

AUDIT REPORT  
AND  
SUPPLEMENTAL DATA FOR  
HOUSING AUTHORITY OF THE CITY OF MIAMI  
MIAMI, OKLAHOMA

SEPTEMBER 30, 2011

KERSHAW CPA & ASSOCIATES, PC

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HOUSING AUTHORITY OF THE CITY OF MIAMI  
MIAMI, OKLAHOMA  
SEPTEMBER 30, 2011

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HOUSING AUTHORITY OF THE CITY OF MIAMI  
MIAMI, OKLAHOMA  
SEPTEMBER 30, 2011

BOARD OF DIRECTORS

<u>NAME</u>	<u>POSITION</u>	<u>TERM EXPIRES</u>
Jack Sanders	Chairman	January 2012
Dorothy Leonard	Vice-Chairman	January 2013
Bonnie Howe	Member	January 2014
Bonnie Melton	Member	January 2013
Debbie Pollard	Member	January 2014

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## INDEPENDENT AUDITOR'S REPORT

To the Board of Directors  
Housing Authority of the City of Miami  
Miami, Oklahoma

I have audited the accompanying financial statements of the Housing Authority of the City of Miami, as of and for the fiscal year ended September 30, 2011, as listed in the table of contents. These financial statements are the responsibility of the Housing Authority of the City of Miami's management. My responsibility is to express an opinion 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, and in accordance with Oklahoma Statutes. Those standards require that I 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. I believe that my audit provides a reasonable basis for my opinion.

In my opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Housing Authority of the City of Miami, Miami, Oklahoma, as of September 30, 2011, and the changes in financial position thereof for the year then ended in conformity with U.S. generally accepted accounting principles.

In accordance with Government Auditing Standards, I have also issued my report dated February 23, 2012, on my consideration of the Housing Authority of the City of Miami's internal control over financial reporting and on my tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in compliance with Government Auditing Standards and should be considered in assessing the results of my audit.

The Management's Discussion and Analysis is not a required part of the financial statements but is supplementary information required by accounting principles generally accepted in the United States of America. I have applied certain limited procedures, which consisted principally of inquires of management regarding the methods of measurement and presentation of the required supplementary information. However, I did not audit the information and express no opinion on it.

The introductory section listed in the accompanying table of contents is presented for the purpose of additional analysis and is not a required part of the basic financial statements

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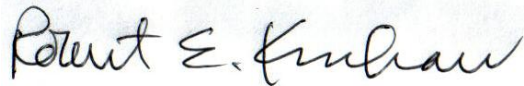
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of the Authority. Such additional information has not been subjected to the auditing procedures applied in my audit of the basic financial statements, and accordingly, I do not express an opinion thereon.

My audit was conducted for the purpose of forming an opinion on the financial statements taken as a whole. The accompanying schedule of expenditures 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 Governments, and Non-Profit Organizations and is not a required part of the financial statements of the Housing Authority of the City of Miami. The accompanying financial information listed as supplemental data in the table of contents, including the Financial Data Schedule, is presented for purposes of additional analysis and is not a required part of the financial statements of Housing Authority of the City of Miami. Such information has been subjected to the auditing procedures applied in the audit of the financial statements and, in my opinion, is fairly presented in all material respects in relation to the financial statements taken as a whole.



Robert E. Kershaw  
Certified Public Accountant

February 23, 2012

**Housing Authority of the City of Miami**  
Management's Discussion and Analysis (MD&A)  
September 30, 2011

Management's Discussion and Analysis (MD&A) is an element of the reporting model adopted by the Governmental Accounting Standards Board (GASB) in their *Statement No. 34 Basic Financial Statements – and Management's Discussion and Analysis – for State and Local Governments* issued June 1999.

Our discussion and analysis of the financial performance for the Housing Authority provides an overview of the financial activities for the fiscal year ended September 30, 2011. Please read the MD&A in conjunction with the Housing Authority's financial statements.

**FINANCIAL HIGHLIGHTS**

*Assets:*

As of September 30, 2011, total assets were \$4,549,882 as compared to \$4,699,397, as of September 30, 2010, a decrease of \$149,515. Current assets decreased \$45,501 and capital assets decreased \$104,014.

*Liabilities:*

Total liabilities increased \$30,615 due to increases in current liabilities of \$29,592 and non-current liabilities of \$1,023.

*Revenues:*

In 2011, total revenue decreased \$437,093, as compared to 2010, due to decreases in Federal Grants and Subsidy.

*Expenses:*

Total expenses increased \$177,161 due mainly to increases in routine maintenance, Housing Assistance Payments (HAP), administrative, utility, non-routine, and depreciation expenses.

For accounting purposes, the Housing Authority is classified as an enterprise fund. Enterprise funds account for activities similar to those found in the private business sector where the determination of net income is necessary or useful to sound financial administration. Enterprise funds are reported using the full accrual method of accounting in which all assets and all liabilities associated with the operation of these funds are included on the balance sheet. The focus of enterprise funds is on income measurement which, together with the maintenance of equity, is an important financial indicator.

**OVERVIEW OF THE FINANCIAL STATEMENTS**

This annual report includes this Management Discussion and Analysis report, the Basic Financial Statements, and the Notes to the Financial Statements. This annual report also contains the Financial Data Schedule (FDS) as referenced in the section of Supplemental Information Required by HUD. The

financial statements are presented as fund level financial statements because the Housing Authority only has proprietary funds.

The financial statements report information using accounting methods similar to those used by private sector companies. These statements offer short-term and long-term financial information about the Housing Authority's activities. The Statement of Net Assets includes all assets and liabilities and provides information about the nature and amounts of investments in resources (assets) and obligations to the creditors (liabilities). It also provides the basis for evaluating the capital structure and assessing the Housing Authority's liquidity and financial flexibility.

All of the current year's revenues and expenses are accounted for in the Statement of Changes in Net Assets. This statement measures the success of operations over the past year and can be used to determine whether the Housing Authority has successfully recovered all its costs through its user fees and other charges, profitability, and credit worthiness.

The Statement of Cash Flows reports cash receipts, cash payments, and net changes in cash resulting from operating, investing, and financing activities and provides answers to such questions as where did cash come from, what was cash used for, and what was the change in the cash balance during the reporting period.

The notes to the financial statements provide additional information that is essential to a full understanding of the data provided in the basic financial statements.

The section Supplemental Information Required by HUD contains the Financial Data Schedule (FDS). HUD has established Uniform Financial Reporting Standards that require the Housing Authority to submit financial information electronically to HUD using the FDS format.

## **FINANCIAL ANALYSIS**

One of the most important questions asked about the Authority's finances: "Is the Housing Authority as a whole better off, or worse off, as a result of the achievements of the reported fiscal year?" The information presented in this Management's Discussion and Analysis is to assist the reader in answering this question.

The Housing Authority's basic financial statements are the Statement of Net Assets and the Statement of Changes in Net Assets. The Statement of Net Assets provides a summary of assets and liabilities as of the close of business on September 30, 2011. The Statement of Changes in Net Assets summarizes the revenues and sources of those revenues generated and the expenses incurred in operations for the year ended September 30, 2011

The Miami Housing Authority has a low rent program that provides housing for qualified tenants, a capital fund program that the Housing Authority uses for improvements to its low rent property, a Section 8 Housing Choice Voucher program that provides rental assistance to qualified individuals living in private housing, and a Community Development Block Grant. The following analysis focuses on the net assets and the change in net assets as a whole and not the individual programs.

