result from assessments imposed on exchange transactions (i.e., income taxes, sales taxes and other assessments on earnings or consumption).**
- **Imposed nonexchange revenues: result from assessments imposed on nongovernmental entities, including individuals, other than assessments on exchange transactions (i.e. property taxes and fines).**
- **Government-mandated nonexchange transactions: occur when a government at one level provides resources to a government at another level and requires the recipient to use the resources for a specific purpose (i.e., federal programs that state or local governments are mandated to perform).**
- **Voluntary nonexchange transactions: result from legislative or contractual agreements, other than exchanges, entered into willingly by the parties to the agreement (i.e., certain grants and private donations).**

PHA grants and subsidies will be defined as a government-mandated or voluntary nonexchange transactions.

GASB 33 establishes two distinct standards depending upon the kind of stipulation imposed by the provider.

- **Time requirements specify (a) the period when resources are required to be used or when use may begin (for example, operating or capital grants for a specific period) or (b) that the resources are required to be maintained intact in perpetuity or until a specified date or event has occurred (for example, permanent endowments, term endowments, and similar agreements). Time requirements affect the timing of recognition of nonexchange transactions.**
- **Purpose restrictions specify the purpose for which resources are required to be used. (i.e. capital grants used for the purchase of capital assets). Purpose restrictions do not affect when a nonexchange transaction is recognized. However, PHAs that receive resources with purpose restrictions should report resulting net assets, equity, or fund balance as restricted.**

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - CONTINUED

The PHA will recognize assets (liabilities) when all applicable eligibility requirements are met or resources received whichever is first. Eligibility requirements established by the provider may stipulate the qualifying characteristics of recipients, time requirements, allowable costs, and other contingencies.

The PHA will recognize revenues (expenses) when all applicable eligibility requirements are met. For transactions that have a time requirement for the beginning of the following period, PHAs should record resources received prior to that period as deferred revenue and the provider of those resources would record an advance.

The PHA receives government-mandated or voluntary nonexchange transactions, which do not specify time requirements. Upon award, the entire subsidy should be recognized as a receivable and revenue in the period when applicable eligibility requirements have been met.

Deferred Revenue
Deferred revenue arises when revenues are received before revenue recognition criteria have been satisfied.

Prepaid expenses
Payments made to vendors for services that will benefit periods beyond December 31, 2003, are recorded as prepaid expenses using the consumption method. A current asset for the amount is recorded at the time of the purchase and expense is reported in the year in which the services are consumed.

Investments
Investments are restricted by the provisions of the HUD Regulations (See Note 2). Investments are valued at market value. Interest income earned in fiscal year 2003 for both programs totaled $9,732. The interest income earned on the general fund investments in the Section 8 Program is required to be returned to HUD, and this amount was $0 for the year ended December 31, 2003. Certificates of deposits with maturities greater than three months are considered investments.

Capital Assets
Fixed assets are stated at cost and depreciation is computed using the straight line method over an estimated useful life of the assets. The cost of normal maintenance and repairs, that do not add to the value of the asset or materially extend the asset life, are not capitalized. The Authority's capitalization policy is $2,000. The following are the useful lives used for depreciation purposes:

Buildings – residential	27.5
Buildings – non residential	40
Building improvements	15
Furniture – dwelling	7
Furniture – non-dwelling	7
Equipment – dwelling	5
Equipment – non-dwelling	7
Autos and trucks	5
Computer hardware	3
Computer software	3
Leasehold improvements	15

Due From/To Other Programs
On the basic financial statements, receivables and payables resulting from the short-term interprogram loans are classified as due to/due from other programs.

Accrued Liabilities
All payables and accrued liabilities are reported in the basic financial statements.

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - CONTINUED

Net Assets

Net assets represent the difference between assets and liabilities. Net assets invested in capital assets – net of related debt consists of capital assets, net of accumulated depreciation, reduced by the outstanding balances of any borrowing used for the acquisition, construction or improvement of those assets. Net assets are recorded as restricted when there are limitations imposed on their use either by internal or external restrictions.

