



**GENERAL PURPOSE
FINANCIAL STATEMENTS**

of the

Darke Metropolitan Housing Authority

for the

Year Ended September 30, 1999

**DARKE METROPOLITAN HOUSING AUTHORITY
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Board of Directors
Darke Metropolitan Housing Authority
Greenville, Ohio

We have reviewed the Independent Auditor's Report of the Darke Metropolitan Housing Authority, Darke County, prepared by Jones, Cochenour & Co., for the audit period October 1, 1998 through September 30, 1999. 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 Darke Metropolitan Housing Authority is responsible for compliance with these laws and regulations.



JIM PETRO
Auditor of State

May 1, 2000



INDEPENDENT AUDITORS' REPORT

Board of Directors
Darke Metropolitan Housing Authority
Greenville, Ohio

Regional Inspector General of Audit
Department of Housing and Urban
Development

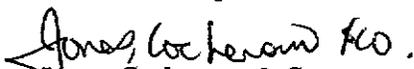
We have audited the accompanying general purpose financial statements of Darke Metropolitan Housing Authority, as of and for the year ended September 30, 1999, as listed in the table of contents. These general purpose financial statements are the responsibility of the Darke Metropolitan Housing Authority's management. Our responsibility is to express an opinion on these general purpose financial statements based on our audit.

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

In our opinion, the general purpose financial statements referred to above present fairly, in all material respects, the financial position of Darke Metropolitan Housing Authority, as of September 30, 1999, and the results of its operations and the cash flows of its business type activities for the year then ended in conformity with generally accepted accounting principles.

In accordance with *Government Auditing Standards* and the *PIH Compliance Supplement for Audits of Public Housing Agencies and Indian Housing Authorities* ("the Guide") issued by the Department of Housing and Urban Development, Office of the Inspector General, we have also issued a report dated March 27, 2000 on our consideration of Darke Metropolitan Housing Authority's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts and grants.

Our audit was performed for the purpose of forming an opinion on the general purpose financial statements taken as a whole. The schedules listed in the table of contents are presented for purposes of additional analysis and are not a required part of the financial statements of the Darke 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. The combining financial data ("FDS") schedule is presented for purposes of additional analysis as required by the Department of Housing and Urban Development 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.
March 27, 2000

**Darke Metropolitan Housing Authority
Combined Balance Sheet
Proprietary Fund Type
Enterprise Fund
September 30, 1999**

ASSETS

<i>Cash and cash equivalents</i>	\$ 103,638
<i>Accounts receivable - HUD</i>	16,900
<i>Fixed assets - net of accumulated depreciation</i>	<u>67,359</u>

TOTAL ASSETS \$ 187,897

LIABILITIES AND RETAINED EARNINGS

<i>Accounts payable - SCOPE</i>	\$ 35,564
<i>Notes payable</i>	<u>20,309</u>
	55,873

RETAINED EARNINGS

<i>Retained earnings</i>	<u>132,024</u>
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TOTAL LIABILITIES AND RETAINED EARNINGS \$ 187,897

See accompanying notes to the general purpose financial statements

Darke Metropolitan Housing Authority
 Combined Statement of Revenues, Expenses and Changes in
 Retained Earnings
 Proprietary Fund Type
 Enterprise Fund
 Year Ended September 30, 1999

OPERATING REVENUE		
Program grants/subsidies	\$ 750,984	
Other operating income	<u>2,374</u>	
TOTAL OPERATING REVENUE	753,358	
OPERATING EXPENSES		
Housing assistance payments	640,376	
Administrative salaries	52,198	
Auditing fees	2,579	
Outside management fees	23,599	
Employee benefits - administrative	12,853	
Other operating - administrative	19,323	
Depreciation expense	<u>5,087</u>	
TOTAL OPERATING EXPENSES	<u>756,015</u>	
	NET OPERATING LOSS	(2,657)
NON-OPERATING REVENUE (EXPENSE)		
Investment income	9,702	
Interest expense	<u>(2,087)</u>	
TOTAL NON-OPERATING REVENUE (EXPENSE)	<u>7,615</u>	
	NET INCOME	4,958
RETAINED EARNINGS, BEGINNING, AS RESTATED		<u>127,066</u>
RETAINED EARNINGS, ENDING	\$	<u>132,024</u>

