

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

SEPTEMBER 30, 2014

KERSHAW CPA & ASSOCIATES, PC

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HOUSING AUTHORITY OF THE CITY OF MIAMI
MIAMI, OKLAHOMA
SEPTEMBER 30, 2014

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HOUSING AUTHORITY OF THE CITY OF MIAMI
MIAMI, OKLAHOMA
SEPTEMBER 30, 2014

BOARD OF DIRECTORS

<u>NAME</u>	<u>POSITION</u>	<u>TERM EXPIRES</u>
Steve Cline	Chairman	January 2015
Dorothy Leonard	Vice-Chairman	January 2016
Steven Blair	Member	January 2017
Bonnie Melton	Member	January 2016
Debbie Pollard	Member	January 2017

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INDEPENDENT AUDITOR'S REPORT

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

Report on the Financial Statements

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, 2014, and the related notes to the financial statements.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

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

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We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the Housing Authority of the City of Miami, as of September 30, 2014, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

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

Other Information

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the Housing Authority of the City of Miami's basic financial statements. The accompanying schedule of expenditures of federal awards, as required by *Office of Management and Budget Circular A-133, Audits of States, Local Governments, and Non-Profit Organizations* and Financial Data Schedule, are presented for purposes of additional analysis and are not a required part of the basic financial statements of the Housing Authority of the City of Miami.

Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to

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prepare the consolidated financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated, in all material respects, in relation to the financial statements as a whole.

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 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 or provide any assurance on it.

Other Reporting Required by Government Auditing Standards

In accordance with Government Auditing Standards, we have also issued our report dated February 26, 2015, 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* in considering Housing Authority of the City of Miami's internal control over financial reporting and compliance.

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

February 26, 2015

Housing Authority of the City of Miami
Management's Discussion and Analysis (MD & A)
September 30, 2014

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 of the City of Miami provides an overview of the financial activities for the fiscal year ended September 30, 2014. Please read the MD&A in conjunction with the Housing Authority's financial statements.

Financial Highlights

- *Assets:*
As of September 30, 2014, total assets were \$5,913,490 as compared to \$6,008,325, as of September 30, 2013, a decrease of \$94,835. Current assets decreased \$773 and capital assets decreased \$94,062.
- *Liabilities:*
Total liabilities increased \$20,722 due to increases in current liabilities of \$24,002 with decreases in non-current liabilities of \$3,280.
- *Revenues:*
In 2014, total revenue decreased \$1,228,685, as compared to 2013, due to decreases in Federal Grants and Subsidy revenue.
- *Expenses:*
Total expense increased \$159,012 due to increases in depreciation, routine maintenance, and general 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, the Notes to the Financial Statements and 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 Position includes assets and liabilities plus provides information about the nature and amounts of investments in resources (assets) and obligations to the Housing Authority's creditors (liabilities). It also provides the basis for evaluating the capital structure plus assessing liquidity and financial flexibility.

All of the current year's revenues and expenses are accounted for in the Statement of Revenues, Expenses, and Changes in Fund Net Position. 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. This financial information has been electronically transmitted to the Real Estate Assessment Center (REAC) for the year-ended September 30, 2014.

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 basic financial statements are the Statement of Net Position and the Statement of Revenues, Expenses, and Changes in Fund Net Position. The Statement of Net Position provides a summary of assets and liabilities as of the close of business on September 30, 2014. The Statement of Revenues, Expenses, and Changes in Fund Net Position summarize the revenues, and sources of those revenues, generated and the expenses incurred in operating the Housing Authority for the year ended September 30, 2014.

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, and a Section 8 Housing Choice Voucher program that provides rental assistance to qualified individuals living in private housing. The following analysis focuses on the net position and the change in net position as a whole and not the individual programs.

Net Position				
September 30,				
	<u>2014</u>	<u>2013</u>	<u>Change</u>	<u>% of Change</u>
Current Assets	\$783,760	\$784,533	(\$773)	-0.10%
Capital Assets, Net	<u>\$5,129,730</u>	<u>\$5,223,792</u>	<u>(\$94,062)</u>	<u>-1.80%</u>
Total Assets	<u>\$5,913,490</u>	<u>\$6,008,325</u>	<u>(\$94,835)</u>	<u>-1.58%</u>
Current Liabilities	\$127,327	\$103,325	\$24,002	23.23%
Non-Current Liabilities	<u>\$21,512</u>	<u>\$24,792</u>	<u>(\$3,280)</u>	<u>-13.23%</u>
Total Liabilities	<u>\$148,839</u>	<u>\$128,117</u>	<u>\$20,722</u>	<u>16.17%</u>
Net Position:				
Investment in Capital Assets	\$5,129,730	\$5,223,792	(\$94,062)	-1.80%
Restricted Net Position	\$1,463	\$81,262	(\$79,799)	-98.20%
Unrestricted Net Position	<u>\$633,458</u>	<u>\$575,154</u>	<u>\$58,304</u>	<u>10.14%</u>
Total Net Position	<u>\$5,764,651</u>	<u>\$5,880,208</u>	<u>(\$115,557)</u>	<u>-1.97%</u>