Operating Revenues and Expenses

Operating revenues are those revenues that are generated directly from the primary activity of the proprietary fund. For the Authority, these revenues are tenant revenues, operating grants from HUD and other miscellaneous revenue.

Cash and Cash Equivalents

For the purpose of the statement of cash flows, cash and cash equivalents include all highly liquid debt instruments with original maturities of three months or less.

Compensated Absences

The Authority accounts for compensated absences in accordance with GASB Statement No. 16. Sick leave and other compensated absences with similar characteristics are accrued as a liability based on the sick leave accumulated at the balance sheet date by those employees who currently are eligible to receive termination payments. To calculate the liability, these accumulations are reduced to the maximum amount allowed as a termination payment. All employees who meet the termination policy of the Authority for years of service are included in the calculation of the compensated absences accrual amount.

Vacation leave and other compensated absences with similar characteristics are accrued as a liability as the benefits are earned by the employees if both of the following conditions are met: 1) The employees' rights to receive compensation are attributable to services already rendered and are not contingent on a specific event that is outside the control of the employer and employee, 2) It is probable that the employer will compensate the employees for the benefits through paid time off or some other means, such as cash payments at termination or retirement.

In the proprietary fund, the compensated absences are expensed when earned with the amount reported as a liability.

Budgetary Accounting

The Authority annually prepares its budget as prescribed by the Department of Housing and Urban Development. This budget is submitted to the Department of Housing and Urban Development and once approved is adopted by the Board of the Housing Authority.

Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect 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 revenue and expenses during the reporting period. Actual results could differ from those estimates.

Receivables – net of allowance

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. The allowance for receivables was $45,136 at December 31, 2003.

Inventories

Inventories are stated at cost. The allowance for obsolete inventory was $1,500 at December 31, 2003.

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, but 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.

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 collateralized 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.

Deposits: The carrying amount of the Authority's deposits totaled $582,974. (includes tenant security deposits of $41,993). The corresponding bank balances totaled $617,451.

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

Category 1:	$100,000 was covered by federal depository insurance
Category 2:	$517,451 was covered by specific collateral pledged by the financial institution in the name of the Authority.

Investments

HUD, State Statute and Board Resolutions authorize the Authority to invest in obligations of the 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 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 principal or interest obligations, reverse repurchase agreements and derivatives are prohibited. The issuance of taxable notes for the purpose or 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 maturity. Investments may only be made through specific 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 confirmation of transfer from the custodian. The Authority had investments of Certificates of Deposits in excess of three month maturities in the amount of $106,228 at December 31, 2003.

2. CASH AND INVESTMENTS

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 investments of the Authority are classified as Category A.

3. NOTE TO SCHEDULE OF FEDERAL AWARDS EXPENDITURES

The accompanying schedule of federal awards expenditures is a summary of the activity of the Authority's federal award programs. The schedule has been prepared on the accrual basis of accounting.

4. RISK MANAGEMENT

The Authority maintains comprehensive insurance coverage with private carriers for health, 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.

5. CAPITAL ASSETS

The following is a summary of capital assets:

	Balance 12/31/02	Net Additions / Deletions	Transfer to Nonprofit	Balance 12/31/03
CAPITAL ASSETS, NOT BEING DEPRECIATED				
Land	$ 914,570	$ -	$ (78,646)	$ 835,924
Construction in Progress	125,557	(125,557)	-	-
TOTAL CAPITAL ASSETS NOT BEING DEPRECIATED	$ 1,040,127	$ (125,557)	$ (78,646)	$ 835,924
CAPITAL ASSETS, BEING DEPRECIATED				
Buildings and Improvements	$ 8,474,497	$ 137,799	$ (344,616)	$ 8,267,680
Furniture and equipment	285,171	34,710	(19,163)	300,718
Totals at Historical Costs	8,759,668	172,509	(363,779)	8,568,398
Less: Accumulated Depreciation	(2,927,925)	(377,494)	138,520	(3,166,899)
TOTAL CAPITAL ASSETS, NET, BEING DEPRECIATED	$ 5,831,743	$ (204,985)	$ (225,259)	$ 5,401,499

The depreciation expense for the year then ended December 31, 2003 was $398,084.

