

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

SEPTEMBER 30, 2020

KERSHAW CPA & ASSOCIATES, PC

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HOUSING AUTHORITY OF THE CITY OF MIAMI
MIAMI, OKLAHOMA
SEPTEMBER 30, 2020

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MIAMI, OKLAHOMA
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HOUSING AUTHORITY OF THE CITY OF MIAMI
MIAMI, OKLAHOMA
SEPTEMBER 30, 2020

BOARD OF DIRECTORS

<u>NAME</u>	<u>POSITION</u>	<u>TERM EXPIRES</u>
Steve Cline	Chairman	January 2021
Steven Blair	Vice-Chairman	January 2023
Mary Garrette-Gilstrap	Member	January 2022
Debbie Pollard	Member	January 2023
Brenda Sears	Member	January 2022

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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, 2020, 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, 2020, 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 Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirement for Federal Awards* (Uniform Guidance) 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.

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Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to 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 25, 2021, 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 solely 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 effectiveness of the Housing Authority of the City of Miami's 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
Muskogee, Oklahoma

February 25, 2021

Housing Authority of the City of Miami, Oklahoma

Miami, OK

Management's Discussion and Analysis

September 30, 2020

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.

Financial Highlights

The most significant change on the 2020 financial statements was in liabilities.

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 like 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 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 like 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 for year-end September 30, 2020.

All 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 property (meets HUD specifications and inspections), and determines whether the Housing Authority has successfully recovered costs through its rental fees and other charges. It can also be used to measure 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. It also provides answers to such questions as the source, expenditures, and change in cash during the reporting period.

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

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

Financial Analysis

One of the most important questions concerning finances is the following: "Is the Housing Authority as a whole better or worse because of the achievements of the reported fiscal year?" The purpose of 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, 2020. 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, 2020.

Miami Housing Authority has a low-rent program that provides housing for qualified tenants, a capital fund program for improvements to its low-rent property, a Section 8 Housing Choice Voucher program that provides rental assistance to qualified individuals living in private housing, a PHC Public Housing CARES Act Funding program, and a HCC HCV CARES Act Funding program. CARES funding provides additional resources to public housing authorities in response to the coronavirus pandemic. The CARES Act program is considered supplemental funding and must be reported separately on the financial data schedule (FDS). The following analysis focuses on the net position and the change in net position not the individual programs.

Net Position

September 30,

	<u>2020</u>	<u>2019</u>	<u>Change</u>	<u>% of Change</u>
Current Assets	\$ 1,101,515	\$ 872,200	\$ 229,315	26.29%
Capital Assets, Net	<u>3,538,515</u>	<u>3,800,068</u>	<u>(261,553)</u>	<u>-6.88%</u>
Total Assets	\$ <u>4,640,030</u>	\$ <u>4,672,268</u>	\$ <u>(32,238)</u>	<u>-0.69%</u>

Unaudited

Net Position (Continued)

September 30,

	<u>2020</u>	<u>2019</u>	<u>Change</u>	<u>% of Change</u>
Current Liabilities	233,643	109,640	124,003	113.10%
Noncurrent Liabilities	<u>23,522</u>	<u>21,563</u>	<u>1,959</u>	<u>9.09%</u>
Total Liabilities	\$ <u>257,165</u>	\$ <u>131,203</u>	\$ <u>125,962</u>	<u>96.01%</u>
Net Position:				
Investment in Capital Assets	3,538,515	3,800,068	(261,553)	-6.88%
Restricted Net Position	16,414	4,627	11,787	254.74%
Unrestricted Net Position	<u>827,936</u>	<u>736,370</u>	<u>91,566</u>	<u>12.43%</u>
Total Net Position	\$ <u>4,382,865</u>	\$ <u>4,541,065</u>	\$ <u>(158,200)</u>	<u>-3.48%</u>

Capital Assets

(Net of Accumulated Depreciation)

September 30,

	<u>2020</u>	<u>2019</u>	<u>Change</u>	<u>% of Change</u>
Land	\$ 124,728	\$ 124,728	\$ 0	0.00%
Buildings	9,215,909	9,015,574	200,335	2.22%
Furniture & Equipment - Dwell	403,559	395,007	8,552	2.17%
Furniture & Equipment - Admin	282,122	201,444	80,678	40.05%
Leasehold Improvements	2,396,786	2,394,027	2,759	0.12%
Construction in progress	<u>121,747</u>	<u>281,176</u>	<u>(159,429)</u>	<u>-56.70%</u>
Subtotal	12,544,851	12,411,956	132,895	1.07%
Accumulated Depreciation	<u>(9,006,336)</u>	<u>(8,611,888)</u>	<u>(394,448)</u>	<u>4.58%</u>
Net Capital Assets	\$ <u>3,538,515</u>	\$ <u>3,800,068</u>	\$ <u>(261,553)</u>	<u>-6.88%</u>

Net Position

Total assets consist of current and capital assets. Current assets are resources that are reasonably expected, based on plans and intentions, to be converted into cash or its equivalent during the current operating cycle. Capital assets are long-term tangible assets obtained because of past transactions, events, or circumstances and include buildings, equipment, and improvements to buildings and land.

Total liabilities consist of current and noncurrent payables. Current liabilities are current debts that are owed and due within 12 months. It is expected that current liabilities will consume current financial resources to satisfy debt. Noncurrent liabilities are debts that are owed but not due within 12 months. It is not expected that these liabilities will consume current financial resources to satisfy the debt.

