

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

SEPTEMBER 30, 2015

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HOUSING AUTHORITY OF THE CITY OF MIAMI  
MIAMI, OKLAHOMA  
SEPTEMBER 30, 2015

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MIAMI, OKLAHOMA  
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HOUSING AUTHORITY OF THE CITY OF MIAMI  
MIAMI, OKLAHOMA  
SEPTEMBER 30, 2015

BOARD OF DIRECTORS

<u>NAME</u>	<u>POSITION</u>	<u>TERM EXPIRES</u>
Steve Cline	Chairman	January 2018
Dorothy Leonard	Vice-Chairman	January 2019
Steven Blair	Member	January 2017
Bonnie Melton	Member	January 2019
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, 2015, 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, 2015, 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 19, 2016, 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 19, 2016

**Housing Authority of the City of Miami**  
Management's Discussion and Analysis (MD & A)  
September 30, 2015

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.

The financial highlights for Miami Housing Authority were:

As of September 30, 2015, total assets were \$5,783,017 as compared to \$5,913,490, as of September 30, 2014, a decrease of \$130,473. Current assets decreased \$19,435 and capital assets decreased \$111,038.

Total liabilities decreased \$25,227 due to decreases in current liabilities of \$32,813 with increases in non-current liabilities of \$7,586.

In 2015, total revenue increased \$67,934, as compared to 2014, due to increases in Federal Grants and Subsidy revenue.

Total expenses increased \$57,623 due to increases in routine maintenance, administrative, Housing Assistance Payments (HAP), utility, and protective services expenses.

### **Overview of the Financial Statements**

The annual report includes a 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 capital structure to include assessing liquidity and financial flexibility.

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 position is necessary or useful to sound financial administration. Enterprise funds are reported using the full accrual method of accounting in which assets and liabilities, associated with the operation of these funds, are included on the balance sheet. Their focus is on income measurement which, together with the maintenance of equity, is an important financial indicator. Our discussion and analysis



provides an overview of the financial activities and performance of the Miami Housing Authority for year-ending September 30, 2015.

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 ability of management to meet budgets, maintain the property (meet HUD specifications and inspections), and determines whether the Housing Authority has successfully recovered all its costs through its rental fees and other charges.

The Statement of Cash Flows reports cash receipts, cash payments, and net changes in cash resulting from operating, investing, and financing activities plus 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, 2015.

### **Financial Analysis**

One of the most important questions asked about the Authority's finances; "Is the Housing Authority as a whole better, 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, 2015. 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, 2015.

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 of the Housing Authority as a *whole* and not the individual programs.

**Net Position**  
September 30,

	<u>2015</u>	<u>2014</u>	<u>Change</u>	<u>% of Change</u>
Current Assets	\$ 764,325	\$ 783,760	\$ (19,435)	-2.48%
Capital Assets, Net	<u>5,018,692</u>	<u>5,129,730</u>	<u>(111,038)</u>	<u>-2.16%</u>
<b>Total Assets</b>	<b>\$ <u>5,783,017</u></b>	<b>\$ <u>5,913,490</u></b>	<b>\$ <u>(130,473)</u></b>	<b><u>-2.21%</u></b>
Current Liabilities	94,514	127,327	(32,813)	-25.77%
Non-Current Liabilities	<u>29,098</u>	<u>21,512</u>	<u>7,586</u>	<u>35.26%</u>
<b>Total Liabilities</b>	<b>\$ <u>123,612</u></b>	<b>\$ <u>148,839</u></b>	<b>\$ <u>(25,227)</u></b>	<b><u>-16.95%</u></b>
Net Position:				
Investment in Capital Assets	5,018,692	5,129,730	(111,038)	-2.16%
Restricted Net Position	3,743	1,463	2,280	155.84%
Unrestricted Net Position	<u>636,970</u>	<u>633,458</u>	<u>3,512</u>	<u>0.55%</u>
<b>Total Net Position</b>	<b>\$ <u>5,659,405</u></b>	<b>\$ <u>5,764,651</u></b>	<b>\$ <u>(105,246)</u></b>	<b><u>-1.83%</u></b>

**Capital Assets**  
(Net of Accumulated Depreciation)  
September 30,

	<u>2015</u>	<u>2014</u>	<u>Change</u>	<u>% of Change</u>
Land	\$ 124,728	\$ 124,728	\$ 0	0.00%
Buildings	8,568,233	8,101,421	466,812	5.76%
Furniture & Equipment - Dwell	395,007	395,007	0	0.00%
Furniture & Equipment - Admin	207,894	207,894	0	0.00%
Leasehold Improvements	2,391,577	2,391,577	0	0.00%
Construction in Progress	<u>395,284</u>	<u>546,303</u>	<u>(151,019)</u>	<u>-27.64%</u>
Subtotal	12,082,723	11,766,930	315,793	2.68%
Accumulated Depreciation	<u>(7,064,031)</u>	<u>(6,637,200)</u>	<u>(426,831)</u>	<u>6.43%</u>
<b>Net Capital Assets</b>	<b>\$ <u>5,018,692</u></b>	<b>\$ <u>5,129,730</u></b>	<b>\$ <u>(111,038)</u></b>	<b><u>-2.16%</u></b>