Capital Assets

(Net of Accumulated Depreciation)
 September 30,

	<u>2014</u>	<u>2013</u>	<u>Change</u>	<u>% of Change</u>
Land	\$124,728	\$124,728	\$0	0.00%
Buildings	\$8,101,421	\$7,957,162	\$144,259	1.81%
Furniture & Equipment - Dwell	\$395,007	\$395,007	\$0	0.00%
Furniture & Equipment - Admin	\$207,894	\$234,336	(\$26,442)	-11.28%
Leasehold Improvements	\$2,391,577	\$741,960	\$1,649,617	222.33%
Construction in Progress	<u>\$546,303</u>	<u>\$2,015,359</u>	<u>(\$1,469,056)</u>	<u>-72.89%</u>
Subtotal	\$11,766,930	\$11,468,552	\$298,378	2.60%
Accumulated Depreciation	<u>(\$6,637,200)</u>	<u>(\$6,244,760)</u>	<u>(\$392,440)</u>	<u>6.28%</u>
Net Capital Assets	<u>\$5,129,730</u>	<u>\$5,223,792</u>	<u>(\$94,062)</u>	<u>-1.80%</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, 2014, current assets were \$783,760 as compared to \$784,533, as of September 30, 2013, a decrease of \$773. The change consisted of decreases in cash/cash equivalents.

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, 2014, current liabilities were \$127,327 as compared to \$103,325, as of September 30, 2013, an increase of \$24,002. The change consisted of increases in vendor payables (capital grant and utility payables) of \$50,381, unearned revenue (tenant prepaid rents) of \$3,472, payment in lieu of taxes (PILOT) of \$3,383, and tenant security deposits of \$2,025 with decreases in other current liabilities (accrued utility payables) of \$29,959, Section 8 admin fees/interest due HUD payables of \$4,936, and accrued compensated absences of \$364.

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 \$21,512 in non-current accrued compensated absences which decreased \$3,280 from 2013 to 2014. Non-current accrued compensated absences are liabilities for wages such as vacation and sick wages earned but not yet taken.

Net Position:

As of September 30, 2014, the Housing Authority had \$5,764,651 invested in total net position. Of this amount, \$633,458 of unrestricted net position may be used to meet the Authority's future ongoing expenses and obligations. Restricted net position of \$1,463 was available for Section 8 Housing Assistance Payments (HAP). The remainder of \$5,129,730 represents the investment in capital assets of land, buildings, furnishings, leasehold improvements, equipment, and construction in progress.

Capital Assets:

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 \$94,062 due to annual accumulated depreciation exceeding capital purchases.

During the year, the Authority capitalized \$144,259 in building improvements and \$1,649,617 in leasehold (site) improvements. Administrative equipment decreased \$26,442 due to disposals of computers (costing \$47,266) which were minimized by purchases of a 2013 Ford truck with Tommy lift gate (costing \$20,824). Construction in progress decreased \$1,469,056 due to the completion and capitalization of Capital Grant projects.

The Housing Authority had \$370,300 in 2013 and 2014 Capital Grant revenue to draw down and spend in the future.

Debt

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

Expendable Fund Balance

	<u>2014</u>	<u>2013</u>	<u>Change</u>	<u>% of Change</u>
Expendable Fund Balance	<u>\$637,009</u>	<u>\$582,369</u>	<u>\$54,640</u>	<u>9.38%</u>
Number of Months Expendable Fund	<u>6.74</u>	<u>6.42</u>	<u>0.32</u>	<u>4.93%</u>

Expendable Fund Balance:

The expendable fund balance is a measure of the liquidity of the entity. If current assets, less materials inventory, 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 increased \$54,640, from \$582,369 in 2013 to \$637,009 in 2014, due to Section 8 restricted asset activities (figures based on 2014 and 2013 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 average monthly expense to arrive at the number of months expendable fund balance. The Authority's number of months expendable fund balance increased 0.32 months, from 6.42 to 6.74, due to increases in the expendable fund balance (figures based on 2014 and 2013 FDS information).

