



**GENERAL PURPOSE
FINANCIAL STATEMENTS**

of the

**SPRINGFIELD METROPOLITAN
HOUSING AUTHORITY**

for the

Year Ended September 30, 2002



**Auditor of State
Betty Montgomery**

Board of Directors
Springfield Metropolitan Housing Authority
437 East John Street
Springfield, Ohio 45505

We have reviewed the Independent Auditor's Report of the Springfield Metropolitan Housing Authority, Clark County, prepared by Jones, Cochenour & Co., for the audit period October 1, 2001 through September 30, 2002. Based upon this review, we have accepted these reports in lieu of the audit required by Section 117.11, Revised Code. The Auditor of State did not audit the accompanying financial statements and, accordingly, we are unable to express, and do not express an opinion on them.

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

Betty Montgomery

BETTY MONTGOMERY
Auditor of State

September 19, 2003

This Page is Intentionally Left Blank.



**SPRINGFIELD METROPOLITAN HOUSING AUTHORITY
TABLE OF CONTENTS**

	Page
Independent Auditors' Report	1
General Purpose Financial Statements:	
Balance Sheet – Proprietary Fund Type	2
Statement of Revenues, Expenses and Changes in Retained Earnings – Proprietary Fund Type	3
Statement of Cash Flows - Proprietary Fund Type	4
Notes to the General Purpose Financial Statements	5 – 11
Supplemental Data:	
Balance Sheet – (FDS schedule format)	12 – 13
Statement of Revenues, Expenses and Changes in Retained Earnings – (FDS schedule format)	14 – 15
Schedule of Federal Awards Expenditures	16
Cost Certification of Comprehensive Grant Programs	17
Report on Compliance and on Internal Control Over Financial Reporting Based on an Audit of Financial Statements Performed in Accordance With <i>Government Auditing Standards</i>	18
Report on Compliance With Requirements Applicable to Each Major Program and Internal Control Over Compliance in Accordance With <i>OMB Circular A-133</i>	19 – 20
Schedule of Findings	21 – 22



INDEPENDENT AUDITORS' REPORT

Board of Directors
Springfield Metropolitan Housing Authority
Springfield, Ohio

Regional Inspector General of Audit
Department of Housing and Urban
Development

We have audited the accompanying general purpose financial statements of Springfield Metropolitan Housing Authority, as of and for the year ended September 30, 2002, as listed in the table of contents. These general purpose financial statements are the responsibility of the Springfield 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 auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

In our opinion, the general purpose financial statements referred to above present fairly, in all material respects, the financial position of Springfield Metropolitan Housing Authority, as of September 30, 2002, and the results of its operations and the cash flows of its proprietary fund type activities for the year then ended in conformity with accounting principles generally accepted in the United States of America.

In accordance with *Government Auditing Standards*, we have also issued a report dated June 18, 2003 on our consideration of Springfield Metropolitan Housing Authority's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts and grants. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* and should be read in conjunction with this report in considering the results of our audit.

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 Springfield 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 financial data schedule ("FDS") and cost certification are presented for purposes of additional analysis as required by the Department of Housing and Urban Development and are not a required part of the financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and, in our opinion, is fairly presented in all material respects in relation to the basic financial statements taken as a whole.

Jones, Cochenour & Co.
June 18, 2003

Springfield Metropolitan Housing Authority
Balance Sheet
Proprietary Fund Type
Enterprise Fund
September 30, 2002

ASSETS

CURRENT ASSETS

Cash and cash equivalents	\$	728,495
Intergovernmental accounts receivable		14,884
Receivables - net of allowance		1,090,493
Due from other programs		479,922
Inventories - net of allowance		139,970
TOTAL CURRENT ASSETS		<u>2,453,764</u>

PROPERTY AND EQUIPMENT - NET		12,987,357
------------------------------	--	------------

DEFERRED CHARGES AND OTHER ASSETS		<u>105,564</u>
-----------------------------------	--	----------------

TOTAL ASSETS	\$	<u><u>15,546,685</u></u>
---------------------	-----------	--------------------------

