

Allen Metropolitan Housing Authority

Financial Statements

For the Year Ended June 30, 2013

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Dave Yost • Auditor of State

Board of Commissioners
Allen Metropolitan Housing Authority
600 S. Main Street
Lima, Ohio 45804

We have reviewed the *Independent Auditors' Report* of the Allen Metropolitan Housing Authority, Allen County, prepared by Salvatore Consiglio, CPA, Inc., for the audit period July 1, 2012 through June 30, 2013. 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 Allen Metropolitan Housing Authority is responsible for compliance with these laws and regulations.

A handwritten signature in black ink that reads "Dave Yost".

Dave Yost
Auditor of State

January 17, 2014

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ALLEN METROPOLITAN HOUSING AUTHORITY
AUDIT REPORT
FOR THE YEAR ENDED JUNE 30, 2013

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INDEPENDENT AUDITOR'S REPORT

Board of Commissioners
Allen Metropolitan Housing Authority

I have audited the accompanying financial statements of the business-type activities of Allen Metropolitan Housing Authority, Ohio, as of and for the year ended June 30, 2013, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

My responsibility is to express opinions on these financial statements based on my audit. I conducted my 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 I plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

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

I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my audit opinions.

Opinions

In my opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the business-type activities of the Allen Metropolitan Housing Authority as of June 30, 2013, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

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

Other Information

My audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Allen Metropolitan Housing Authority, Ohio's basic financial statements. The accompanying financial data schedule (FDS), and Schedule of Expenditure of Federal Awards are not a required part of the basic financial statements.

The accompanying Schedule of Expenditure of 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 Government and Non-Profit Organizations* and is not a required part of the financial statements. The financial data schedule (FDS) is presented for purposes of additional analysis as required by the Department of Housing and Urban Development and are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In my opinion, the Schedule of Expenditure of Federal Awards and the financial data schedule ("FDS") are

fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, I have also issued my report dated December 20, 2013, on my consideration of the Authority's internal control over financial reporting and my tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. That report describes the scope of my internal control testing over financial reporting and compliance, and the results of that testing, and does not opine on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Entity's internal control over financial reporting and compliance.



Salvatore Consiglio, CPA, Inc.
North Royalton, Ohio
December 20, 2013

ALLEN METROPOLITAN HOUSING AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
JUNE 30, 2013

Unaudited

The following discussion and analysis of the Allen Metropolitan Housing Authority (the "Authority") is to provide an introduction to the basic financial statements for the fiscal year ended June 30, 2013 with selected comparative information for the fiscal year ended June 30, 2012. This discussion has been prepared by management and should be read in conjunction with the financial statements, notes to the financial statements, and supplementary information found in the report. This information taken collectively is designed to provide readers with an understanding of the Authority's finances.

FINANCIAL HIGHLIGHTS

- The assets of the Authority exceeded its liabilities at the close of fiscal year 2013 by \$10,488,161 (net position). Of this amount, \$3,396,524 (unrestricted Net Position) may be used to meet the Authority's ongoing obligations to citizens and creditors.
- Capital assets decreased by \$431,904.
- Net Position decreased by \$767,614 for the fiscal year ended June 30, 2013.
- Operating revenues decreased \$386,943 primarily due to a decrease in HUD operating grant subsidies.
- Operating expenses decreased by \$70,207 due to a decrease in depreciation expense, administrative expense and increase in HAP expenses.
- The capital contributions increased \$52,074 due to more capital fund monies spent on capitalized items.
- Non-operating revenue decreased by \$3,248 due to the continuing lowering of interest rates paid by the banks and less to hold in the bank.

ALLEN METROPOLITAN HOUSING AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
JUNE 30, 2013

Unaudited

USING THIS ANNUAL REPORT

The following graphic outlines the format of this report:

MD&A ~ Management Discussion and Analysis ~
Basic Financial Statements ~ Authority-wide Financial Statements ~ ~ Fund Financial Statement ~ ~ Notes to Financial Statements ~
Other Required Supplementary Information ~ Required Supplementary Information (other than MD&A) ~

The focus is on both the Authority as a whole (authority-wide) and the major individual funds. Both perspectives (authority-wide and major fund) 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.

Authority-Wide Financial Statements

The Authority-wide financial statements are designed to be corporate-like in that all business-type activities are consolidated into columns which add to a total for the entire Authority.

These statements include a Statement of Net Position, which is similar to a Balance Sheet. The Statement of Net Position reports all financial and capital resources for the Authority. The statement is presented in the format where assets, minus liabilities, equals "Net Position", 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 Position (the "Unrestricted Net Position") is designed to represent the net available liquid (non-capital) assets, net of liabilities, for the entire Authority. Net Position (formerly equity) are reported in three broad categories (as applicable):

ALLEN METROPOLITAN HOUSING AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
JUNE 30, 2013

Unaudited

Net Position, Net Invested in Capital Assets: This component of Net Position 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 Position: This component of Net Position consists of restricted assets, when constraints are placed on the asset by creditors (such as debt covenants), grantors, contributors, laws, regulations, etc.

Unrestricted Net Position: Consists of Net Position that do not meet the definition of "Net Position Invested in Capital Assets, Net of Related Debt", or "Restricted Net Position". This account resembles the old operating reserves account.

The Authority financial statements include a Statement of Revenues, Expenses and Changes in Fund Net Position (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 Position is the "Change in Net Position", which is similar to Net Income or Loss.

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

Fund Financial Statements

Traditional users of governmental financial statements will find the Fund Financial Statements presentation more familiar. The focus is now on Major Funds, rather than fund types. The Authority consists exclusively of Enterprise Funds. Enterprise funds utilize the full accrual basis of accounting. The Enterprise method of accounting is similar to accounting utilized by the private sector accounting.

The Department of Housing and Urban Development requires the funds be maintained by the Authority.

ALLEN METROPOLITAN HOUSING AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
JUNE 30, 2013

Unaudited

Business Type Funds:

Public Housing Program (PH) – Under the Public Housing Program, the Authority rents units that it owns to low-income households. The Public Housing Program is operated under an Annual Contributions Contract (ACC) with HUD, and HUD provides Operating Subsidy and Capital Grant funding to enable the PHA to provide the housing at a rent that is based upon 30% of household income. The Public Housing Program also includes the Capital Funds Program, which is the primary funding source for physical and management improvements to the Authority's properties.

