

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

SEPTEMBER 30, 2012

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HOUSING AUTHORITY OF THE CITY OF MIAMI
 MIAMI, OKLAHOMA
 SEPTEMBER 30, 2012

TABLE OF CONTENTS

	<u>PAGE</u>
INTRODUCTORY SECTION:	
BOARD OF DIRECTORS	3
FINANCIAL SECTION:	
INDEPENDENT AUDITOR'S REPORT	4-5
REQUIRED SUPPLEMENTARY INFORMATION: MANAGEMENT'S DISCUSSION AND ANALYSIS	6-12
BASIC FINANCIAL STATEMENTS:	
EXHIBIT A STATEMENT OF NET ASSETS	13
EXHIBIT B STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN TOTAL NET ASSETS	14
EXHIBIT C STATEMENT OF CASH FLOWS	15
NOTES TO THE FINANCIAL STATEMENTS	16-20
REQUIRED SUPPLEMENTARY INFORMATION:	
SCHEDULE 1 SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS	21
NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS	21
REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH <i>GOVERNMENT AUDITING STANDARDS</i>	22-23
REPORT ON COMPLIANCE WITH REQUIREMENTS THAT COULD HAVE A DIRECT AND MATERIAL EFFECT ON EACH MAJOR PROGRAM AND ON INTERNAL CONTROL OVER COMPLIANCE IN ACCORDANCE WITH OMB CIRCULAR A-133	24-25
OTHER SUPPLEMENTARY INFORMATION:	
SUMMARY STATUS OF PRIOR YEAR AUDIT FINDINGS	26
SCHEDULE OF FINDINGS AND QUESTIONED COSTS	27
STATEMENT AND CERTIFICATION OF CAPITAL FUND PROJECT	28
FINANCIAL DATA SCHEDULE	29-36

HOUSING AUTHORITY OF THE CITY OF MIAMI
MIAMI, OKLAHOMA
SEPTEMBER 30, 2012

BOARD OF DIRECTORS

<u>NAME</u>	<u>POSITION</u>	<u>TERM EXPIRES</u>
Steve Cline	Chairman	January 2014
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

We 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, 2012, as listed in the table of contents. These financial statements are the responsibility of the Housing Authority of the City of Miami's management. Our responsibility is to express an opinion on these 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, and in accordance with Oklahoma Statutes. 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 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, 2012, 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, we have also issued our report dated February 19, 2013, on our consideration of the Housing Authority of the City of Miami's internal control over financial reporting and on our 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 our 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. We 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, we 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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of the Authority. Such additional information has not been subjected to the auditing procedures applied in our audit of the basic financial statements, and accordingly, we do not express an opinion thereon.

Our 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 our opinion, is fairly presented in all material respects in relation to the financial statements taken as a whole.

Kershaw CPA & Associates, P.C.

Kershaw, CPA & Associates, PC

February 19, 2013

Housing Authority of the City of Miami

Management's Discussion and Analysis (MD&A)

September 30, 2012

Management's Discussion and Analysis (MD&A) is an element of the new 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 Miami Housing Authority provides an overview of the financial activities for the fiscal year ended September 30, 2012. Please read the MD&A in conjunction with the Housing Authority's financial statements.

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.

FINANCIAL HIGHLIGHTS

Assets:

As of September 30, 2012, total assets were \$4,962,143 as compared to \$4,549,882, as of September 30, 2011, an increase of \$412,261.

Liabilities:

Total liabilities increased \$201,711 due to increases in current liabilities of \$211,406 with decreases in non-current liabilities of \$9,695.

Revenues:

In 2012, total revenue increased \$298,208, as compared to 2011, due to increases in Federal Grants and Subsidy revenue.

Expenses:

Total expenses decreased \$92,472 due to decreases in Housing Assistance Payments (HAP), routine maintenance, utility, non-routine, general, and depreciation expenses.

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. It 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 assets, liabilities, and provides

information about the nature and amounts of investments in resources (assets) and obligations to creditors (liabilities). It also provides the basis for evaluating the capital structure and assessing the liquidity and financial flexibility of the Housing Authority.

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, 2012. The Statement of Changes in Net Assets summarizes the revenues and sources of those revenues generated and the expenses incurred in operating the Housing Authority for the year ended September 30, 2012.

The Miami Housing Authority has a low rent program that provides housing for qualified tenants, capital fund programs 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 Developmental Block Grant program. The following analysis focuses on the net assets and the change in net assets of the Housing Authority as a whole and not the individual programs.

Net Assets
September 30,

	<u>2012</u>	<u>2011</u>	<u>Change</u>	<u>% of Change</u>
Current Assets	\$1,068,153	\$1,112,538	(\$44,385)	-3.99%
Capital Assets, Net	<u>\$3,893,990</u>	<u>\$3,437,344</u>	<u>\$456,646</u>	<u>13.28%</u>
Total Assets	<u>\$4,962,143</u>	<u>\$4,549,882</u>	<u>\$412,261</u>	<u>9.06%</u>
Current Liabilities	\$337,297	\$125,891	\$211,406	167.93%
Non-Current Liabilities	<u>\$16,778</u>	<u>\$26,473</u>	<u>(\$9,695)</u>	<u>-36.62%</u>
Total Liabilities	<u>\$354,075</u>	<u>\$152,364</u>	<u>\$201,711</u>	<u>132.39%</u>
Net Assets:				
Invested in Capital Assets	\$3,893,990	\$3,437,344	\$456,646	13.28%
Restricted Assets	\$110,293	\$106,142	\$4,151	3.91%
Unrestricted Assets	<u>\$603,785</u>	<u>\$854,032</u>	<u>(\$250,247)</u>	<u>-29.30%</u>
Total Net Assets	<u>\$4,608,068</u>	<u>\$4,397,518</u>	<u>\$210,550</u>	<u>4.79%</u>