LIABILITIES, RETAINED EARNINGS AND OTHER CREDITS

CURRENT LIABILITIES

Accounts payable	\$	586,628
Due to other programs		479,922
Intergovernmental payables		64,087
Accrued compensated absences / wages / payroll taxes		119,442
TOTAL CURRENT LIABILITIES		<u>1,250,079</u>

OTHER LIABILITIES

Tenant security deposits		89,488
Deferred credits and other liabilities		52,213
TOTAL OTHER LIABILITIES		<u>141,701</u>

TOTAL LIABILITIES		1,391,780
--------------------------	--	-----------

RETAINED EARNINGS AND OTHER CREDITS

Contributed capital		11,821,554
Undesignated retained earnings		2,333,351
TOTAL RETAINED EARNINGS AND OTHER CREDITS		<u>14,154,905</u>

TOTAL LIABILITIES, RETAINED EARNINGS AND OTHER CREDITS	\$	<u><u>15,546,685</u></u>
---	-----------	--------------------------

See accompanying notes to the general purpose financial statements

Springfield Metropolitan Housing Authority
Statement of Revenues, Expenses and Changes in Retained Earnings
Proprietary Fund Type
Enterprise Fund
Year Ended September 30, 2002

OPERATING REVENUE	
Tenant revenue	\$ 1,233,418
Program operating grants/subsidies	8,961,219
Other income	<u>108,804</u>
TOTAL OPERATING REVENUE	10,303,441
 OPERATING EXPENSES	
Administrative	1,582,284
Tenant services	250,103
Utilities	619,013
Maintenance	1,717,640
Protective services	47,606
General	163,979
Bad debts	70,246
Housing assistance payments	4,372,288
Depreciation	<u>1,073,729</u>
TOTAL OPERATING EXPENSES	<u>9,896,888</u>
NET OPERATING INCOME	406,553
 NON-OPERATING REVENUE	
Interest income	<u>12,563</u>
NET INCOME	419,116
RETAINED EARNINGS AND OTHER CREDITS, BEGINNING	13,513,771
PRIOR PERIOD ADJUSTMENTS/EQUITY TRANSFERS	<u>222,018</u>
RETAINED EARNINGS AND OTHER CREDITS, ENDING	<u><u>\$ 14,154,905</u></u>

See accompanying notes to the general purpose financial statements

Springfield Metropolitan Housing Authority
Statement of Cash Flows
Proprietary Fund Type
Enterprise Fund
Year Ended September 30, 2002

CASH FLOWS FROM OPERATING ACTIVITIES:

Cash received from HUD	\$	7,626,275
Cash received from tenants		1,261,167
Cash payments for housing assistance payments		(4,372,288)
Cash payments for administrative		(879,815)
Cash payments for other operating expenses		<u>(3,587,193)</u>
NET CASH PROVIDED BY OPERATING ACTIVITIES		48,146

CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES:

Acquisition of capital assets		(1,334,944)
Funds from HUD		1,334,944

CASH FLOWS FROM INVESTING ACTIVITIES:

Investment income		<u>12,563</u>
-------------------	--	---------------

INCREASE IN CASH AND CASH EQUIVALENTS

60,709

CASH AND CASH EQUIVALENTS, BEGINNING

667,786

CASH AND CASH EQUIVALENTS, ENDING

\$ 728,495

**RECONCILIATION OF OPERATING INCOME TO NET CASH
USED BY OPERATING ACTIVITIES:**

Net operating income	\$	406,553
Adjustments to reconcile operating loss to net cash used by operating activities		
Depreciation		1,073,729
Prior period adjustment affecting residual receipts		(1,112,926)
(Increase) decrease in:		
Receivables - net of allowance		(445,898)
Due from other funds		220,549
Inventories - net of allowance		(31,939)
Deferred charges and other assets		(43,262)
Increase (decrease) in:		
Accounts payable		535,255
Due to other funds		(220,549)
Intergovernmental payable		(91,136)
Accrued compensated absences		(59,983)
Tenant security deposits		1,407
Deferred credits and other liabilities		<u>(183,654)</u>

**NET CASH PROVIDED
BY OPERATING ACTIVITIES**

\$ 48,146

See accompanying notes to the general purpose financial statements

Springfield Metropolitan Housing Authority
Notes to the general purpose financial statements
Year Ended September 30, 2002

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Summary of Significant Accounting Policies

The financial statements of the Springfield 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 more significant of the Authority's accounting policies are described below.