Capital Fund Program (CFP) - The capital fund program provides funds annually, via a formula, to Public Housing Agencies for capital and management activities, including modernization and development housing.

Housing Choice Voucher Program (HCVP) – Under the Housing Choice Voucher Program, the Authority administers contracts with independent landlords that own the property. The Authority subsidizes the family's rent through a Housing Assistance Payment made to the landlord. The program is administered under the Annual Contributions Contract (ACC) with HUD. HUD provides Annual Contributions Funding to enable the Authority to structure a lease that sets the participants' rent at 30% of household income.

Shelter Plus Care –The funding received from the Department of Housing and Urban Development for this program is designed to link rental assistance to supportive services for hard-to-serve homeless persons with disabilities and their families if they are also homeless.

Section 8 New Construction – Single Room Only – The Authority administers Section 8 rental assistance programs where the department of Housing and Urban Development (HUD) enters into annual contribution contract with a private owner. The owner rents housing to eligible low-income individuals who typically pay rent of 30 percent of adjusted gross income. The remaining portion of the rent for the unit is paid to the owner by HUD through the HAP contract. The Authority earns an administration fee for these services rendered.

Business Activities – Represent other non-HUD activities.

ALLEN METROPOLITAN HOUSING AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
JUNE 30, 2013

Unaudited

Authority Activity Highlights

Revenues and Expenses

The following is a summary of the results of operations of the Authority for the fiscal years ended June 30, 2013 and 2012:

	<u>2013</u>	<u>2012</u>
Operating revenues	\$ 6,838,150	\$ 7,225,093
Operating expenses	<u>7,892,177</u>	<u>7,962,384</u>
Operating income (loss)	(1,054,027)	(737,291)
Nonoperating:		
Revenue	4,460	7,708
Capital contributions	<u>188,880</u>	<u>136,806</u>
Change in net position	(860,687)	(592,777)
Total Net Position- Beginning of year	11,255,775	11,848,552
Prior period adjustment	<u>93,073</u>	-
Adjusted Beginning Balance	<u>11,348,848</u>	<u>11,848,552</u>
Total Net Position- End of year	<u><u>\$ 10,488,161</u></u>	<u><u>\$ 11,255,775</u></u>

Housing Units Managed

The following table shows housing units managed by the Authority for the fiscal years ended June 30, 2013 and 2012:

	<u>2013</u>	<u>2012</u>
Owned by Authority	<u>247</u>	<u>247</u>
Units under vouchers	1,041	1,041
Units under NC SR	<u>63</u>	<u>63</u>
Total Housing Units Managed	<u><u>1,351</u></u>	<u><u>1,351</u></u>

ALLEN METROPOLITAN HOUSING AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
JUNE 30, 2013

Unaudited

Changes in Capital Assets

Total capital assets decreased from the previous year by \$431,904. The decrease is a result of capital asset additions during the year and depreciation expense. The following table shows how this amount is calculated for the fiscal years ended June 30, 2013 and 2012:

	<u>2013</u>	<u>2012</u>
Capital assets	\$ 21,235,255	\$ 21,046,374
Accumulated depreciation	(14,424,263)	(13,803,478)
Total capital assets, net	<u>\$ 6,810,992</u>	<u>\$ 7,242,896</u>
Beginning capital assets	\$ 7,242,896	
Capital Asset additions	188,881	
Depreciation expense	(713,858)	
Prior period adjustment	93,073	
Ending Capital Assets	<u>\$ 6,810,992</u>	

Financial Position

The statement of Net Position presents the financial position of the Authority at the end of the fiscal year. The statement includes all assets and liabilities of the Authority. Net Position are the difference between total assets and total liabilities and are an indicator of the current fiscal health of the Authority. The following is a summarized comparison of the Authority's assets, liabilities, and Net Position at June 30, 2013 and 2012:

ALLEN METROPOLITAN HOUSING AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
JUNE 30, 2013

Unaudited

Capital assets	6,810,992	7,242,896
Other assets	20,361	26,346
Total Assets	<u>10,724,783</u>	<u>11,558,457</u>
Liabilities:		
Current liabilities	192,496	250,941
Long-term liabilities	44,126	51,741
Total Liabilities	<u>236,622</u>	<u>302,682</u>
Net Position:		
Net Invested in capital assets	6,810,992	7,242,896
Restricted - HAP	280,645	564,076
Unrestricted	3,396,524	3,448,803
Total Net Position	<u>\$ 10,488,161</u>	<u>\$ 11,255,775</u>

Land	\$ 931,495	\$ 939,145
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Capital assets are the largest asset reflected on the Authority's statement of Net Position. The following is a summary of capital assets owned by the Authority at June 30, 2013:

Land	\$ 931,495
Building and improvements	19,635,462
Furniture and equipment	668,298
	<u>21,235,255</u>
Less: accumulated depreciation	<u>(14,424,263)</u>
Capital assets, net	<u>\$ 6,810,992</u>

The significant change in current assets is an decrease in cash of \$222,907, the main change in the HAP reserve account and a decrease in Account Receivable - Other Government \$175,649, higher capital funds in the previous year. Current liabilities are down due to no attorney fees in the payables this year as they were in prior year.

ALLEN METROPOLITAN HOUSING AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
JUNE 30, 2013

Unaudited

Economic Factors

According to the Lima Allen County Council on Community Affairs 2012 Community Assessment, the median annual household income for families in Allen County is \$41,307, significantly lower than that statistic nationally and even statewide. In the city of Lima, where the Housing Authority operates, this figure is even more dismal, at less than \$30,000 a year. The proportion of renters paying more than 30% of their income in housing costs is over 50%.

The Housing Choice Voucher Program is leased at about 98% consistently. The Public Housing Program spent most of 2012 with a 97% occupancy rate. Requests for services and the demand for housing assistance continue to increase.

Allen Metropolitan Housing Authority has managed to maneuver these difficult times by continuing to make sound financial decisions. Expenses are cut where possible and the agency continues to "do more with less." Allen Metropolitan Housing Authority is a Standard Performer under SEMAP and PHAS.

Requests for Information

The annual financial report is designed to provide a general overview of the Authority's finances for all those with an interest in the Authority's finances. Questions concerning any information provided in this report or requests for additional information should be addressed to Anna Schnippel, Executive Director, Allen Metropolitan Housing Authority.

