

**WILLIAMS METROPOLITAN HOUSING AUTHORITY
BRYAN, OHIO**

**REPORT ON EXAMINATION OF FINANCIAL
STATEMENTS AND SUPPLEMENTAL DATA FOR THE
YEAR ENDED MARCH 31, 2001**

J. E. Slaybaugh & Associates, Inc.
Certified Public Accountant
12 East Main Street
Lexington, Ohio 44904



STATE OF OHIO
OFFICE OF THE AUDITOR

JIM PETRO, AUDITOR OF STATE

35 North Fourth Street,
1st Floor
Columbus, Ohio 43215
Telephone 614-466-4514
800-282-0370
Facsimile 614-728-7398
www.auditor.state.oh.us

Williams Metropolitan Housing Authority
1044 Chelsea Avenue
Napoleon, Ohio 43545-1202

We have reviewed the Independent Auditor's Report of the Williams Metropolitan Housing Authority, Williams County, prepared by J. E. Slaybaugh & Associates, Inc., for the audit period April 1, 2000 through March 31, 2001. Based upon this review, we have accepted these reports in lieu of the audit required by Section 117.11, Revised Code. The Auditor of State did not audit the accompanying financial statements and, accordingly, we are unable to express, and do not express an opinion on them.

Our review was made in reference to the applicable sections of legislative criteria, as reflected by the Ohio Constitution, and the Revised Code, policies, procedures and guidelines of the Auditor of State, regulations and grant requirements. The Williams Metropolitan Housing Authority is responsible for compliance with these laws and regulations.

JIM PETRO
Auditor of State

October 15, 2001

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WILLIAMS METROPOLITAN HOUSING AUTHORITY
BRYAN, OHIO

MARCH 31, 2001

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J. E. Slaybaugh & Associates, Inc.

*12 East Main Street
Lexington, Ohio 44904*

*Member AICPA
Member OSCPA*

*John E. Slaybaugh III
Certified Public Accountant*

INDEPENDENT AUDITOR'S REPORT

Board of Commissioners
Williams Metropolitan Housing Authority
Bryan, Ohio

We have audited the accompanying balance sheet of the Williams Metropolitan Housing Authority, Bryan, Ohio, as of and for the year ended March 31, 2001, and the related statements of revenues, expenses, equity, and cash flows for the year then ended. These financial statements are the responsibility of the Authority's management. Our responsibility is to express an opinion on these financial statements based on our audit.

We conducted our audit in accordance with generally accepted auditing standards and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Williams Metropolitan Housing Authority as of March 31, 2001, and the results of its operations and the cash flows for the year then ended in conformity with generally accepted accounting principles.

In accordance with *Government Auditing Standards*, we have also issued a report dated August 31, 2001, on our consideration of Williams Metropolitan Housing Authority's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts and grants. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* and should be read in conjunction with this report in considering the results of our audit.

Our audit was conducted for the purpose of forming an opinion on the financial statements taken as a whole. The supplemental financial data schedules accompanying the financial statements are not necessary for fair presentation of the financial position, results of operations, and cash flows of the Authority in conformity with accounting principles generally accepted in the United States of America. The supplemental schedules listed in the table of contents are presented only for purposes of additional analysis and are not a required part of the financial statements. Such schedules have been subjected to the auditing procedures applied in the audit of the financial statements and, in our opinion, are fairly stated, in all material respects, in relation to the financial statements taken as a whole.

Our audit was made for the purpose of forming an opinion on the financial statements of Williams Metropolitan Housing Authority, taken as a whole. The accompanying schedule of expenditures of federal awards, as required by *U.S. Office of Management and Budget Circular A-133, Audits of States, Local Governments and Non-Profit Organizations*, and is not a required part of the financial statements. The information in that Schedule has been subjected to the auditing procedures applied in the audit of the financial statements, and in our opinion, is stated fairly, in all material respects, in relation to the financial statements taken as a whole.

J. E. Slaybaugh & Associates, Inc.

J.E. Slaybaugh & Associates, Inc.
August 31, 2001

WILLIAMS METROPOLITAN HOUSING AUTHORITY
 BRYAN, OHIO
 BALANCE SHEET
 March 31, 2001

ASSETS

Current Assets

Cash and Cash Equivalents	\$	52,769
Investments-Unrestricted		12,880
Accounts Receivable- HUD Projects		8,904
Accounts Receivable-Fraud Recovery- Net of doubtful accounts		3,754
Prepaid Expenses		<u>2,376</u>
 Total Current Assets		 80,683
 Property and Equipment - Net of \$ 5,969 Accumulated Depreciation		 <u>20,483</u>
 Total Assets	 \$	 <u><u>101,166</u></u>

LIABILITIES AND EQUITY

Current Liabilities

Accounts Payable- Vendors	\$	4,637
Accrued Wages and Payroll Taxes		369
Accrued Compensated Absences		8,646
Deferred Revenues		<u>38,254</u>
 Total Current Liabilities		 51,906
 Total Non-current Liabilities		 <u>3,754</u>
 Total Liabilities		 <u>55,660</u>
 Equity		
Contributed Capital		757
Retained Earnings		<u>44,749</u>
 Total Equity		 <u>45,506</u>
 Total Liabilities and Equity	 \$	 <u><u>101,166</u></u>

The accompanying notes are an integral part of these financial statements.