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 general purpose financial statements comply with the provision of GASB Statement 14, the Financial Reporting Entity, in that the financial statements include all organizations, activities and functions for which the Authority is financially 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 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.

Springfield Metropolitan Housing Authority
Notes to the general purpose financial statements
Year Ended September 30, 2002

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 2002 for both programs totaled \$12,563. The interest income earned on the general fund investments in the Section 8 Program is required to be returned to HUD, and this amount was \$4,004 for the year ended September 30, 2002.

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 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.

Springfield Metropolitan Housing Authority
Notes to the general purpose financial statements
Year Ended September 30, 2002

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 fund 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.

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 receivables was \$25,945 at September 30, 2002.

Inventories

Inventories are stated at cost. The allowance for obsolete inventory was \$15,500 at September 30, 2002.

Accounting and Reporting for Nonexchange Transactions

The Authority adopted GASB 33 effective for the year ended September 30, 2001. Nonexchange transactions occur when the Public Housing Authority (PHA) receives (or gives) value without directly giving equal value in return. GASB 33 identifies four classes of nonexchange transactions as follows:

- **Derived tax revenues:** result from assessments imposed on exchange transactions (i.e., income taxes, sales taxes and other assessments on earnings or consumption).
- **Imposed nonexchange revenues:** result from assessments imposed on nongovernmental entities, including individuals, other than assessments on exchange transactions (i.e. property taxes and fines).

Springfield Metropolitan Housing Authority
Notes to the general purpose financial statements
Year Ended September 30, 2002

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - CONTINUED

Accounting and Reporting for Nonexchange Transactions - Continued

- Government-mandated nonexchange transactions: occur when a government at one level provides resources to a government at another level and requires the recipient to use the resources for a specific purpose (i.e., federal programs that state or local governments are mandated to perform).
- Voluntary nonexchange transactions: result from legislative or contractual agreements, other than exchanges, entered into willingly by the parties to the agreement (i.e., certain grants and private donations).

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

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

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

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.

2. CASH

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

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

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

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

Springfield Metropolitan Housing Authority
Notes to the general purpose financial statements
Year Ended September 30, 2002

2. CASH - continued

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

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

Deposits: The carrying amount of the Authority's deposits totaled \$728,495 (includes tenant security deposits). The corresponding bank balances totaled \$895,337. The carrying amount includes petty cash of \$400.

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

Category 1:	\$100,000 was covered by federal depository insurance
Category 2:	\$795,337 was covered by specific collateral pledged by the financial institution in the name of the Authority.

3. NOTE TO SCHEDULE OF FEDERAL AWARDS EXPENDITURES

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

4. RISK MANAGEMENT

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

5. FIXED ASSETS

The following is a summary:

Land	\$	2,014,807
Buildings		23,482,988
Furniture and equipment - administrative		519,875
		26,017,670
Accumulated depreciation		(13,030,313)
NET FIXED ASSETS	\$	12,987,357

Springfield Metropolitan Housing Authority
Notes to the general purpose financial statements
Year Ended September 30, 2002

5. FIXED ASSETS- continued

The following is a summary of changes:

	<u>Balance Sept 30, 2001</u>	<u>Additions / Reclass</u>	<u>Deletions / Corrections</u>	<u>Balance Sept 30, 2002</u>
Land	\$ 2,014,807	\$ -	\$ -	\$ 2,014,807
Buildings	22,130,980	1,352,008	-	23,482,988
Furniture and equipment				
- dwellings	91,213	-	91,213	-
Furniture and equipment				
- administrative	428,662	91,213	-	519,875
Leasehold improvements	17,064	-	17,064	-
TOTAL FIXED ASSETS	<u><u>\$ 24,682,726</u></u>	<u><u>\$ 1,443,221</u></u>	<u><u>\$ 108,277</u></u>	<u><u>\$ 26,017,670</u></u>

The depreciation expense for the year ended September 30, 2002 was \$1,073,729.