Changes in Net Position For the Year Ended September 30

	<u>2014</u>	<u>2013</u>	<u>Change</u>	<u>% of Change</u>
Revenue:				
Tenant Revenue	\$613,781	\$579,642	\$34,139	5.89%
Federal Grants & Subsidy	\$1,684,374	\$2,960,689	(\$1,276,315)	-43.11%
Investment Income	\$1,611	\$2,011	(\$400)	-19.89%
Other Income	\$28,420	\$12,649	\$15,771	124.68%
Gain/Loss on Sale of Capital Assets	\$0	\$1,880	(\$1,880)	-100.00%
Total Revenue	<u>\$2,328,186</u>	<u>\$3,556,871</u>	<u>(\$1,228,685)</u>	<u>-34.54%</u>
Expenses:				
Administrative	\$319,962	\$317,819	\$2,143	0.67%
Tenant Services	\$45,734	\$42,964	\$2,770	6.45%
Utilities	\$226,766	\$233,288	(\$6,522)	-2.80%
Routine Maintenance	\$412,188	\$374,413	\$37,775	10.09%
Protective Services	\$15,375	\$25,110	(\$9,735)	-38.77%
General Expenses	\$114,812	\$93,621	\$21,191	22.63%
Housing Assistance Payments	\$869,200	\$869,692	(\$492)	-0.06%
Casualty Losses	\$0	\$1,400	(\$1,400)	-100.00%
Depreciation	\$439,706	\$326,424	\$113,282	34.70%
Total Operating Expenses	<u>\$2,443,743</u>	<u>\$2,284,731</u>	<u>\$159,012</u>	<u>6.96%</u>
Increase (Decrease) in Net Position	<u>(\$115,557)</u>	<u>\$1,272,140</u>	<u>(\$1,387,697)</u>	<u>-109.08%</u>

Revenues:

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

Tenant revenue increased \$34,139 due to increases in tenant rent revenue of \$27,332 and other tenant revenue (tenant charges) of \$6,807.

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 2014, Miami Housing Authority's operating grants, Housing Assistance Payments, and Administrative Fees increased \$36,889 and Capital Grant revenue increased \$108,881 while other government grants (associated with a Community Block Grant program) decreased \$1,422,085 that resulted in a net decrease of \$1,276,315. In 2013, the Community Block Development Grant's revenues were depleted.

Investment income decreased \$400 while other income increased \$15,771 (due to waived PILOT).

In 2013, the Authority reported \$1,880 in gains on the disposal of capital assets as compared to no gains or losses, in 2014.

Expenses:

Administrative expense increased \$2,143 due mainly to increases in employee benefits.

Tenant services expense increased \$2,770 due to increases in tenant services employee benefits of \$4,350 and employee benefits of \$877 with decreases in tenant services salaries of \$2,457.

Utilities decreased \$6,522 due to decreases in sewer of \$5,470, water of \$5,335, and electricity of \$26 with increases in natural gas of \$4,309.

Routine maintenance expense increased \$37,775 from \$374,413 in 2013 to \$412,188 in 2014. Maintenance contract costs increased \$21,585 and material expense increased \$11,045 due to more general upkeep and maintenance repairs. Labor increased \$3,873 and employee benefits increased \$1,272.

Protective services expense decreased \$9,735, from \$25,110 to \$15,375, because more security measures were taken in 2013 as compared to 2014.

General expenses increased \$21,191 from \$93,621 in 2013 to \$114,812 in 2014. Tenant bad-debt expense increased \$12,445 because more rents were deemed to be uncollectible. Total insurance premiums increased \$5,296 due to the purchase of

flood insurance. Payment in lieu of taxes increased \$3,383 and other general expense (Section 8 portability fees) increased \$67.

Housing Assistance Payments (HAP) expense decreased \$492 which had minimal effects on Miami Housing Authority's 2014 financial statements.

In 2013, the Authority reported \$1,400 in casualty losses as compared to no casualty losses, in 2014.

Depreciation expense increased \$113,282, from \$326,424 in 2013 to \$439,706 in 2014, due to assets placed in service during the year.

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.

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 the Housing Authority's accountability for the money it receives. If you have questions about this report or wish to request additional financial information contact Matthew Mills, Executive Director, Housing Authority of the City of Miami, 205 B Northeast, Miami, OK, 74354, telephone number (918) 542-6691.

HOUSING AUTHORITY OF THE CITY OF MIAMI
MIAMI, OKLAHOMA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2014

	2014	Memorandum Only 2013
<u>ASSETS</u>		
<u>Current Assets:</u>		
Cash	\$ 231,143	\$ 185,702
Cash - Other Restricted	1,463	81,262
Cash - Tenant Security Deposits	22,430	20,405
Accounts Receivable:		
Tenants, Net of Allowance for Doubtful Accounts	1,412	2,472
HUD	29,867	184
Other Government	-	-
Accrued Interest Receivable	86	83
Miscellaneous	22,500	22,500
Investments, Unrestricted	440,316	439,344
Prepaid Expenses and Other Assets	16,582	15,004
Inventory, Net of Allowance for Obsolete	17,961	17,577
Total Current Assets	783,760	784,533
Capital Assets, Net of Depreciation	5,129,730	5,223,792
TOTAL ASSETS	\$ 5,913,490	\$ 6,008,325
<u>LIABILITIES & NET POSITION</u>		
<u>Current Liabilities:</u>		
Accounts Payable:		
Vendors	\$ 55,316	\$ 4,935
HUD	6,918	11,854
Other Government	36,801	33,418
Deferred Revenues	3,472	-
Other Current Liabilities	-	29,959
Accrued Compensated Absences	2,390	2,754
Tenants' Security Deposits	22,430	20,405
Total Current Liabilities	127,327	103,325
Accrued Compensated Absences - Non Current	21,512	24,792
Total Liabilities	148,839	128,117
<u>NET POSITION</u>		
Net investment in capital assets	5,129,730	5,223,792
Restricted for debt service	1,463	81,262
Unrestricted	633,458	575,154
TOTAL NET POSITION	5,764,651	5,880,208
TOTAL LIABILITIES AND NET POSITION	\$ 5,913,490	\$ 6,008,325