Allen Metropolitan Housing Authority
Statement of Net Position
Proprietary Funds
June 30, 2013

ASSETS

Current assets

Cash and cash equivalents	\$ 3,403,581
Restricted cash and cash equivalents	388,517
Receivables, net	12,136
Inventories, net	57,553
Prepaid and other assets	31,643
Total current assets	<u>3,893,430</u>

Noncurrent assets

Capital assets:	
Land	931,495
Building and equipment	20,303,760
Less accumulated depreciation	<u>(14,424,263)</u>
Capital assets, net	6,810,992
Other noncurrent assets	20,361
Total noncurrent assets	<u>6,831,353</u>
Total assets	<u>\$ 10,724,783</u>

Current liabilities

Accounts payable	\$ 10,507
Accrued liabilities	79,361
Intergovernmental payables	27,295
Tenant security deposits	63,746
Deferred inflow of resources	11,587
Total current liabilities	<u>\$ 192,496</u>

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

Allen Metropolitan Housing Authority
Statement of Net Position (Continued)
Proprietary Funds
June 30, 2013

Noncurrent liabilities	
Noncurrent liabilities - other	\$ 44,126
<i>Total noncurrent liabilities</i>	<u>44,126</u>
Total liabilities	<u><u>\$ 236,622</u></u>
 <i>NET POSITION</i>	
Net investments in capital assets	\$ 6,810,992
Restricted	280,645
Unrestricted	<u>3,396,524</u>
Total net position	<u><u>\$ 10,488,161</u></u>

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

Allen Metropolitan Housing Authority
Statement of Revenues, Expenses, and Changes in Fund Net Position
Proprietary Funds
For the Year Ended June 30, 2013

OPERATING REVENUES

Tenant Revenue	\$ 434,610
Government operating grants	6,355,942
Other revenue	47,598
Total operating revenues	6,838,150

OPERATING EXPENSES

Administrative	1,011,113
Tenant services	49,637
Utilities	256,546
Maintenance	533,109
Insurance	80,518
General	48,100
Housing assistance payment	5,199,296
Depreciation	713,858
Total operating expenses	7,892,177
Operating income (loss)	(1,054,027)

NONOPERATING REVENUES (EXPENSES)

Interest and investment revenue	4,460
Total nonoperating revenues (expenses)	4,460
Income (loss) before contributions and transfers	(1,049,567)
Capital grants	188,880
Change in net position	(860,687)
Total net position - beginning- restated	11,348,848
Total net position - ending	\$ 10,488,161

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

Allen Metropolitan Housing Authority
Statement of Cash Flows
Proprietary Funds
For the Year Ended June 30, 2013

CASH FLOWS FROM OPERATING ACTIVITIES	
Operating grants received	\$6,543,178
Tenant revenue received	470,000
Other revenue received	47,598
General and administrative expenses paid	(2,088,847)
Housing assistance payments	<u>(5,199,296)</u>
Net cash provided (used) by operating activities	<u>(227,367)</u>
CASH FLOWS FROM INVESTING ACTIVITIES	
Interest earned	<u>4,460</u>
Net cash provided (used) by investing activities	<u>4,460</u>
CASH FLOWS FROM CAPITAL AND RELATED ACTIVITIES	
Capital grant funds received	188,880
Property and equipment purchased	<u>(188,880)</u>
Net cash provided (used) by capital and related activities	<u>-</u>
Net increase (decrease) in cash	(222,907)
Cash and cash equivalents - Beginning of year	<u>4,015,005</u>
<i>Cash and cash equivalents - End of year</i>	<u><u>\$3,792,098</u></u>

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

**Allen Metropolitan Housing Authority
Statement of Cash Flows (Continued)
Proprietary Funds
For the Year Ended June 30, 2013**

***RECONCILIATION OF OPERATING INCOME TO NET CASH
PROVIDED BY OPERATING ACTIVITIES***

Net Operating Income (Loss)	(\$1,054,027)
Adjustment to Reconcile Operating Loss to Net Cash Used by Operating Activities	
- Depreciation	713,858
- (Increases) Decreases in Accounts Receivable	180,639
- (Increases) Decreases in Inventory	(4,292)
- (Increases) Decreases in Prepaid Assets	(3,470)
- (Increases) Decreases in Non-Current Assets	5,985
- Increases (Decreases) in Accounts Payable	(123,647)
- Increases (Decreases) in Accrued Expenses Payable	11,130
- Increases (Decreases) in Compensated Absence Payable	(3,616)
- Increases (Decreases) in Intergovernmental Payable	27,295
- Increases (Decreases) in Deferred Revenue	11,587
- Increases (Decreases) in Tenant Security Deposits	2,364
- Increases (Decreases) in Accrued other Liabilities-Other	8,475
- Increases (Decreases) in Non-Current Liabilities Other	352
	<u>352</u>
 <i>Net cash provided by operating activities</i>	<u><u>(\$227,367)</u></u>

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

Allen Metropolitan Housing Authority
Notes to the Basic Financial Statements
Fiscal Year Ended June 30, 2013

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Summary of Significant Accounting Policies

The financial statements of the Allen 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 on or 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:

- 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).

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.

The accompanying financial statements comply with the provisions of Governmental Accounting Standards Board (“GASB”) Statement No. 14, *The Financial Reporting Entity*, and Statement No. 39, *Determining Whether Certain Organizations are Component Units*, in that the financial statements include all organizations, activities, and functions for which the Authority is financially accountable. Financial accountability is defined by the component unit being fiscally dependent on the Authority. The Authority is not a component unit of any larger entity.

Allen Metropolitan Housing Authority
Notes to the Basic Financial Statements
Fiscal Year Ended June 30, 2013

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED

Basis of Presentation

The Authority's basic financial statements consist of a statement of Net Position, a statement of revenue, expenses and changes in Net Position, 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 Position, 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.

Fund Accounting

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.

Proprietary Fund Types

Proprietary funds are used to account for the Authority's ongoing activities which are similar to those found in the private sector. The following is the proprietary fund type:

Enterprise Fund – This fund is used to account for the operations that are financed and operated in a manner similar to private business enterprises where the intent is that the costs (expenses, including depreciation) of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges or where it has been decided that periodic determination of revenue earned, expenses incurred, and/or net income is appropriate for capital maintenance, public policy, management control, accountability or other purposes.

Measurement Focus/Basis of Accounting

Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the Authority's enterprise fund are charges to tenants for rent and operating subsidies from HUD. Operating expenses for the enterprise fund include housing

**Allen Metropolitan Housing Authority
Notes to the Basic Financial Statements
Fiscal Year Ended June 30, 2013**

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED

assistance payments and administrative expenses. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

Investments

Investments are restricted by the provisions of the HUD Regulations (See Note 2). Investments are valued at market value.