**Assets:**

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

As of September 30, 2015, current assets were \$764,325 as compared to \$783,760, as of September 30, 2014, a decrease of \$19,435. Current assets decreased because available assets were used to cover part of operating expenses. The change consisted of decreases in total receivables (HUD) of \$28,399 and inventories of \$567 with increases in cash/cash equivalents of \$7,656, prepaid expenses (insurance) of \$955, and investments of \$920.

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 \$111,038 due to annual depreciation exceeding capital purchases.

During the year, the Authority capitalized \$466,812 in building improvements. Construction in progress decreased \$151,019 due to the completion and capitalization of Capital Grant projects.

The Housing Authority had \$499,259 in 2014 and 2015 Capital Grant revenue 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, 2015, current liabilities were \$94,514 as compared to \$127,327, as of September 30, 2014, a decrease of \$32,813. The change consisted of decreases in vendor payables (Capital Grant invoices) of \$28,485, Section 8 admin fee payables of \$6,918, and payment in lieu of taxes (PILOT) of \$666 with increases in tenant security deposits of \$1,437, unearned revenue (tenant prepaid rents) of \$975, and accrued compensated absences (paid leave) of \$844.

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 \$29,098 in non-current accrued compensated absences which increased \$7,586 from 2014 to 2015. Non-current accrued compensated absences are liabilities for wages such as vacation and benefits earned but not yet taken.

#### **Debt:**

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

#### **Net Position:**

As of September 30, 2015, the Housing Authority had \$5,659,405 invested in total net position. Of this amount, \$636,970 of unrestricted net position may be used to meet the Authority's future ongoing expenses and obligations. Restricted net position of \$3,743 was available for Section 8 Housing Assistance Payments (HAP). The remainder of \$5,018,692 represents the investment in capital assets of land, buildings, furnishings, leasehold improvements, equipment, and construction in progress.

**Expendable Fund Balance**

	<u>2015</u>	<u>2014</u>	<u>Change</u>	<u>% of Change</u>
<b>Expendable Fund Balance</b>	\$ <u>648,674</u>	\$ <u>637,009</u>	\$ <u>11,665</u>	<u>1.83%</u>
<b>Number of Months Expendable Fund</b>	<u>6.55</u>	<u>6.74</u>	<u>(0.18)</u>	<u>-2.69%</u>

**Expendable Fund Balance:**

The expendable fund balance is a measure of the entity's liquidity. 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 \$11,665 because decreases in current liabilities were greater than decreases in current assets (figures based on the 2014 and 2015 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. It is derived by dividing the expendable fund balance by average monthly expenses. Average monthly expenses are calculated by dividing the total expenses for the year, less depreciation, by twelve (12). The Authority's number of months expendable fund balance decreased 0.18 months because increases in average monthly expense were greater than increases in the expendable fund balance (figures based on the 2014 and 2015 FDS information).

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

	<u>2015</u>	<u>2014</u>	<u>Change</u>	<u>% of Change</u>
<b>Revenue:</b>				
Tenant Revenue	\$ 613,430	\$ 613,781	\$ (351)	-0.06%
Federal Grants & Subsidy	1,759,890	1,684,374	75,516	4.48%
Investment Income	1,481	1,611	(130)	-8.07%
Other Income	21,319	28,420	(7,101)	-24.99%
<b>Total Revenue</b>	<b><u>2,396,120</u></b>	<b><u>2,328,186</u></b>	<b><u>67,934</u></b>	<b><u>2.92%</u></b>
<b>Expenses:</b>				
Administrative	344,374	319,962	24,412	7.63%
Tenant Services	45,674	45,734	(60)	-0.13%
Utilities	234,147	226,766	7,381	3.25%
Routine Maintenance	437,996	412,188	25,808	6.26%
Protective Services	16,827	15,375	1,452	9.44%
General Expenses	108,509	114,812	(6,303)	-5.49%
Housing Assistance Payments	887,008	869,200	17,808	2.05%
Depreciation	426,831	439,706	(12,875)	-2.93%
<b>Total Operating Expenses</b>	<b><u>2,501,366</u></b>	<b><u>2,443,743</u></b>	<b><u>57,623</u></b>	<b><u>2.36%</u></b>
<b>Increase (Decrease) in Net Position</b>	<b><u>\$ (105,246)</u></b>	<b><u>\$ (115,557)</u></b>	<b><u>\$ 10,311</u></b>	<b><u>-8.92%</u></b>

**Revenues:**

The main revenue sources are rents and other tenant charges and/or income received from the Department of Housing and Urban Development (HUD) in the form of operating subsidies and capital improvement grants.