6. DEFINED BENEFIT PENSION PLANS – PUBLIC EMPLOYEES RETIREMENT SYSTEM

Ohio Public Employees Retirement System (OPERS) administers three separate pension plans as described below:

a. **The Traditional Pension Plan (TP) – cost-sharing multiple-employer defined benefit pension plan.**
b. **The Member-Directed Plan (MD) – a defined contribution plan in which the member invests both member and employer contributions (employer contributions vest over five years at 20% per year.) Under the Member-Directed Plan members accumulate retirement assets equal to the value of member and (vested) employer contributions plus any investment earnings thereon.**
c. **The Combined Plan (CO) – a cost-sharing multiple-employer defined benefit pension plan. Under the Combined Plan employer contributions are invested by the retirement system to provide a formula retirement benefit similar in nature to the Traditional Plan benefit. Member contributions, the investment of which is self-directed by the members, accumulate retirement assets in a manner similar to the Member-Directed plan.**

OPERS provides basic retirement, disability, survivor and death benefits and annual cost of living adjustments to members of the Traditional Plan and Combined Plans. Members of the Member-Directed Plan do not qualify for ancillary benefits. Authority to establish and amend benefits is provided by statement statute per Chapter 145 of the Ohio Revised Code. OPERS issues a stand-alone financial report which may be obtaining by writing to the Public Employee Retirement system, 277 East Town Street, Columbus, Ohio 43215-4642 or by calling (614) 222-6705 or 1-800-222-7377.

The Ohio Revise Code provides statutory authority for member and employer contributions. For 2003, member and employer contribution rates were consistent across all three plans (TP, MD and CO). Plan members are required to contribute 8.5 percent of their annual covered payroll to fund pension obligations and the Authority was required to contribute 13.55 percent of covered payroll during 2003. The Authority's required contributions, including the pick up portion for certain employees for the years ended December 31, 2003, 2002 and 2001 were $40,167, $56,355, and $60,427, respectively. All required payments of contributions have been made through December 31, 2003.

7. POSTEMPLOYMENT BENEFITS – PUBLIC EMPLOYEES RETIREMENT SYSTEM

Ohio Public Employees Retirement System (OPERS) administers three separate pension plans: The Traditional Pension Plan (TP) – a cost-sharing multiple-employer defined benefit pension plan; the Member-Directed Plan (MD) - a defined contribution plan; and the Combined Plan (CO) – a cost-sharing multiple-employer defined benefit pension plan that has elements of both a defined benefit and defined contribution plan.

OPERS provides retirement, disability, survivor and post retirement health benefits to qualifying members of both the Traditional and the Combined Plans; however, health care benefits are not statutorily guaranteed. Members of the Member-Directed Plan do not qualify for ancillary benefits, including post-employment health care coverage. In order to qualify for post-retirement health care coverage, age and services retirees must have ten or more years of qualifying Ohio service credit. Health care coverage for disability recipients and primary survivor 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 OPERS is set aside for the funding of postretirement health care based on authority granted by the Ohio Revised Code. The 2003 employer contribution rate was 13.55 percent of covered payroll, and 5.0 percent was used to fund health care for the year.

The assumptions and calculations below were based on the System's latest actuarial review performed as of December 31, 2002.