Annual depreciation exceeded capital additions which decreased total assets. Total liabilities increased due to account (vendor and Section 8) payables and unearned revenue (deferred CARE funding).

The Housing Authority had \$777,180 in Capital Grant revenue to draw down and spend in the future.

Total Net Position

As of September 30, 2020, the Housing Authority had \$4,382,865 invested in total net position. Of this amount, \$827,936 of unrestricted net position may be used to meet the Authority's future ongoing expenses and obligations. Restricted net position of \$16,414 was available for Section 8 Housing Assistance Payments (HAP). The remainder of \$3,538,515 represents the investment in capital assets of land, buildings, furnishings, leasehold improvements, equipment, and construction in progress.

Debt

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

Expendable Fund Balance

	<u>2020</u>	<u>2019</u>	<u>Change</u>	<u>% of Change</u>
Expendable Fund Balance	\$ <u>772,576</u>	\$ <u>740,292</u>	\$ <u>32,284</u>	<u>4.36%</u>
Number of Months Expendable Fund	<u>7.28</u>	<u>6.98</u>	<u>0.31</u>	<u>4.38%</u>

Expendable Fund Balance

If current assets, less materials inventory, were converted to cash and all current liabilities were paid, the Authority's cash balance (expendable fund balance) would be \$772,576 which increased \$32,284.

Number of Months Expendable Fund Balance

The expendable fund balance is divided by average monthly expense (total expenses for the year, less depreciation, divided by twelve (12) to determine the number of months expendable fund balance. This factor indicates the number of months the entity could operate without relying on additional funding. As of the fiscal year-end, the Authority could continue operations for 7.28 months.

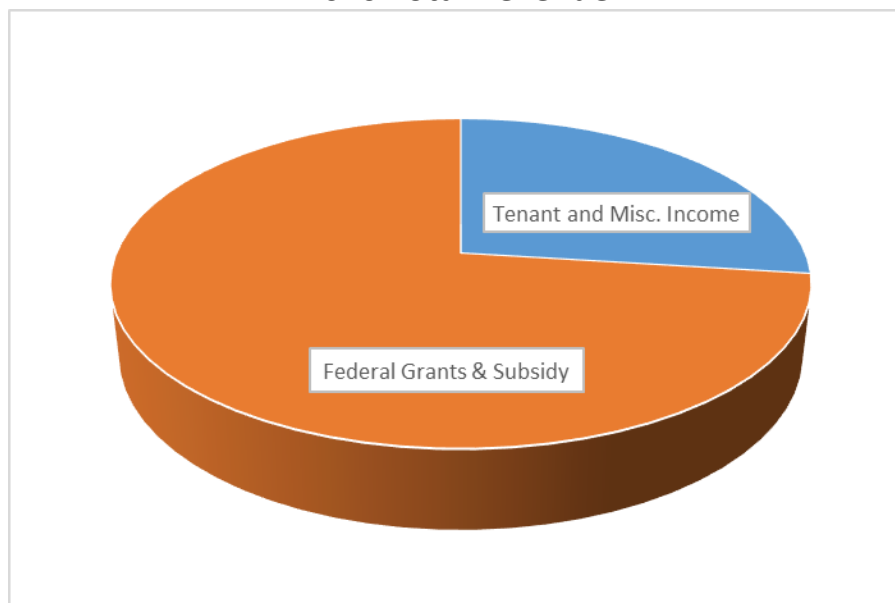
Changes in Net Position
 For the Years Ended September 30

	<u>2020</u>	<u>2019</u>	<u>Change</u>	<u>% of Change</u>
Revenue:				
Tenant Revenue	\$ 635,505	\$ 625,155	\$ 10,350	1.66%
Federal Grants & Subsidy	1,802,180	1,777,997	24,183	1.36%
Investment	10,833	5,067	5,766	113.80%
Other Income	23,671	21,300	2,371	11.13%
Total Revenue	<u>2,472,189</u>	<u>2,429,519</u>	<u>42,670</u>	<u>1.76%</u>
Expenses:				
Administrative	362,359	352,441	9,918	2.81%
Tenant Services	43,880	38,695	5,185	13.40%
Utilities	272,191	276,843	(4,652)	-1.68%
Routine Maintenance	427,215	445,841	(18,626)	-4.18%
Protective Services	17,004	17,645	(641)	-3.63%
General	150,120	141,592	8,528	6.02%
Housing Assistance Payments	963,172	959,936	3,236	0.34%
Depreciation	394,448	379,656	14,792	3.90%
Total Operating Expenses	<u>2,630,389</u>	<u>2,612,649</u>	<u>17,740</u>	<u>0.68%</u>
Increase (Decrease) in Net Position	<u>\$ (158,200)</u>	<u>\$ (183,130)</u>	<u>\$ 24,930</u>	<u>-13.61%</u>