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

	<u>2012</u>	<u>2011</u>	<u>Change</u>	<u>% of Change</u>
Land	\$124,728	\$124,728	\$0	0.00%
Buildings	\$7,648,577	\$7,376,311	\$272,266	3.69%
Furniture & Equipment - Dwell	\$395,007	\$395,007	\$0	0.00%
Furniture & Equipment - Admin	\$236,865	\$277,270	(\$40,405)	-14.57%
Leasehold Improvements	\$741,960	\$600,123	\$141,837	23.63%
Construction in Progress	<u>\$680,375</u>	<u>\$345,090</u>	<u>\$335,285</u>	<u>97.16%</u>
Subtotal	\$9,827,512	\$9,118,529	\$708,983	7.78%
Accumulated Depreciation	<u>(\$5,933,522)</u>	<u>(\$5,681,185)</u>	<u>(\$252,337)</u>	<u>4.44%</u>
Net Capital Assets	<u>\$3,893,990</u>	<u>\$3,437,344</u>	<u>\$456,646</u>	<u>13.28%</u>

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, 2012, current assets were \$1,068,153 as compared to \$1,112,538, as of September 30, 2011, a decrease of \$44,385. Current assets decreased primarily because the Authority used excess cash from operations plus additional current assets to purchase capital assets.

Unaudited

The change consisted of decreases in cash/cash equivalents of \$305,822 with increases in accounts receivables (mostly receivable related to the Community Development program) of \$258,356, investments of \$2,067, inventories of \$782, and prepaid expenses of \$232.

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 increased \$456,646 due to capital purchases exceeding annual depreciation expense and disposals.

During the year, the Authority capitalized \$272,266 in building improvements and \$141,837 in leasehold (site) improvements. Administrative equipment decreased \$40,405 due to disposals of computers, lawn mower, sweeper, a 1995 Chevy S-10 truck, and a 1987 Dakota truck. Construction in progress increased \$335,285 due to projects related to the 2010 Capital Grant program.

The Housing Authority had \$510,183 from their 2011 and 2012 Capital Grant revenues and \$1,422,086 from their 2008 Community Development Block 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, 2012, current liabilities were \$337,297 as compared to \$125,891, as of September 30, 2011, an increase of \$211,406. The change consisted of increases in vendor payables (contractor invoices) of \$232,521, tenant security deposits of \$854, and payment in lieu of taxes (PILOT) of \$166 with decreases in other current liabilities (accrued utility payables) of \$15,847, deferred revenues (Section 8 admin fees) of \$5,211, and accrued compensated absences of \$1,077.

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 \$16,778 in non-current accrued compensated absences which decreased \$9,695 from 2011 to 2012. 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, 2012, the Housing Authority had \$4,608,068 invested in total net assets. Of this amount, \$603,785 of unrestricted assets may be used to meet the Authority's future ongoing expenses and obligations. Restricted assets of \$110,293 were available for Section 8 Housing Assistance Payments (HAP). The remainder of \$3,893,990 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>2012</u>	<u>2011</u>	<u>Change</u>	<u>% of Change</u>
Expendable Fund Balance	<u>\$600,875</u>	<u>\$861,599</u>	<u>(\$260,724)</u>	<u>-30.26%</u>
Number of Months Expendable Fund	<u>6.62</u>	<u>9.16</u>	<u>(2.53)</u>	<u>-27.67%</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 \$260,724 due to decreases in current assets and increases in current liabilities (figures based on 2012 and 2011 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 2.53 months due to decreases in the expendable fund balance (figures based on 2012 and 2011 FDS information).

Changes in Net Assets
 For the Year Ended September 30

	<u>2012</u>	<u>2011</u>	<u>Change</u>	<u>% of Change</u>
Revenue:				
Tenant Revenue	\$549,290	\$559,094	(\$9,804)	-1.75%
Federal Grants & Subsidy	\$1,892,373	\$1,567,631	\$324,742	20.72%
Investment Income	\$3,816	\$15,307	(\$11,491)	-75.07%
Other Income	\$5,720	\$10,959	(\$5,239)	-47.81%
Total Revenue	<u>\$2,451,199</u>	<u>\$2,152,991</u>	<u>\$298,208</u>	<u>13.85%</u>
Expenses:				
Administrative	\$347,230	\$329,330	\$17,900	5.44%
Tenant Services	\$11,434	\$9,942	\$1,492	15.01%
Utilities	\$197,128	\$212,438	(\$15,310)	-7.21%
Routine Maintenance	\$404,851	\$435,205	(\$30,354)	-6.97%
Protective Services	\$40,413	\$39,320	\$1,093	2.78%
General Expenses	\$84,241	\$90,112	(\$5,871)	-6.52%
Non-Routine Expenses	\$3,181	\$12,579	(\$9,398)	-74.71%
Housing Assistance Payments	\$847,428	\$892,717	(\$45,289)	-5.07%
Depreciation	\$304,743	\$311,478	(\$6,735)	-2.16%
Total Operating Expenses	<u>\$2,240,649</u>	<u>\$2,333,121</u>	<u>(\$92,472)</u>	<u>-3.96%</u>
Increase (Decrease) in Net Assets	<u>\$210,550</u>	<u>(\$180,130)</u>	<u>\$390,680</u>	<u>-216.89%</u>

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 \$9,804 due to decreases in tenant rent revenue of \$13,650 with increases in other tenant revenue of \$3,846.