Fixed 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 capitalization threshold is \$1,500. 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
Land improvements	15

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.

Interprogram payables/receivables

The following is the detail to reconcile to the Federal Data Schedule (FDS) submitted to HUD. These are eliminated on the basic financial statements.

	Housing Choice Voucher	Section 8 N/C S/R	Business Activity	Shelter Plus Care	Total
Due From	\$1,372	-	-	-	\$1,372
Due To	-	-	-	\$1,372	\$1,372

Allen Metropolitan Housing Authority
Notes to the Basic Financial Statements
Fiscal Year Ended June 30, 2013

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED

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.

Capital Contributions

This represents contributions made available by HUD with respect to all federally aided projects under an annual contributions contract.

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.

Allen Metropolitan Housing Authority
Notes to the Basic Financial Statements
Fiscal Year Ended June 30, 2013

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED

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 uncollectable tenant receivables was \$2,800 at June 30, 2013.

Inventories

Inventories are stated at cost, (first-in, first-out method). Inventory consists of supplies and maintenance parts. The allowance for obsolete inventory was \$6,400 at June 30, 2013.

Accounting and Reporting for Nonexchange Transactions

The Authority previously adopted GASB 33. Non-exchange 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 non-exchange 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 transaction.

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

Allen Metropolitan Housing Authority
Notes to the Basic Financial Statements
Fiscal Year Ended June 30, 2013

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED

- 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 Position, equity, or fund balance as restricted.

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.

Income Taxes

No provision for income taxes is recorded as the Authority is a non-profit, tax exempt entity under the Internal Revenue Code.

2. DEPOSITS AND INVESTMENTS

Deposits

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

Allen Metropolitan Housing Authority
Notes to the Basic Financial Statements
Fiscal Year Ended June 30, 2013

2. DEPOSITS AND INVESTMENTS - CONTINUED

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.

At fiscal year end June 30, 2013, the carrying amount of the Authority's deposits totaled \$3,792,098 and its bank balance was \$3,820,318. Based on the criteria described in GASB Statement No. 40, "Deposit and Investment Risk Disclosure," as of June 30, 2013, \$3,258,490 was exposed to custodial risk as discussed below.

Custodial credit risk is the risk that in the event of bank failure, the Authority's deposits may not be returned. The Authority's policy is to place deposits with major local banks approved by the Board. All deposits are collateralized with eligible securities in amounts equal to at least 110% of the carrying value of the deposits. Such collateral, as permitted by Chapter 135 of the Ohio Revised Code, is held in single financial institution collateral pools at the Federal Reserve Banks or at member banks of the federal reserve system, in the name of the respective depository bank and pledged as a pool of collateral against all of the public deposits it holds or as specific collateral held at the Federal Reserve Bank in the name of the Authority.

**Allen Metropolitan Housing Authority
Notes to the Basic Financial Statements
Fiscal Year Ended June 30, 2013**

2. DEPOSITS AND INVESTMENTS - CONTINUED

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 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 no formal investment policy and had no classified investments at June 30, 2013.

Investments - The Authority's had no investments during the fiscal year.

3. 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 coverage and no settlements exceeded insurance coverage during the past three years.

The Authority participates in the State Housing Authorities Risk Pool (SHARP), a public entity risk plan that operates as a common risk management and insurance program for housing authorities. The authority pays insurance premiums directly to SHARP.

**Allen Metropolitan Housing Authority
Notes to the Basic Financial Statements
Fiscal Year Ended June 30, 2013**

4. RESTRICTED CASH

Restricted cash balance as of June 30, 2013 consists of cash on hand for the following:

FSS escrow funds held for tenants	\$ 44,126
Tenant security deposits	63,746
Development Funds on hand	49,859
HUD monies to be used for tenant housing assistance payments	<u>230,786</u>

Total Restricted Cash \$ 388,517

5. CAPITAL ASSETS

The following is a summary of changes in capital assets:

	Balance 06/30/12	Additions	Adjust / Deletions	Balance 06/30/13
CAPITAL ASSETS NOT DEPRECIATED				
Land	\$931,495	\$-0-	\$-0-	\$931,495
CAPITAL ASSETS DEPRECIATED				
Building and Improvements	19,446,581	\$188,881	\$-0-	\$19,635,462
Furniture and Equipment	668,298	0	-0-	668,298
Total at Historical Cost	<u>20,114,879</u>	<u>188,881</u>	<u>-0-</u>	<u>20,303,760</u>
ACCUMULATED DEPRECIATION				
Building and Improvements	(13,122,234)	(676,066)	6,247	(13,792,053)
Furniture and Equipment	(681,244)	(37,792)	86,826	(632,210)
Total Accumulated Depreciation	<u>(13,803,478)</u>	<u>(713,858)</u>	<u>93,073</u>	<u>(14,424,263)</u>
TOTAL CAPITAL ASSETS NET OF DEPRECIATION	<u>6,311,401</u>	<u>(524,977)</u>	<u>93,073</u>	<u>5,879,497</u>
TOTAL CAPITAL ASSETS, NET	<u>\$7,242,896</u>	<u>(\$524,977)</u>	<u>\$93,073</u>	<u>\$6,810,992</u>

**Allen Metropolitan Housing Authority
Notes to the Basic Financial Statements
Fiscal Year Ended June 30, 2013**

6. LONG-TERM LIABILITIES

The following is a summary of long-term liabilities:

	Balance 06/30/2012	Increase	Decrease	Balance 06/30/2013	Due Within One Year
Compensated Absences					
- Public Housing	\$11,032	\$17,519	\$(11,309)	\$17,242	\$17,242
- Section 8	31,579	26,708	(36,534)	21,753	21,753
Total Compensated Absences	\$42,611	\$44,227	\$(47,843)	\$38,995	\$38,995
FSS Escrow Liability	\$43,774	\$352	\$-0-	\$44,126	\$-0-

7. DEFINED BENEFIT PENSION PLANS

The Authority participates in the Ohio Public Employees Retirement System (OPERS). OPERS administer three separate pension plans as described below:

1. The Traditional Pension Plan – A cost sharing, multiple-employer defined benefit pension plan.
2. The Member-Direct Plan – 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-Direct Plan, members accumulate retirement assets equal to the value of member and (vested) employer contributions, plus any investment earnings.
3. The Combined Plan – A cost sharing, multiple-employer defined pension plan. Under the Combined Plan, OPERS invests employer contributions to provide a formula retirement benefits similar in nature to the Traditional Pension 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 provide retirement, disability, survivor and death benefits and annual cost of living adjustments to members of the Traditional Pension and Combined Plans. Members of the Member-Direct Plan do not qualify for ancillary benefits. Authority to establish and amend benefits is provided in Chapter 145 of the Ohio Revised Code. OPERS issue a stand-alone financial report. Interested parties may obtain a copy by writing to OPERS, 277 East Town Street, Columbus, Ohio 43215-4642 or by calling (614) 222-5601 or (800) 222-7377.