Tenant revenue decreased \$351 due to decreases in other tenant revenue of \$1,067 with increases in tenant rent revenue of \$716.

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 2015, Miami Housing Authority's operating grants, Housing Assistance Payments, and Administrative Fees increased \$105,366 while Capital Grant revenue decreased \$29,850 that resulted in a net increase of \$75,516.

Investment income decreased \$130 and other income decreased \$7,101 (due to waived PILOT in 2014).

**Expenses:**

Administrative expenses increased \$24,412 due to increases in administrative salaries of \$30,001 and employee benefits of \$5,499 with decreases in operating expenses of \$10,838 and auditing fees of \$250.

Tenant services expense decreased \$60 which had minimal effects on Miami Housing Authority's 2015 financial statements.

Utilities increased \$7,381 due to increases in electricity of \$6,391, water of \$4,534, and sewer of \$3,272 with decreases in natural gas of \$6,816.

Routine maintenance expense increased \$25,808 due to increases in labor of \$15,949, maintenance contract costs of \$11,871, and employee benefits of \$3,624 with decreases in material expenses of \$5,636.

Protective services expense increased \$1,452 due to increases in security costs.

General expenses decreased \$6,303 due to decreases in tenant bad-debt expense of \$8,667 with increases in total insurance premiums of \$1,994, payment in lieu of taxes of \$234, and other general expenses (Section 8 portability fees) of \$136.

Housing Assistance Payments (HAP) expense increased \$17,808 because more Section 8 applicants were assisted with housing needs in 2015 as compared to 2014.

Depreciation expense decreased \$12,875 from \$439,706 in 2015 to \$426,831 in 2014.

### **Economic Factors**

The Housing Authority is primarily dependent upon HUD for the funding of operations. The entity 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 accountability for money it receives. If you have questions or need further clarification regarding the financial statements, 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, 2015

	2015	Memorandum Only 2014
<b><u>ASSETS</u></b>		
<b><u>Current Assets:</u></b>		
Cash - Unrestricted	\$ 235,082	\$ 231,143
Cash - Other Restricted	3,743	1,463
Cash - Tenant Security Deposits	23,867	22,430
Accounts Receivable:		
Tenants, Net of Allowance for Doubtful Accounts	2,883	1,412
HUD	-	29,867
Other Government	-	-
Accrued Interest Receivable	83	86
Miscellaneous	22,500	22,500
Investments, Unrestricted	441,236	440,316
Prepaid Expenses and Other Assets	17,537	16,582
Inventory, Net of Allowance for Obsolete	17,394	17,961
Total Current Assets	764,325	783,760
Capital Assets, Net of Depreciation	5,018,692	5,129,730
<b>TOTAL ASSETS</b>	<b>\$ 5,783,017</b>	<b>\$ 5,913,490</b>
<b><u>LIABILITIES &amp; NET POSITION</u></b>		
<b><u>Current Liabilities:</u></b>		
<b>Accounts Payable:</b>		
Vendors	\$ 26,831	\$ 55,316
HUD	-	6,918
Other Government	36,135	36,801
Deferred Revenues	4,447	3,472
Other Current Liabilities	-	-
Accrued Compensated Absences	3,234	2,390
Tenants' Security Deposits	23,867	22,430
Total Current Liabilities	94,514	127,327
Accrued Compensated Absences - Non Current	29,098	21,512
Total Liabilities	123,612	148,839
<b><u>NET POSITION</u></b>		
Net investment in capital assets	5,018,692	5,129,730
Restricted for debt service	3,743	1,463
Unrestricted	636,970	633,458
TOTAL NET POSITION	5,659,405	5,764,651
<b>TOTAL LIABILITIES AND NET POSITION</b>	<b>\$ 5,783,017</b>	<b>\$ 5,913,490</b>

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

**HOUSING AUTHORITY OF THE CITY OF MIAMI  
MIAMI, OKLAHOMA  
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN TOTAL NET POSITION  
FOR THE TWELVE MONTHS ENDED SEPTEMBER 30, 2015**