**Net Assets**  
 September 30,

	<u>2011</u>	<u>2010</u>	<u>Change</u>	<u>% of Change</u>
Current Assets	\$1,112,538	\$1,158,039	(\$45,501)	-3.93%
Capital Assets, Net	<u>\$3,437,344</u>	<u>\$3,541,358</u>	<u>(\$104,014)</u>	<u>-2.94%</u>
<b>Total Assets</b>	<b><u>\$4,549,882</u></b>	<b><u>\$4,699,397</u></b>	<b><u>(\$149,515)</u></b>	<b><u>-3.18%</u></b>
Current Liabilities	\$125,891	\$96,299	\$29,592	30.73%
Non-Current Liabilities	<u>\$26,473</u>	<u>\$25,450</u>	<u>\$1,023</u>	<u>4.02%</u>
<b>Total Liabilities</b>	<b><u>\$152,364</u></b>	<b><u>\$121,749</u></b>	<b><u>\$30,615</u></b>	<b><u>25.15%</u></b>
Net Assets:				
Invested in Capital Assets	\$3,437,344	\$3,541,358	(\$104,014)	-2.94%
Restricted Assets	\$106,142	\$91,979	\$14,163	15.40%
Unrestricted Assets	<u>\$854,032</u>	<u>\$944,311</u>	<u>(\$90,279)</u>	<u>-9.56%</u>
<b>Total Net Assets</b>	<b><u>\$4,397,518</u></b>	<b><u>\$4,577,648</u></b>	<b><u>(\$180,130)</u></b>	<b><u>-3.93%</u></b>

**Capital Assets at Year-End**  
 (Net of Accumulated Depreciation)  
 September 30,

	<u>2011</u>	<u>2010</u>	<u>Change</u>	<u>% of Change</u>
Land	\$124,728	\$75,723	\$49,005	64.72%
Buildings	\$7,376,311	\$6,972,582	\$403,729	5.79%
Furniture & Equipment - Dwell	\$395,007	\$395,007	\$0	0.00%
Furniture & Equipment - Admin	\$277,270	\$246,893	\$30,377	12.30%
Leasehold Improvements	\$600,123	\$600,123	\$0	0.00%
Construction in Progress	<u>\$345,090</u>	<u>\$620,737</u>	<u>(\$275,647)</u>	<u>-44.41%</u>
Subtotal	\$9,118,529	\$8,911,065	\$207,464	2.33%
Accumulated Depreciation	<u>(\$5,681,185)</u>	<u>(\$5,369,707)</u>	<u>(\$311,478)</u>	<u>5.80%</u>
<b>Net Capital Assets</b>	<b><u>\$3,437,344</u></b>	<b><u>\$3,541,358</u></b>	<b><u>(\$104,014)</u></b>	<b><u>-2.94%</u></b>



**Assets:**

Current assets are resources that are reasonably expected, based on the plans and intentions of the Authority, to be converted into cash or its equivalent during the current operating cycle.

As of September 30, 2011, current assets were \$1,112,538 as compared to \$1,158,039, as of September 30, 2010, a decrease of \$45,501. Current assets decreased because the Authority used available assets to cover part of operating expenses and purchase additional capital assets. The change consisted of decreases in investments of \$104,196, accounts receivables (HUD and accrued interest) of \$34,260, and prepaid expenses of \$185 with increases in cash/cash equivalents of \$92,695 and inventories of \$445.

Capital assets are long-term tangible assets obtained as a result of past transactions, events, or circumstances and include buildings, equipment, and improvements to buildings and land.

Capital assets decreased \$104,014 due to annual depreciation expense exceeding capital purchases.

At fiscal year-end 2011, the Authority purchased land (totaling \$49,005) and capitalized \$403,729 in building improvements. Administrative equipment increased \$30,377 due to the purchase of an electronic filing system. Construction in progress decreased \$275,647 due mainly to the completion and capitalization of Capital Grant projects.

The Housing Authority had \$539,668 from their 2010 and 2011 Capital Grant revenues to draw down and spend in the future.

**Liabilities:**

Current liabilities are current debts that are owed by the Authority and due within 12 months. It is expected that current liabilities will consume current financial resources to satisfy debt.

As of September 30, 2011, current liabilities were \$125,891 as compared to \$96,299, as of September 30, 2010, an increase of \$29,592. The change consisted of increases in other current liabilities (accrued utility payables) of \$26,264, deferred revenues (Section 8 admin fees) of \$5,716, vendor payables of \$587, and accrued compensated absences of \$113 with decreases in payment in lieu of taxes (PILOT) of \$2,828 and tenant security deposits of \$260.

Non-current liabilities are debts that are owed but not due within 12 months. It is not expected that these liabilities will consume the Authority's current financial resources to satisfy the debt.

Non-current liabilities consisted of \$26,473 in non-current compensated absences which increased \$1,023 from 2010 to 2011. Non-current accrued compensated absences are liabilities for wages such as vacation and sick wages earned but not yet taken.

**Net Assets:**

As of September 30, 2011, the Housing Authority had \$4,397,518 invested in total net assets. Of this amount, \$854,032 of unrestricted assets may be used to meet the Authority's future ongoing expenses and obligations. Restricted assets of \$106,142 were available for Section 8 Housing Assistance Payments. The remainder of \$3,437,344 represents the net capital assets of land, buildings, furnishings, leasehold improvements, equipment, and construction in progress.

**Debt:**

The Authority had no long term obligations such as notes or bonds payable.

**Expendable Fund Balance**

	<u>2011</u>	<u>2010</u>	<u>Change</u>	<u>% of Change</u>
<b>Expendable Fund Balance</b>	<u>\$861,599</u>	<u>\$951,300</u>	<u>(\$89,701)</u>	<u>-9.43%</u>
<b>Number of Months Expendable Fund</b>	<u>9.16</u>	<u>11.29</u>	<u>(2.13)</u>	<u>-18.88%</u>

**Expendable Fund Balance:**

The expendable fund balance is a measure of the Authority's liquidity. If all current assets, less materials inventory and restricted assets, are converted to cash and the Authority pays all current liabilities, the amount of cash remaining is the expendable fund balance. Miami Housing Authority's expendable fund balance decreased \$89,701 due mainly to restricted asset activities and decreases in current assets (figures based on 2011 unaudited and 2010 audited FDS information).

**Number of Months Expendable Fund Balance:**

The number of months in expendable funds is a measure of how many months the Authority could operate under current conditions without any additional income. The number of months in expendable funds is calculated by dividing the total expenses for the year, less depreciation, by twelve (12) to arrive at the average monthly expenses. The expendable fund balance is divided by the average monthly expense to arrive at the number of months expendable fund balance. The Authority's number of months expendable fund balance decreased 2.13 months due to decreases in the expendable fund balance (figures based on 2011 unaudited and 2010 audited FDS information).