6. DEFINED BENEFIT PENSION PLANS – PUBLIC EMPLOYEES RETIREMENT SYSTEM

All employees participate in the Public Employees Retirement System of Ohio (PERS), a cost sharing multiple employer public employee retirement system administered by the Public Employee Retirement Board. PERS provides basic retirement and disability benefits, annual cost of living adjustments, and death benefits to plan members and beneficiaries. Benefits are established by Chapter 145 of the Ohio Revised Code. PERS issues a stand-alone financial report which may be obtained by writing to the Public Employee Retirement System, 277 East Town Street, Columbus, Ohio 43215-4642.

Plan members are required to contribute 8.5 percent of their annual covered salary to fund pension obligations and the Authority was required to contribute 9.35 percent through September 30. The calculation changed to .9565 times the employee's withheld amount effective July 1, 2000. Contributions are authorized by State statute. The contribution rates are determined actuarially. The Authority's required contributions to PERS for the years ended September 30, 2002, 2001 and 2000 were \$307,236, \$296,926, and \$277,311, respectively. The full amount has been contributed for 2000 and 2001. Ninety-two percent (92%) has been contributed for 2002, with the remainder being reported as a liability within the enterprise fund.

7. POSTEMPLOYMENT BENEFITS – PUBLIC EMPLOYEES RETIREMENT SYSTEM

The Ohio Public Employees Retirement System (OPERS) provides postretirement health care coverage to age and service retirees with ten or more years of qualifying Ohio service credit and primary survivor recipients of such retirees. Health care coverage for disability recipients is available. The health care coverage provided by the retirement system is considered an Other Postemployment Benefit (OPEB) as described in GASV Statement No. 12, "Disclosure of Information on Postemployment Benefits Other Than Pension Benefits by State and Local Governmental Employers". A portion of each employer's contribution on OPERS is set aside for the funding of postretirement health care based on authority granted by State statute. The employer contribution rate for 2002 was 13.55 percent of covered payroll, 13.55 percent was the portion that was used to fund health care.

Benefits are advance-funded using the entry normal cost method. Significant actuarial assumptions, based on OPERS's latest actuarial review performed as of December 31, 2001, include a rate of return on investments of 8.0 percent, an annual increase in active employee total payroll of 4.0 percent compounded annually (assuming no change in the number of active employees) and an additional increase in total payroll of between .50 percent and 6.3 percent based on additional annual pay increases. Health care are adjusted to reflect 25 percent of unrealized market appreciation or depreciation on investment assets.

Springfield Metropolitan Housing Authority
Notes to the general purpose financial statements
Year Ended September 30, 2002

7. POSTEMPLOYMENT BENEFITS – PUBLIC EMPLOYEES RETIREMENT SYSTEM - continued

The number of active contributing participants was 402,041. The actual contribution and the actuarially required contribution amounts are the same. OPERS's net assets available for payment of benefits are December 31, 2001 (the latest information available) were \$11.6 billion. The actuarially accrued liability and the unfunded actuarial accrued liability were \$16.4 billion and \$4.8 billion, respectively.

8. FDS SCHEDULE SUBMITTED TO HUD

For the fiscal year ended September 30, 2002, 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 version of the FDS schedules are on pages 12-15. 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.

9. RECONCILIATION OF RETAINED EARNINGS / OTHER CREDITS AND PRIOR PERIOD ADJUSTMENTS

	<u>Total</u>	<u>Contributed Capital</u>	<u>Retained Earnings</u>
Beginning	\$ 13,513,771	\$ 12,324,204	\$ 1,189,567
Correction of equity - prior year	-	527,623	(527,623)
Beginning Corrected for FDS purposes	\$ 13,513,771	\$ 12,851,827	\$ 661,944
Transfer between programs	-	(31,237)	31,237
HUD corrections on year end reports	(22,839)	-	(22,839)
Write off PILOT	61,906	-	61,906
Fixed asset correction	7,381	-	7,381
IG Payments	(53,507)	-	(53,507)
Due to balance sheet accounts corrected	1,960	-	1,960
Write off of old checks	5,592	-	5,592
Unfound difference	797	-	797
Correction of compensated absences	220,728	-	220,728
Net income/depreciation	419,116	(999,036)	1,418,152
Ending	<u>\$ 14,154,905</u>	<u>\$ 11,821,554</u>	<u>\$ 2,333,351</u>