**Allen Metropolitan Housing Authority
Notes to the Basic Financial Statements
Fiscal Year Ended June 30, 2013**

7. DEFINED BENEFIT PENSION PLANS - Continued

The Ohio Revised Code provides statutory authority for member and employer contributions. For 2011, member and employer rates were consistent across all three plans. The 2011 member contribution rates were 10.0% for members 14.0% for employers of covered payroll. The Authority's contribution for the years ended June 30, 2013, 2012, and 2011 \$105,874, \$108,813 and \$98,204, respectively. Ninety-two percent has been contributed for 2013. All required contributions for all of the years have been paid.

8. POSTEMPLOYMENT BENEFITS

A. Plan Description

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

OPERS maintains a cost-sharing, multiple-employer defined benefit post-employment health care plan, which includes a medical plan, prescription drug program, and Medicare Part B premium reimbursement, to qualifying members of both the Traditional Pension and the Combined plans. Members of the Member-Directed Plan does not qualify for ancillary benefits, including post-employment health care coverage.

In order to qualify for post-employment health care coverage, age and service retirees under the Traditional Pension and Combined plans must have 10 or more years of qualifying Ohio service credit. Health care coverage for disability benefit recipients and qualified survivor benefit recipients is available. The health care coverage provided by OPERS meets the definition of an Other Post-Employment Benefit (OPEB) as described in GASB Statement No. 45.

The Ohio Revised Code permits, but does not mandate, OPERS to provide OPEB benefits to its eligible members and beneficiaries. Authority to establish and amend benefits is provided in Chapter 145 of the Ohio Revised Code.

OPERS issue a stand-alone financial report. Interested parties may obtain a copy by writing OPERS, 277 East Town Street, Columbus, OH 43215-4642, or by calling 614-222-5601 or 1-800-222-7377.

Allen Metropolitan Housing Authority
Notes to the Basic Financial Statements
Fiscal Year Ended June 30, 2013

8. POSTEMPLOYMENT BENEFITS - Continued

B. Funding Policy

The Ohio Revised Code provides the statutory authority requiring public employers to fund post-retirement health care through their contributions to OPERS. A portion of each employer's contribution to OPERS is set aside for the funding of post-retirement health care benefits.

Employer contribution rates are expressed as a percentage of the covered payroll of active members. In 2013 and 2012, the Authority contributed at a rate of 14.00 percent of covered payroll. The Ohio Revised Code currently limits the employer contribution to a rate not to exceed 14.00 percent of covered payroll for state and local employer units. Active members do not make contributions to the OPEB Plan.

OPERS' Post Employment Health Care plan was established under, and is administrated in accordance with, Internal Revenue Code 401(h). Each year, the OPERS Board of Trustees determines the portion of the employer contribution rate that will be set aside for funding of post employment health care benefits. The portion of employer contributions allocated to health care for members in the Traditional Plan was 4.0% during calendar year 2012. The portion of employer contributions allocated to health care for members in the Combined Plan was 6.05% during calendar year 2012. Effective January 1, 2013, the portion of employer contributions allocated to healthcare was lowered to 1 percent for both plans, as recommended by the OPERS Actuary. The OPERS Board of Trustees is also authorized to establish rules for the retiree or their surviving beneficiaries to pay a portion of the health care benefits provided. Payment amounts vary depending on the number of covered dependents and the coverage selected. Actual Authority contributions for the years ended June 30, 2013, 2012 and 2011, which were used to fund post-employment benefits, were \$18,472, \$42,748 and \$38,580, respectively.

On September 9, 2004, the OPERS Retirement Board adopted a Health Care Preservation Plan (HCPP) with an effective date of January 1, 2007. Member and employer contribution rates increased as of January 1, 2006, January 1, 2007, and January 1, 2008, which allowed additional funds to be allocated to the health care plan.

9. FDS SCHEDULE SUBMITTED TO HUD

For the fiscal year ended June 30, 2013, the Authority electronically submitted an unaudited version of the combining balance sheet, statement of revenues, expenses and changes in retained earnings and other data to HUD as required on the GAAP basis. The audited versions of the FDS schedules are in the supplemental data. The schedules are presented in the manner prescribed by Housing and Urban Development.

**Allen Metropolitan Housing Authority
Notes to the Basic Financial Statements
Fiscal Year Ended June 30, 2013**

10. MORTGAGES RECEIVABLE

When the Authority sells a Public Housing home under the 5(h) Homeownership program, the difference between the appraised value of the home and the price actually paid for the home is secured by a promissory note and a subordinate second mortgage. This amount dissipates 20% each year after the fifth year the family maintains residency. Therefore, after a period of 10 years, the mortgage amount is ZERO. If the family leaves the residence or fails to make its mortgage payment within the first 5 years of residency, the family would owe the entire amount of the note to the Authority. If, however, the family decides to leave the residence or fails to make its mortgage payment after the 10th year of residency, the family owes nothing to the Authority. If the family wants to leave in its eighth year, the amount the family owes to the Authority would be calculated to reflect a 60% reduction, etc.

On July 11, 2006, the Authority sold a house to an eligible family in which the second mortgage amount was \$35,753. If the family remains in the unit until July, 1016, they will owe AMHA nothing.

On October 31, 2007, the Authority sold a house to an eligible family in which the second mortgage amount was \$24,088. If the family remains in the unit until October, 2017, they will owe the Authority nothing.

11. SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

The accompanying Schedule of Expenditures of Federal Awards is a summary of the activity of the Authority's federal award programs. The schedule has been prepared on the accrual basis of accounting prescribed by the U.S. Department of Housing and Urban Development.