An entry-age normal actuarial cost method of valuation is used in determining the present value of OPEB. The difference between assumed and actual experience (actuarial gains and losses) becomes part of the unfounded actuarial accrued liability. All investments are carried as market value. For actuarial valuation purposes, a smoothed market approach is used. Under this approach assets are adjusted to reflect 25% of unrealized market appreciation or depreciation on investment assets annually. The investment assumption rate for 2002 was 8.00 percent. An annual increase of 4.00%, compounded annually, is the base portion of the individual pay increase assumption. This assumes no change in the number of active employees. Additionally, annual pay increases, over and above the 4.00% base increase, were assumed to range from 0.50% to 6.30%. Health care costs were assumed to increase 4.00% annually.

7. POSTEMPLOYMENT BENEFITS – PUBLIC EMPLOYEES RETIREMENT SYSTEM - CONTINUED

OPEBs are advance-funded on an actuarially determined basis. At year-end 2003, the number of active contributing participants in the Traditional and Combined Plans totaled 364,881. The Authority's actual contributions for 2003 that were used to fund post-employment benefits were $14,822. The actuarial value of the Retirement System's net assets available for OPED at December 31, 2002 were $10 billion. The actuarially accrued liability and the unfounded actuarial accrued liability, based on the actuarial cost method used were $18.7 billion and $8.7 billion, respectively

8. FDS SCHEDULE SUBMITTED TO HUD

For the fiscal year ended December 31, 2003, the Authority electronically submitted an unaudited version of the balance sheet, statement of revenues, expenses and changes in net asset and other data to HUD as required on the GAAP basis. The FDS schedules are on pages 22 – 25. The schedules are presented in the manner prescribed by Housing and Urban Development.

9. CHANGES IN ACCOUNTING PRINCIPLE RECLASSIFICATION AND RESTATEMENT OF PRIOR YEAR'S FUND EQUITY

For the year ended 2003, the Authority implemented GASB 34. The implementation had no effect on the total enterprise fund equity. However, it did effect the classification of the equity. See the following for the reclassification and restatement.

	Total	Net HUD PHA Contributions	Undesignated Retained Earnings	Invested in Capital Assets - Net of Debt	Unrestricted Net Assets
Net Assets, Beginning of Year	$ 8,680,022	$ 6,824,875	$ 1,855,147	$ -	$ -
Reclassification - GASB 34	-	(6,824,875)	(1,855,147)	6,824,875	1,855,147
Reclassification of fixed assets and accumulated depreciation	-	-	-	46,995	(46,995)
A/P overstated	6,207	-	-	-	6,207
HUD corrections on Section 8 year end reports	6,935	-	-	-	6,935
Prior period adjustments/reclassifications	13,142	(6,824,875)	(1,855,147)	6,871,870	1,821,294
Net Assets, Beginning of Year, Restated	8,693,164	-	-	6,871,870	1,821,294
Transfer to nonprofit - from Section 8 reserves	(623,657)	-	-	-	(623,657)
Transfer equity of nonprofit	(800,228)	-	-	(303,905)	(496,323)
Fixed asset additions	-	-	-	68,829	(68,829)
Current loss/Depreciation expense	(218,753)	-	-	(398,084)	179,331
Unfound variance	-	-	-	(1,287)	1,287
Net Assets, End of Year	$ 7,050,526	$ -	$ -	$ 6,237,423	$ 813,103

9. CHANGES IN ACCOUNTING PRINCIPLES, RECLASSIFICATION AND RESTATEMENT OF YEAR'S FUND EQUITY

Transfer to Nonprofit

During the year, the authority transferred all of the other business activity, HOPE and 5H fund's assets and liabilities to a separate legally binding nonprofit corporation per resolution by the Board of Directors in the amount of $800,228. Also during the year, the Authority requested from HUD to designate portions of its administrative fee reserve to other housing uses and the authority transferred to the Nonprofit organization its Section 8 administrative fee reserves in the amount of $623,657.