**Changes in Net Assets**  
 For the Year Ended September 30

	<u>2011</u>	<u>2010</u>	<u>Change</u>	<u>% of Change</u>
<b>Revenue:</b>				
Tenant Revenue	\$559,094	\$572,140	(\$13,046)	-2.28%
Federal Grants & Subsidy	\$1,567,631	\$1,999,945	(\$432,314)	-21.62%
Investment Income	\$15,307	\$11,246	\$4,061	36.11%
Other Income	\$10,959	\$6,753	\$4,206	62.28%
<b>Total Revenue</b>	<b><u>\$2,152,991</u></b>	<b><u>\$2,590,084</u></b>	<b><u>(\$437,093)</u></b>	<b><u>-16.88%</u></b>
<b>Expenses:</b>				
Administrative	\$329,330	\$299,384	\$29,946	10.00%
Tenant Services	\$9,942	\$9,455	\$487	5.15%
Utilities	\$212,438	\$196,454	\$15,984	8.14%
Routine Maintenance	\$435,205	\$381,567	\$53,638	14.06%
Protective Services	\$39,320	\$30,570	\$8,750	28.62%
General Expenses	\$90,112	\$93,640	(\$3,528)	-3.77%
Non-Routine Expenses	\$12,579	\$0	\$12,579	100.00%
Housing Assistance Payments	\$892,717	\$845,139	\$47,578	5.63%
Depreciation	\$311,478	\$299,751	\$11,727	3.91%
<b>Total Operating Expenses</b>	<b><u>\$2,333,121</u></b>	<b><u>\$2,155,960</u></b>	<b><u>\$177,161</u></b>	<b><u>8.22%</u></b>
<b>Increase (Decrease) in Net Assets</b>	<b><u>(\$180,130)</u></b>	<b><u>\$434,124</u></b>	<b><u>(\$614,254)</u></b>	<b><u>-141.49%</u></b>

**Revenues:**

The Authority has two basic sources of revenues, rents and other tenant charges plus funds received from the Department of Housing and Urban Development (HUD) in the form of operating subsidies and capital improvement grants.

Tenant revenue decreased \$13,046 due to decreases in tenant rent revenue of \$12,299 and other tenant revenue of \$747.

HUD revenue will often vary from year to year since it is dependent on the federal budget (operating subsidy) and availability and/or use of grant revenues. In 2011, Miami Housing Authority's operating subsidy, Housing Assistance Payments, and Administrative Fees increased \$40,061, Capital Grant revenue decreased \$484,875, and other government grants (related to the Community Development Block Grant) increased \$12,500 that resulted in a net decrease of \$432,314. Capital Grant revenue gets recognized as funds are expended. The Authority expended more Capital Grant revenue in 2010 than in 2011.

Investment income increased \$4,061 and other income increased \$4,206 (due mainly to insurance dividends and Section 8 portability activities). Changes in investment income are generally governed by the amount of monies invested and the rates of returns on those investments.

**Expenses:**

Administrative expenses increased \$29,946 due to increases in administrative operating expenses (mostly contract costs) of \$13,123, administrative salaries of \$10,232, employee benefits of \$5,741, and audit fees of \$850.

Tenant services expenses increased \$487 which had minimal effects on Miami Housing Authority's 2011 financial statements.

Utilities increased \$15,984 due to increases in electricity of \$12,742, water of \$3,373, and sewer of \$3,640 with decreases in natural gas of \$3,771. Utilities increase and/or decrease due mainly to rate changes, changes in consumption, and/or unseasonal weather.

Routine maintenance expenses increased \$53,638 from \$381,567 in 2010 to \$435,205 in 2011. Material expenses increased \$28,817 due mainly to more general upkeep and maintenance repairs. Maintenance contract costs increased \$24,076 due mainly to increases in pest control contract costs. Employee benefits increased \$10,088 while labor decreased \$9,343.

Protective services expenses increased \$8,750, from \$30,570 in 2010 to \$39,320 in 2011, due to more security patrols.

General expenses decreased \$3,528 due to decreases in payment in lieu of taxes of \$2,828 and insurance expenses of \$2,294 with increases in other general expenses (Section 8 portability admin fees) of \$1,044 and tenant bad-debt expenses of \$550.

Non-routine expenses increased \$12,579 due to tree removal and heating/air-conditioning repairs.

Housing Assistance Payments (HAP) expenses increased \$47,578, from \$845,139 in 2010 to \$892,717 in 2011, because more residents were assisted with housing needs.

Depreciation expense increased \$11,727 from \$299,751 in 2010 to \$311,478 in 2011.

**ECONOMIC FACTORS**

The Housing Authority is primarily dependent upon HUD for the funding of operations. The Housing Authority is affected by both federal budgetary decisions and by local economic conditions. The funding of programs could be significantly affected by the 2010 and 2011 federal budget.

**CONTACTING THE HOUSING AUTHORITY'S FINANCIAL MANAGEMENT**

Our financial report is designed to provide our citizens, taxpayers, and creditors with a general overview of the Housing Authority's finances and to show accountability for the money it receives. If you have questions about this report or wish to request additional financial information contact Jack Trask, Executive Director, Housing Authority of the City of Miami, 205 "B" Street Northeast, Miami, OK, 74355, telephone number (918) 542-6691.

HOUSING AUTHORITY OF THE CITY OF MIAMI  
MIAMI, OKLAHOMA  
STATEMENT OF NET ASSETS  
SEPTEMBER 30, 2011

	2011	Memorandum Only 2010
<b><u>ASSETS</u></b>		
<b><u>Current Assets:</u></b>		
Cash	\$ 509,460	\$ 430,668
Cash - Other Restricted	106,142	91,979
Cash - Tenant Security Deposits	16,625	16,885
Accounts Receivable:		
Tenants, Net of Allowance for Doubtful Accounts	526	271
HUD	10,163	43,969
Accrued Interest Receivable	206	915
Miscellaneous	-	-
Investments, Unrestricted	435,983	540,179
Prepaid Expenses and Other Assets	14,527	14,712
Inventory, Net of Allowance for Obsolete	18,906	18,461
Total Current Assets	1,112,538	1,158,039
Capital Assets, Net of Depreciation	3,437,344	3,541,358
<b>TOTAL ASSETS</b>	<b>\$ 4,549,882</b>	<b>\$ 4,699,397</b>
<b><u>LIABILITIES &amp; NET ASSETS</u></b>		
<b><u>Current Liabilities:</u></b>		
Accounts Payable:		
Vendors	\$ 30,890	\$ 30,303
HUD	-	-
Other Government	33,980	36,808
Deferred Revenues	15,191	9,475
Other Current Liabilities	26,264	-
Accrued Compensated Absences	2,941	2,828
Tenants' Security Deposits	16,625	16,885
Total Current Liabilities	125,891	96,299
Accrued Compensated Absences - Non Current	26,473	25,450
Total Liabilities	152,364	121,749
<b><u>NET ASSETS</u></b>		
Invested in capital assets, net of related debt	3,437,344	3,541,358
Restricted for debt service	106,142	91,979
Unrestricted	854,032	944,311
TOTAL NET ASSETS	4,397,518	4,577,648
<b>TOTAL LIABILITIES AND NET ASSETS</b>	<b>\$ 4,549,882</b>	<b>\$ 4,699,397</b>

See Accountant's Audit Report & Notes Which Accompany These Financial Statements

**HOUSING AUTHORITY OF THE CITY OF MIAMI  
MIAMI, OKLAHOMA  
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN TOTAL NET ASSETS  
FOR THE TWELVE MONTHS ENDED SEPTEMBER 30, 2011**