12. CONTINGENCIES

Litigations and Claims

In the normal course of operations the Authority may be subject to litigation and claims. At June 30, 2013 the Authority was involved in such matters. While the outcome of these matters cannot presently be determined, management believes that their ultimate resolution will not have a material effect on the financial statements.

Allen Metropolitan Housing Authority
Notes to the Basic Financial Statements
Fiscal Year Ended June 30, 2013

13. ECONOMIC DEPENDENCY

Both the Low Rent Public Housing Program and the Housing Choice Voucher Program are economically dependent on annual contributions and grants from HUD.

14. CHANGE IN ACCOUNTING PRINCIPLES

In 2013, the Authority adopted GASB Statement No. 62, *Codification of Accounting and Financial Reporting Guidance Contained in Pre-November 30, 1989 FASB and AICPA Pronouncements and GASB Statement No. 63, Financial Reporting of Deferred Outflows of Resources, Deferred Inflows of Resources, and Net Position.*

GASB Statement No. 62, incorporated into the GASB's authoritative literature certain accounting and financial reporting guidance that is included in Financial Accounting Standards Board (FASB) statements and Interpretations, Accounting Principles Board Opinions and Accounting Research Bulletins of the American Institute of Certified Public Accountants' (AICPA) Committee on Accounting Procedure issued on or before November 30, 1989 which does not conflict with or contradict GASB pronouncements.

GASB Statement No. 63 identifies net positions, rather than net assets, as the residual of all other elements presented in a statement of financial position. There was no effect on beginning net position/fund balance.

15. PRIOR PERIOD ADJUSTMENTS

A prior period adjustment was necessary to properly state the accumulated depreciation:

Beginning net position	\$11,255,775
Depreciation overstated for projects	<u>93,073</u>
Ending net position, restated	<u>\$11,348,848</u>

16. SUBSEQUENT EVENTS

Generally accepted accounting principles define subsequent events as events or transactions that occur after the statement of financial position date, but before the financial statements as issued or are available to be issued. Management has evaluated subsequent events through December 20, 2013, the date on which the financial statements were available to be issued.

Allen Metropolitan Housing Authority (OH044)
Lima, Oh
Entity Wide Balance Sheet Summary
June 30, 2013

	Project Total	14,871 Housing Choice Vouchers	14,182 N/C S/R Section 8 Programs	14,238 Shelter Plus Care	1 Business Activities	Subtotal	ELIM	Total
111 Cash - Unrestricted	\$2,646,990	\$642,362	\$22,843		\$91,386	\$3,403,581		\$3,403,581
113 Cash - Other Restricted	\$49,859	\$274,912				\$324,771		\$324,771
114 Cash - Tenant Security Deposits	\$62,531				\$1,215	\$63,746		\$63,746
100 Total Cash	\$2,759,380	\$917,274	\$22,843	\$0	\$92,601	\$3,792,098	\$0	\$3,792,098
124 Accounts Receivable - Other Government				\$1,372		\$1,372		\$1,372
126 Accounts Receivable - Tenants	\$7,580					\$7,580		\$7,580
126.1 Allowance for Doubtful Accounts -Tenants	-\$2,800					-\$2,800		-\$2,800
127 Notes, Loans, & Mortgages Receivable - Current	\$7,342					\$7,342		\$7,342
128.1 Allowance for Doubtful Accounts - Fraud	-\$1,358					-\$1,358		-\$1,358
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$10,764	\$0	\$0	\$1,372	\$0	\$12,136	\$0	\$12,136
142 Prepaid Expenses and Other Assets	\$22,634	\$9,009				\$31,643		\$31,643
143 Inventories	\$63,953					\$63,953		\$63,953
143.1 Allowance for Obsolete Inventories	-\$6,400					-\$6,400		-\$6,400
144 Inter Program Due From		\$1,372				\$1,372	-\$1,372	\$0
150 Total Current Assets	\$2,850,331	\$927,655	\$22,843	\$1,372	\$92,601	\$3,894,802	-\$1,372	\$3,893,430
161 Land	\$931,495					\$931,495		\$931,495
162 Buildings	\$18,401,821				\$168,354	\$18,570,175		\$18,570,175
163 Furniture, Equipment & Machinery - Dwellings	\$469,945					\$469,945		\$469,945
164 Furniture, Equipment & Machinery - Administration	\$74,289	\$124,064				\$198,353		\$198,353
165 Leasehold Improvements	\$1,028,663	\$36,624				\$1,065,287		\$1,065,287

Allen Metropolitan Housing Authority (OH044)
Lima, Oh
Entity Wide Balance Sheet Summary
June 30, 2013

	Project Total	14,871 Housing Choice Vouchers	14,182 N/C S/R Section 8 Programs	14,238 Shelter Plus Care	1 Business Activities	Subtotal	ELIM	Total
166 Accumulated Depreciation	-\$14,271,552	-\$112,922				-\$39,789	-\$14,424,263	-\$14,424,263
160 Total Capital Assets, Net of Accumulated Depreciation	\$6,634,661	\$47,766	\$0	\$0	\$128,565	\$6,810,992	\$0	\$6,810,992
171 Notes, Loans and Mortgages Receivable - Non-Current	\$20,361					\$20,361		\$20,361
180 Total Non-Current Assets	\$6,655,022	\$47,766	\$0	\$0	\$128,565	\$6,831,353	\$0	\$6,831,353
190 Total Assets	\$9,505,353	\$975,421	\$22,843	\$1,372	\$221,166	\$10,726,155	-\$1,372	\$10,724,783
312 Accounts Payable <= 90 Days	\$6,981	\$3,526				\$10,507		\$10,507
321 Accrued Wage/Payroll Taxes Payable	\$7,510	\$24,381				\$31,891		\$31,891
322 Accrued Compensated Absences - Current Portion	\$17,242	\$21,753				\$38,995		\$38,995
333 Accounts Payable - Other Government	\$4,452		\$22,843			\$27,295		\$27,295
341 Tenant Security Deposits	\$62,531				\$1,215	\$63,746		\$63,746
342 Deferred Revenues	\$11,587					\$11,587		\$11,587
346 Accrued Liabilities - Other	\$8,475					\$8,475		\$8,475
347 Inter Program - Due To				\$1,372		\$1,372	-\$1,372	\$0
310 Total Current Liabilities	\$118,778	\$49,660	\$22,843	\$1,372	\$1,215	\$193,868	-\$1,372	\$192,496
353 Non-current Liabilities - Other		\$44,126				\$44,126		\$44,126
350 Total Non-Current Liabilities	\$0	\$44,126	\$0	\$0	\$0	\$44,126	\$0	\$44,126
300 Total Liabilities	\$118,778	\$93,786	\$22,843	\$1,372	\$1,215	\$237,994	-\$1,372	\$236,622