FAIRFIELD METROPOLITAN HOUSING AUTHORITY
BALANCE SHEET
FDS SCHEDULE SUBMITTED TO HUD
PROPRIETARY FUND TYPE
ENTERPRISE FUND
December 31, 2003

FDS Line Item No.	Account Description	14.850 Public & Indian Hsg	14.871 Sect. 8 Hsg Choice VO	14.872 PH Capital Fund	TOTAL
	ASSETS				
111	Cash - unrestricted	$ 15,492	$ 290,668	$ -	$ 306,160
113	Cash - other restricted	-	28,415	-	28,415
114	Cash - tenant security deposits	41,993	-	-	41,993
115	Cash - restricted for payment of current liabilities	128,508	77,898	-	206,406
100	TOTAL CASH	185,993	396,981	-	582,974
122	Accounts receivable - HUD other proj	-	157,899	22,377	180,276
128	Fraud recovery	-	64,480	-	64,480
128.1	Fraud recovery - allowance	-	(45,136)	-	(45,136)
120	TOTAL ACCOUNTS RECEIVABLE	-	177,243	22,377	199,620
131	Investments - unrestricted	106,228	-	-	106,228
142	Prepaid expenses and other assets	4,480	345	-	4,825
143	Inventories	15,059	-	-	15,059
143.1	Allowance for obsolete inventory	(1,500)	-	-	(1,500)
144	Interprogram due from	125,883	86,949	-	212,832
150	TOTAL CURRENT ASSETS	436,143	661,518	22,377	1,120,038
161	Land	835,924	-	-	835,924
162	Buildings	8,056,424	-	148,712	8,205,136
163	Furniture and equipment - dwellings	117,185	-	-	117,185
164	Furniture and equipment - admin	105,263	46,708	31,562	183,533
165	Leasehold improvements	58,544	-	4,000	62,544
166	Accumulated depreciation	(3,149,488)	(5,197)	(12,214)	(3,166,899)
160	TOTAL FIXED ASSETS, NET	6,023,852	41,511	172,060	6,237,423
180	TOTAL NON-CURRENT ASSETS	6,023,852	41,511	172,060	6,237,423
190	TOTAL ASSETS	$ 6,459,995	$ 703,029	$ 194,437	$ 7,357,461
	LIABILITIES				
312	Accounts payable <=90 days	$ 3,785	$ 9,706	$ -	$ 13,491
321	Accrued wages/payroll taxes	10,400	20,810	-	31,210
322	Accrued compensated absences	7,444	13,775	-	21,219
333	Accounts payable - other govt	22,152	-	-	22,152
341	Tenant security deposits	34,050	-	-	34,050
345	Other current liabilities	-	10,017	-	10,017
347	Interprogram due to	84,727	23,590	22,377	130,694
310	TOTAL CURRENT LIABILITIES	162,558	77,898	22,377	262,833
353	Noncurrent liabilities - other	-	27,205	-	27,205
354	Accrued compensated absences - long term	8,762	8,135	-	16,897
350	TOTAL NONCURRENT LIABILITIES	8,762	35,340	-	44,102
300	TOTAL LIABILITIES	171,320	113,238	22,377	306,935
513	TOTAL EQUITY	6,288,675	589,791	172,060	7,050,526
600	TOTAL LIABILITIES AND EQUITY	$ 6,459,995	$ 703,029	$ 194,437	$ 7,357,461