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 2012, Miami Housing Authority's operating subsidy, Housing Assistance Payments, and Administrative Fees decreased \$138,273 while Capital Grant revenue increased \$116,225 and other government grants (Community Development Block Grant) increased \$346,790 that resulted in a net increase of \$324,742.

Investment income decreased \$11,491, from \$15,307 in 2011 to \$3,816 in 2012, due to lower rates of return on investments.

Other income decreased \$5,239, from \$10,959 in 2011 to \$5,720 in 2012, due to insurance dividends received in 2011.

Expenses:

Administrative expenses increased \$17,900 due to increases in administrative salaries of \$4,392, employee benefits of \$9,756, and administrative operating expenses of \$3,752.

Tenant services expenses increased \$1,492 and protective services expenses increased \$1,093 which had minimal effects on Miami Housing Authority's 2012 financial statements.

Utilities decreased \$15,310 due to decreases in natural gas of \$12,951 and electricity of \$8,866 with increases in sewer of \$3,391 and water of \$3,116.

Routine maintenance expense decreased \$30,354 due to decreases in material expenses of \$46,747 and employee benefits of \$2,107 with increases in labor of \$17,238 and maintenance contract costs of \$1,262.

General expenses decreased \$5,871 due to decreases in insurance expense of \$6,294 and other general expenses of \$709 with increases in tenant bad-debt expense of \$966 and payment in lieu of taxes of \$166.

Non-routine expense decreased \$9,398 from \$12,579 in 2011 to \$3,181 in 2012. In 2011, expenses consisted of tree removal and heating/air-conditioning repairs whereas in, in 2012, expenses consisted of environmental clean-up expenses and air-conditioning repairs.

Housing Assistance Payments (HAP) expense decreased \$45,289 due to decreases in costs per unit leased.

Depreciation expense decreased \$6,735 from \$311,478 in 2011 to \$304,743 in 2012.

ECONOMIC FACTORS

The Housing Authority is primarily dependent upon HUD for the funding of operations therefore the federal budget has a greater impact than local economic conditions. The funding of programs could be significantly affected by both the 2011 and 2012 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 Matt Mills, Executive Director, Housing Authority of the City of Miami, 205 B Street Northeast, Miami, OK, 74355-0848, telephone number 918-542-6691.

HOUSING AUTHORITY OF THE CITY OF MIAMI
MIAMI, OKLAHOMA
STATEMENT OF NET ASSETS
SEPTEMBER 30, 2012

	2012	Memorandum Only 2011
<u>ASSETS</u>		
<u>Current Assets:</u>		
Cash	\$ 198,633	\$ 509,460
Cash - Other Restricted	110,293	106,142
Cash - Tenant Security Deposits	17,479	16,625
Accounts Receivable:		
Tenants, Net of Allowance for Doubtful Accounts	759	526
HUD	-	10,163
Other Government	253,350	-
Accrued Interest Receivable	142	206
Miscellaneous	15,000	-
Investments, Unrestricted	438,050	435,983
Prepaid Expenses and Other Assets	14,759	14,527
Inventory, Net of Allowance for Obsolete	19,688	18,906
Total Current Assets	1,068,153	1,112,538
Capital Assets, Net of Depreciation	3,893,990	3,437,344
TOTAL ASSETS	\$ 4,962,143	\$ 4,549,882
<u>LIABILITIES & NET ASSETS</u>		
<u>Current Liabilities:</u>		
Accounts Payable:		
Vendors	\$ 263,411	\$ 30,890
HUD	-	-
Other Government	34,146	33,980
Deferred Revenues	9,980	15,191
Other Current Liabilities	10,417	26,264
Accrued Compensated Absences	1,864	2,941
Tenants' Security Deposits	17,479	16,625
Total Current Liabilities	337,297	125,891
Accrued Compensated Absences - Non Current	16,778	26,473
Total Liabilities	354,075	152,364
<u>NET ASSETS</u>		
Invested in capital assets, net of related debt	3,893,990	3,437,344
Restricted for debt service	110,293	106,142
Unrestricted	603,785	854,032
TOTAL NET ASSETS	4,608,068	4,397,518
TOTAL LIABILITIES AND NET ASSETS	\$ 4,962,143	\$ 4,549,882

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, 2012**

	<u>2012</u>	<u>Memorandum Only 2011</u>
<u>OPERATING REVENUE:</u>		
Dwelling Rental	\$ 549,290	\$ 559,094
Investment Income, Unrestricted	3,577	15,187
PHA HUD Grants	1,277,860	1,416,133
Capital Grants	255,223	138,998
Other Government Grants	359,290	12,500
Fraud Recovery	4,256	1,326
Investment Income, Restricted	239	120
Other Income	1,464	9,633
Total Operating Revenue	<u>2,451,199</u>	<u>2,152,991</u>
<u>OPERATING EXPENDITURES:</u>		
Administration	347,230	329,330
Tenant Services	11,434	9,942
Utilities	197,128	212,438
Ordinary Maintenance and Operation	404,851	435,205
Extraordinary Maintenance	3,181	12,579
HAP Portability-In	1,354	1,504
Protective Services	40,413	39,320
Housing Assistance Payment	846,074	891,213
Insurance Premiums	45,981	52,275
Other General Expenses	38,260	37,837
Depreciation	304,743	311,478
Total Operating Expenses	<u>2,240,649</u>	<u>2,333,121</u>
NET OPERATING INCOME (LOSS)	210,550	(180,130)
TOTAL NET ASSETS, BEGINNING OF YEAR	4,397,518	4,577,648
PRIOR YEAR ADJUSTMENTS	<u>-</u>	<u>-</u>
TOTAL NET ASSETS, END OF YEAR	<u>\$ 4,608,068</u>	<u>\$ 4,397,518</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, 2012**