Allen Metropolitan Housing Authority (OH044)
Lima, Oh
Entity Wide Balance Sheet Summary
June 30, 2013

	Project Total	14.871 Housing Choice Vouchers	14.182 N/C S/R Section 8 Programs	14.238 Shelter Plus Care	1 Business Activities	Subtotal	ELIM	Total
508.1 Invested In Capital Assets, Net of Related Debt	\$6,634,661	\$47,766			\$128,565	\$6,810,992		\$6,810,992
511.1 Restricted Net Assets	\$49,859	\$230,786				\$280,645		\$280,645
512.1 Unrestricted Net Assets	\$2,702,055	\$603,083	\$0	\$0	\$91,386	\$3,396,524		\$3,396,524
513 Total Equity/Net Assets	\$9,386,575	\$881,635	\$0	\$0	\$219,951	\$10,488,161	\$0	\$10,488,161
600 Total Liabilities and Equity/Net Assets	\$9,505,353	\$975,421	\$22,843	\$1,372	\$221,166	\$10,726,155	-\$1,372	\$10,724,783
70300 Net Tenant Rental Revenue	\$394,395					\$394,395		\$394,395
70400 Tenant Revenue - Other	\$40,215					\$40,215		\$40,215
70500 Total Tenant Revenue	\$434,610	\$0	\$0	\$0	\$0	\$434,610	\$0	\$434,610
70600 HUD PHA Operating Grants	\$846,623	\$5,064,278	\$285,979	\$159,062		\$6,355,942		\$6,355,942
70610 Capital Grants	\$188,880					\$188,880		\$188,880
71100 Investment Income - Unrestricted	\$3,903	\$106			\$380	\$4,389		\$4,389
71400 Fraud Recovery		\$14,860				\$14,860		\$14,860
71500 Other Revenue	\$18,000	\$158			\$14,580	\$32,738		\$32,738
72000 Investment Income - Restricted		\$71				\$71		\$71
70000 Total Revenue	\$1,492,016	\$5,079,473	\$285,979	\$159,062	\$14,960	\$7,031,490	\$0	\$7,031,490
91100 Administrative Salaries	\$205,483	\$281,959	\$35,000	\$9,000		\$531,442		\$531,442
91200 Auditing Fees	\$1,760	\$7,900	\$340			\$10,000		\$10,000
91400 Advertising and Marketing		\$2,605				\$2,605		\$2,605

Allen Metropolitan Housing Authority (OH044)
Lima, Oh
Entity Wide Balance Sheet Summary
June 30, 2013

	Project Total	14,871 Housing Choice Vouchers	14,182 N/C S/R Section 8 Programs	14,238 Shelter Plus Care	1 Business Activities	Subtotal	ELIM	Total
91500 Employee Benefit contributions - Administrative	\$68,688	\$115,127	\$10,212	\$2,782		\$196,809		\$196,809
91600 Office Expenses	\$16,188	\$119,001			\$2,524	\$137,713		\$137,713
91700 Legal Expense	\$8,471				\$31,935	\$40,406		\$40,406
91800 Travel	\$5,444	\$9,326				\$14,770		\$14,770
91900 Other	\$7,716	\$25,425				\$33,141		\$33,141
91000 Total Operating - Administrative	\$313,750	\$561,343	\$45,552	\$11,782	\$34,459	\$966,886	\$0	\$966,886
92100 Tenant Services - Salaries		\$30,776				\$30,776		\$30,776
92300 Employee Benefit Contributions - Tenant Services		\$8,725				\$8,725		\$8,725
92400 Tenant Services - Other	\$10,136					\$10,136		\$10,136
92500 Total Tenant Services	\$10,136	\$39,501	\$0	\$0	\$0	\$49,637	\$0	\$49,637
93100 Water	\$172,072					\$172,072		\$172,072
93200 Electricity	\$55,652					\$55,652		\$55,652
93300 Gas	\$20,050					\$20,050		\$20,050
93600 Sewer	\$8,772					\$8,772		\$8,772
93000 Total Utilities	\$256,546	\$0	\$0	\$0	\$0	\$256,546	\$0	\$256,546
94100 Ordinary Maintenance and Operations - Labor	\$140,252					\$140,252		\$140,252
94200 Ordinary Maintenance and Operations - Materials and Other	\$236,354					\$236,354		\$236,354
94300 Ordinary Maintenance and Operations Contracts	\$112,587					\$112,587		\$112,587
94500 Employee Benefit Contributions - Ordinary Maintenance	\$43,916					\$43,916		\$43,916

Allen Metropolitan Housing Authority (OH044)
Lima, Oh
Entity Wide Balance Sheet Summary
June 30, 2013

	Project Total	14,871 Housing Choice Vouchers	14,182 N/C S/R Section 8 Programs	14,238 Shelter Plus Care	1 Business Activities	Subtotal	ELIM	Total
94000 Total Maintenance	\$533,109	\$0	\$0	\$0	\$0	\$533,109	\$0	\$533,109
96130 Workmen's Compensation	\$4,699					\$4,699		\$4,699
96140 All Other Insurance	\$59,861	\$15,958				\$75,819		\$75,819
96100 Total insurance Premiums	\$64,560	\$15,958	\$0	\$0	\$0	\$80,518	\$0	\$80,518
96200 Other General Expenses	\$13,354					\$13,354		\$13,354
96210 Compensated Absences	\$17,519	\$26,708				\$44,227		\$44,227
96300 Payments in Lieu of Taxes	\$4,452					\$4,452		\$4,452
96400 Bad debt - Tenant Rents	\$24,330					\$24,330		\$24,330
96600 Bad debt - Other	\$5,964					\$5,964		\$5,964
96000 Total Other General Expenses	\$65,619	\$26,708	\$0	\$0	\$0	\$92,327	\$0	\$92,327
96700 Total Interest Expense and Amortization Cost	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
96900 Total Operating Expenses	\$1,243,720	\$643,510	\$45,552	\$11,782	\$34,459	\$1,979,023	\$0	\$1,979,023
97000 Excess of Operating Revenue over Operating Expenses	\$248,296	\$4,435,963	\$240,427	\$147,280	-\$19,499	\$5,052,467	\$0	\$5,052,467
97300 Housing Assistance Payments		\$4,811,589	\$240,427	\$147,280		\$5,199,296		\$5,199,296
97400 Depreciation Expense	\$685,887	\$21,848			\$6,123	\$713,858		\$713,858
90000 Total Expenses	\$1,929,607	\$5,476,947	\$285,979	\$159,062	\$40,582	\$7,892,177	\$0	\$7,892,177