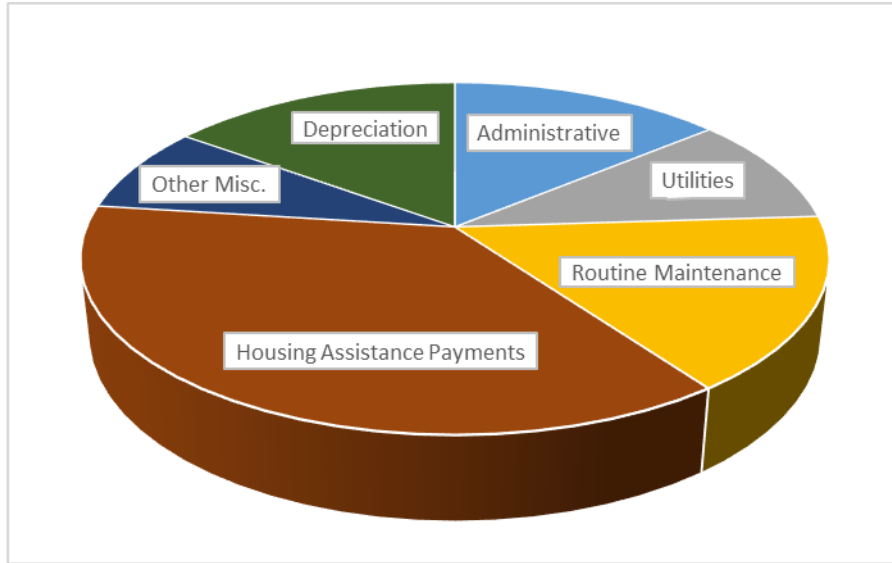
Changes in Net Position

Total revenue increased due mainly to average monthly tenant rents and capital grant projects in progress. Total operating expenses increased due mainly to administrative salaries, payment in lieu of taxes, Authority's insurance costs, and assets placed in service. The net effect was an increase in changes in net position.

2020 Total Revenue



2020 Total Operating Expenses



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 Authority's finances and to show accountability for money it receives. If you have questions or need further clarification regarding the financial statements contact Mr. J. Mark McDowell, Executive Director, Housing Authority of the City of Miami Oklahoma, 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, 2020

	2020	Memorandum Only 2019
<u>ASSETS</u>		
<u>Current Assets:</u>		
Cash - Unrestricted	\$ 497,361	\$ 342,003
Cash - Other Restricted	79,593	4,627
Cash - Tenant Security Deposits	26,826	25,116
Accounts Receivable:		
Tenants, Net of Allowance for Doubtful Accounts	3,776	4,029
HUD	-	4,781
Other Government	-	-
Accrued Interest Receivable	1,530	610
Miscellaneous	7,500	8,926
Investments, Unrestricted	452,873	448,554
Prepaid Expenses and Other Assets	16,353	15,913
Inventory, Net of Allowance for Obsolete	15,703	17,641
Total Current Assets	1,101,515	872,200
Capital Assets, Net of Depreciation	3,538,515	3,800,068
TOTAL ASSETS	\$ 4,640,030	\$ 4,672,268
<u>LIABILITIES & NET POSITION</u>		
<u>Current Liabilities:</u>		
Accounts Payable:		
Vendors	\$ 72,054	\$ 16,462
HUD	-	-
Other Government	34,678	32,116
Deferred Revenues	68,020	3,514
Other Current Liabilities	29,455	30,036
Accrued Compensated Absences	2,613	2,396
Tenants' Security Deposits	26,823	25,116
Total Current Liabilities	233,643	109,640
Accrued Compensated Absences - Non Current	23,522	21,563
Total Liabilities	257,165	131,203
<u>NET POSITION</u>		
Net investment in capital assets	3,538,515	3,800,068
Restricted for debt service	16,414	4,627
Unrestricted	827,936	736,370
TOTAL NET POSITION	4,382,865	4,541,065
TOTAL LIABILITIES AND NET POSITION	\$ 4,640,030	\$ 4,672,268

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, 2020**

	<u>2020</u>	<u>Memorandum Only 2019</u>
<u>OPERATING REVENUE:</u>		
Dwelling Rental	\$ 635,505	\$ 625,155
Investment Income, Unrestricted	10,833	5,067
PHA HUD Grants	1,669,285	1,719,136
Capital Grants	132,895	57,961
Other Government Grants	-	900
Fraud Recovery	4,484	4,800
Investment Income, Restricted	-	-
Other Income	19,187	16,500
Total Operating Revenue	<u>2,472,189</u>	<u>2,429,519</u>
<u>OPERATING EXPENDITURES:</u>		
Administration	362,359	352,441
Tenant Services	43,880	38,695
Utilities	272,191	276,843
Ordinary Maintenance and Operation	427,215	445,841
Extraordinary Maintenance	-	-
Casualty Losses - Non-capitalized	-	-
Protective Services	17,004	17,645
Housing Assistance Payment	963,172	959,936
Insurance Premiums	91,841	86,245
Other General Expenses	58,279	55,347
Depreciation	394,448	379,656
Total Operating Expenses	<u>2,630,389</u>	<u>2,612,649</u>
NET OPERATING INCOME (LOSS)	(158,200)	(183,130)
TOTAL NET POSITION, BEGINNING OF YEAR	4,541,065	4,724,195
PRIOR YEAR ADJUSTMENTS	<u>-</u>	<u>-</u>
TOTAL NET POSITION, END OF YEAR	<u>\$ 4,382,865</u>	<u>\$ 4,541,065</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, 2020**