	<u>2011</u>	<u>Memorandum Only 2010</u>
<b><u>OPERATING REVENUE:</u></b>		
Dwelling Rental	\$ 559,094	\$ 572,140
Investment Income, Unrestricted	15,187	10,687
PHA HUD Grants	1,416,133	1,376,072
Capital Grants	138,998	623,873
Other Government Grants	12,500	-
Fraud Recovery	1,326	886
Investment Income, Restricted	120	559
Other Income	9,633	5,867
Total Operating Revenue	<u>2,152,991</u>	<u>2,590,084</u>
<b><u>OPERATING EXPENDITURES:</u></b>		
Administration	329,330	299,384
Tenant Services	9,942	9,455
Utilities	212,438	196,454
Ordinary Maintenance and Operation	435,205	381,567
Extraordinary Maintenance	12,579	-
HAP Portability-In	1,504	-
Protective Services	39,320	30,570
Housing Assistance Payment	891,213	845,139
Insurance Premiums	52,275	54,569
Other General Expenses	37,837	39,071
Depreciation	311,478	299,751
Total Operating Expenses	<u>2,333,121</u>	<u>2,155,960</u>
NET OPERATING INCOME (LOSS)	(180,130)	434,124
TOTAL NET ASSETS, BEGINNING OF YEAR	4,577,648	4,143,524
PRIOR YEAR ADJUSTMENTS	<u>-</u>	<u>-</u>
TOTAL NET ASSETS, END OF YEAR	<u>\$ 4,397,518</u>	<u>\$ 4,577,648</u>

See Accountant's Audit Report & Notes Which Accompany These Financial Statements

**HOUSING AUTHORITY OF THE CITY OF MIAMI  
MIAMI, OKLAHOMA  
STATEMENT OF CASH FLOWS  
FOR THE TWELVE MONTHS ENDED SEPTEMBER 30, 2011**

	<u>2011</u>	<u>Memorandum Only 2010</u>
<b><u>Net Cash Flows from Operating Activities:</u></b>		
Cash Receipts from Customers & Other Resources	\$ 2,187,251	\$ 2,569,996
Payments to Suppliers & Employees for Goods & Services	(1,991,028)	(1,835,083)
Tenant Security Deposits Received, Less Refunded	(260)	305
<b>Net Cash Provided (Used) by Operating Activities</b>	<u>195,963</u>	<u>735,218</u>
<b><u>Net Cash Flows from Capital &amp; Related Financing Activities:</u></b>		
Additions to Capital Assets	(207,464)	(623,873)
Proceeds from sale of Capital Assets	-	-
Loan Proceeds Received	-	-
Principal Payments on Long-Term Debt	-	-
Interest Expense	-	-
<b>Net Cash Provided (Used) by Capital &amp; Related Financing Activities</b>	<u>(207,464)</u>	<u>(623,873)</u>
<b><u>Net Cash Flows from Investing Activities:</u></b>		
(Increase)Decrease in Investments	104,196	(12,309)
<b>Net Cash Provided (Used) by Investing Activities</b>	<u>104,196</u>	<u>(12,309)</u>
<b>Net Increase (Decrease) in Cash and Cash Equivalents</b>	92,695	99,036
<b>Cash &amp; Cash Equivalents, Beginning of Year</b>	539,532	440,496
<b>Cash &amp; Cash Equivalents, Prior Year Adjustment</b>	-	-
<b>Cash &amp; Cash Equivalents, End of Year</b>	<u>\$ 632,227</u>	<u>\$ 539,532</u>
<b><u>Reconciliation of operating income (loss) to net cash provided</u></b>		
<u>operating activities:</u>		
Net Operating Income (Loss)	\$ (180,130)	\$ 434,124
Adjustments to reconcile operating income (loss) to net cash provided (used) by operating activities		
Depreciation	311,478	299,751
(Increase)Decrease in Accounts Receivable	34,260	(20,088)
(Increase)Decrease in Prepaid Expenses	185	562
(Increase)Decrease in Inventory	(445)	272
Increase(Decrease) in Accounts Payable	(2,241)	16,110
Increase(Decrease) in Accrued Liabilities	33,116	4,182
Increase(Decrease) in Tenant Security Deposits	(260)	305
<b>Net Cash Provided (Used) by Operating Activities</b>	<u>\$ 195,963</u>	<u>\$ 735,218</u>

See Accountant's Audit Report & Notes Which Accompany These Financial Statements

HOUSING AUTHORITY OF THE CITY OF MIAMI  
MIAMI, OKLAHOMA  
NOTES TO FINANCIAL STATEMENTS  
SEPTEMBER 30, 2011

NOTE 1 - THE REPORTING ENTITY

The agency was created under the provisions of the laws of the State of Oklahoma. The purpose of the agency is to administer Public Housing Programs authorized by the United States Housing Act. The governing board is appointed by the Mayor of the City of Miami. The governing board employs executives; authorizes contracts of subsidy with the U.S. Department of Housing and Urban Development (Annual Contributions Contract) pursuant to that agency's regulations and statutory authorizations; and causes the agency to construct, own, and operate public housing facilities. The financial liability of the housing agency is essentially supported by the operating and debt service subsidies received under contract from the Federal government.

Generally accepted accounting principles require that the financial statements present the accounts and operations of the entity and its component units, entities for which the entity is considered to be financially accountable. Blended component units, although legally separate entities, are, in substance, part of the entity's operations. If component units exist, data from these units are combined with data from the entity. Each discretely presented component unit, if any, would be reported in a separate column in the combined financial statements to emphasize that it is legally separate from the entity. As of September 30, 2011, and for the fiscal year then ended, the entity had no discretely presented component units or any component units required to be blended in these financial statements.

NOTE 2 - BASIS OF ACCOUNTING

The Housing Authority of the City of Miami uses a Proprietary Fund Type to account for the activities of the housing authority in a manner similar to commercial enterprises. This proprietary fund is accounted for using the economic resources measurement focus. Accordingly, this fund reports all assets and liabilities on the balance sheet. The reported fund equity is segregated into contributed capital and retained earnings components. Proprietary fund operating statements present increases (revenues) and decreases (expenses) in net assets. This fund uses the accrual basis of accounting. Revenues are recognized when earned and become measurable and expenses are recognized when incurred, if measurable. The Housing Authority applies all applicable accounting and financial reporting standards of the Financial Accounting Standards Board (FASB) issued through November 30, 1989, in accounting and reporting for its proprietary fund.

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 the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues



HOUSING AUTHORITY OF THE CITY OF MIAMI  
MIAMI, OKLAHOMA  
NOTES TO FINANCIAL STATEMENTS  
SEPTEMBER 30, 2011

and expenses during the accounting period. Actual results could differ from those estimates.

**Budgetary Information** - Annual budgets are adopted, as required by HUD Annual Contributions Contracts, for the Owned Rental Housing and Section 8 Programs. Annual budgets are not required for Comprehensive Improvement Grants. These budgets are prepared on a regulatory basis (HUD) and do not contain certain accounts as required by generally accepted accounting principles, such as Provision for Uncollectible Accounts, Depreciation, and certain accruals.

**Cash Equivalents** - For purposes of reporting cash flows, all highly liquid investments (including restricted assets) with a maturity of three months or less are considered to be cash equivalents.

**Investments** - Investments are reported at fair value. Investments consist of Certificates of Deposit which are reported at carrying amount which reasonably estimates fair value.

**Inventories** - Inventories consist of expendable supplies held for consumption. They are valued at cost (first-in, first-out), which is less than the current market value.

**Prepaid Expenses** - Certain payments to vendors reflect costs applicable to future periods. These payments are recorded as prepaid expenses.

**Fixed Assets** - Fixed assets are valued at historical cost. It is the policy of the Housing Authority to capitalize all assets with a cost of \$500 or greater. Donated fixed assets are valued at the estimated fair value at the date of the donation. Depreciation of all exhaustible fixed assets is charged as an expense against operations. Accumulated depreciation is reported on the balance sheet. Depreciation is provided over the estimated useful lives using the straight-line method. Estimated useful lives, in years, for depreciable assets are as follow:

Dwelling Structures	15-40 years
Non-dwelling Structures	40 years
Equipment	3-5 years

**Compensated Absences** - It is the Housing Authority's policy to allow employees to accumulate earned but unused vacation and sick pay benefits up to certain limits. These amounts are charged to expense and a corresponding liability is established when earned.