	<u>2012</u>	<u>Memorandum Only 2011</u>
<u>Net Cash Flows from Operating Activities:</u>		
Cash Receipts from Customers & Other Resources	\$ 2,192,843	\$ 2,187,251
Payments to Suppliers & Employees for Goods & Services	(1,736,063)	(1,991,028)
Tenant Security Deposits Received, Less Refunded	854	(260)
Net Cash Provided (Used) by Operating Activities	<u>457,634</u>	<u>195,963</u>
<u>Net Cash Flows from Capital & Related Financing Activities:</u>		
Additions to Capital Assets	(761,388)	(207,464)
Proceeds from sale of Capital Assets	-	-
Loan Proceeds Received	-	-
Principal Payments on Long-Term Debt	-	-
Interest Expense	-	-
Net Cash Provided (Used) by Capital & Related Financing Activities	<u>(761,388)</u>	<u>(207,464)</u>
<u>Net Cash Flows from Investing Activities:</u>		
(Increase)Decrease in Investments	(2,067)	104,196
Net Cash Provided (Used) by Investing Activities	<u>(2,067)</u>	<u>104,196</u>
Net Increase (Decrease) in Cash and Cash Equivalents	(305,821)	92,695
Cash & Cash Equivalents, Beginning of Year	632,227	539,532
Cash & Cash Equivalents, Prior Year Adjustment	-	-
Cash & Cash Equivalents, End of Year	<u>\$ 326,405</u>	<u>\$ 632,227</u>
<u>Reconciliation of operating income (loss) to net cash provided</u>		
<u>operating activities:</u>		
Net Operating Income (Loss)	\$ 210,550	\$ (180,130)
Adjustments to reconcile operating income (loss) to net cash provided (used) by operating activities		
Depreciation	304,743	311,478
(Increase)Decrease in Accounts Receivable	(258,356)	34,260
(Increase)Decrease in Prepaid Expenses	(232)	185
(Increase)Decrease in Inventory	(782)	(445)
Increase(Decrease) in Accounts Payable	232,687	(2,241)
Increase(Decrease) in Accrued Liabilities	(31,830)	33,116
Increase(Decrease) in Tenant Security Deposits	854	(260)
Net Cash Provided (Used) by Operating Activities	<u>\$ 457,634</u>	<u>\$ 195,963</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, 2012

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, 2012

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.

Capital Assets - capital 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 capital assets are valued at the estimated fair value at the date of the donation. Depreciation of all exhaustible capital 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, 2012

NOTE 3 - CASH

At September 30, 2012, the Authority held deposits of approximately \$764,455 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 \$1,326 at September 30, 2012.

HOUSING AUTHORITY OF THE CITY OF MIAMI
MIAMI, OKLAHOMA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2012

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, 2012 is \$304,743.

A summary of the capital assets is as follows:

	Balance at Sept. 30, 2011	Additions	Deductions	Balance at Sept. 30, 2012
Land	\$ 124,728	\$ -	\$ -	\$ 124,728
Buildings	7,376,311	272,266	-	7,648,577
Improvements	600,123	153,837	(12,000)	741,960
Furniture, Equipment & Machinery	672,277	-	(40,406)	631,872
Subtotal	8,773,439	426,103	(52,406)	9,147,137
Less: Accum. Depr.	(5,681,185)	(304,743)	52,406	(5,933,522)
Net Capital Assets	3,092,254	121,360	-	3,213,615
Construction in Progress	345,090	614,513	(279,228)	680,375
Total Capital Assets	<u>\$ 3,437,344</u>	<u>\$ 735,873</u>	<u>\$ (279,228)</u>	<u>\$ 3,893,990</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 \$64,790.74 and \$50,212.02, respectively for a total of \$115,002.76. 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.

No Other Post-Employment Benefits are provided by the Authority.

HOUSING AUTHORITY OF THE CITY OF MIAMI
MIAMI, OKLAHOMA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2012

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 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 19, 2013, 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, 2012.

**HOUSING AUTHORITY OF THE CITY OF MIAMI
MIAMI, OKLAHOMA
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
SEPTEMBER 30, 2012**

<u>Federal Grantor/ Program Title</u>	<u>Federal CFDA No.</u>	<u>Agency Number</u>	<u>Federal Expenditures</u>
U.S. Department of Housing and Urban Development:			
 Direct Programs			
Community Development Block Grants/Entitlement Grants	14.218	OK027	\$ 359,290
Low Rent Public Housing	14.850	OK027	306,222
Section 8 Housing Choice Vouchers	14.871	OK027	942,072
Public Housing Capital Fund Program	14.872	OK027	284,789
Total			<u>\$ 1,892,373</u>

**HOUSING AUTHORITY OF THE CITY OF MIAMI
MIAMI, OKLAHOMA
NOTES TO THE SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
SEPTEMBER 30, 2012**

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>\$ 1,892,373</u>
Total		<u><u>\$ 1,892,373</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

We have audited the financial statements of the Housing Authority of the City of Miami, as of September 30, 2012, and have issued our report thereon dated February 19, 2013. We conducted our 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

Management of the Housing Authority of the City of Miami is responsible for establishing and maintaining effective internal control over financial reporting. In planning and performing our audit, we considered the Housing Authority of the City of Miami's internal control over financial reporting as a basis for designing our auditing procedures for the purpose of expressing our 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, we 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.