	<u>2015</u>	<u>Memorandum Only 2014</u>
<b><u>OPERATING REVENUE:</u></b>		
Dwelling Rental	\$ 613,430	\$ 613,781
Investment Income, Unrestricted	1,481	1,611
PHA HUD Grants	1,444,097	1,338,731
Capital Grants	315,793	345,643
Other Government Grants	-	-
Fraud Recovery	3,464	5,590
Investment Income, Restricted	-	-
Other Income	17,855	22,830
Total Operating Revenue	<u>2,396,120</u>	<u>2,328,186</u>
<b><u>OPERATING EXPENDITURES:</u></b>		
Administration	344,374	319,962
Tenant Services	45,674	45,734
Utilities	234,147	226,766
Ordinary Maintenance and Operation	437,996	412,188
Extraordinary Maintenance	-	-
HAP Portability-In	-	-
Protective Services	16,827	15,375
Housing Assistance Payment	887,008	869,200
Insurance Premiums	59,651	57,657
Other General Expenses	48,858	57,155
Depreciation	426,831	439,706
Total Operating Expenses	<u>2,501,366</u>	<u>2,443,743</u>
NET OPERATING INCOME (LOSS)	(105,246)	(115,557)
TOTAL NET POSITION, BEGINNING OF YEAR	5,764,651	5,880,208
PRIOR YEAR ADJUSTMENTS	<u>-</u>	<u>-</u>
TOTAL NET POSITION, END OF YEAR	<u>\$ 5,659,405</u>	<u>\$ 5,764,651</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, 2015**

	2015	Memorandum Only 2014
<b><u>Cash Flows from Operating Activities:</u></b>		
Cash Receipts from Customers & Other Resources	\$ 2,424,519	\$ 2,299,560
Payments to Suppliers & Employees for Goods & Services	(2,101,587)	(1,987,302)
Tenant Security Deposits Received, Less Refunded	1,437	2,025
<b>Net Cash Provided (Used) by Operating Activities</b>	<b>324,369</b>	<b>314,283</b>
<b><u>Cash Flows from Capital &amp; Related Financing Activities:</u></b>		
Additions to Capital Assets	(315,793)	(345,643)
Proceeds from sale of Capital Assets	-	-
Loan Proceeds Received	-	-
Principal Payments on Long-Term Debt	-	-
Interest Expense	-	-
<b>Net Cash Provided (Used) by Capital &amp; Related Financing Activities</b>	<b>(315,793)</b>	<b>(345,643)</b>
<b><u>Cash Flows from Investing Activities:</u></b>		
(Increase)Decrease in Investments	(920)	(972)
<b>Net Cash Provided (Used) by Investing Activities</b>	<b>(920)</b>	<b>(972)</b>
<b>Net Increase (Decrease) in Cash and Cash Equivalents</b>	7,656	(32,332)
<b>Cash &amp; Cash Equivalents, Beginning of Year</b>	255,036	287,368
<b>Cash &amp; Cash Equivalents, Prior Year Adjustment</b>	-	-
<b>Cash &amp; Cash Equivalents, End of Year</b>	<b>\$ 262,692</b>	<b>\$ 255,036</b>
<b><u>Reconciliation of operating income (loss) to net cash provided</u></b>		
<u>operating activities:</u>		
Net Operating Income (Loss)	\$ (105,246)	\$ (115,557)
Adjustments to reconcile operating income (loss) to net cash provided (used) by operating activities		
Depreciation	426,831	439,706
(Increase)Decrease in Accounts Receivable	28,399	(28,626)
(Increase)Decrease in Prepaid Expenses	(955)	(1,578)
(Increase)Decrease in Inventory	567	(384)
Increase(Decrease) in Accounts Payable	(36,069)	48,828
Increase(Decrease) in Accrued Liabilities	9,405	(30,131)
Increase(Decrease) in Tenant Security Deposits	1,437	2,025
<b>Net Cash Provided (Used) by Operating Activities</b>	<b>\$ 324,369</b>	<b>\$ 314,283</b>

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, 2015

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, 2015, 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, 2015

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, 2015

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, 2015, the Authority held deposits of approximately \$703,928 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, 2015

- 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 \$3,521 at September 30, 2015.

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 position. Depreciation is provided over the estimated useful lives using the straight-line method. Depreciation expense for September 30, 2015 is \$426,831.

HOUSING AUTHORITY OF THE CITY OF MIAMI  
MIAMI, OKLAHOMA  
NOTES TO FINANCIAL STATEMENTS  
SEPTEMBER 30, 2015

A summary of the capital assets is as follows:

	Balance at Sept. 30, 2014	Additions	Deductions	Balance at Sept. 30, 2015
Land	\$ 124,728	\$ -	\$ -	\$ 124,728
Buildings	8,101,421	466,812	-	8,568,233
Improvements	2,391,577	-	-	2,391,577
Furniture, Equipment & Machinery	602,901	-	-	602,901
Subtotal	11,220,627	466,812	-	11,687,439
Less: Accum. Depr.	(6,637,200)	(426,831)	-	(7,064,031)
Net Capital Assets	4,583,428	39,981	-	4,623,408
Construction in Progress	546,303	315,793	(466,812)	395,284
Total Capital Assets	<u>\$ 5,129,731</u>	<u>\$ 355,773</u>	<u>\$ (466,812)</u>	<u>\$ 5,018,692</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 \$41,671.72 and \$32,343.00, respectively for a total of \$74,014.72. 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, 2015

payables are eliminated for presentation of the financial statements.