Springfield Metropolitan Housing Authority
Balance Sheet
FDS Schedule Submitted to HUD
Proprietary Fund Type
Enterprise Fund
September 30, 2002

FDS Line Item	Account Description	14.850a Low Rent Public Hsg	14.850b Development	14.871 Section 8 Vouchers	14.857 Section 8 Certificates	14.182 Sect 8 New Const	Project Choice State/Local	14.859 Comp Grant	14.872 PH Capital Fund	14.227 Tech Asst Grant	14.854 Drug Elimination	TOTAL
ASSETS												
111	Cash - unrestricted	\$ 557,922	\$ -	\$ 31,488	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 589,410
113	Cash - other restricted	-	-	49,573	-	-	-	-	-	-	-	49,573
114	Cash - tenant security deposits	89,512	-	-	-	-	-	-	-	-	-	89,512
100	TOTAL CASH	647,434	-	81,061	-	-	-	-	-	-	-	728,495
122	Accounts receivable - HUD other proj	-	-	284,425	-	10,952	-	-	699,584	1,549	12,449	1,008,959
124	Accounts receivable - other state local	-	-	14,884	-	-	-	-	-	-	-	14,884
125	Accounts receivable - miscellaneous	62,357	-	-	-	-	-	-	-	-	-	62,357
126	A/R Tenants - dwelling rents	45,122	-	-	-	-	-	-	-	-	-	45,122
126.1	Allowance for doubtful accts	(25,945)	-	-	-	-	-	-	-	-	-	(25,945)
120	TOTAL ACCOUNTS RECEIVABLE	81,534	-	299,309	-	10,952	-	-	699,584	1,549	12,449	1,105,377
142	Prepaid expenses and other assets	105,564	-	-	-	-	-	-	-	-	-	105,564
143	Inventories	155,470	-	-	-	-	-	-	-	-	-	155,470
143.1	Allowance for obsolete inventory	(15,500)	-	-	-	-	-	-	-	-	-	(15,500)
144	Interprogram due from	432,692	-	43,646	-	-	3,584	-	-	-	-	479,922
150	TOTAL CURRENT ASSETS	1,407,194	-	424,016	-	10,952	3,584	-	699,584	1,549	12,449	2,559,328
161	Land	2,014,807	-	-	-	-	-	-	-	-	-	2,014,807
162	Buildings	22,026,968	91,075	-	-	-	-	535,787	829,158	-	-	23,482,988
163	Furniture and equipment - dwellings	-	-	-	-	-	-	-	-	-	-	-
164	Furniture and equipment - admin	433,021	-	24,999	-	-	-	-	-	61,855	-	519,875
165	Leasehold improvements	-	-	-	-	-	-	-	-	-	-	-
166	Accumulated depreciation	(12,959,647)	(4,968)	(7,500)	-	-	-	(12,196)	(15,075)	(30,927)	-	(13,030,313)
160	TOTAL FIXED ASSETS, NET	11,515,149	86,107	17,499	-	-	-	523,591	814,083	30,928	-	12,987,357
180	TOTAL NON-CURRENT ASSETS	11,515,149	86,107	17,499	-	-	-	523,591	814,083	30,928	-	12,987,357
190	TOTAL ASSETS	\$ 12,922,343	\$ 86,107	\$ 441,515	\$ -	\$ 10,952	\$ 3,584	\$ 523,591	\$ 1,513,667	\$ 32,477	\$ 12,449	\$ 15,546,685

See independent auditors' report

Springfield Metropolitan Housing Authority
Balance Sheet
FDS Schedule Submitted to HUD
Proprietary Fund Type
Enterprise Fund
September 30, 2002