	<u>2020</u>	<u>Memorandum Only 2019</u>
<u>Cash Flows from Operating Activities:</u>		
Cash Receipts from Customers & Other Resources	\$ 2,477,729	\$ 2,422,192
Payments to Suppliers & Employees for Goods & Services	(2,110,188)	(2,222,311)
Tenant Security Deposits Received, Less Refunded	1,707	(93)
Net Cash Provided (Used) by Operating Activities	<u>369,248</u>	<u>199,788</u>
<u>Cash Flows from Capital & Related Financing Activities:</u>		
Additions to Capital Assets	(132,895)	(57,961)
Proceeds from sale of Capital Assets	-	-
Loan Proceeds Received	-	-
Principal Payments on Long-Term Debt	-	-
Interest Expense	-	-
Net Cash Provided (Used) by Capital & Related Financing Activities	<u>(132,895)</u>	<u>(57,961)</u>
<u>Cash Flows from Investing Activities:</u>		
(Increase)Decrease in Investments	(4,319)	(4,056)
Net Cash Provided (Used) by Investing Activities	<u>(4,319)</u>	<u>(4,056)</u>
Net Increase (Decrease) in Cash and Cash Equivalents	232,034	137,771
Cash & Cash Equivalents, Beginning of Year	371,746	233,975
Cash & Cash Equivalents, Prior Year Adjustment	-	-
Cash & Cash Equivalents, End of Year	<u>\$ 603,780</u>	<u>\$ 371,746</u>
<u>Reconciliation of operating income (loss) to net cash provided</u>		
<u>operating activities:</u>		
Net Operating Income (Loss)	\$ (158,200)	\$ (183,130)
Adjustments to reconcile operating income (loss) to net cash provided (used) by operating activities		
Depreciation	394,448	379,656
(Increase)Decrease in Accounts Receivable	5,540	(7,327)
(Increase)Decrease in Prepaid Expenses	(440)	3,672
(Increase)Decrease in Inventory	1,938	97
Increase(Decrease) in Accounts Payable	58,154	(16,828)
Increase(Decrease) in Accrued Liabilities	66,101	23,741
Increase(Decrease) in Tenant Security Deposits	1,707	(93)
Net Cash Provided (Used) by Operating Activities	<u>\$ 369,248</u>	<u>\$ 199,788</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, 2020

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, 2020, 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, 2020

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, 2020

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, 2020, the Authority held deposits of approximately \$1,056,653 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, 2020

- 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 \$420 at September 30, 2020.

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, 2020 is \$394,448.

HOUSING AUTHORITY OF THE CITY OF MIAMI
MIAMI, OKLAHOMA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2020

A summary of the capital assets is as follows:

	Balance at Sept. 30, 2019	Additions	Deductions	Balance at Sept. 30, 2020
Non-depreciable assets:				
Land	\$ 124,728	\$ -	\$ -	\$ 124,728
Construction in Progress	281,176	49,775	(209,204)	121,747
Total non-depreciable assets	<u>405,904</u>	<u>49,775</u>	<u>(209,204)</u>	<u>246,475</u>
Depreciable assets:				
Buildings	9,015,574	200,335	-	9,215,909
Leasehold Improvements	2,394,027	2,759	-	2,396,786
Furniture, Equipment & Machinery - Dwell	395,007	8,552	-	403,559
Furniture, Equipment & Machinery - Admin	201,444	80,678	-	282,122
Total depreciable assets	<u>12,006,052</u>	<u>292,324</u>	<u>-</u>	<u>12,298,376</u>
Less Accum. Depr. for:				
Buildings	6,699,656	262,535	-	6,962,191
Leasehold Improvements	1,316,454	120,773	-	1,437,227
Furniture, Equipment & Machinery - Dwell	395,007	763	-	395,770
Furniture, Equipment & Machinery - Admin	200,770	10,376	-	211,147
Total accumulated depreciation	<u>8,611,887</u>	<u>394,448</u>	<u>-</u>	<u>9,006,335</u>
Total depreciable assets, net	<u>3,394,164</u>	<u>(102,124)</u>	<u>-</u>	<u>3,292,040</u>
Total Capital Assets, Net	<u>\$ 3,800,069</u>	<u>\$ (52,349)</u>	<u>\$ (209,204)</u>	<u>\$ 3,538,515</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 \$37,525.14 and \$27,448.08, respectively for a total of \$64,973.22. Participating employees shall vest in Employer contributions at the rate of twenty percent per each

HOUSING AUTHORITY OF THE CITY OF MIAMI
MIAMI, OKLAHOMA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2020

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 payables are eliminated for presentation of the financial statements.

NOTE 9 - SUBSEQUENT EVENTS

The Authority did not have any subsequent events through February 25, 2021, 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, 2020.

**HOUSING AUTHORITY OF THE CITY OF MIAMI
MIAMI, OKLAHOMA
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
SEPTEMBER 30, 2020**

<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			
Low Rent Public Housing	14.850	OK027	\$ 486,922
Section 8 Housing Choice Vouchers	14.871	OK027	1,110,561
Public Housing Capital Fund Program	14.872	OK027	194,795
Public Housing CARES Act Funding	14.PHC	OK027	9,902
HCV CARES Act Funding	14.HCC	OK027	-
Total			<u>\$ 1,802,180</u>

**HOUSING AUTHORITY OF THE CITY OF MIAMI
MIAMI, OKLAHOMA
NOTES TO THE SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
SEPTEMBER 30, 2020**

NOTE 1 - BASIS OF PRESENTATION

The accompanying Schedule of Expenditures of Federal Awards includes the federal grant activity of the Housing Authority of the City of Miami and is presented on the modified accrual basis of accounting. The information in this schedule is presented in accordance with the requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*. Therefore, some amounts presented in the schedule may differ from amounts presented in, or used in the preparation of, the financial statements.