See accompanying notes to the general purpose financial statements

Darke Metropolitan Housing Authority
 Combined Statement of Cash Flows
 Proprietary Fund Type
 Enterprise Fund
 Year Ended September 30, 1999

CASH FLOWS FROM OPERATING ACTIVITIES:	
Cash received from HUD	\$ 617,598
Cash received from tenants	2,374
Cash payments for housing assistance payments	(640,376)
Cash payments for salaries	(53,777)
Cash payments for other operating expenses	<u>(59,747)</u>
NET CASH USED FROM OPERATING ACTIVITIES	(133,928)
 CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES:	
Acquisition of capital assets	(18,900)
Principal paid on note payable	(1,888)
Interest paid on note payable	<u>(2,087)</u>
NET CASH USED FROM CAPITAL AND RELATED FINANCING ACTIVITIES	(22,875)
 CASH FLOWS FROM INVESTING ACTIVITIES:	
Investment income	<u>9,702</u>
NET DECREASE IN CASH AND CASH EQUIVALENTS	(147,101)
CASH AND CASH EQUIVALENTS, BEGINNING	<u>250,739</u>
CASH AND CASH EQUIVALENTS, ENDING	<u><u>\$ 103,638</u></u>
 RECONCILIATION OF OPERATING LOSS TO NET CASH USED BY OPERATING ACTIVITIES:	
Net operating loss	\$ (2,657)
Adjustments to reconcile operating loss to net cash used by operating activities	
Depreciation	5,087
(Increase) decrease in:	
Accounts receivable - HUD	(16,900)
Increase (decrease) in:	
Accounts payable - SCOPE	(2,974)
Accounts payable - HUD	(47,813)
Prepaid annual contributions	<u>(68,671)</u>
NET CASH USED BY OPERATING ACTIVITIES	<u><u>\$ (133,928)</u></u>

See accompanying notes to the general purpose financial statements

Darke Metropolitan Housing Authority
Notes to the General Purpose Financial Statements
September 30, 1999

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Summary of Significant Accounting Policies

The financial statements of the Darke Metropolitan Housing Authority (the "Authority") have been prepared in conformity with generally accepted accounting principles (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 more significant of the Authority's accounting policies are described below.

Reporting Entity

The Darke Metropolitan Housing 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 general purpose financial statements comply with the provision of Governmental Accounting Standards Board (GASB) Statement 14, the Financial Reporting Entity, in that the financial statements include all organizations, activities and functions for which the Authority is financial accountable. This report includes all activities considered by management to be part of the Authority by virtue of Section 2100 of the Codification of Governmental Accounting and Financial Reporting Standards.

Section 2100 indicates that the reporting entity consists of (a) the primary government, (b) organizations for which the primary government is financially accountable, and (c) other organizations for which the nature and significance of their relationship with the primary government are such that exclusion would cause the reporting entity's financial statements to be misleading or incomplete.

The definition of the reporting entity is based primarily on the notion of financial accountability. A primary government is financially accountable for the organizations that make up its legal entity.

It is also financially accountable for legally separate organizations if its officials appoint a voting majority of an organization's government body and either it is able to impose its will on that organization or there is a potential for the organization to provide specific financial benefits to, or to impose specific financial burdens on, the primary government. A primary government may also be financially accountable for governmental organizations that are fiscally dependent on it.

A primary government has the ability to impose its will on an organization if it can significantly influence the programs, projects, or activities of, or the level of services performed or provided by, the organization. A financial benefit or burden relationship exists if the primary government (a) is entitled to the organization's resources; (b) is legally obligated or has otherwise assumed the obligation to finance the deficits of, or provide financial support to, the organization; or (c) is obligated in some manner for the debt of the organization.

Management believes the financial statements included in this report represent all of the funds of the Authority over which the Authority is financially accountable.

Fund Accounting

The Authority uses the proprietary fund to report on its financial position and the results of its operations for the Section 8 program. 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 Section 8 programs.

Darke Metropolitan Housing Authority
Notes to the General Purpose Financial Statements
September 30, 1999

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - CONTINUED

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

The proprietary funds are accounted for on the accrual basis of accounting. Revenues are recognized in the period earned and expenses are recognized in the period incurred. Pursuant to GASB Statement No. 20 *Accounting and Financial Reporting for Proprietary Funds and Other Governmental Entities that Use Proprietary Fund Accounting* the Authority follows GASB guidance as applicable to proprietary funds and FASB Statements and Interpretations, Accounting Principles Board Opinions and Accounting Research Bulletins issued on or before November 30, 1989, that do not conflict with or contradict GASB pronouncements.