HOUSING AUTHORITY OF THE CITY OF MIAMI  
MIAMI, OKLAHOMA  
NOTES TO FINANCIAL STATEMENTS  
SEPTEMBER 30, 2011

NOTE 3 - CASH

At September 30, 2011, the Authority held deposits of approximately \$1,045,710 at financial institutions. The Authority's cash deposits, including interest-bearing certificates of deposit are covered by Federal Depository Insurance (FDIC) or collateralized with securities held by the Authority or by its agent in the Authority's name.

Investment Interest Rate Risk

The Authority does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

Investment Credit Risk

The Authority has no policy that limits its investment choices other than the limitation of state law as follows:

- a. Direct obligations of the U.S. Government, its agencies and instrumentalities to which the full faith and credit of the U.S. Government is pledged, or obligations to the payment of which the full faith and credit of the State is pledged.
- b. Certificates of deposits or savings accounts that are either insured or secured with acceptable collateral with in-state financial institutions, and fully insured certificates of deposit or savings accounts in out-of-state financial institutions.
- c. With certain limitation, negotiable certificates of deposit, prime bankers' acceptances, prime commercial paper and repurchase agreements with certain limitations.
- d. County, municipal or school district tax supported debt obligations, bond or revenue anticipation notes, money judgments, or bond or revenue anticipation notes of public trusts whose beneficiary is a county, municipality or school district.
- e. Notes or bonds secured by mortgage or trust deed insured by the Federal Housing Administrator and debentures issued by the Federal Housing Administrator, and in obligations of the National Mortgage Association.
- f. Money market funds regulated by the SEC and in which investments consist of the investments mentioned in the previous paragraphs (a.-d.).

NOTE 4 - ACCOUNTS RECEIVABLE

All receivables from tenants are for rentals and service charges. These receivables are shown net of an allowance for uncollectible amounts. This amount is estimated based upon historical information. The allowance is \$304 at September 30, 2011.

HOUSING AUTHORITY OF THE CITY OF MIAMI  
MIAMI, OKLAHOMA  
NOTES TO FINANCIAL STATEMENTS  
SEPTEMBER 30, 2011

NOTE 5 - CAPITAL ASSETS

Capital assets are valued at historical cost. Donated capital assets are valued at the estimated fair value at the date of donation. Depreciation of all exhaustible capital assets is charged as an expense against operations. Accumulated depreciation is reported on the statement of net assets. Depreciation is provided over the estimated useful lives using the straight-line method. Depreciation expense for September 30, 2011 is \$311,478.

A summary of the capital assets is as follows:

	Balance at Sept. 30, 2010	Additions	Deductions	Balance at Sept. 30, 2011
Land	\$ 75,723	\$ 49,005	\$ -	\$ 124,728
Buildings	6,972,582	403,729	-	7,376,311
Improvements	600,123	-		600,123
Furniture, Equipment & Machinery	641,900	30,377	-	672,277
Subtotal	8,290,328	483,111	-	8,773,439
Less: Accum. Depr.	(5,369,707)	(311,478)	-	(5,681,185)
Net Capital Assets	2,920,621	171,633	-	3,092,254
Construction in Progress	620,737	128,082	(403,729)	345,090
Total Capital Assets	<u>\$ 3,541,358</u>	<u>\$ 299,715</u>	<u>\$ (403,729)</u>	<u>\$ 3,437,344</u>

NOTE 6 - CONTINGENCIES

The entity is subject to possible examinations by federal regulators who determine compliance with terms, conditions, laws and regulations governing grants given to the entity in the current and prior years. These examinations may result in required refunds by the entity to the federal grantors and/or program beneficiaries.

NOTE 7 - RETIREMENT PLAN

The Housing Authority participates in a defined contribution plan administered by the Housing Renewal and Local Agency Retirement Plan. The Housing Authority and the participants are required to contribute 8 ½% and 6%, respectively. For the fiscal year, actual contributions by the Housing Authority and the participants were \$64,979.76 and \$54,492.00, respectively for a total of \$119,471.76. Participating employees shall vest in Employer contributions at the rate of twenty percent per each full year of continuous and uninterrupted service with the Employer.

NOTE 8 - INTERPROGRAM ACCOUNTS

Inter-program receivables and payables arise from Inter-program transactions and are recorded by all programs affected in the period in which transactions

HOUSING AUTHORITY OF THE CITY OF MIAMI  
MIAMI, OKLAHOMA  
NOTES TO FINANCIAL STATEMENTS  
SEPTEMBER 30, 2011

are executed. These receivables and payables are eliminated for presentation of the financial statements.

NOTE 9 - SUBSEQUENT EVENTS

The Authority did not have any subsequent events through February 23, 2012, which is the date the financial statements were issued, for events requiring recording or disclosure in the financial statements for the year ending September 30, 2011.

**HOUSING AUTHORITY OF THE CITY OF MIAMI  
MIAMI, OKLAHOMA  
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS  
SEPTEMBER 30, 2011**

<u>Federal Grantor/ Program Title</u>	<u>Federal CFDA No.</u>	<u>Agency Number</u>	<u>Federal Expenditures</u>
<b>U.S. Department of Housing and Urban Development:</b>			
<b>    Direct Programs</b>			
Community Development Block Grants/Entitlement Grants	14.218	OK027	\$ 12,500
Low Rent Public Housing	14.850	OK027	405,091
Section 8 Housing Choice Vouchers	14.871	OK027	1,011,042
Public Housing Capital Fund Program	14.872	OK027	138,998
<b>Total</b>			<b><u>\$ 1,567,631</u></b>

**HOUSING AUTHORITY OF THE CITY OF MIAMI  
MIAMI, OKLAHOMA  
NOTES TO THE SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS  
SEPTEMBER 30, 2011**

**NOTE 1 - GENERAL**

The accompanying Schedule of Expenditures of Federal Awards presents the activity of all federal awards of the Housing Authority of the City of Miami, Oklahoma (the "Housing Authority"). The Housing Authority reporting entity is defined in Note 1 to the Housing Authority's basic financial statements. Federal awards received directly from federal agencies, as well as federal awards passed through other government agencies, are included on the schedule.

**NOTE 2 - BASIS OF ACCOUNTING**

The accompanying Schedule of Expenditures of Federal Awards is present using the accrual basis of accounting, which is described in Note 1 to the Housing Authority's basic financial statements.

**NOTE 3 - RELATIONSHIP TO BASIC FINANCIAL STATEMENTS**

Federal awards revenues are reported in the Housing Authority's basic financial statements as follows:

		<u>Federal Sources</u>
General		<u>\$ 1,567,631</u>
Total		<u><u>\$ 1,567,631</u></u>

**NOTE 4 - RELATIONSHIP TO FEDERAL FINANCIAL REPORTS**

Amounts reported in the accompanying schedule agree with the amounts reported in the related federal financial reports except for changes made to reflect amounts in accordance with generally accepted accounting principles.

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## 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*

To the Board of Directors  
Housing Authority of the City of Miami  
Miami, Oklahoma

I have audited the financial statements of the Housing Authority of the City of Miami, as of September 30, 2011, and have issued my report thereon dated February 23, 2012. I conducted my audit in accordance with U.S. generally accepted auditing standards, the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and in accordance with Oklahoma Statutes.