NOTE 2 - FEDERAL DE MINIMIS INDIRECT COST RATE

The Authority has not elected to use the 10-percent de minimis indirect cost rate allowed under the Uniform Guidance.

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INDEPENDENT AUDITOR'S 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, 2020, 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 25, 2021.

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
Muskogee, Oklahoma

February 25, 2021

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INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR EACH MAJOR FEDERAL PROGRAM AND REPORT ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY UNIFORM GUIDANCE

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 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, 2020. 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 the audit requirements of Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and the Audit Requirements for Federal Awards* (Uniform Guidance), and in accordance with Oklahoma Statutes. Those standards and the Uniform Guidance 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.

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We believe that our audit provides a reasonable basis for our opinion on compliance for each major federal program. However, our audit does 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, 2020.

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 Uniform Guidance, 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

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control over compliance, yet important enough to merit attention by those charged with governance.

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 the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

Kershaw CPA & Associates, P.C.

Kershaw, CPA & Associates, PC
Muskogee, Oklahoma

February 25, 2021

HOUSING AUTHORITY OF THE CITY OF MIAMI
MIAMI, OKLAHOMA
SUMMARY STATUS OF PRIOR AUDIT FINDINGS
SEPTEMBER 30, 2020

The prior report on the audit of the financial statements as of and for the twelve months ended September 30, 2019, contained no findings.

HOUSING AUTHORITY OF THE CITY OF MIAMI
MIAMI, OKLAHOMA
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
FOR THE YEAR ENDED SEPTEMBER 30, 2020

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 2 CFR 200.516(a)?

yes no

Identification of major programs:

#14.871 Housing Choice Vouchers

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

\$750,000

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, 2020

The 2015 Capital Fund Programs was completed during the fiscal year ending September 30, 2020. This program was completed with no budget overruns.

As of September 30, 2020, the 2016, 2017, 2018 & 2019 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, 2020:

2015 Capital Fund Program

OK56P02750115

Classification	Y-T-D	Project		
		To Date	Budget	Variance
1406 Operations	\$ -	\$ 38,180	\$ 41,500	\$ 3,320
1430 Architect & Engineering Fees	-	4,320	-	(4,320)
1450 Site Improvement	-	2,700	500	(2,200)
1460 Dwelling Structures	-	198,604	201,054	2,450
1465.1 Dwelling Equipment	-	-	2,000	2,000
1465.99 Non Depreciable Equipment	-	2,000	-	(2,000)
1470 Nondwelling Structures	-	-	500	500
1475.1 Non Dwelling Equipment	-	-	250	250
Total Capital Grant Cost	\$ -	\$ 245,804	\$245,804	\$ 0
Advances Received	\$ -	\$ 245,804		

2016 Capital Fund Program

OK56P02750116

Classification	Y-T-D	Project		
		To Date	Budget	Variance
1406 Operations	\$ -	\$ 138,005	\$ 13,000	\$ (125,005)
1408 Management Improvements	-	-	36,511	36,511
1410 Administration	-	-	26,079	26,079
1430 Architect & Engineering Fees	-	-	6,000	6,000
1450 Site Improvement	-	-	500	500
1450.99 Site Improvement (Soft Costs)	1,900	2,400	-	(2,400)
1460 Dwelling Structures	48,215	114,198	174,304	60,106
1465.1 Dwelling Equipment	4,285	4,285	3,000	(1,285)
1465.99 Non Depreciable Equipment	-	1,604	-	(1,604)
1470 Nondwelling Structures	-	-	1,000	1,000
1475.1 Non Dwelling Equipment	-	-	399	399
1475.99 Non Depreciable Equipment	-	300	-	(300)
Total Capital Grant Cost	\$ 54,400	\$ 260,793	\$260,793	\$ 0
Advances Received	\$ 59,181	\$ 260,793		

HOUSING AUTHORITY OF THE CITY OF MIAMI
 MIAMI, OKLAHOMA
 STATEMENT AND CERTIFICATION OF CAPITAL FUND PROJECT
 SEPTEMBER 30, 2020

(Continued)

2017 Capital Fund Program

OK56P02750117

Classification	Y-T-D	Project To Date	Budget	Variance
1406 Operations	\$ -	\$ 62,110	\$ 35,909	\$ (26,201)
1408 Management Improvements	-	-	31,400	31,400
1410 Administration	-	-	26,200	26,200
1460 Dwelling Structures	1,269	1,269	-	(1,269)
1475.1 Non Dwelling Equipment	30,000	30,000	-	(30,000)
1475.2 Maint Equipment	-	5,989	-	(5,989)
1480 General Capital Activity	-	-	168,501	168,501
Total Capital Grant Cost	<u>\$ 31,269</u>	<u>\$ 99,368</u>	<u>\$262,010</u>	<u>\$ 162,642</u>
Advances Received	<u>\$ 31,269</u>	<u>\$ 99,368</u>		