Investments

Investments are restricted by the provisions of the HUD Regulations (See Note 3). Investments are valued at market value. Interest income earned in fiscal year 1999 totaled \$11,761. The interest income earned on the general fund investments is required to be returned to HUD and this amount was \$2,059 for the year ended September 30, 1999.

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.

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 Included in Accounts Payable - SCOPE

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 fund liability.

Darke Metropolitan Housing Authority
Notes to the General Purpose Financial Statements
September 30, 1999

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - CONTINUED

Compensated Absences Included in Accounts Payable – SCOPE - Continued

The Authority does not have employees instead; they pay a management fee to SCOPE and this managing firm calculates compensated absences and vacation leave for the employees that work specifically on the Authority's records.

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 generally accepted accounting principles 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.

2. RECONCILIATION FROM GAAP BASIS TO HUD BASIS

The following table summarizes the adjustments necessary to reconcile the GAAP basis financial statements to the HUD basis year end reports filed with HUD:

	<u>Voucher</u>	<u>Certificate</u>	<u>Total</u>
GAAP Basis Income (Loss)	\$ 5,025	\$ (67)	\$ 4,958
Increase (Decrease):			
Depreciation expense	1,272	3,815	5,087
Adjustment for compensated absences	26	85	111
Fixed assets affecting residual receipts	<u>(7,060)</u>	<u>(11,840)</u>	<u>(18,900)</u>
HUD BASIS RESIDUAL RECEIPTS (DEFICIT) FOR YEAR END REPORTS	<u>\$ (737)</u>	<u>\$ (8,007)</u>	<u>\$ (8,744)</u>

3. CASH AND INVESTMENTS

HUD Handbook 7475.1 Chapter 4, Section 1 authorizes the PHA to make investments in:

- Direct Obligations of the Federal Government;
- Obligations of Federal Government Agencies;
- Securities of Government-Sponsored Agencies; and
- Demand and Savings Deposits and Certificates of Deposit.

Deposits: The carrying amount of Darke Metropolitan Housing Authority's deposits, totaled \$103,638. The corresponding bank balances totaled \$103,713. The carrying amount includes petty cash of \$25. The Authority did not have any investments at September 30, 1999.

The \$103,713 was covered by federal depository insurance.

Darke Metropolitan Housing Authority
Notes to the General Purpose Financial Statements
September 30, 1999

4. NOTE PAYABLE

The note payable balance of \$20,309 at September 30, 1999, represents the debt associated with the purchase of a house utilized as an emergency shelter. Payment terms associated with this note call for 180 monthly payments of \$330 including interest at 2.75% above the weekly average yield on five-year U.S. Treasury Securities. Interest expense for the year ended September 30, 1999 was \$2,087.

Note Payable activity of the Authority for the year ended September 30, 1999, was as follows:

	<u>Balance</u> <u>September 30, 1998</u>	<u>Additions</u>	<u>Deletions</u>	<u>Balance</u> <u>September 30, 1999</u>
Note Payable	\$ 22,197	\$ -	\$ (1,888)	\$ 20,309

A summary of the future maturities is as follows:

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2000	\$ 2,112	\$ 1,860	\$ 3,972
2001	2,324	1,648	3,972
2002	2,557	1,415	3,972
2003	2,814	1,158	3,972
2004	3,096	876	3,972
2005 and thereafter	7,406	791	8,197
Total	<u>\$ 20,309</u>	<u>\$ 7,748</u>	<u>\$ 28,057</u>

5. CONTRACT SERVICES

The authority contracts with SCOPE to provide financial services for the housing authority. The authority does not have any employees instead services are subcontracted from SCOPE. SCOPE designates certain employees to maintain the Authority's records and these were the ones used to calculate accrued compensated absences.

6. 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 cash basis of accounting.

7. RISK MANAGEMENT

The Authority is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees and natural disasters. During the fiscal year 1999, the Authority contracted with Continental Casualty Co. for vehicle insurance, Monroe Guaranty Insurance Co. for commercial property and general liability, employee dishonesty and directors and officers liability.