### Internal Control Over Financial Reporting

In planning and performing my audit, I considered the Housing Authority of the City of Miami's internal control over financial reporting as a basis for designing my auditing procedures for the purpose of expressing my opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Housing Authority of the City of Miami's internal control over financial reporting. Accordingly, I do not express an opinion on the effectiveness of the Housing Authority of the City of Miami's internal control over financial reporting.

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 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.

My consideration of internal control over financial reporting 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 financial reporting that might be deficiencies, significant deficiencies or material weaknesses. I did not identify any deficiencies in internal control over financial reporting that I consider to be material weakness, as defined above.

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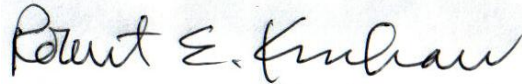
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## Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Housing Authority of the City of Miami's financial statements are free of material misstatement, I performed tests of 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*.

This report is intended solely for the information and use of the board of directors and management of the Housing Authority of the City of Miami, Miami, Oklahoma and is not intended to be and should not be used by anyone other than these specified parties.



Robert E. Kershaw, CPA

February 23, 2012

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

To the Board of Directors  
Housing Authority of the City of Miami  
Miami, Oklahoma

### Compliance

I have audited the compliance of the Housing Authority of the City of Miami with types of compliance requirements described in the OMB Circular A-133 Compliance Supplement that are applicable to each of its major federal financial programs for the year ending September 30, 2011. The Housing Authority of the City of Miami'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 the Housing Authority of the City of Miami. My responsibility is to express an opinion on the Housing Authority of the City of Miami's compliance based on my audit.

I conducted my audit 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," and in accordance with Oklahoma Statutes. 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 Housing Authority of the City of Miami'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. My audit does not provide a legal determination on the Housing Authority of the City of Miami's compliance with those requirements.

In my opinion, the Housing Authority of the City of Miami 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, 2011.

### Internal Control Over Financial Reporting

The management of the Housing Authority of the City of Miami 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 my audit, I considered the Housing Authority of the City of Miami's internal control over compliance with requirements that could



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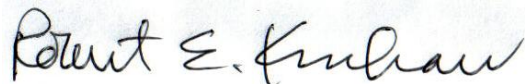
have a direct and material effect on a major federal program in order to determine my auditing procedures for the purpose of expressing my opinion on compliance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, I do not express an opinion on the effectiveness of the Housing Authority of the City of Miami's internal control over compliance.

A control deficiency in an entity's internal control over compliance 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 misstatements on a timely basis. A significant deficiency is a control deficiency, or combination of control deficiencies, that adversely affects the entity's ability to initiate, authorize, record, process, or report financial data reliably in accordance with generally accepted accounting principles such that there is more than a remote likelihood that a misstatement of the entity's financial statements that is more than inconsequential will not be prevented or detected by the entity's internal control.

A material weakness is a significant deficiency, or combination of significant deficiencies, that results in more than a remote likelihood that material noncompliance with a type of compliance requirement of a federal program will not be presented or detected by the entity's internal control.

My consideration of the internal control over compliance was for the limited purpose described in the first paragraph of this section and would not necessarily disclose all deficiencies in internal control that might be significant deficiencies or material weaknesses. I did not identify any deficiencies in internal control over compliance that I consider to be material weaknesses, as defined above.

This report is intended solely for the information and use of the board of directors and management of Housing Authority of the City of Miami, Oklahoma and is not intended to be and should not be used by anyone other than these specified parties.



Robert E. Kershaw, CPA

February 23, 2012

HOUSING AUTHORITY OF THE CITY OF MIAMI  
MIAMI, OKLAHOMA  
SUMMARY STATUS OF PRIOR AUDIT FINDINGS  
SEPTEMBER 30, 2011

The prior report on the audit of the financial statements as of and for the twelve months ended September 30, 2010, contained no findings.

HOUSING AUTHORITY OF THE CITY OF MIAMI  
MIAMI, OKLAHOMA  
SCHEDULE OF FINDINGS AND QUESTIONED COSTS  
FOR THE YEAR ENDED SEPTEMBER 30, 2011

SECTION I - SUMMARY OF AUDITOR'S RESULTS

*Financial Statements*

Type of auditor's report issue: Unqualified

Internal control over financial reporting:

Material weaknesses identified?  yes  no

Significant deficiencies identified that are not considered to be material weaknesses?  yes  none reported

Noncompliance material to financial statements noted?

yes  no

*Federal Awards*

Internal control over major programs:

Material weaknesses identified?  yes  no

Significant deficiencies identified that are not considered to be material weaknesses?  yes  none reported

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

Unqualified

Any audit findings disclosed that are required to be reported in accordance with section 510(a) of Circular A-133?

yes  no

Identification of major programs:

#14.850 Low Rent Public Housing  
#14.871 Housing Choice Vouchers

Dollar threshold used to distinguish between type A and type B programs:

\$300,000

Auditee qualified as low-risk auditee?

yes  no

SECTION II - FINANCIAL STATEMENT FINDINGS

None reported

SECTION III - FEDERAL AWARD FINDINGS AND QUESTIONED COSTS

None reported

HOUSING AUTHORITY OF THE CITY OF MIAMI  
MIAMI, OKLAHOMA  
STATEMENT AND CERTIFICATION OF CAPITAL FUND PROJECT  
SEPTEMBER 30, 2011

The 2009 Capital Fund Program was completed during the fiscal year ending September 30, 2011. This program was completed with no budget overruns. As of September 30, 2011, the 2010 Capital Fund Program has not been completed.

The following is a summary of the Capital Fund Program activity for the fiscal year ending September 30, 2011:

**2009 Capital Fund Program**

OK56P02750109

Classification	Y-T-D	Project		Variance
		To Date	Budget	
1406 Operations	\$ -	\$ -	\$ 10,000	\$ 10,000
1430 Architect & Engineering Fees	3,791	13,028	18,800	5,772
1460 Dwelling Structures	19,017	181,764	-	(181,764)
1470 Nondwelling Structures	32,450	77,474	56,000	(21,474)
1475.1 Office Furniture & Equipment	30,377	30,377	232,283	201,906
1475.2 Surveillance Upgrade	-	7,140	-	(7,140)
1475.7 1994 Suzuki Dump Truck	-	7,300	-	(7,300)
1475.99 Non Depreciable Equipment	-	-	-	-
<b>Total Capital Grant Cost</b>	<b>\$ 85,635</b>	<b>\$ 317,083</b>	<b>\$ 317,083</b>	<b>\$ -</b>
 Advances Received	 \$ 85,635	 \$ 317,083		

**2010 Capital Fund Program**

OK56P02750110

Classification	Y-T-D	Project		Variance
		To Date	Budget	
1406 Operations	\$ -	\$ -	\$ 4,583	\$ 4,583
1410 Administration	-	-	5,000	5,000
1430 Architect & Engineering Fees	19,980	19,980	28,000	8,020
1450 Site Improvement	-	-	6,835	6,835
1460 Dwelling Structures	33,382	33,382	210,000	176,618
1470 Nondwelling Structures	-	-	58,750	58,750
<b>Total Capital Grant Cost</b>	<b>\$ 53,362</b>	<b>\$ 53,362</b>	<b>\$ 313,168</b>	<b>\$ 259,806</b>
 Advances Received	 \$ 53,362	 \$ 53,362		