FDS Line Item	Account Description	14.850a Low Rent Public Hsg	14.850b Development	14.871 Section 8 Vouchers	14.857 Section 8 Certificates	14.182 Sect 8 New Const	Project Choice State/Local	14.859 Comp Grant	14.872 PH Capital Fund	14.227 Tech Asst Grant	14.854 Drug Elimination	TOTAL
LIABILITIES												
312	Accounts payable <=90 days	\$ 72,651	\$ -	\$ 1,144	\$ -	\$ -	\$ -	\$ -	\$ 512,833	\$ -	\$ -	\$ 586,628
321	Accrued wages/payroll taxes	32,516	-	-	-	-	-	-	-	-	-	32,516
322	Accrued compensated absences	73,311	-	13,615	-	-	-	-	-	-	-	86,926
331	Accounts payable - HUD PHA programs	-	-	-	-	-	-	-	-	-	-	-
333	Accounts payable - other govt	64,087	-	-	-	-	-	-	-	-	-	64,087
341	Tenant security deposits	89,488	-	-	-	-	-	-	-	-	-	89,488
342	Deferred revenue	-	-	-	-	-	3,584	-	-	-	-	3,584
347	Interprogram due to	47,230	-	220,991	-	10,952	-	-	186,751	1,549	12,449	479,922
310	TOTAL CURRENT LIABILITIES	379,283	-	235,750	-	10,952	3,584	-	699,584	1,549	12,449	1,343,151
353	Noncurrent liabilities - other	-	-	48,629	-	-	-	-	-	-	-	48,629
350	TOTAL NONCURRENT LIABILITIES	-	-	48,629	-	-	-	-	-	-	-	48,629
300	TOTAL LIABILITIES	379,283	-	284,379	-	10,952	3,584	-	699,584	1,549	12,449	1,391,780
513	TOTAL EQUITY	12,543,060	86,107	157,136	-	-	-	523,591	814,083	30,928	-	14,154,905
600	TOTAL LIABILITIES AND EQUITY	\$ 12,922,343	\$ 86,107	\$ 441,515	\$ -	\$ 10,952	\$ 3,584	\$ 523,591	\$ 1,513,667	\$ 32,477	\$ 12,449	\$ 15,546,685

See independent auditors' report

Springfield Metropolitan Housing Authority
Statement of Revenue, Expenses and Changes in Retained Earnings
FDS Schedule Submitted to HUD
Proprietary Fund Type
Enterprise Fund
Year Ended September 30, 2002

FDS Line Item	Account Description	14.850a Low Rent Public Hsg	14.850b Development	14.871 Section 8 Vouchers	14.857 Section 8 Certificates	14.182 Sect 8 New Const	Project Choice State/Local	14.859 Comp Grant	14.872 PH Capital Fund	14.227 Tech Asst Grant	14.854 Drug Elimination	TOTAL
REVENUE												
703	Net tenant revenue	\$ 1,233,418	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,233,418
704	Tenant Revenue - Other	11,327	-	-	-	-	-	-	-	-	-	11,327
705	TOTAL TENANT REVENUE	1,244,745	-	-	-	-	-	-	-	-	-	1,244,745
708	Other government grants	-	-	-	-	-	29,087	-	-	-	-	29,087
706	PHA HUD grants	1,829,954	-	4,678,504	-	260,827	-	108,066	603,216	19,862	125,845	7,626,274
706.1	Capital contributions	-	-	-	-	-	-	505,787	829,158	-	-	1,334,945
711	Investment income - unrestricted	8,559	-	4,004	-	-	-	-	-	-	-	12,563
715	Other revenue	47,428	-	20,962	-	-	-	-	-	-	-	68,390
	TOTAL REVENUE	3,130,686	-	4,703,470	-	260,827	29,087	613,853	1,432,374	19,862	125,845	10,316,004
EXPENSES												
911	Administrative salaries	271,733	-	276,732	-	10,489	-	-	90,593	-	27,788	677,335
912	Auditing fees	10,186	-	4,000	-	-	-	-	-	-	-	14,186
915	Employee benefit contribution - admin	153,478	-	83,084	-	-	-	-	5,290	-	3,797	245,649
916	Other operating - administrative	328,189	-	134,979	-	-	-	-	110,028	19,862	56,123	649,181
921	Tenant services - salaries	216,495	-	-	-	-	9,769	-	-	-	-	226,264
923	Employee benefit contrib - ten svcs	-	-	-	-	-	63	-	-	-	-	63
924	Tenant services - other	4,521	-	-	-	-	19,255	-	-	-	-	23,776
931	Water	208,837	-	-	-	-	-	-	-	-	-	208,837
932	Electricity	289,260	-	-	-	-	-	-	-	-	-	289,260
933	Gas	120,916	-	-	-	-	-	-	-	-	-	120,916
941	Ord maintenance/op - labor	500,042	-	-	-	-	-	-	5,243	-	-	505,285
942	Ord maintenance/op - materials	46,341	-	-	-	-	-	-	12,279	-	-	58,620
943	Ord maintenance/op - cont costs	696,863	-	-	-	-	-	108,066	63,776	-	-	868,705
945	Emp benefit contrib - ord main	285,030	-	-	-	-	-	-	-	-	-	285,030
952	Protective services - other cont costs	9,469	-	-	-	-	-	-	-	-	38,137	47,606