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 POSITION
FOR THE TWELVE MONTHS ENDED SEPTEMBER 30, 2014**

	<u>2014</u>	<u>Memorandum Only 2013</u>
<u>OPERATING REVENUE:</u>		
Dwelling Rental	\$ 613,781	\$ 579,642
Investment Income, Unrestricted	1,611	2,011
PHA HUD Grants	1,338,731	1,301,842
Capital Grants	345,643	236,762
Other Government Grants	-	1,422,085
Fraud Recovery	5,590	5,462
Investment Income, Restricted	-	-
Other Income	22,830	9,067
Total Operating Revenue	<u>2,328,186</u>	<u>3,556,871</u>
<u>OPERATING EXPENDITURES:</u>		
Administration	319,962	317,819
Tenant Services	45,734	42,964
Utilities	226,766	233,288
Ordinary Maintenance and Operation	412,188	374,413
Extraordinary Maintenance	-	-
HAP Portability-In	-	-
Protective Services	15,375	25,110
Housing Assistance Payment	869,200	869,692
Insurance Premiums	57,657	52,361
Other General Expenses	57,155	42,660
Depreciation	439,706	326,424
Total Operating Expenses	<u>2,443,743</u>	<u>2,284,731</u>
NET OPERATING INCOME (LOSS)	(115,557)	1,272,140
TOTAL NET POSITION, BEGINNING OF YEAR	5,880,208	4,608,068
PRIOR YEAR ADJUSTMENTS	<u>-</u>	<u>-</u>
TOTAL NET POSITION, END OF YEAR	<u>\$ 5,764,651</u>	<u>\$ 5,880,208</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, 2014**

	<u>2014</u>	<u>Memorandum Only 2013</u>
<u>Cash Flows from Operating Activities:</u>		
Cash Receipts from Customers & Other Resources	\$ 2,299,560	\$ 3,800,883
Payments to Suppliers & Employees for Goods & Services	(1,987,302)	(2,185,325)
Tenant Security Deposits Received, Less Refunded	2,025	2,926
Net Cash Provided (Used) by Operating Activities	<u>314,283</u>	<u>1,618,484</u>
<u>Cash Flows from Capital & Related Financing Activities:</u>		
Additions to Capital Assets	(345,643)	(1,658,848)
Proceeds from sale of Capital Assets	-	2,620
Loan Proceeds Received	-	-
Principal Payments on Long-Term Debt	-	-
Interest Expense	-	-
Net Cash Provided (Used) by Capital & Related Financing Activities	<u>(345,643)</u>	<u>(1,656,227)</u>
<u>Cash Flows from Investing Activities:</u>		
(Increase)Decrease in Investments	(972)	(1,294)
Net Cash Provided (Used) by Investing Activities	<u>(972)</u>	<u>(1,294)</u>
Net Increase (Decrease) in Cash and Cash Equivalents	(32,332)	(39,037)
Cash & Cash Equivalents, Beginning of Year	287,368	326,405
Cash & Cash Equivalents, Prior Year Adjustment	-	-
Cash & Cash Equivalents, End of Year	<u>\$ 255,036</u>	<u>\$ 287,368</u>
<u>Reconciliation of operating income (loss) to net cash provided operating activities:</u>		
Net Operating Income (Loss)	\$ (115,557)	\$ 1,272,140
Adjustments to reconcile operating income (loss) to net cash provided (used) by operating activities		
Depreciation	439,706	326,424
(Increase)Decrease in Accounts Receivable	(28,626)	244,012
(Increase)Decrease in Prepaid Expenses	(1,578)	(245)
(Increase)Decrease in Inventory	(384)	2,111
Increase(Decrease) in Accounts Payable	48,828	(247,350)
Increase(Decrease) in Accrued Liabilities	(30,131)	18,466
Increase(Decrease) in Tenant Security Deposits	2,025	2,926
Net Cash Provided (Used) by Operating Activities	<u>\$ 314,283</u>	<u>\$ 1,618,484</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, 2014

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, 2014, 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

HOUSING AUTHORITY OF THE CITY OF MIAMI
MIAMI, OKLAHOMA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2014

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 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

HOUSING AUTHORITY OF THE CITY OF MIAMI
MIAMI, OKLAHOMA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2014

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.

NOTE 3 - CASH

At September 30, 2014, the Authority held deposits of approximately \$695,352 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.

HOUSING AUTHORITY OF THE CITY OF MIAMI
MIAMI, OKLAHOMA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2014

- 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 \$157 at September 30, 2014.

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, 2014 is \$439,706.