See independent auditors' report

FAIRFIELD METROPOLITAN HOUSING AUTHORITY
SCHEDULE OF FEDERAL AWARDS EXPENDITURES
December 31, 2003

FDS Line Item No.	Account Description	14.850 Public & Indian Hsg	14.871 Sect. 8 Hsg Choice VO	Other Business Activities & HOPE	14.872 PH Capital Fund	TOTAL
	REVENUE					
703	Net tenant revenue	$ 233,418	$ -	$ -	$ -	$ 233,418
705	TOTAL TENANT REVENUE	233,418	-	-	-	233,418
706	PHA HUD grants	172,378	4,727,453	-	59,683	4,959,514
706.1	Capital contributions	-	-	-	22,121	22,121
711	Investment income - unrestricted	547	5,435	-	-	5,982
714	Fraud recovery	-	45,736	-	-	45,736
715	Other revenue	1,880	1,435	-	-	3,315
716	Gain /Loss on Sale of Fixed Assets	4,300	-	-	-	4,300
720	Investment income - restriced	3,750	-	-	-	3,750
	TOTAL REVENUE	416,273	4,780,059	-	81,804	5,278,136
	EXPENSES					
911	Administrative salaries	132,687	314,129	-	-	446,816
912	Auditing fees	2,349	2,610	-	-	4,959
914	Compensated absenses	10,793	15,596	-	-	26,389
915	Employee benefit contribution - admin	36,299	81,750	-	-	118,049
916	Other operating - administrative	46,901	72,342	-	-	119,243
924	Tenant services - other	193	-	-	-	193
931	Water	878	-	-	-	878
932	Electricity	4,111	4,468	-	-	8,579
933	Gas	1,488	-	-	-	1,488
941	Ord maintenance/op - labor	21,111	-	-	-	21,111
942	Ord maintenance/op - materials	14,574	-	-	-	14,574
943	Ord maintenance/op - cont costs	28,023	15,347	-	36,183	79,553
945	Emp benefit contrib - ord main	5,649	-	-	-	5,649
952	Protective services - other cont costs	-	-		-	-
961	Insurance premiums	5,843	11,463	-	-	17,306
963	PILOT	22,152	-	-	-	22,152
964	Bad debts - tenant rents	12,228	-	-	-	12,228
969	TOTAL OPERATING EXPENSES	345,279	517,705	-	36,183	899,167
970	EXCESS OPERATING REVENUE OVER EXPENSES	70,994	4,262,354	-	45,621	4,378,969
973	Housing Assistance Payments	-	4,191,228	-	-	4,191,228
974	Depreciation expense	385,708	3,910	-	8,466	398,084
975	Fraud bad debt	-	8,410	-	-	8,410
900	TOTAL EXPENSES	730,987	4,721,253	-	44,649	5,496,889
1010	Transfers in and transfers out	23,500	-	-	(23,500)	-
1000	EXCESS OF REVENUE OVER EXPENSES	(291,214)	58,806	-	13,655	(218,753)
1103	Beginning equity	6,421,206	1,141,500	800,228	317,088	8,680,022
1104	Prior period adj/equity transfers	158,683	(610,515)	(800,228)	(158,683)	(1,410,743)
	ENDING EQUITY	$ 6,288,675	$ 589,791	$ -	$ 172,060	$ 7,050,526

See independent auditors' report

FAIRFIELD METROPOLITAN HOUSING AUTHORITY
SCHEDULE OF FEDERAL AWARDS EXPENDITURES
December 31, 2003

	FEDERAL CFDA NUMBER	FUNDS EXPENDED
FROM U.S. DEPARTMENT OF HUD		
DIRECT PROGRAMS		
PHA Owned Housing:		
Public and Indian Housing	14.850A	$ 172,378
Public Housing Capital Fund	14.872	81,804
Housing Assistance Payments:		
Annual Contribution -		
Section 8 - Housing Choice Vouchers	14.871	4,727,453
Total - All Programs		$ 4,981,635

See independent auditors' report

FAIRFIELD METROPOLITAN HOUSING AUTHORITY
COST CERTIFICATION
December 31, 2003

Grant Number OH16-P070-501-01:

Operations	$	10,375
Management improvements		5,535
Administration		13,433
Fees and costs		17,025
Site improvement		4,306
Dwelling structure		138,698
Non-dwelling structure		7,353
Non-dwelling equipment		4,520
Dwelling equipment - non-expenditure		9,482
TOTAL EXPENDED	$	210,727
TOTAL RECEIVED	$	210,727

1. The actual modernization cost certificate was signed on October 9, 2003

2. All costs have been paid through December 31, 2003 and there are no outstanding liabilities.

3. The final costs on the certificate agree to the Authority's records.

See independent auditors' report

Jones, Cochenour & Co.
Certified Public Accountants

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 Directors
Fairfield Metropolitan Housing Authority
Martins Ferry, Ohio