2018 Capital Fund Program

OK56P02750118

Classification	Y-T-D	Project To Date	Budget	Variance
1406 Operations	\$ -	\$ 65,000	\$ 65,000	\$ -
1408 Management Improvements	-	-	30,000	30,000
1410 Administration	-	-	20,150	20,150
1460 Dwelling Structures	292	292	-	(292)
1465.1 Dwelling Equipment	4,267	4,267	-	(4,267)
1475.1 Non Dwelling Equipment	7,068	13,178	-	(13,178)
1480 General Capital Activity	-	-	288,133	288,133
Total Capital Grant Cost	<u>\$ 11,626</u>	<u>\$ 82,736</u>	<u>\$403,283</u>	<u>\$ 320,547</u>
Advances Received	<u>\$ 11,626</u>	<u>\$ 82,736</u>		

HOUSING AUTHORITY OF THE CITY OF MIAMI
 MIAMI, OKLAHOMA
 STATEMENT AND CERTIFICATION OF CAPITAL FUND PROJECT
 SEPTEMBER 30, 2020

(Continued)

2019 Capital Fund Program

OK56P02750119

<u>Classification</u>	<u>Y-T-D</u>	<u>Project To Date</u>	<u>Budget</u>	<u>Variance</u>
1406 Operations	\$ 60,000	\$ 60,000	\$ 60,000	\$ -
1408 Management Improvements	-	-	37,500	37,500
1475.1 Non Dwelling Equipment	37,500	37,500	-	(37,500)
1480 General Capital Activity	-	-	294,049	294,049
Total Capital Grant Cost	<u>\$ 97,500</u>	<u>\$ 97,500</u>	<u>\$391,549</u>	<u>\$ 294,049</u>
Advances Received	<u>\$ 97,500</u>	<u>\$ 97,500</u>		

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

Entity Wide Balance Sheet Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 09/30/2020

	Project Total	14.871 Housing Choice Vouchers	14.PHC Public Housing CARES Act Funding	14.HCC HCV CARES Act Funding	Subtotal	ELIM	Total
111 Cash - Unrestricted	\$386,774	\$110,587			\$497,361		\$497,361
112 Cash - Restricted - Modernization and Development		\$0			\$0		\$0
113 Cash - Other Restricted		\$16,414	\$6,372	\$56,807	\$79,593		\$79,593
114 Cash - Tenant Security Deposits	\$26,826	\$0			\$26,826		\$26,826
115 Cash - Restricted for Payment of Current Liabilities		\$0			\$0		\$0
100 Total Cash	\$413,600	\$127,001	\$6,372	\$56,807	\$603,780		\$603,780
121 Accounts Receivable - PHA Projects	\$0	\$0			\$0		\$0
122 Accounts Receivable - HUD Other Projects	\$0	\$0			\$0		\$0
124 Accounts Receivable - Other Government	\$0	\$0			\$0		\$0
125 Accounts Receivable - Miscellaneous	\$0	\$7,500			\$7,500		\$7,500
126 Accounts Receivable - Tenants	\$4,196	\$0			\$4,196		\$4,196
126.1 Allowance for Doubtful Accounts -Tenants	-\$420	\$0			-\$420		-\$420
126.2 Allowance for Doubtful Accounts - Other	\$0	\$0			\$0		\$0
127 Notes, Loans, & Mortgages Receivable - Current	\$0	\$0			\$0		\$0
128 Fraud Recovery	\$737	\$0			\$737		\$737
128.1 Allowance for Doubtful Accounts - Fraud	-\$737	\$0			-\$737		-\$737
129 Accrued Interest Receivable	\$1,530	\$0			\$1,530		\$1,530
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$5,306	\$7,500	\$0	\$0	\$12,806		\$12,806
131 Investments - Unrestricted	\$452,873	\$0			\$452,873		\$452,873
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	\$16,353	\$0			\$16,353		\$16,353
143 Inventories	\$17,448	\$0			\$17,448		\$17,448

Financial Data Schedule

143.1 Allowance for Obsolete Inventories	-\$1,745	\$0			-\$1,745	-\$1,745
144 Inter Program Due From	\$0	\$0			\$0	\$0
145 Assets Held for Sale	\$0	\$0			\$0	\$0
150 Total Current Assets	\$903,835	\$134,501	\$6,372	\$56,807	\$1,101,515	\$1,101,515
161 Land	\$124,728	\$0			\$124,728	\$124,728
162 Buildings	\$9,215,909	\$0			\$9,215,909	\$9,215,909
163 Furniture, Equipment & Machinery - Dwellings	\$403,559	\$0			\$403,559	\$403,559
164 Furniture, Equipment & Machinery - Administration	\$254,859	\$27,263			\$282,122	\$282,122
165 Leasehold Improvements	\$2,396,786	\$0			\$2,396,786	\$2,396,786
166 Accumulated Depreciation	-\$8,979,073	-\$27,263			-\$9,006,336	-\$9,006,336
167 Construction in Progress	\$121,747	\$0			\$121,747	\$121,747
168 Infrastructure	\$0	\$0			\$0	\$0
160 Total Capital Assets, Net of Accumulated Depreciation	\$3,538,515	\$0	\$0	\$0	\$3,538,515	\$3,538,515
171 Notes, Loans and Mortgages Receivable - Non-Current	\$0	\$0			\$0	\$0
172 Notes, Loans, & Mortgages Receivable - Non Current - Past Due	\$0	\$0			\$0	\$0
173 Grants Receivable - Non Current	\$0	\$0			\$0	\$0
174 Other Assets	\$0	\$0			\$0	\$0
176 Investments in Joint Ventures	\$0	\$0			\$0	\$0
180 Total Non-Current Assets	\$3,538,515	\$0	\$0	\$0	\$3,538,515	\$3,538,515
200 Deferred Outflow of Resources	\$0	\$0			\$0	\$0
290 Total Assets and Deferred Outflow of Resources	\$4,442,350	\$134,501	\$6,372	\$56,807	\$4,640,030	\$4,640,030
311 Bank Overdraft	\$0	\$0			\$0	\$0
312 Accounts Payable <= 90 Days	\$70,737	\$1,317			\$72,054	\$72,054
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	\$2,137	\$476			\$2,613	\$2,613
324 Accrued Contingency Liability	\$0	\$0			\$0	\$0
325 Accrued Interest Payable	\$0	\$0			\$0	\$0
331 Accounts Payable - HUD PHA Programs	\$0	\$0			\$0	\$0