NOTE 9 - SUBSEQUENT EVENTS

The Authority did not have any subsequent events through February 19, 2016, 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, 2015.

**HOUSING AUTHORITY OF THE CITY OF MIAMI  
MIAMI, OKLAHOMA  
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS  
SEPTEMBER 30, 2015**

<u>Federal Grantor/ Program Title</u>	<u>Federal CFDA No.</u>	<u>Agency Number</u>	<u>Federal Expenditures</u>
<b>U.S. Department of Housing and Urban Development:</b>			
<b>Direct Programs</b>			
Low Rent Public Housing	14.850	OK027	\$ 411,258
Section 8 Housing Choice Vouchers	14.871	OK027	1,002,839
Public Housing Capital Fund Program	14.872	OK027	345,793
<b>Total</b>			<b><u>\$ 1,759,890</u></b>

**HOUSING AUTHORITY OF THE CITY OF MIAMI  
MIAMI, OKLAHOMA  
NOTES TO THE SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS  
SEPTEMBER 30, 2015**

**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>\$ 1,759,890</u>
Total		<u><u>\$ 1,759,890</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, 2015, 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 19, 2016.

### Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, 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

The purpose of this report is 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 19, 2016

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## REPORT ON COMPLIANCE FOR EACH MAJOR FEDERAL PROGRAM AND REPORT ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY 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, 2015. 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, 2015.

## 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 19, 2016

HOUSING AUTHORITY OF THE CITY OF MIAMI  
MIAMI, OKLAHOMA  
SUMMARY STATUS OF PRIOR AUDIT FINDINGS  
SEPTEMBER 30, 2015

The prior report on the audit of the financial statements as of and for the twelve months ended September 30, 2014, contained no findings.

HOUSING AUTHORITY OF THE CITY OF MIAMI  
 MIAMI, OKLAHOMA  
 SCHEDULE OF FINDINGS AND QUESTIONED COSTS  
 FOR THE YEAR ENDED SEPTEMBER 30, 2015

SECTION I - SUMMARY OF AUDITOR'S RESULTS

*Financial Statements*

Type of auditor's report issue: Unmodified

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:

Unmodified

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:

#14.871 Housing Choice Vouchers

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

\$300,000

Auditee qualified as low-risk auditee?

yes  no

SECTION II - FINANCIAL STATEMENT FINDINGS

None reported

SECTION III - FEDERAL AWARD FINDINGS AND QUESTIONED COSTS

None reported

HOUSING AUTHORITY OF THE CITY OF MIAMI  
 MIAMI, OKLAHOMA  
 STATEMENT AND CERTIFICATION OF CAPITAL FUND PROJECT  
 SEPTEMBER 30, 2015

The 2013 Capital Fund Program was completed during the fiscal year ending September 30, 2015. This program was completed with no budget overruns. As of September 30, 2015, the 2014 & 2015 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, 2015:

2013 Capital Fund Program

Classification	Y-T-D	Project		
		To Date	Budget	Variance
1406 Operations	\$ -	\$ 35,000	\$ 35,000	\$ -
1408 Management Improvements	-	468	6,000	5,532
1410 Administration	-	-	500	500
1430 Architect & Engineering Fees	1,962	9,802	35,000	25,198
1450 Site Improvement	1,834	2,334	500	(1,834)
1460 Dwelling Structures	123,049	194,200	172,628	(21,572)
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)
Total Capital Grant Cost	<u>\$126,845</u>	<u>\$ 262,628</u>	<u>\$262,628</u>	<u>\$ -</u>
Advances Received	<u>\$126,845</u>	<u>\$ 262,628</u>		

2014 Capital Fund Program

Classification	Y-T-D	Project		
		To Date	Budget	Variance
1406 Operations	\$ -	\$ -	\$ 10,000	\$ 10,000
1408 Management Improvements	-	-	1,000	1,000
1410 Administration	-	-	500	500
1430 Architect & Engineering Fees	1,755	1,755	1,000	(755)
1450 Site Improvement	-	-	500	500
1460 Dwelling Structures	187,193	187,193	238,455	51,262
1465.1 Dwelling Equipment	-	-	1,000	1,000
1470 Nondwelling Structures	-	-	500	500
1475.1 Office Furniture & Equipment	-	-	500	500
Total Capital Grant Cost	<u>\$188,948</u>	<u>\$ 188,948</u>	<u>\$253,455</u>	<u>\$ 64,507</u>
Advances Received	<u>\$188,948</u>	<u>\$ 188,948</u>		