Our 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. We did not identify any deficiencies in internal control over

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financial reporting that we consider to be material weakness, as defined above.

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, we 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 our audit, and accordingly we do not express such an opinion. The results of our 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, federal awarding agencies and pass-through entities and is not intended to be and should not be used by anyone other than these specified parties.

Kershaw CPA & Associates, P.C.
Kershaw, CPA & Associates, PC

February 19, 2013

KERSHAW CPA & ASSOCIATES, PC

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REPORT ON COMPLIANCE WITH REQUIREMENTS THAT COULD HAVE A DIRECT AND MATERIAL EFFECT ON EACH MAJOR PROGRAM AND ON 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

We have audited the Housing Authority of the City of Miami's compliance with the types of compliance requirements described in the *OMB Circular A-133 Compliance Supplement* that could have a direct and material effect on each of the Housing Authority of the City of Miami's major federal programs for the year ended September 30, 2012. 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's management. Our responsibility is to express an opinion on the Housing Authority of the City of Miami's compliance based on our audit.

We conducted our audit of compliance in accordance 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 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 the Housing Authority of the City of Miami'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 the Housing Authority of the City of Miami's compliance with those requirements.

In our opinion, the Housing Authority of the City of Miami complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended September 30, 2012.

Internal Control Over Compliance

Management of the Housing Authority of the City of Miami is responsible for establishing and maintaining effective internal control over compliance with

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requirements of laws, regulations, contracts and grants applicable to federal programs. In planning and performing our audit, we considered the Housing Authority of the City of Miami's internal control over compliance with the requirements that could have a direct and material effect on a major federal program to determine the 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, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the Housing Authority of the City of Miami's internal control over compliance.

A deficiency in 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 to detect and correct, noncompliance with a type of compliance requirement of a federal program a timely basis. A material weakness in internal control over compliance is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis.

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

This report is intended solely for the information and use of management Housing Authority of the City of Miami, Oklahoma, all applicable federal and state agencies, others within the entity, federal awarding agencies and pass-through entities and is not intended to be and should not be used by anyone other than these specified parties.

Kershaw CPA & Associates, P.C.

Kershaw, CPA & Associates, PC

February 19, 2013

HOUSING AUTHORITY OF THE CITY OF MIAMI
MIAMI, OKLAHOMA
SUMMARY STATUS OF PRIOR AUDIT FINDINGS
SEPTEMBER 30, 2012

The prior report on the audit of the financial statements as of and for the twelve months ended September 30, 2011, contained no findings.

HOUSING AUTHORITY OF THE CITY OF MIAMI
 MIAMI, OKLAHOMA
 SCHEDULE OF FINDINGS AND QUESTIONED COSTS
 FOR THE YEAR ENDED SEPTEMBER 30, 2012

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
- #14.218 Community Development Block Grants/Entitlement Grants

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, 2012

The 2010 Capital Fund Program was completed during the fiscal year ending September 30, 2012. This program was completed with no budget overruns. As of September 30, 2012, the 2011 & 2012 Capital Fund Programs have not been completed.

The following is a summary of the Capital Fund Program activity for the fiscal year ending September 30, 2012:

2010 Capital Fund Program

Classification	Y-T-D	Project		Variance
		To Date	Budget	
1406 Operations	\$ 4,583	\$ 4,583	\$ 4,583	\$ -
1410 Administration	-	-	5,000	5,000
1430 Architect & Engineering Fees	4,620	24,600	28,000	3,400
1450 Site Improvement	-	-	6,835	6,835
1460 Dwelling Structures	240,203	273,585	210,000	(63,585)
1470 Nondwelling Structures	10,400	10,400	58,750	48,350
Total Capital Grant Cost	<u>\$ 259,806</u>	<u>\$ 313,168</u>	<u>\$ 313,168</u>	<u>\$ -</u>
Advances Received	<u>\$ 259,806</u>	<u>\$ 313,168</u>		

2011 Capital Fund Program

Classification	Y-T-D	Project		Variance
		To Date	Budget	
1406 Operations	\$ 14,983	\$ 14,983	\$ 14,983	\$ -
1410 Administration	-	-	17,500	17,500
1430 Architect & Engineering Fees	-	-	33,000	33,000
1450 Site Improvement	-	-	6,835	6,835
1460 Dwelling Structures	-	-	184,779	184,779
1465.1 Dwelling Equipment	-	-	14,600	14,600
1475.1 Non-Dwelling Equipment	-	-	15,000	15,000
Total Capital Grant Cost	<u>\$ 14,983</u>	<u>\$ 14,983</u>	<u>\$ 286,697</u>	<u>\$ 271,714</u>
Advances Received	<u>\$ 14,983</u>	<u>\$ 14,983</u>		

2012 Capital Fund Program

Classification	Y-T-D	Project		Variance
		To Date	Budget	
1406 Operations	\$ 10,000	\$ 10,000	\$ 10,000	\$ -
1410 Administration	-	-	7,500	7,500
1430 Architect & Engineering Fees	-	-	35,000	35,000
1460 Dwelling Structures	-	-	202,804	202,804
Total Capital Grant Cost	<u>\$ 10,000</u>	<u>\$ 10,000</u>	<u>\$ 255,304</u>	<u>\$ 245,304</u>
Advances Received	<u>\$ 10,000</u>	<u>\$ 10,000</u>		