Financial Data Schedule

332 Account Payable - PHA Projects	\$0	\$0			\$0	\$0
333 Accounts Payable - Other Government	\$34,678	\$0			\$34,678	\$34,678
341 Tenant Security Deposits	\$26,823	\$0			\$26,823	\$26,823
342 Unearned Revenue	\$4,841	\$0	\$6,372	\$56,807	\$68,020	\$68,020
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	\$29,455	\$0			\$29,455	\$29,455
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	\$168,671	\$1,793	\$6,372	\$56,807	\$233,643	\$233,643
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	\$19,237	\$4,285			\$23,522	\$23,522
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	\$19,237	\$4,285	\$0	\$0	\$23,522	\$23,522
300 Total Liabilities	\$187,908	\$6,078	\$6,372	\$56,807	\$257,165	\$257,165
400 Deferred Inflow of Resources	\$0	\$0			\$0	\$0
508.4 Net Investment in Capital Assets	\$3,538,515	\$0			\$3,538,515	\$3,538,515
511.4 Restricted Net Position	\$0	\$16,414			\$16,414	\$16,414
512.4 Unrestricted Net Position	\$715,927	\$112,009	\$0	\$0	\$827,936	\$827,936
513 Total Equity - Net Assets / Position	\$4,254,442	\$128,423	\$0	\$0	\$4,382,865	\$4,382,865

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

Entity Wide Revenue and Expense Summary

Submission Type: Audited/Single Audit

Fiscal Year End: 09/30/2020

	Project Total	14.871 Housing Choice Vouchers	14.PHC Public Housing CARES Act Funding	14.HCC HCV CARES Act Funding	Subtotal	ELIM	Total
70300 Net Tenant Rental Revenue	\$618,973	\$0			\$618,973		\$618,973
70400 Tenant Revenue - Other	\$16,532	\$0			\$16,532		\$16,532
70500 Total Tenant Revenue	\$635,505	\$0	\$0	\$0	\$635,505	\$0	\$635,505
70600 HUD PHA Operating Grants	\$548,822	\$1,110,561	\$9,902		\$1,669,285		\$1,669,285
70610 Capital Grants	\$132,895	\$0			\$132,895		\$132,895
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	\$10,689	\$144			\$10,833		\$10,833
71200 Mortgage Interest Income	\$0	\$0			\$0		\$0
71300 Proceeds from Disposition of Assets Held for Sale	\$0	\$0			\$0		\$0
71310 Cost of Sale of Assets	\$0	\$0			\$0		\$0
71400 Fraud Recovery	\$0	\$4,484			\$4,484		\$4,484
71500 Other Revenue	\$19,187	\$0			\$19,187		\$19,187
71600 Gain or Loss on Sale of Capital Assets	\$0	\$0			\$0		\$0
72000 Investment Income - Restricted	\$0	\$0			\$0		\$0
70000 Total Revenue	\$1,347,098	\$1,115,189	\$9,902	\$0	\$2,472,189	\$0	\$2,472,189