2015 Capital Fund Program

Classification	Y-T-D	Project		
		To Date	Budget	Variance
1406 Operations	\$ 30,000	\$ 30,000	\$ 30,000	\$ -
1408 Management Improvements	-	-	1,000	1,000
1410 Administration	-	-	500	500
1430 Architect & Engineering Fees	-	-	10,000	10,000
1450 Site Improvement	-	-	500	500
1460 Dwelling Structures	-	-	201,054	201,054
1465.1 Dwelling Equipment	-	-	2,000	2,000
1470 Nondwelling Structures	-	-	500	500
1475.1 Non Dwelling Equipment	-	-	250	250
Total Capital Grant Cost	<u>\$ 30,000</u>	<u>\$ 30,000</u>	<u>\$245,804</u>	<u>\$ 215,804</u>
Advances Received	<u>\$ 30,000</u>	<u>\$ 30,000</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: 09/30/2015

	Project Total	14.871 Housing Choice Vouchers	Subtotal	ELIM	Total
111 Cash - Unrestricted	\$152,449	\$82,633	\$235,082		\$235,082
112 Cash - Restricted - Modernization and Development					
113 Cash - Other Restricted		\$3,743	\$3,743		\$3,743
114 Cash - Tenant Security Deposits	\$23,867	\$0	\$23,867		\$23,867
115 Cash - Restricted for Payment of Current Liabilities	\$0		\$0		\$0
100 Total Cash	\$176,316	\$86,376	\$262,692		\$262,692
121 Accounts Receivable - PHA Projects					
122 Accounts Receivable - HUD Other Projects	\$0	\$0	\$0		\$0
124 Accounts Receivable - Other Government					
125 Accounts Receivable - Miscellaneous	\$15,000	\$7,500	\$22,500		\$22,500
126 Accounts Receivable - Tenants	\$6,404	\$0	\$6,404		\$6,404
126.1 Allowance for Doubtful Accounts -Tenants	-\$3,521	\$0	-\$3,521		-\$3,521
126.2 Allowance for Doubtful Accounts - Other	\$0	\$0	\$0		\$0
127 Notes, Loans, & Mortgages Receivable - Current					
128 Fraud Recovery					
128.1 Allowance for Doubtful Accounts - Fraud	\$0		\$0		\$0
129 Accrued Interest Receivable	\$83	\$0	\$83		\$83
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$17,966	\$7,500	\$25,466		\$25,466
131 Investments - Unrestricted	\$441,236	\$0	\$441,236		\$441,236
132 Investments - Restricted					
135 Investments - Restricted for Payment of Current Liability					
142 Prepaid Expenses and Other Assets	\$17,010	\$527	\$17,537		\$17,537
143 Inventories	\$19,327	\$0	\$19,327		\$19,327

Financial Data Schedule

143.1 Allowance for Obsolete Inventories	-\$1,933	\$0	-\$1,933	-\$1,933
144 Inter Program Due From	\$0	\$0	\$0	\$0
145 Assets Held for Sale				
150 Total Current Assets	\$669,922	\$94,403	\$764,325	\$764,325
161 Land	\$124,728	\$0	\$124,728	\$124,728
162 Buildings	\$8,568,233	\$0	\$8,568,233	\$8,568,233
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	-\$7,036,768	-\$27,263	-\$7,064,031	-\$7,064,031
167 Construction in Progress	\$395,284	\$0	\$395,284	\$395,284
168 Infrastructure	\$0	\$0	\$0	\$0
160 Total Capital Assets, Net of Accumulated Depreciation	\$5,018,692	\$0	\$5,018,692	\$5,018,692
171 Notes, Loans and Mortgages Receivable - Non-Current				
172 Notes, Loans, & Mortgages Receivable - Non Current - Past Due				
173 Grants Receivable - Non Current				
174 Other Assets				
176 Investments in Joint Ventures				
180 Total Non-Current Assets	\$5,018,692	\$0	\$5,018,692	\$5,018,692
200 Deferred Outflow of Resources				
290 Total Assets and Deferred Outflow of Resources	\$5,688,614	\$94,403	\$5,783,017	\$5,783,017
311 Bank Overdraft				
312 Accounts Payable <= 90 Days	\$26,209	\$622	\$26,831	\$26,831
313 Accounts Payable >90 Days Past Due				
321 Accrued Wage/Payroll Taxes Payable				
322 Accrued Compensated Absences - Current Portion	\$2,755	\$479	\$3,234	\$3,234
324 Accrued Contingency Liability				
325 Accrued Interest Payable				
331 Accounts Payable - HUD PHA Programs				