Housing Authority of the City of Miami, Oklaho (OK027)  
 MIAMI, OK

Entity Wide Balance Sheet Summary

Submission Type: Audited/A-133

Fiscal Year End: 09/30/2011

	Project Total	14.871 Housing Choice Vouchers	14.218 Community Development Block Grants/Entitlement Grants	Subtotal	ELIM	Total
111 Cash - Unrestricted	\$435,535	\$73,925		\$509,460		\$509,460
112 Cash - Restricted - Modernization and Development						
113 Cash - Other Restricted		\$106,142		\$106,142		\$106,142
114 Cash - Tenant Security Deposits	\$16,625			\$16,625		\$16,625
115 Cash - Restricted for Payment of Current Liabilities						
100 Total Cash	\$452,160	\$180,067	\$0	\$632,227	\$0	\$632,227
121 Accounts Receivable - PHA Projects						
122 Accounts Receivable - HUD Other Projects	\$2,663		\$7,500	\$10,163		\$10,163
124 Accounts Receivable - Other Government						
125 Accounts Receivable - Miscellaneous						
126 Accounts Receivable - Tenants	\$830			\$830		\$830
126.1 Allowance for Doubtful Accounts - Tenants	-\$304			-\$304		-\$304
126.2 Allowance for Doubtful Accounts - Other	\$0		\$0	\$0		\$0
127 Notes, Loans, & Mortgages Receivable - Current						
128 Fraud Recovery						
128.1 Allowance for Doubtful Accounts - Fraud						
129 Accrued Interest Receivable	\$206			\$206		\$206
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$3,395	\$0	\$7,500	\$10,895	\$0	\$10,895
131 Investments - Unrestricted	\$435,983			\$435,983		\$435,983
132 Investments - Restricted						
135 Investments - Restricted for Payment of Current Liability						
142 Prepaid Expenses and Other Assets	\$13,302	\$1,225		\$14,527		\$14,527
143 Inventories	\$21,007			\$21,007		\$21,007

Financial Data Schedule

143.1 Allowance for Obsolete Inventories	-\$2,101			-\$2,101		-\$2,101
144 Inter Program Due From	\$7,500	\$269		\$7,769	-\$7,769	\$0
145 Assets Held for Sale						
150 Total Current Assets	\$931,246	\$181,561	\$7,500	\$1,120,307	-\$7,769	\$1,112,538
161 Land	\$124,728			\$124,728		\$124,728
162 Buildings	\$7,376,311			\$7,376,311		\$7,376,311
163 Furniture, Equipment & Machinery - Dwellings	\$395,007			\$395,007		\$395,007
164 Furniture, Equipment & Machinery - Administration	\$250,007	\$27,263		\$277,270		\$277,270
165 Leasehold Improvements	\$600,123			\$600,123		\$600,123
166 Accumulated Depreciation	-\$5,653,922	-\$27,263		-\$5,681,185		-\$5,681,185
167 Construction in Progress	\$332,590		\$12,500	\$345,090		\$345,090
168 Infrastructure						
160 Total Capital Assets, Net of Accumulated Depreciation	\$3,424,844	\$0	\$12,500	\$3,437,344	\$0	\$3,437,344
171 Notes, Loans and Mortgages Receivable - Non-Current						
172 Notes, Loans, & Mortgages Receivable - Non Current - Past Due						
173 Grants Receivable - Non Current						
174 Other Assets						
176 Investments in Joint Ventures						
180 Total Non-Current Assets	\$3,424,844	\$0	\$12,500	\$3,437,344	\$0	\$3,437,344
190 Total Assets	\$4,356,090	\$181,561	\$20,000	\$4,557,651	-\$7,769	\$4,549,882
311 Bank Overdraft						
312 Accounts Payable <= 90 Days	\$29,715	\$1,175		\$30,890		\$30,890
313 Accounts Payable >90 Days Past Due						
321 Accrued Wage/Payroll Taxes Payable						
322 Accrued Compensated Absences - Current Portion	\$2,271	\$670		\$2,941		\$2,941
324 Accrued Contingency Liability						
325 Accrued Interest Payable						
331 Accounts Payable - HUD PHA Programs						
332 Account Payable - PHA Projects						
333 Accounts Payable - Other Government	\$33,980			\$33,980		\$33,980

Financial Data Schedule

341	Tenant Security Deposits	\$16,625			\$16,625		\$16,625
342	Deferred Revenues		\$15,191		\$15,191		\$15,191
343	Current Portion of Long-term Debt - Capital Projects/Mortgage Revenue Bonds						
344	Current Portion of Long-term Debt - Operating Borrowings						
345	Other Current Liabilities	\$26,264			\$26,264		\$26,264
346	Accrued Liabilities - Other						
347	Inter Program - Due To	\$269		\$7,500	\$7,769	-\$7,769	\$0
348	Loan Liability - Current						
310	Total Current Liabilities	\$109,124	\$17,036	\$7,500	\$133,660	-\$7,769	\$125,891
351	Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue						
352	Long-term Debt, Net of Current - Operating Borrowings						
353	Non-current Liabilities - Other						
354	Accrued Compensated Absences - Non Current	\$20,441	\$6,032		\$26,473		\$26,473
355	Loan Liability - Non Current						
356	FASB 5 Liabilities						
357	Accrued Pension and OPEB Liabilities						
350	Total Non-Current Liabilities	\$20,441	\$6,032	\$0	\$26,473	\$0	\$26,473
300	Total Liabilities	\$129,565	\$23,068	\$7,500	\$160,133	-\$7,769	\$152,364
508.1	Invested In Capital Assets, Net of Related Debt	\$3,424,844	\$0	\$12,500	\$3,437,344		\$3,437,344
509.2	Fund Balance Reserved						
511.2	Unreserved, Designated Fund Balance						
511.1	Restricted Net Assets		\$106,142		\$106,142		\$106,142
512.1	Unrestricted Net Assets	\$801,681	\$52,351	\$0	\$854,032		\$854,032
512.2	Unreserved, Undesignated Fund Balance						
513	Total Equity/Net Assets	\$4,226,525	\$158,493	\$12,500	\$4,397,518	\$0	\$4,397,518
600	Total Liabilities and Equity/Net Assets	\$4,356,090	\$181,561	\$20,000	\$4,557,651	-\$7,769	\$4,549,882

Housing Authority of the City of Miami, Oklaho (OK027)  
 MIAMI, OK

Entity Wide Revenue and Expense Summary

Submission Type: Audited/A-133

Fiscal Year End: 09/30/2011

	Project Total	14.871 Housing Choice Vouchers	14.218 Community Development Block Grants/Entitlements	Subtotal	ELIM	Total
70300 Net Tenant Rental Revenue	\$552,239			\$552,239		\$552,239
70400 Tenant Revenue - Other	\$6,855			\$6,855		\$6,855
70500 Total Tenant Revenue	\$559,094	\$0	\$0	\$559,094	\$0	\$559,094
70600 HUD PHA Operating Grants	\$405,091	\$1,011,042		\$1,416,133		\$1,416,133
70610 Capital Grants	\$138,998			\$138,998		\$138,998
70710 Management Fee						
70720 Asset Management Fee						
70730 Book Keeping Fee						
70740 Front Line Service Fee						
70750 Other Fees						
70700 Total Fee Revenue				\$0	\$0	\$0
70800 Other Government Grants			\$12,500	\$12,500		\$12,500
71100 Investment Income - Unrestricted	\$14,933	\$254		\$15,187		\$15,187
71200 Mortgage Interest Income						
71300 Proceeds from Disposition of Assets Held for Sale						
71310 Cost of Sale of Assets						
71400 Fraud Recovery		\$1,326		\$1,326		\$1,326
71500 Other Revenue	\$7,791	\$1,842		\$9,633		\$9,633
71600 Gain or Loss on Sale of Capital Assets						
72000 Investment Income - Restricted		\$120		\$120		\$120
70000 Total Revenue	\$1,125,907	\$1,014,584	\$12,500	\$2,152,991	\$0	\$2,152,991