HOUSING AUTHORITY OF THE CITY OF MIAMI
MIAMI, OKLAHOMA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2014

A summary of the capital assets is as follows:

	Balance at Sept. 30, 2013	Additions	Deductions	Balance at Sept. 30, 2014
Land	\$ 124,728	\$ -	\$ -	\$ 124,728
Buildings	7,957,162	144,259	-	8,101,421
Improvements	741,960	1,649,616	-	2,391,577
Furniture, Equipment & Machinery	629,343	20,824	(47,266)	602,901
Subtotal	9,453,194	1,814,700	(47,266)	11,220,627
Less: Accum. Depr.	(6,244,760)	(439,706)	47,266	(6,637,200)
Net Capital Assets	3,208,434	1,374,994	-	4,583,427
Construction in Progress	2,015,359	324,819	(1,793,876)	546,303
Total Capital Assets	<u>\$ 5,223,793</u>	<u>\$ 1,699,813</u>	<u>\$ (1,793,876)</u>	<u>\$ 5,129,730</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 \$63,653.20 and \$47,759.10, respectively for a total of \$111,412.30. 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.

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

HOUSING AUTHORITY OF THE CITY OF MIAMI
MIAMI, OKLAHOMA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2014

payables are eliminated for presentation of the financial statements.

NOTE 9 - SUBSEQUENT EVENTS

The Authority did not have any subsequent events through February 26, 2015, 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, 2014.

**HOUSING AUTHORITY OF THE CITY OF MIAMI
MIAMI, OKLAHOMA
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
SEPTEMBER 30, 2014**

<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	\$ -
Low Rent Public Housing	14.850	OK027	421,674
Section 8 Housing Choice Vouchers	14.871	OK027	881,589
Public Housing Capital Fund Program	14.872	OK027	381,111
Total			<u><u>\$ 1,684,374</u></u>

**HOUSING AUTHORITY OF THE CITY OF MIAMI
MIAMI, OKLAHOMA
NOTES TO THE SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
SEPTEMBER 30, 2014**

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>\$ 1,684,374</u>
Total	<u><u>\$ 1,684,374</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, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and in accordance with Oklahoma Statutes, the financial statements of the Housing Authority of the City of Miami, as of and for the year ended September 30, 2014, and the related notes to the financial statements, which collectively comprise the Housing Authority of the City of Miami's basic financial statements, and have issued our report thereon dated February 26, 2015.

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 (internal control) to determine the audit procedures that are appropriate in the circumstances 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. Accordingly, we do not express an opinion on the effectiveness of Housing Authority of the City of Miami's internal control.

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

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

Compliance and Other Matters

As part of obtaining reasonable assurance about whether 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.

Purpose of this Report

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

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

February 26, 2015

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

Report on Compliance for Each Major Federal Program

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, 2014. 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.

Management's Responsibility

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

Auditor's Responsibility

Our responsibility is to express an opinion on compliance for each of the Housing Authority of the City of Miami's major federal programs based on our audit of the types of compliance requirements referred to above. 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 on compliance for each major federal program. However, our audit does

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not provide a legal determination on Housing Authority of the City of Miami's compliance.

Opinion on Each Major Federal Program

In our opinion, the Housing Authority of the City of Miami complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended September 30, 2014.

Report on 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 the types of compliance requirements referred to above. In planning and performing our audit of compliance, we considered the Housing Authority of the City of Miami's internal control over compliance with the types of requirements that could have a direct and material effect on each major federal program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing our opinion on compliance for each major federal program and to test and report on internal control over compliance in accordance with OMB Circular A-133, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, 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. A significant deficiency in internal control over compliance is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

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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 material weaknesses or significant deficiencies. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

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

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

February 26, 2015

HOUSING AUTHORITY OF THE CITY OF MIAMI
MIAMI, OKLAHOMA
SUMMARY STATUS OF PRIOR AUDIT FINDINGS
SEPTEMBER 30, 2014

The prior report on the audit of the financial statements as of and for the twelve months ended September 30, 2013, contained no findings.

HOUSING AUTHORITY OF THE CITY OF MIAMI
 MIAMI, OKLAHOMA
 SCHEDULE OF FINDINGS AND QUESTIONED COSTS
 FOR THE YEAR ENDED SEPTEMBER 30, 2014

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 x no

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

Noncompliance material to financial statements noted?

_____yes x no

Federal Awards

Internal control over major programs:

Material weaknesses identified? _____yes x no

Significant deficiencies identified that are not considered to be material weaknesses? _____yes x 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 x no

Identification of major programs:

- #14.850 Low Rent Public Housing
- #14.871 Housing Choice Vouchers
- #14.872 Public Housing Capital Fund Program

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

\$300,000

Auditee qualified as low-risk auditee?

 x 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, 2014

The 2011 & 2012 Capital Fund Programs were completed during the fiscal year ending September 30, 2014. These programs were completed with no budget overruns. As of September 30, 2014, the 2013 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, 2014:

2011 Capital Fund Program

OK56P02750111		Project		
Classification	Y-T-D	To Date	Budget	Variance
1406 Operations	\$ -	\$ 14,983	\$ 14,983	\$ -
1410 Administration	-	-	17,500	17,500
1410.01 Administration Salaries	-	12,560	-	(12,560)
1410.09 Employee Benefits	-	4,940	-	(4,940)
1430 Architect & Engineering Fees	2,034	33,684	33,000	(684)
1460 Dwelling Structures	25,727	197,750	184,779	(12,971)
1465.1 Dwelling Equipment	-	-	14,600	14,600
1475.1 Non-Dwelling Equipment	-	15,278	15,000	(278)
1475.99 Non Depreciable Equipment	-	667	-	(667)
Total Capital Grant Cost	<u>\$ 27,761</u>	<u>\$ 279,862</u>	<u>\$279,862</u>	<u>\$ 0</u>
Advances Received	<u>\$ 27,761</u>	<u>\$ 279,862</u>		

2012 Capital Fund Program

OK56P02750112		Project		
Classification	Y-T-D	To Date	Budget	Variance
1406 Operations	\$ -	\$ 10,000	\$ 10,000	\$ -
1408 Management Improvements	-	2,528	-	(2,528)
1410 Administration	-	3,150	7,500	4,350
1410.01 Administration Salaries	-	3,047	-	(3,047)
1410.09 Employee Benefits	-	1,201	-	(1,201)
1430 Architect & Engineering Fees	2,005	17,816	35,000	17,184
1460 Dwelling Structures	215,562	217,562	202,804	(14,758)
Total Capital Grant Cost	<u>\$217,567</u>	<u>\$ 255,304</u>	<u>\$255,304</u>	<u>\$ (0)</u>
Advances Received	<u>\$217,567</u>	<u>\$ 255,304</u>		

2013 Capital Fund Program

OK56P02750113		Project		
Classification	Y-T-D	To Date	Budget	Variance
1406 Operations	\$ 35,000	\$ 35,000	\$ 35,000	\$ -
1408 Management Improvements	468	468	6,000	5,532
1410 Administration	-	-	500	500
1430 Architect & Engineering Fees	7,840	7,840	35,000	27,160
1450 Site Improvement	500	500	500	-
1460 Dwelling Structures	71,151	71,151	172,628	101,477
1465.1 Dwelling Equipment	-	-	3,000	3,000
1475.1 Office Furniture & Equipment	-	-	10,000	10,000
1475.7 Non Dwelling Equipment	20,824	20,824	-	(20,824)
Total Capital Grant Cost	<u>\$135,783</u>	<u>\$ 135,783</u>	<u>\$262,628</u>	<u>\$ 126,845</u>
Advances Received	<u>\$135,783</u>	<u>\$ 135,783</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: 09/30/2014

	Project Total	14.871 Housing Choice Vouchers	14.218 Community Development Block Grants/Entitlement Grants	Subtotal	ELIM	Total
111 Cash - Unrestricted	\$160,162	\$70,981		\$231,143		\$231,143
112 Cash - Restricted - Modernization and Development	\$0	\$0		\$0		\$0
113 Cash - Other Restricted	\$0	\$1,463		\$1,463		\$1,463
114 Cash - Tenant Security Deposits	\$22,430	\$0		\$22,430		\$22,430
115 Cash - Restricted for Payment of Current Liabilities	\$0	\$0		\$0		\$0
100 Total Cash	\$182,592	\$72,444	\$0	\$255,036		\$255,036
121 Accounts Receivable - PHA Projects	\$0	\$0		\$0		\$0
122 Accounts Receivable - HUD Other Projects	\$29,867	\$0		\$29,867		\$29,867
124 Accounts Receivable - Other Government	\$0	\$0		\$0		\$0
125 Accounts Receivable - Miscellaneous	\$15,000	\$7,500		\$22,500		\$22,500
126 Accounts Receivable - Tenants	\$1,569	\$0		\$1,569		\$1,569
126.1 Allowance for Doubtful Accounts -Tenants	-\$157	\$0		-\$157		-\$157
126.2 Allowance for Doubtful Accounts - Other	\$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	\$86	\$0		\$86		\$86
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$46,365	\$7,500	\$0	\$53,865		\$53,865
131 Investments - Unrestricted	\$440,316	\$0		\$440,316		\$440,316
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	\$16,028	\$554		\$16,582		\$16,582
143 Inventories	\$19,957	\$0		\$19,957		\$19,957