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

Entity Wide Balance Sheet Summary

Submission Type: Audited/A-133

Fiscal Year End: 09/30/2012

	Project Total	14.871 Housing Choice Vouchers	14.218 Community Development Block Grants/Entitlement Grants	Subtotal	ELIM	Total
111 Cash - Unrestricted	\$142,057	\$56,576		\$198,633		\$198,633
112 Cash - Restricted - Modernization and Development	\$0	\$0		\$0		\$0
113 Cash - Other Restricted	\$0	\$110,293		\$110,293		\$110,293
114 Cash - Tenant Security Deposits	\$17,479	\$0		\$17,479		\$17,479
115 Cash - Restricted for Payment of Current Liabilities	\$0	\$0		\$0		\$0
100 Total Cash	\$159,536	\$166,869	\$0	\$326,405	\$0	\$326,405
121 Accounts Receivable - PHA Projects	\$0	\$0		\$0		\$0
122 Accounts Receivable - HUD Other Projects	\$0	\$0		\$0		\$0
124 Accounts Receivable - Other Government	\$0	\$0	\$253,350	\$253,350		\$253,350
125 Accounts Receivable - Miscellaneous	\$0	\$15,000		\$15,000		\$15,000
126 Accounts Receivable - Tenants	\$2,085	\$0		\$2,085		\$2,085
126.1 Allowance for Doubtful Accounts -Tenants	-\$1,326	\$0		-\$1,326		-\$1,326
126.2 Allowance for Doubtful Accounts - Other	\$0	\$0	\$0	\$0		\$0
127 Notes, Loans, & Mortgages Receivable - Current	\$0	\$0		\$0		\$0
128 Fraud Recovery	\$0	\$0		\$0		\$0
128.1 Allowance for Doubtful Accounts - Fraud	\$0	\$0		\$0		\$0
129 Accrued Interest Receivable	\$142	\$0		\$142		\$142
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$901	\$15,000	\$253,350	\$269,251	\$0	\$269,251
131 Investments - Unrestricted	\$438,050	\$0		\$438,050		\$438,050
132 Investments - Restricted	\$0	\$0		\$0		\$0
135 Investments - Restricted for Payment of Current Liability	\$0	\$0		\$0		\$0
142 Prepaid Expenses and Other Assets	\$13,434	\$1,325		\$14,759		\$14,759
143 Inventories	\$21,876	\$0		\$21,876		\$21,876

Financial Data Schedule

143.1 Allowance for Obsolete Inventories	-\$2,188	\$0		-\$2,188		-\$2,188
144 Inter Program Due From		\$0		\$0		\$0
145 Assets Held for Sale	\$0	\$0		\$0		\$0
150 Total Current Assets	\$631,609	\$183,194	\$253,350	\$1,068,153	\$0	\$1,068,153
161 Land	\$124,728	\$0		\$124,728		\$124,728
162 Buildings	\$7,648,577	\$0		\$7,648,577		\$7,648,577
163 Furniture, Equipment & Machinery - Dwellings	\$395,007	\$0		\$395,007		\$395,007
164 Furniture, Equipment & Machinery - Administration	\$209,602	\$27,263		\$236,865		\$236,865
165 Leasehold Improvements	\$741,960	\$0		\$741,960		\$741,960
166 Accumulated Depreciation	-\$5,906,259	-\$27,263		-\$5,933,522		-\$5,933,522
167 Construction in Progress	\$308,585	\$0	\$371,790	\$680,375		\$680,375
168 Infrastructure	\$0	\$0		\$0		\$0
160 Total Capital Assets, Net of Accumulated Depreciation	\$3,522,200	\$0	\$371,790	\$3,893,990	\$0	\$3,893,990
171 Notes, Loans and Mortgages Receivable - Non-Current	\$0	\$0		\$0		\$0
172 Notes, Loans, & Mortgages Receivable - Non Current - Past Due	\$0	\$0		\$0		\$0
173 Grants Receivable - Non Current	\$0	\$0		\$0		\$0
174 Other Assets	\$0	\$0		\$0		\$0
176 Investments in Joint Ventures	\$0	\$0		\$0		\$0
180 Total Non-Current Assets	\$3,522,200	\$0	\$371,790	\$3,893,990	\$0	\$3,893,990
190 Total Assets	\$4,153,809	\$183,194	\$625,140	\$4,962,143	\$0	\$4,962,143
311 Bank Overdraft	\$0	\$0		\$0		\$0
312 Accounts Payable <= 90 Days	\$8,411	\$1,650	\$253,350	\$263,411		\$263,411
313 Accounts Payable >90 Days Past Due	\$0	\$0		\$0		\$0
321 Accrued Wage/Payroll Taxes Payable	\$0	\$0		\$0		\$0
322 Accrued Compensated Absences - Current Portion	\$1,543	\$321		\$1,864		\$1,864
324 Accrued Contingency Liability	\$0	\$0		\$0		\$0
325 Accrued Interest Payable	\$0	\$0		\$0		\$0
331 Accounts Payable - HUD PHA Programs	\$0	\$0		\$0		\$0
332 Account Payable - PHA Projects	\$0	\$0		\$0		\$0
333 Accounts Payable - Other Government	\$34,146	\$0		\$34,146		\$34,146