Vehicle insurance carries a \$250 per vehicle comprehensive deductible. Property and general insurance carries a \$250 deductible.

Settled claims have not exceeded this coverage in any of the last three years. There has been no significant reduction in coverage from last year.

Darke Metropolitan Housing Authority
Notes to the General Purpose Financial Statements
September 30, 1999

8. FIXED ASSETS

The following is a summary:

Land	\$	4,725
Buildings		52,747
Vehicle		18,900
Office Equipment		<u>16,402</u>
		92,774
Accumulated depreciation		<u>(25,415)</u>
 NET FIXED ASSETS	 \$	 <u>67,359</u>

The following is a summary of changes:

	Balance <u>September 30, 1998</u>	Additions	Deletions	Balance <u>September 30, 1999</u>
Land	\$ 4,725	\$ -	\$ -	\$ 4,725
Buildings	52,747	-	-	52,747
Vehicle	10,578	18,900	10,578	18,900
Office equipment	<u>16,402</u>	-	-	<u>16,402</u>
 TOTAL FIXED ASSETS	 <u>\$ 84,452</u>	 <u>\$ 18,900</u>	 <u>\$ 10,578</u>	 <u>\$ 92,774</u>

The depreciation expense for the year ended September 30, 1999 was \$5,087.

9. CHANGES IN FINANCIAL STATEMENT PREPARATION AND BASIS OF ACCOUNTING

For the fiscal year ended September 30, 1999, the Authority has presented for the first time general purpose financial statements by fund type. In conjunction with this presentation, the Authority has changed its basis of accounting from the HUD basis to the accrual basis for proprietary funds, including the valuation of fixed assets. These changes include recognition of revenue when earned for proprietary funds and expenditures/expenses when incurred. Fixed assets were valued at historical cost. Retained earnings as of October 1, 1998 has been restated for these changes to conform to generally accepted accounting principles (GAAP).

These restatements had the following effect on retained earnings and other credits:

<u>Fund Type</u>	<u>Balance Previous Accounting Method September 30, 1998</u>	<u>Adjustments to Reflect Decrease Due to Changes in Basis of Accounting</u>		<u>Restated Balance September 30, 1998</u>
Proprietary Fund Type:				
Enterprise Fund	\$ 175,131	\$ (48,065)	\$	127,066

10. FDS SCHEDULE SUBMITTED TO HUD

For the fiscal year ended September 30, 1999, the Authority for the first time 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 version of the FDS schedules are on pages 11-13. The schedules are presented in the manner prescribed by Housing and Urban Development. These schedules can be used to tie the total assets and liabilities into the combined statements.

Darke Metropolitan Housing Authority
Combining Balance Sheet
FDS Schedule Submitted to HUD
Proprietary Fund Type
Enterprise Fund
September 30, 1999

FDS Line Item No.	Account Description	14.855 Sect. 8 Rent VO Prgm	14.857 Sect. 8 Rent CE Prgm	Total
ASSETS				
111	Cash - unrestricted	\$ 1,261	\$ 6,609	\$ 7,870
122	Accounts receivable - HUD other project	12,841	4,059	16,900
131	Investments - unrestricted	<u>23,943</u>	<u>71,825</u>	<u>95,768</u>
150	TOTAL CURRENT ASSETS	38,045	82,493	120,538
161	Land	1,181	3,544	4,725
162	Buildings	13,187	39,560	52,747
164	Furniture and equipment - administration	11,161	24,142	35,303
166	Accumulated depreciation	<u>(6,354)</u>	<u>(19,062)</u>	<u>(25,416)</u>
180	TOTAL NON-CURRENT ASSETS	<u>19,175</u>	<u>48,184</u>	<u>67,359</u>
190	TOTAL ASSETS	<u>\$ 57,220</u>	<u>\$ 130,677</u>	<u>\$ 187,897</u>
LIABILITIES AND RETAINED EARNINGS				
312	Accounts payable < = 90 days	\$ 7,025	\$ 21,075	28,100
343	Short term of notes payable	<u>528</u>	<u>1,584</u>	<u>2,112</u>
310	TOTAL CURRENT LIABILITIES	7,553	22,659	30,212
351	Long term debt	4,550	13,647	18,197
353	Noncurrent liabilities - other	<u>1,866</u>	<u>5,598</u>	<u>7,464</u>
300	TOTAL LIABILITIES	13,969	41,904	55,873
508	Retained earnings	<u>43,251</u>	<u>88,773</u>	<u>132,024</u>
513	TOTAL RETAINED EARNINGS	<u>43,251</u>	<u>88,773</u>	<u>132,024</u>
600	TOTAL LIABILITIES AND RETAINED EARNINGS	<u>\$ 57,220</u>	<u>\$ 130,677</u>	<u>\$ 187,897</u>