See independent auditors' report

Springfield Metropolitan Housing Authority
Statement of Revenue, Expenses and Changes in Retained Earnings
FDS Schedule Submitted to HUD
Proprietary Fund Type
Enterprise Fund
Year Ended September 30, 2002

Line Item	Account Description	Low Rent Public Hsg	14.850b Development	Section 8 Vouchers	Section 8 Certificates	Sect 8 New Const	Choice State/Local	Comp Grant	PH Capital Fund	Tech Asst Grant	Drug Elimination	TOTAL
	EXPENSES - CONTINUED											
961	Insurance premiums	163,979	-	-	-	-	-	-	-	-	-	163,979
962	Other general expenses	-	-	-	-	-	-	-	-	-	-	-
963	PILOT	-	-	-	-	-	-	-	-	-	-	-
964	Bad debts - tenant rents	70,246	-	-	-	-	-	-	-	-	-	70,246
969	TOTAL OPERATING EXPENSES	3,375,585	-	498,795	-	10,489	29,087	108,066	287,209	19,862	125,845	4,454,938
970	EXCESS OPERATING REVENUE OVER EXPENSES	(244,899)	-	4,204,675	-	250,338	-	505,787	1,145,165	-	-	5,861,066
973	Housing Assistance Payments	-	-	4,117,883	-	254,405	-	-	-	-	-	4,372,288
974	Depreciation expense	1,018,528	3,312	5,000	-	-	-	11,196	15,075	20,618	-	1,073,729
900	TOTAL EXPENSES	4,394,113	3,312	4,621,678	-	264,894	29,087	119,262	302,284	40,480	125,845	9,900,955
	EXCESS OF REVENUE OVER EXPENSES	(946,623)	(3,312)	81,792	-	(4,067)	-	494,591	813,286	(20,618)	-	415,049
1103	Beginning equity	12,753,640	89,419	168,027	(91,503)	15,019	-	527,623	-	51,546	-	13,513,771
1104	Prior period adj/equity transfers	736,043	-	(92,683)	91,503	(15,019)	-	(498,623)	797	-	-	222,018
	ENDING EQUITY	\$ 12,543,060	\$ 86,107	\$ 157,136	\$ -	\$ (4,067)	\$ -	\$ 523,591	\$ 814,083	\$ 30,928	\$ -	\$ 14,150,838

See independent auditors' report

**Springfield Metropolitan Housing Authority
Schedule of Federal Awards Expenditures
Year Ended September 30, 2002**

	FEDERAL CFDA NUMBER	FUNDS EXPENDED
<u>FROM U.S. DEPARTMENT OF HUD</u>		
<u>DIRECT PROGRAMS</u>		
PHA Owned Housing:		
Public and Indian Housing (operating subsidy)	14.850 a	\$ 1,829,954
Comprehensive Grant	14.859	613,853
Public Housing Capital Fund	14.872	1,432,374
Public and Indian Housing Drug Elimination Program	14.854	125,845
Community Development Block Grants/Technical Assistance	14.227	19,862
Housing Assistance Payments:		
Annual Contribution -		
Housing Choice Vouchers	14.871	4,678,504
Section 8 N/C Section 8 Programs	14.182	260,827
Total - All Programs		\$ 8,961,219

See independent auditors' report

**Springfield Metropolitan Housing Authority
Cost Certification of Comprehensive Grant Programs
September 30, 2002**

Comprehensive Grant Number OH16-P021:	<u>708</u>
Management improvements	228,997
Administration	114,762
Fees and costs	22,476
Site improvement	22,214
Dwelling structure	739,138
Non-dwelling structure	14,015
Non-dwelling equipment	<u>6,013</u>
TOTAL EXPENDED	<u>\$ 1,147,615</u>
TOTAL RECEIVED	<u>\$ 1,147,615</u>

1. The actual modernization cost certificate was signed and filed on September 20, 2002 for 708.
2. The final costs on the certificate agrees to the Authority's records.