Financial Data Schedule

143.1 Allowance for Obsolete Inventories	-\$1,996	\$0		-\$1,996	-\$1,996
144 Inter Program Due From	\$0	\$0		\$0	\$0
145 Assets Held for Sale	\$0	\$0		\$0	\$0
150 Total Current Assets	\$703,262	\$80,498	\$0	\$783,760	\$783,760
161 Land	\$124,728	\$0		\$124,728	\$124,728
162 Buildings	\$8,101,421	\$0		\$8,101,421	\$8,101,421
163 Furniture, Equipment & Machinery - Dwellings	\$395,007	\$0		\$395,007	\$395,007
164 Furniture, Equipment & Machinery - Administration	\$180,631	\$27,263		\$207,894	\$207,894
165 Leasehold Improvements	\$2,391,577	\$0		\$2,391,577	\$2,391,577
166 Accumulated Depreciation	-\$6,609,937	-\$27,263		-\$6,637,200	-\$6,637,200
167 Construction in Progress	\$546,303	\$0		\$546,303	\$546,303
168 Infrastructure	\$0	\$0		\$0	\$0
160 Total Capital Assets, Net of Accumulated Depreciation	\$5,129,730	\$0	\$0	\$5,129,730	\$5,129,730
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	\$5,129,730	\$0	\$0	\$5,129,730	\$5,129,730
200 Deferred Outflow of Resources	\$0	\$0		\$0	\$0
290 Total Assets and Deferred Outflow of Resources	\$5,832,992	\$80,498	\$0	\$5,913,490	\$5,913,490
311 Bank Overdraft	\$0	\$0		\$0	\$0
312 Accounts Payable <= 90 Days	\$54,757	\$559		\$55,316	\$55,316
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	\$2,019	\$371		\$2,390	\$2,390
324 Accrued Contingency Liability	\$0	\$0		\$0	\$0
325 Accrued Interest Payable	\$0	\$0		\$0	\$0
331 Accounts Payable - HUD PHA Programs	\$0	\$6,918		\$6,918	\$6,918

332 Account Payable - PHA Projects	\$0	\$0		\$0	\$0
333 Accounts Payable - Other Government	\$36,801	\$0		\$36,801	\$36,801
341 Tenant Security Deposits	\$22,430	\$0		\$22,430	\$22,430
342 Unearned Revenue	\$3,472	\$0		\$3,472	\$3,472
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	\$0	\$0		\$0	\$0
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	\$119,479	\$7,848	\$0	\$127,327	\$127,327
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	\$18,170	\$3,342		\$21,512	\$21,512
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	\$18,170	\$3,342	\$0	\$21,512	\$21,512
300 Total Liabilities	\$137,649	\$11,190	\$0	\$148,839	\$148,839
400 Deferred Inflow of Resources	\$0	\$0		\$0	\$0
508.4 Net Investment in Capital Assets	\$5,129,730	\$0		\$5,129,730	\$5,129,730
511.4 Restricted Net Position		\$1,463		\$1,463	\$1,463
512.4 Unrestricted Net Position	\$565,613	\$67,845	\$0	\$633,458	\$633,458
513 Total Equity - Net Assets / Position	\$5,695,343	\$69,308	\$0	\$5,764,651	\$5,764,651

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: 09/30/2014

	Project Total	14.871 Housing Choice Vouchers	14.218 Community Development Block Grants/Entitlement Grants	Subtotal	ELIM	Total
70300 Net Tenant Rental Revenue	\$594,727	\$0		\$594,727		\$594,727
70400 Tenant Revenue - Other	\$19,054	\$0		\$19,054		\$19,054
70500 Total Tenant Revenue	\$613,781	\$0	\$0	\$613,781	\$0	\$613,781
70600 HUD PHA Operating Grants	\$457,142	\$881,589		\$1,338,731		\$1,338,731
70610 Capital Grants	\$345,643	\$0		\$345,643		\$345,643
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		\$0		\$0
71100 Investment Income - Unrestricted	\$1,464	\$147		\$1,611		\$1,611
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	\$5,590		\$5,590		\$5,590
71500 Other Revenue	\$22,830	\$0		\$22,830		\$22,830
71600 Gain or Loss on Sale of Capital Assets	\$0	\$0		\$0		\$0
72000 Investment Income - Restricted	\$0	\$0		\$0		\$0
70000 Total Revenue	\$1,440,860	\$887,326	\$0	\$2,328,186	\$0	\$2,328,186

Financial Data Schedule

91100 Administrative Salaries	\$135,544	\$47,786		\$183,330		\$183,330
91200 Auditing Fees	\$2,600	\$1,750		\$4,350		\$4,350
91300 Management Fee	\$0	\$0		\$0		\$0
91310 Book-keeping Fee	\$0	\$0		\$0		\$0
91400 Advertising and Marketing	\$375	\$0		\$375		\$375
91500 Employee Benefit contributions - Administrative	\$63,865	\$20,906		\$84,771		\$84,771
91600 Office Expenses	\$12,051	\$6,880		\$18,931		\$18,931
91700 Legal Expense	\$0	\$0		\$0		\$0
91800 Travel	\$6,396	\$2,992		\$9,388		\$9,388
91810 Allocated Overhead	\$0	\$0		\$0		\$0
91900 Other	\$14,598	\$4,219		\$18,817		\$18,817
91000 Total Operating - Administrative	\$235,429	\$84,533	\$0	\$319,962	\$0	\$319,962
92000 Asset Management Fee	\$0	\$0		\$0		\$0
92100 Tenant Services - Salaries	\$32,629	\$0		\$32,629		\$32,629
92200 Relocation Costs	\$0	\$0		\$0		\$0
92300 Employee Benefit Contributions - Tenant Services	\$2,823	\$0		\$2,823		\$2,823
92400 Tenant Services - Other	\$10,282	\$0		\$10,282		\$10,282
92500 Total Tenant Services	\$45,734	\$0	\$0	\$45,734	\$0	\$45,734
93100 Water	\$20,874	\$0		\$20,874		\$20,874
93200 Electricity	\$144,967	\$0		\$144,967		\$144,967
93300 Gas	\$35,857	\$0		\$35,857		\$35,857
93400 Fuel	\$0	\$0		\$0		\$0
93500 Labor	\$0	\$0		\$0		\$0
93600 Sewer	\$25,068	\$0		\$25,068		\$25,068
93700 Employee Benefit Contributions - Utilities	\$0	\$0		\$0		\$0
93800 Other Utilities Expense	\$0	\$0		\$0		\$0
93000 Total Utilities	\$226,766	\$0	\$0	\$226,766	\$0	\$226,766
94100 Ordinary Maintenance and Operations - Labor	\$168,827	\$0		\$168,827		\$168,827
94200 Ordinary Maintenance and Operations - Materials and Other	\$75,107	\$0		\$75,107		\$75,107
94300 Ordinary Maintenance and Operations Contracts	\$90,050	\$0		\$90,050		\$90,050
94500 Employee Benefit Contributions - Ordinary Maintenance	\$78,204	\$0		\$78,204		\$78,204
94000 Total Maintenance	\$412,188	\$0	\$0	\$412,188	\$0	\$412,188