Darke Metropolitan Housing Authority
Combining Statement of Revenues, Expenses and Changes in
Retained Earnings
FDS Schedule Submitted to HUD
Proprietary Fund Type
Enterprise Fund
Year Ended September 30, 1999

FDS Line Item No.	Account Description	14.855 Sect. 8 Rent VO Prgm	14.857 Sect. 8 Rent CE Prgm	Total
	REVENUE			
706	HUD PHA grants	\$ 257,612	\$ 493,372	\$ 750,984
711	Investment income	1,469	6,146	7,615
714	Fraud recovery	<u>592</u>	<u>1,782</u>	<u>2,374</u>
700	TOTAL REVENUE	259,673	501,300	760,973
	EXPENSES			
911	Administrative salaries	18,023	34,176	52,198
912	Auditing fees	963	1,616	2,579
913	Management fees	8,024	15,575	23,599
915	Employees benefit contributions	4,566	8,287	12,853
916	Other operating expenses	6,558	12,128	18,686
961	Insurance premiums	<u>235</u>	<u>402</u>	<u>637</u>
969	TOTAL OPERATING EXPENSES	<u>38,369</u>	<u>72,183</u>	<u>110,552</u>
970	Excess operating revenue over expenses	221,304	429,117	650,421
	OTHER EXPENSES			
973	Housing assistance payments	215,009	425,367	640,376
974	Depreciation expense	<u>1,272</u>	<u>3,815</u>	<u>5,087</u>
900	TOTAL EXPENSES (Acct. 969, 973, 974)	<u>254,650</u>	<u>501,365</u>	<u>756,015</u>
1000	Excess revenue or (expenses) (Acct. 700 minus 900)	5,023	(65)	4,958
1103	Beginning retained earnings	<u>38,228</u>	<u>88,838</u>	<u>127,066</u>
	ENDING RETAINED EARNINGS	<u>\$ 43,251</u>	<u>\$ 88,773</u>	<u>\$ 132,024</u>

Darke Metropolitan Housing Authority
Additional FDS Schedule Information
FDS Schedule Submitted to HUD
Proprietary Fund Type
Enterprise Fund
September 30, 1999

<u>FDS Line</u> <u>Item No.</u>	<u>Account Description</u>	<u>14.855 Sect. 8</u> <u>Rent VO Prgm</u>	<u>14.857 Sect. 8</u> <u>Rent CE Prgm</u>	<u>Total</u>
1103	Beginning equity	<u>\$ 38,228</u>	<u>\$ 88,838</u>	<u>\$ 127,066</u>
1113	Maximum annual contributions (per ACC) \$	324,459	\$ 708,103	\$ 1,032,562
1115	Contingency reserve	<u>77,576</u>	<u>272,681</u>	<u>350,257</u>
1116	Total annual contributions available	<u>\$ 402,035</u>	<u>\$ 980,784</u>	<u>\$ 1,382,819</u>
1120	Unit months available	1,380	2,460	3,840
1121	Number of unit months leased per report approved by HUD	1,116	1,769	2,885

Darke Metropolitan Housing Authority
Proprietary Fund Type
Enterprise Fund
Schedule of Federal Award Expenditures
Year Ended September 30, 1999

	<u>FEDERAL CFDA NUMBER</u>	<u>FUNDS EXPENDED</u>
<u>FROM U.S. DEPARTMENT OF HUD</u>		
<u>DIRECT PROGRAMS</u>		
Annual Contribution Contract C-5089		
Housing Assistance Payment Program		
Lower Income Housing Assistance Program	14.856	\$ 489,528
Section 8 Rental Voucher Program	14.855	<u>257,020</u>
Total Housing Assistance Payment Program Cluster		<u>\$ 746,548</u>



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 AND PIH COMPLIANCE SUPPLEMENT**

Board of Directors
Darke Metropolitan Housing Authority
Greenville, Ohio

Regional Inspector General of Audit
Department of Housing and Urban
Development

We have audited the general purpose financial statements of Darke Metropolitan Housing Authority as of and for the year ended September 30, 1999, and have issued our report thereon dated March 27, 2000. We conducted our audit in accordance with generally accepted auditing standards and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and the *PIH Compliance Supplement for Audits of Public Housing Agencies and Indian Housing Authorities* (the "Guide") issued by the Department of Housing and Urban Development, Office of the Inspector General.