332 Account Payable - PHA Projects				
333 Accounts Payable - Other Government	\$36,135		\$36,135	\$36,135
341 Tenant Security Deposits	\$23,867		\$23,867	\$23,867
342 Unearned Revenue	\$4,447		\$4,447	\$4,447
343 Current Portion of Long-term Debt - Capital Projects/Mortgage Revenue				
344 Current Portion of Long-term Debt - Operating Borrowings				
345 Other Current Liabilities				
346 Accrued Liabilities - Other				
347 Inter Program - Due To				
348 Loan Liability - Current				
310 Total Current Liabilities	\$93,413	\$1,101	\$94,514	\$94,514
351 Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue				
352 Long-term Debt, Net of Current - Operating Borrowings				
353 Non-current Liabilities - Other				
354 Accrued Compensated Absences - Non Current	\$24,791	\$4,307	\$29,098	\$29,098
355 Loan Liability - Non Current				
356 FASB 5 Liabilities				
357 Accrued Pension and OPEB Liabilities				
350 Total Non-Current Liabilities	\$24,791	\$4,307	\$29,098	\$29,098
300 Total Liabilities	\$118,204	\$5,408	\$123,612	\$123,612
400 Deferred Inflow of Resources				
508.4 Net Investment in Capital Assets	\$5,018,692	\$0	\$5,018,692	\$5,018,692
511.4 Restricted Net Position		\$3,743	\$3,743	\$3,743
512.4 Unrestricted Net Position	\$551,718	\$85,252	\$636,970	\$636,970
513 Total Equity - Net Assets / Position	\$5,570,410	\$88,995	\$5,659,405	\$5,659,405

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: 09/30/2015

	Project Total	14.871 Housing Choice Vouchers	Subtotal	ELIM	Total
70300 Net Tenant Rental Revenue	\$595,443		\$595,443		\$595,443
70400 Tenant Revenue - Other	\$17,987		\$17,987		\$17,987
70500 Total Tenant Revenue	\$613,430	\$0	\$613,430	\$0	\$613,430
70600 HUD PHA Operating Grants	\$441,258	\$1,002,839	\$1,444,097		\$1,444,097
70610 Capital Grants	\$315,793		\$315,793		\$315,793
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					
71100 Investment Income - Unrestricted	\$1,377	\$104	\$1,481		\$1,481
71200 Mortgage Interest Income					
71300 Proceeds from Disposition of Assets Held for Sale					
71310 Cost of Sale of Assets					
71400 Fraud Recovery		\$3,464	\$3,464		\$3,464
71500 Other Revenue	\$17,855		\$17,855		\$17,855
71600 Gain or Loss on Sale of Capital Assets					
72000 Investment Income - Restricted					
70000 Total Revenue	\$1,389,713	\$1,006,407	\$2,396,120	\$0	\$2,396,120

Financial Data Schedule

91100 Administrative Salaries	\$152,312	\$61,019	\$213,331		\$213,331
91200 Auditing Fees	\$2,600	\$1,500	\$4,100		\$4,100
91300 Management Fee					
91310 Book-keeping Fee					
91400 Advertising and Marketing	\$375		\$375		\$375
91500 Employee Benefit contributions - Administrative	\$67,796	\$22,474	\$90,270		\$90,270
91600 Office Expenses	\$8,056	\$6,016	\$14,072		\$14,072
91700 Legal Expense					
91800 Travel	\$1,861	\$1,207	\$3,068		\$3,068
91810 Allocated Overhead					
91900 Other	\$13,718	\$5,440	\$19,158		\$19,158
91000 Total Operating - Administrative	\$246,718	\$97,656	\$344,374	\$0	\$344,374
92000 Asset Management Fee					
92100 Tenant Services - Salaries	\$35,565		\$35,565		\$35,565
92200 Relocation Costs					
92300 Employee Benefit Contributions - Tenant Services	\$2,094		\$2,094		\$2,094
92400 Tenant Services - Other	\$8,015		\$8,015		\$8,015
92500 Total Tenant Services	\$45,674	\$0	\$45,674	\$0	\$45,674
93100 Water	\$25,408		\$25,408		\$25,408
93200 Electricity	\$151,358		\$151,358		\$151,358
93300 Gas	\$29,041		\$29,041		\$29,041
93400 Fuel					
93500 Labor					
93600 Sewer	\$28,340		\$28,340		\$28,340
93700 Employee Benefit Contributions - Utilities					
93800 Other Utilities Expense					
93000 Total Utilities	\$234,147	\$0	\$234,147	\$0	\$234,147
94100 Ordinary Maintenance and Operations - Labor	\$184,776		\$184,776		\$184,776
94200 Ordinary Maintenance and Operations - Materials and Other	\$69,471		\$69,471		\$69,471
94300 Ordinary Maintenance and Operations Contracts	\$101,921		\$101,921		\$101,921
94500 Employee Benefit Contributions - Ordinary Maintenance	\$81,828		\$81,828		\$81,828
94000 Total Maintenance	\$437,996	\$0	\$437,996	\$0	\$437,996