Regional Inspector General of Audit
Department of Housing and Urban Development

We have audited the basic financial statements of Fairfield Metropolitan Housing Authority as of and for the year ended December 31, 2003, and have issued our report thereon dated June 1, 2004. As described in Note 1 of the basic financial statement the authority adopted the provisions of Governmental Accounting Standards Board Statement No. 34, *Basic Financial Statements – and Management's Discussion and Analysis – For State and Local Governments,* as of January 1, 2003. This results in a change in the format and content of the basic financial statements. 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 Fairfield 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 Fairfield 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 solely for the information and use of the board of directors, management, Auditor of State and federal awarding agencies and is not intended to be and should not be used by anyone other than these specified parties.

Jones, Cochenour & Co.
June 1, 2004

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Jones, Cochenour & Co.
Certified Public Accountants

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

Board of Directors
Fairfield Metropolitan Housing Authority
Martins Ferry, Ohio

Regional Inspector General of Audit
Department of Housing and Urban Development

Compliance
We have audited the compliance of Fairfield Metropolitan Housing Authority with the types of compliance requirements described in the *U.S. Office of Management and Budget (OMB) Circular A-133* that are applicable to each of its major federal programs for the year ended December 31, 2003. Fairfield Metropolitan Housing Authority's major federal programs are identified in the summary of auditors' results section of the accompanying schedule of findings and questioned costs. Compliance with the requirements of laws, regulations, contracts and grants applicable to each of its major federal programs is the responsibility of Fairfield Metropolitan Housing Authority's management. Our responsibility is to express an opinion on Fairfield 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; 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 Fairfield 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 Fairfield Metropolitan Housing Authority's compliance with those requirements.

In our opinion, Fairfield 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, 2003.

Internal Control Over Compliance
The management of Fairfield 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 Fairfield 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.

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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 and use of the board of directors, management, Auditor of State, and federal awarding agencies and is not intended to be and should not be used by anyone other than these specified parties.

Jones, Cochenour & Co.
June 1, 2004

Summary of Auditors' Results and Schedule of Findings
OMB Circular A-133 § .505

Fairfield Metropolitan Housing Authority
December 31, 2003

1. SUMMARY OF AUDITORS' RESULTS

Type of Financial Statement Opinion	**Unqualified**
Were there any material control weakness conditions reported at the financial statement level (GAGAS)?	**No**
Were there any other reportable control weakness conditions reported at the financial statement level (GAGAS)?	**No**
Was there any reported material non-compliance at the financial statement level (GAGAS)?	**No**
Were there any material internal control weakness conditions reported for major federal programs?	**No**
Were there any other reportable internal control weakness conditions reported for major federal programs?	**No**
Type of Major Programs' Compliance Opinion	**Unqualified**
Are there any reportable findings under § .510?	**No**
Major Programs (list):	**Section 8 Housing Choice Vouchers CFDA#14.871**
Dollar Threshold: Type A/B Programs	**$300,000**
Low Risk Auditee?	**Yes**

Summary of Auditors' Results and Schedule of Findings
OMB Circular A-133 § .505 - Continued

Fairfield Metropolitan Housing Authority
December 31, 2003

2. FINDINGS RELATED TO FINANCIAL STATEMENTS

There are no findings or questioned costs for the year ended December 31, 2003.

3. FINDINGS RELATED TO FEDERAL AWARDS

There are no findings or questioned costs for the year ended December 31, 2003.

Auditor of State
Betty Montgomery

88 East Broad Street
P.O. Box 1140
Columbus, Ohio 43216-1140

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800-282-0370

Facsimile 614-466-4490

FAIRFIELD COUNTY METROPOLITAN HOUSING AUTHORITY

FAIRFIELD 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
AUGUST 24, 2004