Allen Metropolitan Housing Authority (OH044)
 Lima, Oh
 Entity Wide Balance Sheet Summary
 June 30, 2013

	Project Total	14,871 Housing Choice Vouchers	14,182 N/C S/R Section 8 Programs	14,238 Shelter Plus Care	1 Business Activities	Subtotal	ELIM	Total
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	-\$437,591	-\$397,474	\$0	\$0	-\$25,622	-\$860,687	\$0	-\$860,687
11030 Beginning Equity	\$9,731,093	\$1,279,109	\$0	\$0	\$245,573	\$11,255,775		\$11,255,775
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors	\$93,073		\$0		\$0	\$93,073		\$93,073
11170 Administrative Fee Equity		\$650,849				\$650,849		\$650,849
11180 Housing Assistance Payments Equity		\$230,786				\$230,786		\$230,786
11190 Unit Months Available	2964	12492	756	374		16586		16586
11210 Number of Unit Months Leased	2895	12353	706	374		16328		16328
11620 Building Purchases	\$170,354					\$170,354		\$170,354
11650 Leasehold Improvements Purchases	\$18,526					\$18,526		\$18,526

**Allen Metropolitan Housing Authority
Schedule of Expenditures of Federal Awards
Fiscal Year Ended June 30, 2013**

FEDERAL GRANTOR / PASS THROUGH GRANTOR PROGRAM TITLES	CFDA NUMBER	EXPENDITURES
U.S. Department of Housing and Urban Development Direct Program		
Low Rent Public Housing	14.850	\$ 652,013
Housing Choice Vouchers	14.871	5,064,278
Section 8 – New Construction and Single Room	14.182	285,979
Shelter Plus Care	14.238	159,062
Public Housing Capital Fund Program	14.872	<u>383,490</u>
Total U.S. Department of HUD		<u>6,544,822</u>
Total Expenditure of Federal Award		<u><u>\$ 6,544,822</u></u>

Allen Metropolitan Housing Authority
PHA's Statement and Certification of Actual Modernization Cost
June 30, 2013

Capital Fund Program Number OH16P04450110

1. The Program Costs are as follows:

Funds Approved	\$400,767
Funds Expended	<u>400,767</u>
Excess (Deficiency) of Funds Approved	<u><u>\$ -0-</u></u>
Funds Advanced	\$400,767
Funds Expended	<u>400,767</u>
Excess (Deficiency) of Funds Advanced	<u><u>\$ -0-</u></u>

2. All costs have been paid and there are no outstanding obligations.
3. The Final Financial Status Report was signed and filed on May 23, 2013.
4. The final costs on the certification agree to the Authority's records.



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

Board of Commissioners
Allen Metropolitan Housing Authority

I have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the business-type activities of the Allen Metropolitan Housing Authority, Ohio, as of and for the year ended June 30, 2013, and the related notes to the financial statements, which collectively comprise Allen Metropolitan Housing Authority, Ohio's basic financial statements, and have issued my report thereon dated December 20, 2013.

Internal Control Over Financial Reporting

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

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

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

Compliance and Other Matters

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

Purpose of this Report

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



Salvatore Consiglio, CPA, Inc.
North Royalton, Ohio
December 20, 2013



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**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR EACH MAJOR
PROGRAM AND ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY
OMB CIRCULAR A-133**

Board of Commissioners
Allen Metropolitan Housing Authority

Report on Compliance for Each Major Federal Program

I have audited Allen Metropolitan Housing Authority's compliance with the types of compliance requirements described in the *OMB Circular A-133 Compliance Supplement* that could have a direct and material effect on each of Allen Metropolitan Housing Authority's major federal programs for the year ended June 30, 2013. The Authority's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

Management's Responsibility

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

Auditor's Responsibility

My responsibility is to express an opinion on compliance for each of Allen Metropolitan Housing Authority's major federal programs based on my audit of the types of compliance requirements referred to above. I conducted my 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 I 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 Authority's compliance with those requirements and performing such other procedures as I considered necessary in the circumstances.

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

Opinion on Each Major Federal Program

In my opinion, Allen Metropolitan Housing Authority, complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended June 30, 2013.

Report on Internal Control Over Compliance

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

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

My consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies. I did not identify any deficiencies in internal control over compliance that I consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

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



Salvatore Consiglio, CPA, Inc.
North Royalton, Ohio
December 20, 2013

Allen Metropolitan Housing Authority
 Schedule of Findings and Questioned Costs
 OMB Circular A-133 § .505
 June 30, 2013

1. SUMMARY OF AUDITOR'S RESULTS

Type of Financial Statement Opinion	Unmodified
Were there any material weakness reported at the financial statement level (GAGAS)?	No
Were there any other significant control deficiencies reported at the financial statement level (GAGAS)?	No
Was there any reported non-compliance at the financial statement level (GAGAS)?	No
Were there any material internal control weakness reported for any major federal programs?	No
Were there any other significant internal control deficiency reported for the major federal programs?	No
Type of report issued on compliance for major programs	Unmodified
Are there any reportable findings under § .510?	No
Major Programs (list):	<ul style="list-style-type: none"> • CFDA # 14.871 Housing Choice Voucher Program
Dollar Threshold: Type A/B Programs	Type A: > \$300,000 Type B: All Others
Low Risk Auditee?	Yes

**2. FINDINGS RELATED TO THE FINANCIAL STATEMENTS
 REQUIRED TO BE REPORTED IN ACCORDANCE WITH GAGAS**

There are no Findings or questioned costs for the year ended June 30, 2013.

3. FINDINGS AND QUESTIONED COSTS FOR FEDERAL AWARDS

There are no Findings or questioned costs for the year ended June 30, 2013.

Allen Metropolitan Housing Authority
Schedule of Prior Audit Findings
June 30, 2013

The audit report for the fiscal year ending June 30, 2012 contained no audit findings.



Dave Yost • Auditor of State

ALLEN METROPOLITAN HOUSING AUTHORITY

ALLEN 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
JANUARY 30, 2014**