341	Tenant Security Deposits	\$17,479	\$0		\$17,479		\$17,479
342	Deferred Revenues	\$0	\$9,980		\$9,980		\$9,980
343	Current Portion of Long-term Debt - Capital Projects/Mortgage Revenue	\$0	\$0		\$0		\$0
344	Current Portion of Long-term Debt - Operating Borrowings	\$0	\$0		\$0		\$0
345	Other Current Liabilities	\$10,417	\$0		\$10,417		\$10,417
346	Accrued Liabilities - Other	\$0	\$0		\$0		\$0
347	Inter Program - Due To	\$0	\$0		\$0		\$0
348	Loan Liability - Current	\$0	\$0		\$0		\$0
310	Total Current Liabilities	\$71,996	\$11,951	\$253,350	\$337,297	\$0	\$337,297
351	Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue	\$0	\$0		\$0		\$0
352	Long-term Debt, Net of Current - Operating Borrowings	\$0	\$0		\$0		\$0
353	Non-current Liabilities - Other	\$0	\$0		\$0		\$0
354	Accrued Compensated Absences - Non Current	\$13,890	\$2,888		\$16,778		\$16,778
355	Loan Liability - Non Current	\$0	\$0		\$0		\$0
356	FASB 5 Liabilities	\$0	\$0		\$0		\$0
357	Accrued Pension and OPEB Liabilities	\$0	\$0		\$0		\$0
350	Total Non-Current Liabilities	\$13,890	\$2,888	\$0	\$16,778	\$0	\$16,778
300	Total Liabilities	\$85,886	\$14,839	\$253,350	\$354,075	\$0	\$354,075
508.1	Invested In Capital Assets, Net of Related Debt	\$3,522,200	\$0	\$371,790	\$3,893,990		\$3,893,990
511.1	Restricted Net Assets	\$0	\$110,293		\$110,293		\$110,293
512.1	Unrestricted Net Assets	\$545,723	\$58,062	\$0	\$603,785		\$603,785
513	Total Equity/Net Assets	\$4,067,923	\$168,355	\$371,790	\$4,608,068	\$0	\$4,608,068
600	Total Liabilities and Equity/Net Assets	\$4,153,809	\$183,194	\$625,140	\$4,962,143	\$0	\$4,962,143

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: 09/30/2012

	Project Total	14.871 Housing Choice Vouchers	14.218 Community Development Block Grants/Entitlement Grants	Subtotal	ELIM	Total
70300 Net Tenant Rental Revenue	\$538,589	\$0		\$538,589		\$538,589
70400 Tenant Revenue - Other	\$10,701	\$0		\$10,701		\$10,701
70500 Total Tenant Revenue	\$549,290	\$0	\$0	\$549,290	\$0	\$549,290
70600 HUD PHA Operating Grants	\$335,788	\$942,072		\$1,277,860		\$1,277,860
70610 Capital Grants	\$255,223	\$0		\$255,223		\$255,223
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	\$0	\$0	\$359,290	\$359,290		\$359,290
71100 Investment Income - Unrestricted	\$3,419	\$158		\$3,577		\$3,577
71200 Mortgage Interest Income	\$0	\$0		\$0		\$0
71300 Proceeds from Disposition of Assets Held for Sale	\$0	\$0		\$0		\$0
71310 Cost of Sale of Assets	\$0	\$0		\$0		\$0
71400 Fraud Recovery	\$0	\$4,256		\$4,256		\$4,256
71500 Other Revenue	\$0	\$1,464		\$1,464		\$1,464
71600 Gain or Loss on Sale of Capital Assets	\$0	\$0		\$0		\$0
72000 Investment Income - Restricted	\$0	\$239		\$239		\$239
70000 Total Revenue	\$1,143,720	\$948,189	\$359,290	\$2,451,199	\$0	\$2,451,199

Financial Data Schedule

91100	Administrative Salaries	\$130,909	\$45,802		\$176,711		\$176,711
91200	Auditing Fees	\$2,350	\$1,500		\$3,850		\$3,850
91300	Management Fee	\$0	\$0		\$0		\$0
91310	Book-keeping Fee	\$0	\$0		\$0		\$0
91400	Advertising and Marketing	\$0	\$0		\$0		\$0
91500	Employee Benefit contributions - Administrative	\$59,353	\$22,129		\$81,482		\$81,482
91600	Office Expenses	\$9,202	\$8,864		\$18,066		\$18,066
91700	Legal Expense	\$0	\$0		\$0		\$0
91800	Travel	\$1,558	\$2,867		\$4,425		\$4,425
91810	Allocated Overhead	\$0	\$0		\$0		\$0
91900	Other	\$56,546	\$6,150		\$62,696		\$62,696
91000	Total Operating - Administrative	\$259,918	\$87,312	\$0	\$347,230	\$0	\$347,230
92000	Asset Management Fee	\$0	\$0		\$0		\$0
92100	Tenant Services - Salaries	\$4,995	\$0		\$4,995		\$4,995
92200	Relocation Costs	\$0	\$0		\$0		\$0
92300	Employee Benefit Contributions - Tenant Services	\$2,187	\$0		\$2,187		\$2,187
92400	Tenant Services - Other	\$4,252	\$0		\$4,252		\$4,252
92500	Total Tenant Services	\$11,434	\$0	\$0	\$11,434	\$0	\$11,434
93100	Water	\$23,549	\$0		\$23,549		\$23,549
93200	Electricity	\$119,811	\$0		\$119,811		\$119,811
93300	Gas	\$26,122	\$0		\$26,122		\$26,122
93400	Fuel	\$0	\$0		\$0		\$0
93500	Labor	\$0	\$0		\$0		\$0
93600	Sewer	\$27,646	\$0		\$27,646		\$27,646
93700	Employee Benefit Contributions - Utilities	\$0	\$0		\$0		\$0
93800	Other Utilities Expense	\$0	\$0		\$0		\$0
93000	Total Utilities	\$197,128	\$0	\$0	\$197,128	\$0	\$197,128
94100	Ordinary Maintenance and Operations - Labor	\$172,404	\$0		\$172,404		\$172,404
94200	Ordinary Maintenance and Operations - Materials and Other	\$64,796	\$0		\$64,796		\$64,796
94300	Ordinary Maintenance and Operations Contracts	\$91,803	\$0		\$91,803		\$91,803
94500	Employee Benefit Contributions - Ordinary Maintenance	\$75,848	\$0		\$75,848		\$75,848
94000	Total Maintenance	\$404,851	\$0	\$0	\$404,851	\$0	\$404,851