See independent auditors' report



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

Board of Directors
Springfield Metropolitan Housing Authority
Springfield, Ohio

Regional Inspector General of Audit
Department of Housing and Urban
Development

We have audited the general purpose financial statements of Springfield Metropolitan Housing Authority as of and for the year ended September 30, 2002, and have issued our report thereon dated June 18, 2003. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States.

Compliance

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

Internal Control Over Financial Reporting

In planning and performing our audit, we considered Springfield Metropolitan Housing Authority's internal control over financial reporting in order to determine our auditing procedures for the purpose of expressing our opinion on the financial statements and not to provide assurance on the internal control over financial reporting. Our consideration of the internal control over financial reporting would not necessarily disclose all matters in the internal control over financial reporting that might be material weaknesses. A material weakness is a condition in which the design or operation of one or more of the internal control components does not reduce to a relatively low level the risk that misstatements in amounts that would be material in relation to the financial statements being audited may occur and not be detected within a timely period by employees in the normal course of performing their assigned functions. We noted no matters involving the internal control over financial reporting and its operation that we consider to be material weaknesses. We noted other matters that have been reported to management in a separate letter dated June 18, 2003.

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

Jones, Cochenour & Co.
June 18, 2003



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

Board of Directors
Springfield Metropolitan Housing Authority
Springfield, Ohio

Regional Inspector General of Audit
Department of Housing and Urban
Development

Compliance

We have audited the compliance of Springfield Metropolitan Housing Authority with the types of compliance requirements described in the *U.S. Office of Management and Budget (OMB) Circular A-133* that are applicable to each of its major federal programs for the year ended September 30, 2002. Springfield Metropolitan Housing Authority's major federal programs are identified in the summary of auditors' results section of the accompanying schedule of findings and questioned costs. Compliance with the requirements of laws, regulations, contracts and grants applicable to each of its major federal programs is the responsibility of Springfield Metropolitan Housing Authority's management. Our responsibility is to express an opinion on Springfield Metropolitan Housing Authority's compliance based on our audit.

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; OMB Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*. Those standards and OMB Circular A-133 require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about Springfield 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 Springfield Metropolitan Housing Authority's compliance with those requirements.

In our opinion, Springfield 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, 2002.

Internal Control Over Compliance

The management of Springfield 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 Springfield Metropolitan Housing Authority's internal control over compliance with requirements that could have a direct and material effect on a major federal program in order to determine our auditing procedures for the purpose of expressing our opinion on compliance and to test and report on internal control over compliance in accordance with OMB Circular A-133.

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

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

**Jones, Cochenour & Co.
June 18, 2003**

Schedule of Findings
OMB Circular A-133 § .505

Springfield Metropolitan Housing Authority
September 30, 2002

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):	Public Housing Subs 14.850A PH Capital Fund 14.872 Drug Elimination 14.854
Dollar Threshold: Type A/B Programs	\$300,000
Low Risk Auditee?	Yes

**Schedule of Findings
OMB Circular A-133 § .505 - Continued**

**Springfield Metropolitan Housing Authority
September 30, 2002**

2. FINDINGS RELATED TO FINANCIAL STATEMENTS
--

There are no findings or questioned costs for the year ended September 30, 2002.

3. FINDINGS RELATED TO FEDERAL AWARDS
--

There are no findings or questioned costs for the year ended September 30, 2002.



**Auditor of State
Betty Montgomery**

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

Telephone 614-466-4514
800-282-0370

Facsimile 614-466-4490

SPRINGFIELD METROPOLITAN HOUSING AUTHORITY

CLARK COUNTY

CLERK'S CERTIFICATION

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

Susan Babbitt

CLERK OF THE BUREAU

**CERTIFIED
OCTOBER 7, 2003**