Financial Data Schedule

91100	Administrative Salaries	\$106,427	\$65,892		\$172,319		\$172,319
91200	Auditing Fees	\$2,350	\$1,500		\$3,850		\$3,850
91300	Management Fee						
91310	Book-keeping Fee						
91400	Advertising and Marketing	\$545			\$545		\$545
91500	Employee Benefit contributions - Administrative	\$48,303	\$23,423		\$71,726		\$71,726
91600	Office Expenses	\$8,670	\$8,629		\$17,299		\$17,299
91700	Legal Expense	\$2,350			\$2,350		\$2,350
91800	Travel	\$1,780	\$1,299		\$3,079		\$3,079
91810	Allocated Overhead						
91900	Other	\$50,045	\$8,117		\$58,162		\$58,162
91000	Total Operating - Administrative	\$220,470	\$108,860	\$0	\$329,330	\$0	\$329,330
92000	Asset Management Fee						
92100	Tenant Services - Salaries	\$4,849			\$4,849		\$4,849
92200	Relocation Costs						
92300	Employee Benefit Contributions - Tenant Services	\$2,234			\$2,234		\$2,234
92400	Tenant Services - Other	\$2,859			\$2,859		\$2,859
92500	Total Tenant Services	\$9,942	\$0	\$0	\$9,942	\$0	\$9,942
93100	Water	\$20,433			\$20,433		\$20,433
93200	Electricity	\$128,677			\$128,677		\$128,677
93300	Gas	\$39,073			\$39,073		\$39,073
93400	Fuel						
93500	Labor						
93600	Sewer	\$24,255			\$24,255		\$24,255
93700	Employee Benefit Contributions - Utilities						
93800	Other Utilities Expense						
93000	Total Utilities	\$212,438	\$0	\$0	\$212,438	\$0	\$212,438
94100	Ordinary Maintenance and Operations - Labor	\$155,166			\$155,166		\$155,166
94200	Ordinary Maintenance and Operations - Materials and Other	\$111,543			\$111,543		\$111,543
94300	Ordinary Maintenance and Operations Contracts	\$90,541			\$90,541		\$90,541
94500	Employee Benefit Contributions - Ordinary Maintenance	\$77,955			\$77,955		\$77,955
94000	Total Maintenance	\$435,205	\$0	\$0	\$435,205	\$0	\$435,205

Financial Data Schedule

95100	Protective Services - Labor						
95200	Protective Services - Other Contract Costs	\$39,320			\$39,320		\$39,320
95300	Protective Services - Other						
95500	Employee Benefit Contributions - Protective Services						
95000	Total Protective Services	\$39,320	\$0	\$0	\$39,320	\$0	\$39,320
96110	Property Insurance	\$27,180			\$27,180		\$27,180
96120	Liability Insurance	\$1,674	\$1,935		\$3,609		\$3,609
96130	Workmen's Compensation	\$6,019	\$1,642		\$7,661		\$7,661
96140	All Other Insurance	\$13,825			\$13,825		\$13,825
96100	Total insurance Premiums	\$48,698	\$3,577	\$0	\$52,275	\$0	\$52,275
96200	Other General Expenses		\$1,771		\$1,771		\$1,771
96210	Compensated Absences						
96300	Payments in Lieu of Taxes	\$33,980			\$33,980		\$33,980
96400	Bad debt - Tenant Rents	\$2,086			\$2,086		\$2,086
96500	Bad debt - Mortgages						
96600	Bad debt - Other						
96800	Severance Expense						
96000	Total Other General Expenses	\$36,066	\$1,771	\$0	\$37,837	\$0	\$37,837
96710	Interest of Mortgage (or Bonds) Payable						
96720	Interest on Notes Payable (Short and Long Term)						
96730	Amortization of Bond Issue Costs						
96700	Total Interest Expense and Amortization Cost	\$0	\$0	\$0	\$0	\$0	\$0
96900	Total Operating Expenses	\$1,002,139	\$114,208	\$0	\$1,116,347	\$0	\$1,116,347

Financial Data Schedule

97000	Excess of Operating Revenue over Operating Expenses	\$123,768	\$900,376	\$12,500	\$1,036,644	\$0	\$1,036,644
97100	Extraordinary Maintenance	\$12,579			\$12,579		\$12,579
97200	Casualty Losses - Non-capitalized						
97300	Housing Assistance Payments		\$891,213		\$891,213		\$891,213
97350	HAP Portability-In		\$1,504		\$1,504		\$1,504
97400	Depreciation Expense	\$311,478			\$311,478		\$311,478
97500	Fraud Losses						
97600	Capital Outlays - Governmental Funds						
97700	Debt Principal Payment - Governmental Funds						
97800	Dwelling Units Rent Expense						
90000	Total Expenses	\$1,326,196	\$1,006,925	\$0	\$2,333,121	\$0	\$2,333,121
10010	Operating Transfer In						
10020	Operating transfer Out						
10030	Operating Transfers from/to Primary Government						
10040	Operating Transfers from/to Component Unit						
10050	Proceeds from Notes, Loans and Bonds						
10060	Proceeds from Property Sales						
10070	Extraordinary Items, Net Gain/Loss						
10080	Special Items (Net Gain/Loss)						
10091	Inter Project Excess Cash Transfer In						
10092	Inter Project Excess Cash Transfer Out						
10093	Transfers between Program and Project - In						
10094	Transfers between Project and Program - Out						
10100	Total Other financing Sources (Uses)	\$0	\$0	\$0	\$0	\$0	\$0
10000	Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	-\$200,289	\$7,659	\$12,500	-\$180,130	\$0	-\$180,130

Financial Data Schedule

11020	Required Annual Debt Principal Payments	\$0	\$0	\$0	\$0	\$0
11030	Beginning Equity	\$4,426,814	\$150,834	\$0	\$4,577,648	\$4,577,648
11040	Prior Period Adjustments, Equity Transfers and Correction of Errors					
11050	Changes in Compensated Absence Balance					
11060	Changes in Contingent Liability Balance					
11070	Changes in Unrecognized Pension Transition Liability					
11080	Changes in Special Term/Severance Benefits Liability					
11090	Changes in Allowance for Doubtful Accounts - Dwelling Rents					
11100	Changes in Allowance for Doubtful Accounts - Other					
11170	Administrative Fee Equity		\$52,351		\$52,351	\$52,351
11180	Housing Assistance Payments Equity		\$106,142		\$106,142	\$106,142
11190	Unit Months Available	2628	2916		5544	5544
11210	Number of Unit Months Leased	2531	2401		4932	4932
11270	Excess Cash	\$706,403			\$706,403	\$706,403
11610	Land Purchases	\$0			\$0	\$0
11620	Building Purchases	\$108,621			\$108,621	\$108,621
11630	Furniture & Equipment - Dwelling Purchases	\$0			\$0	\$0
11640	Furniture & Equipment - Administrative Purchases	\$30,377			\$30,377	\$30,377
11650	Leasehold Improvements Purchases	\$0			\$0	\$0
11660	Infrastructure Purchases	\$0			\$0	\$0
13510	CFFP Debt Service Payments	\$0			\$0	\$0
13901	Replacement Housing Factor Funds	\$0			\$0	\$0