Financial Data Schedule

95100	Protective Services - Labor	\$0	\$0		\$0		\$0
95200	Protective Services - Other Contract Costs	\$40,413	\$0		\$40,413		\$40,413
95300	Protective Services - Other	\$0	\$0		\$0		\$0
95500	Employee Benefit Contributions - Protective Services	\$0	\$0		\$0		\$0
95000	Total Protective Services	\$40,413	\$0	\$0	\$40,413	\$0	\$40,413
96110	Property Insurance	\$28,329	\$0		\$28,329		\$28,329
96120	Liability Insurance	\$1,709	\$1,462		\$3,171		\$3,171
96130	Workmen's Compensation	\$7,603	\$1,063		\$8,666		\$8,666
96140	All Other Insurance	\$5,815	\$0		\$5,815		\$5,815
96100	Total insurance Premiums	\$43,456	\$2,525	\$0	\$45,981	\$0	\$45,981
96200	Other General Expenses	\$0	\$1,062		\$1,062		\$1,062
96210	Compensated Absences	\$0	\$0		\$0		\$0
96300	Payments in Lieu of Taxes	\$34,146	\$0		\$34,146		\$34,146
96400	Bad debt - Tenant Rents	\$3,052	\$0		\$3,052		\$3,052
96500	Bad debt - Mortgages	\$0	\$0		\$0		\$0
96600	Bad debt - Other	\$0	\$0		\$0		\$0
96800	Severance Expense	\$0	\$0		\$0		\$0
96000	Total Other General Expenses	\$37,198	\$1,062	\$0	\$38,260	\$0	\$38,260
96710	Interest of Mortgage (or Bonds) Payable	\$0	\$0		\$0		\$0
96720	Interest on Notes Payable (Short and Long Term)	\$0	\$0		\$0		\$0
96730	Amortization of Bond Issue Costs	\$0	\$0		\$0		\$0
96700	Total Interest Expense and Amortization Cost	\$0	\$0	\$0	\$0	\$0	\$0
96900	Total Operating Expenses	\$994,398	\$90,899	\$0	\$1,085,297	\$0	\$1,085,297

Financial Data Schedule

97000	Excess of Operating Revenue over Operating Expenses	\$149,322	\$857,290	\$359,290	\$1,365,902	\$0	\$1,365,902
97100	Extraordinary Maintenance	\$3,181	\$0		\$3,181		\$3,181
97200	Casualty Losses - Non-capitalized	\$0	\$0		\$0		\$0
97300	Housing Assistance Payments	\$0	\$846,074		\$846,074		\$846,074
97350	HAP Portability-In	\$0	\$1,354		\$1,354		\$1,354
97400	Depreciation Expense	\$304,743	\$0		\$304,743		\$304,743
97500	Fraud Losses	\$0	\$0		\$0		\$0
97600	Capital Outlays - Governmental Funds						
97700	Debt Principal Payment - Governmental Funds						
97800	Dwelling Units Rent Expense	\$0	\$0		\$0		\$0
90000	Total Expenses	\$1,302,322	\$938,327	\$0	\$2,240,649	\$0	\$2,240,649
10010	Operating Transfer In	\$29,566	\$0		\$29,566	-\$29,566	\$0
10020	Operating transfer Out	-\$29,566	\$0		-\$29,566	\$29,566	\$0
10030	Operating Transfers from/to Primary Government	\$0	\$0		\$0		\$0
10040	Operating Transfers from/to Component Unit	\$0	\$0		\$0		\$0
10050	Proceeds from Notes, Loans and Bonds						
10060	Proceeds from Property Sales						
10070	Extraordinary Items, Net Gain/Loss	\$0	\$0		\$0		\$0
10080	Special Items (Net Gain/Loss)	\$0	\$0		\$0		\$0
10091	Inter Project Excess Cash Transfer In	\$0			\$0		\$0
10092	Inter Project Excess Cash Transfer Out	\$0			\$0		\$0
10093	Transfers between Program and Project - In	\$0	\$0		\$0		\$0
10094	Transfers between Project and Program - Out	\$0	\$0		\$0		\$0
10100	Total Other financing Sources (Uses)	\$0	\$0	\$0	\$0	\$0	\$0
10000	Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	-\$158,602	\$9,862	\$359,290	\$210,550	\$0	\$210,550

11020	Required Annual Debt Principal Payments	\$0	\$0	\$0	\$0	\$0
11030	Beginning Equity	\$4,226,525	\$158,493	\$12,500	\$4,397,518	\$4,397,518
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		\$58,062		\$58,062	\$58,062
11180	Housing Assistance Payments Equity		\$110,293		\$110,293	\$110,293
11190	Unit Months Available	2628	2478		5106	5106
11210	Number of Unit Months Leased	2553	2192		4745	4745
11270	Excess Cash	\$443,625			\$443,625	\$443,625
11610	Land Purchases	\$0			\$0	\$0
11620	Building Purchases	\$255,223			\$255,223	\$255,223
11630	Furniture & Equipment - Dwelling Purchases	\$0			\$0	\$0
11640	Furniture & Equipment - Administrative Purchases	\$0			\$0	\$0
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