Financial Data Schedule

91100 Administrative Salaries	\$163,157	\$73,182	\$4,690		\$241,029		\$241,029
91200 Auditing Fees	\$3,000	\$2,100			\$5,100		\$5,100
91300 Management Fee	\$0	\$0			\$0		\$0
91310 Book-keeping Fee	\$0	\$0			\$0		\$0
91400 Advertising and Marketing	\$1,551	\$0			\$1,551		\$1,551
91500 Employee Benefit contributions - Administrative	\$49,450	\$31,767			\$81,217		\$81,217
91600 Office Expenses	\$9,340	\$3,941			\$13,281		\$13,281
91700 Legal Expense	\$0	\$0			\$0		\$0
91800 Travel	\$577	\$1,162			\$1,739		\$1,739
91810 Allocated Overhead	\$0	\$0			\$0		\$0
91900 Other	\$10,654	\$7,788			\$18,442		\$18,442
91000 Total Operating - Administrative	\$237,729	\$119,940	\$4,690	\$0	\$362,359	\$0	\$362,359
92000 Asset Management Fee	\$0	\$0			\$0		\$0
92100 Tenant Services - Salaries	\$36,358	\$0			\$36,358		\$36,358
92200 Relocation Costs	\$0	\$0			\$0		\$0
92300 Employee Benefit Contributions - Tenant Services	\$7,522	\$0			\$7,522		\$7,522
92400 Tenant Services - Other	\$0	\$0			\$0		\$0
92500 Total Tenant Services	\$43,880	\$0	\$0	\$0	\$43,880	\$0	\$43,880
93100 Water	\$46,412	\$0			\$46,412		\$46,412
93200 Electricity	\$154,699	\$0			\$154,699		\$154,699
93300 Gas	\$23,337	\$0			\$23,337		\$23,337
93400 Fuel	\$0	\$0			\$0		\$0
93500 Labor	\$0	\$0			\$0		\$0
93600 Sewer	\$47,743	\$0			\$47,743		\$47,743
93700 Employee Benefit Contributions - Utilities	\$0	\$0			\$0		\$0
93800 Other Utilities Expense	\$0	\$0			\$0		\$0
93000 Total Utilities	\$272,191	\$0	\$0	\$0	\$272,191	\$0	\$272,191
94100 Ordinary Maintenance and Operations - Labor	\$179,018	\$0			\$179,018		\$179,018
94200 Ordinary Maintenance and Operations - Materials and Other	\$47,158	\$0	\$4,210		\$51,368		\$51,368
94300 Ordinary Maintenance and Operations Contracts	\$140,260	\$0	\$1,002		\$141,262		\$141,262
94500 Employee Benefit Contributions - Ordinary Maintenance	\$55,567	\$0			\$55,567		\$55,567
94000 Total Maintenance	\$422,003	\$0	\$5,212	\$0	\$427,215	\$0	\$427,215

Financial Data Schedule

95100 Protective Services - Labor	\$0	\$0			\$0		\$0
95200 Protective Services - Other Contract Costs	\$17,004	\$0			\$17,004		\$17,004
95300 Protective Services - Other	\$0	\$0			\$0		\$0
95500 Employee Benefit Contributions - Protective Services	\$0	\$0			\$0		\$0
95000 Total Protective Services	\$17,004	\$0	\$0	\$0	\$17,004	\$0	\$17,004
96110 Property Insurance	\$53,394	\$0			\$53,394		\$53,394
96120 Liability Insurance	\$5,674	\$0			\$5,674		\$5,674
96130 Workmen's Compensation	\$7,527	\$1,959			\$9,486		\$9,486
96140 All Other Insurance	\$23,287	\$0			\$23,287		\$23,287
96100 Total insurance Premiums	\$89,882	\$1,959	\$0	\$0	\$91,841	\$0	\$91,841
96200 Other General Expenses	\$0	\$977			\$977		\$977
96210 Compensated Absences	\$0	\$0			\$0		\$0
96300 Payments in Lieu of Taxes	\$34,678	\$0			\$34,678		\$34,678
96400 Bad debt - Tenant Rents	\$22,624	\$0			\$22,624		\$22,624
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	\$57,302	\$977	\$0	\$0	\$58,279	\$0	\$58,279
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	\$0
96900 Total Operating Expenses	\$1,139,991	\$122,876	\$9,902	\$0	\$1,272,769	\$0	\$1,272,769

Financial Data Schedule

97000 Excess of Operating Revenue over Operating Expenses	\$207,107	\$992,313	\$0	\$0	\$1,199,420	\$0	\$1,199,420
97100 Extraordinary Maintenance	\$0	\$0			\$0		\$0
97200 Casualty Losses - Non-capitalized	\$0	\$0			\$0		\$0
97300 Housing Assistance Payments	\$0	\$963,172			\$963,172		\$963,172
97350 HAP Portability-In	\$0	\$0			\$0		\$0
97400 Depreciation Expense	\$394,448	\$0			\$394,448		\$394,448
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	\$1,534,439	\$1,086,048	\$9,902	\$0	\$2,630,389	\$0	\$2,630,389
10010 Operating Transfer In	\$60,000	\$0			\$60,000	-\$60,000	\$0
10020 Operating transfer Out	-\$60,000	\$0			-\$60,000	\$60,000	\$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	\$0
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	-\$187,341	\$29,141	\$0	\$0	-\$158,200	\$0	-\$158,200

11020	Required Annual Debt Principal Payments	\$0	\$0	\$0	\$0	\$0	\$0
11030	Beginning Equity	\$4,441,783	\$99,282	\$0	\$0	\$4,541,065	\$4,541,065
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	\$0	\$112,009			\$112,009	\$112,009
11180	Housing Assistance Payments Equity		\$16,414			\$16,414	\$16,414
11190	Unit Months Available	2572	2571			5143	5143
11210	Number of Unit Months Leased	2247	2528			4775	4775
11270	Excess Cash	\$608,268				\$608,268	\$608,268
11610	Land Purchases	\$0				\$0	\$0
11620	Building Purchases	\$49,775				\$49,775	\$49,775
11630	Furniture & Equipment - Dwelling Purchases	\$8,552				\$8,552	\$8,552
11640	Furniture & Equipment - Administrative Purchases	\$74,568				\$74,568	\$74,568
11650	Leasehold Improvements Purchases	\$0				\$0	\$0
11660	Infrastructure Purchases	\$0				\$0	\$0
13510	CFFP Debt Service Payments	\$0				\$0	\$0
13901	Replacement Housing Factor Funds	\$0				\$0	\$0