Financial Data Schedule

95100 Protective Services - Labor	\$0	\$0		\$0		\$0
95200 Protective Services - Other Contract Costs	\$15,375	\$0		\$15,375		\$15,375
95300 Protective Services - Other	\$0	\$0		\$0		\$0
95500 Employee Benefit Contributions - Protective Services	\$0	\$0		\$0		\$0
95000 Total Protective Services	\$15,375	\$0	\$0	\$15,375	\$0	\$15,375
96110 Property Insurance	\$27,618	\$0		\$27,618		\$27,618
96120 Liability Insurance	\$3,547	\$823		\$4,370		\$4,370
96130 Workmen's Compensation	\$7,289	\$1,122		\$8,411		\$8,411
96140 All Other Insurance	\$17,258	\$0		\$17,258		\$17,258
96100 Total insurance Premiums	\$55,712	\$1,945	\$0	\$57,657	\$0	\$57,657
96200 Other General Expenses	\$0	\$839		\$839		\$839
96210 Compensated Absences	\$0	\$0		\$0		\$0
96300 Payments in Lieu of Taxes	\$36,801	\$0		\$36,801		\$36,801
96400 Bad debt - Tenant Rents	\$19,515	\$0		\$19,515		\$19,515
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	\$56,316	\$839	\$0	\$57,155	\$0	\$57,155
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	\$1,047,520	\$87,317	\$0	\$1,134,837	\$0	\$1,134,837

Financial Data Schedule

97000 Excess of Operating Revenue over Operating Expenses	\$393,340	\$800,009	\$0	\$1,193,349	\$0	\$1,193,349
97100 Extraordinary Maintenance	\$0	\$0		\$0		\$0
97200 Casualty Losses - Non-capitalized	\$0	\$0		\$0		\$0
97300 Housing Assistance Payments	\$0	\$869,200		\$869,200		\$869,200
97350 HAP Portability-In	\$0	\$0		\$0		\$0
97400 Depreciation Expense	\$439,706	\$0		\$439,706		\$439,706
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	\$1,487,226	\$956,517	\$0	\$2,443,743	\$0	\$2,443,743
10010 Operating Transfer In	\$35,468	\$0		\$35,468	-\$35,468	\$0
10020 Operating transfer Out	-\$35,468	\$0		-\$35,468	\$35,468	\$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	-\$46,366	-\$69,191	\$0	-\$115,557	\$0	-\$115,557

Financial Data Schedule

11020 Required Annual Debt Principal Payments	\$0	\$0	\$0	\$0	\$0
11030 Beginning Equity	\$3,947,834	\$138,499	\$1,793,875	\$5,880,208	\$5,880,208
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors	\$1,793,875		-\$1,793,875	\$0	\$0
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	\$0	\$67,845		\$67,845	\$67,845
11180 Housing Assistance Payments Equity		\$1,463		\$1,463	\$1,463
11190 Unit Months Available	2614	2230		4844	4844
11210 Number of Unit Months Leased	2582	2226		4808	4808
11270 Excess Cash	\$462,501			\$462,501	\$462,501
11610 Land Purchases	\$0			\$0	\$0
11620 Building Purchases	\$324,319			\$324,319	\$324,319
11630 Furniture & Equipment - Dwelling Purchases	\$0			\$0	\$0
11640 Furniture & Equipment - Administrative Purchases	\$20,824			\$20,824	\$20,824
11650 Leasehold Improvements Purchases	\$500			\$500	\$500
11660 Infrastructure Purchases	\$0			\$0	\$0
13510 CFFP Debt Service Payments	\$0			\$0	\$0
13901 Replacement Housing Factor Funds	\$0			\$0	\$0