Financial Data Schedule

95100 Protective Services - Labor					
95200 Protective Services - Other Contract Costs	\$16,827		\$16,827		\$16,827
95300 Protective Services - Other					
95500 Employee Benefit Contributions - Protective Services					
95000 Total Protective Services	\$16,827	\$0	\$16,827	\$0	\$16,827
96110 Property Insurance	\$27,844		\$27,844		\$27,844
96120 Liability Insurance	\$4,810		\$4,810		\$4,810
96130 Workmen's Compensation	\$8,078	\$1,081	\$9,159		\$9,159
96140 All Other Insurance	\$17,838		\$17,838		\$17,838
96100 Total insurance Premiums	\$58,570	\$1,081	\$59,651	\$0	\$59,651
96200 Other General Expenses		\$975	\$975		\$975
96210 Compensated Absences					
96300 Payments in Lieu of Taxes	\$37,035		\$37,035		\$37,035
96400 Bad debt - Tenant Rents	\$10,848		\$10,848		\$10,848
96500 Bad debt - Mortgages					
96600 Bad debt - Other					
96800 Severance Expense					
96000 Total Other General Expenses	\$47,883	\$975	\$48,858	\$0	\$48,858
96710 Interest of Mortgage (or Bonds) Payable					
96720 Interest on Notes Payable (Short and Long Term)					
96730 Amortization of Bond Issue Costs					
96700 Total Interest Expense and Amortization Cost	\$0	\$0	\$0	\$0	\$0
96900 Total Operating Expenses	\$1,087,815	\$99,712	\$1,187,527	\$0	\$1,187,527

Financial Data Schedule

97000 Excess of Operating Revenue over Operating Expenses	\$301,898	\$906,695	\$1,208,593	\$0	\$1,208,593
97100 Extraordinary Maintenance					
97200 Casualty Losses - Non-capitalized					
97300 Housing Assistance Payments		\$887,008	\$887,008		\$887,008
97350 HAP Portability-In					
97400 Depreciation Expense	\$426,831		\$426,831		\$426,831
97500 Fraud Losses					
97600 Capital Outlays - Governmental Funds					
97700 Debt Principal Payment - Governmental Funds					
97800 Dwelling Units Rent Expense					
90000 Total Expenses	\$1,514,646	\$986,720	\$2,501,366	\$0	\$2,501,366
10010 Operating Transfer In	\$30,000		\$30,000	-\$30,000	\$0
10020 Operating transfer Out	-\$30,000		-\$30,000	\$30,000	\$0
10030 Operating Transfers from/to Primary Government					
10040 Operating Transfers from/to Component Unit					
10050 Proceeds from Notes, Loans and Bonds					
10060 Proceeds from Property Sales					
10070 Extraordinary Items, Net Gain/Loss					
10080 Special Items (Net Gain/Loss)					
10091 Inter Project Excess Cash Transfer In					
10092 Inter Project Excess Cash Transfer Out					
10093 Transfers between Program and Project - In					
10094 Transfers between Project and Program - Out					
10100 Total Other financing Sources (Uses)	\$0	\$0	\$0	\$0	\$0
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	-\$124,933	\$19,687	-\$105,246	\$0	-\$105,246

Financial Data Schedule

11020 Required Annual Debt Principal Payments	\$0	\$0	\$0	\$0
11030 Beginning Equity	\$5,695,343	\$69,308	\$5,764,651	\$5,764,651
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors	\$0		\$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		\$85,252	\$85,252	\$85,252
11180 Housing Assistance Payments Equity		\$3,743	\$3,743	\$3,743
11190 Unit Months Available	2585	2380	4965	4965
11210 Number of Unit Months Leased	2534	2370	4904	4904
11270 Excess Cash	\$451,454		\$451,454	\$451,454
11610 Land Purchases	\$0		\$0	\$0
11620 Building Purchases	\$313,959		\$313,959	\$313,959
11630 Furniture & Equipment - Dwelling Purchases	\$0		\$0	\$0
11640 Furniture & Equipment - Administrative Purchases	\$0		\$0	\$0
11650 Leasehold Improvements Purchases	\$1,834		\$1,834	\$1,834
11660 Infrastructure Purchases	\$0		\$0	\$0
13510 CFFP Debt Service Payments	\$0		\$0	\$0
13901 Replacement Housing Factor Funds	\$0		\$0	\$0