Compliance

As part of obtaining reasonable assurance about whether Darke 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* and the Guide.

Internal Control Over Financial Reporting

In planning and performing our audit, we considered Darke 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 auditing 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. However, we noted other matters involving the internal control over financial reporting that we have reported to management of Darke Metropolitan Housing Authority in a separate letter dated March 27, 2000.

This report is intended 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.
March 27, 2000



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

Board of Directors
Darke Metropolitan Housing Authority
Greenville, Ohio

Regional Inspector General for Audit
Department of Housing and Urban
Development

Compliance

We have audited the compliance of Darke Metropolitan Housing Authority with the types of compliance requirements described in the *U.S. Office of Management and Budget (OMB) Circular A-133 and the PIH Compliance Supplement for Audits of Public Housing Agencies and Indian Housing Authorities* (the "Guide") that are applicable to each of its major federal programs for the year ended September 30, 1999. Darke Metropolitan Housing Authority's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs. Compliance with the requirements of laws, regulations, contracts and grants applicable to each of its major federal programs is the responsibility of Darke Metropolitan Housing Authority's management. Our responsibility is to express an opinion on Darke Metropolitan Housing Authority's compliance based on our audit.

We conducted our audit of compliance in accordance with generally accepted auditing standards; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; OMB Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations* and the Guide. Those standards, OMB Circular A-133 and the Guide 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 Darke 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 Darke Metropolitan Housing Authority's compliance with those requirements.

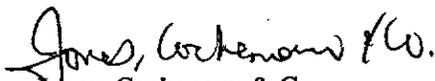
In our opinion, Darke Metropolitan Housing Authority complied, in all material respects, with the requirements referred to above that are applicable to each of its major federal programs for the year ended September 30, 1999.

Internal Control Over Compliance

The management of Darke 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 Darke 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 and the Guide.

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

This report is intended for the information and use of 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.
March 27, 2000

**Schedule of Findings and Questioned Costs
OMB Circular A-133 § .505**

**Darke Metropolitan Housing Authority
September 30, 1999**

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):	CFDA #14.856 & #14.855 (Cluster programs)
Dollar Threshold: Type A/B Programs	Type A: \$300,000 Type B: All others
Low Risk Auditee?	Yes

Schedule of Findings and Questioned Costs
OMB Circular A-133 § .505 - Continued

Darke Metropolitan Housing Authority
September 30, 1999

2. FINDINGS RELATED TO FINANCIAL STATEMENTS

There are no findings or questioned costs for the year ended September 30, 1999.

3. FINDINGS RELATED TO FEDERAL AWARDS

There are no findings or questioned costs for the year ended September 30, 1999.

**Darke Metropolitan Housing Authority
Greenville, Ohio
Activities of the Authority and Adjusting Journal Entries
Year Ended September 30, 1999**

ACTIVITIES OF THE AUTHORITY

As of September 30, 1999, the Authority had 320 units in management, as follows:

	<u>Number of Units</u>
<u>Contract C-5089 Section 8:</u>	
OH 045 CE	205
OH 045 VO	<u>115</u>
Total	<u><u>320</u></u>

ADJUSTING JOURNAL ENTRIES:

There are no adjusting journal entries for the year ended September 30, 1999.



STATE OF OHIO
OFFICE OF THE AUDITOR

JIM PETRO, AUDITOR OF STATE

88 East Broad Street
P.O. Box 1140
Columbus, Ohio 43216-1140
Telephone 614-466-4514
800-282-0370
Facsimile 614-466-4490

DARKE METROPOLITAN HOUSING AUTHORITY

DARKE 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.

By: *Susan Babbitt*

Date: MAY 9, 2000