WILLIAMS METROPOLITAN HOUSING AUTHORITY
 BRYAN, OHIO
 STATEMENT OF REVENUES, EXPENSES AND CHANGES IN EQUITY
 FOR THE YEAR ENDED MARCH 31, 2001

<u>Revenue</u>	
HUD Grants	\$ 434,221
Investment Income-Unrestricted	1,401
Fraud Recovery	133
Gain(Loss) on sale of fixed assets	<u>40</u>
 Total Revenue	 435,795
<u>Expenses (before depreciation)</u>	
Housing Assistance Payments	357,404
Administrative Salaries	19,007
Other Administrative Expense	38,351
Compensated Absences	7,014
Employee Benefits	4,808
Material and Labor- Maintenance	2,276
General Expenses	<u>1,955</u>
 Total Expenses	 430,815
 Income (Loss) before Depreciation & Other Costs	 4,980
Depreciation	<u>2,672</u>
 Operating Income (Loss)	 2,308
 Equity - Beginning of Year	 <u>43,198</u>
 Total Equity - End of Year	 <u>\$ 45,506</u>

The accompanying notes are an integral part of these financial statements.

WILLIAMS METROPOLITAN HOUSING AUTHORITY
 BRYAN, OHIO
 STATEMENT OF CASH FLOWS
 FOR THE YEAR ENDED MARCH 31, 2001

<u>Cash Flows from Operating Activities</u>	
Operating Income (Loss)	\$ 2,308
Adjustments to reconcile Operating Income(Loss) to Net Cash Provided By Operating Activities:	
Depreciation	2,672
Changes in Operating Assets and Liabilities that Increase (Decrease) Cash Flows:	
Accounts Receivable- Fraud	(2,280)
Accounts Receivable- HUD	1,136
Accounts Receivable - Other	569
Investments- Unrestricted	13,158
Prepaid Expenses	(1,436)
Accounts Payable- Vendor	4,194
Accounts Payable-HUD	(47,217)
Accrued Wages & Taxes Payable	255
Accrued Compensated Absences	8,068
Deferred Revenues	5,910
Other Non-current liabilities	2,280
Asset Disposal	<u>(10,823)</u>
Total Adjustments	<u>(23,514)</u>
Net Cash (Used) Provided By Operating Activities	<u>(21,206)</u>
<u>Cash Flows from Investing Activities</u>	
Change in Property and Equipment	<u>(11,575)</u>
Net Cash (Used) Provided By Investing Activities	<u>(11,575)</u>
Increase (Decrease) In Cash and Cash Equivalents	(32,781)
Cash and Cash Equivalents - Beginning of Year	<u>85,550</u>
Cash and Cash Equivalents - End of Year	<u>\$ 52,769</u>

The accompanying notes are an integral part of these financial statements.

WILLIAMS METROPOLITAN HOUSING AUTHORITY
BRYAN, OHIO
NOTES TO FINANCIAL STATEMENTS
YEAR ENDED MARCH 31, 2001

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Reporting Entity

The Williams Metropolitan Housing Authority (WMHA or Authority) was created under the Ohio Revised Code Section 3735.27 to engage in the acquisition, development, leasing and administration of a low-rent housing program. An Annual Contributions Contract (ACC) was signed by the Williams Metropolitan Housing Authority and the U.S. Department of Housing and Urban Development (HUD), under the provisions of the United States Housing Act of 1937 (42 U.S.C. 1437) Section 1.1. The Authority was also created in accordance with state law to eliminate housing conditions which are detrimental to the public peace, health, safety, morals, or welfare by purchasing, acquiring, constructing, maintaining, operating, improving, extending, and repairing housing facilities.

The nucleus of the financial reporting entity as defined by the Governmental Accounting Standards Board (GASB) Statement No. 14 is the "primary government." A fundamental characteristic of a primary government is that it is fiscally independent entity. In evaluating how to define the financial reporting entity, management has considered all potential component units. A component unit is a legally separate entity for which the primary government is financially accountable. The criteria of financial accountability is the ability of the primary government to impose its will upon the potential component unit. These criteria were considered in determining the reporting entity.

Basis of Accounting

The accompanying combined financial statements have been prepared on the accrual basis of accounting, whereby revenues and expenses are recognized in the period earned or incurred. All transactions are accounted for in a single enterprise fund.

Pursuant to GASB Statement No. 20, Accounting and Financial Reporting for Proprietary Funds and Other Governmental Entities That Use Proprietary Fund Accounting, the Authority follows GASB guidance as applicable to proprietary funds and Financial Accounting Standards Board Statements and Interpretations, Accounting Principles Board Opinions, and Accounting Research Bulletins issued on or before November 30, 1989 that do not conflict with or contradict GASB pronouncements.

WILLIAMS METROPOLITAN HOUSING AUTHORITY
BRYAN, OHIO
NOTES TO FINANCIAL STATEMENTS
YEAR ENDED MARCH 31, 2001

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, Continued

Use of Estimates

The preparation of financial statements in accordance with generally accepted accounting principles 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 financial statements, and the reported amounts of revenues expenses during the reporting period. Actual results could differ from those estimates.

Cash and Cash Equivalents

The Authority considers all highly liquid investments (including restricted assets) with a maturity of three months or less when purchased to be cash equivalents.

Property and Equipment

Property and Equipment is recorded at cost. Costs that materially add to the productive capacity or extend the life of an asset are capitalized while maintenance and repair costs are expensed as incurred.

Useful Lives

Equipment	7 Years
Auto	5 Years

Depreciation is recorded on the straight-line method.

WILLIAMS METROPOLITAN HOUSING AUTHORITY
BYRAN, OHIO
NOTES TO FINANCIAL STATEMENTS
YEAR ENDED MARCH 31, 2001

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, continued

Investments

Investments are stated at fair value. Cost-based measures of fair value were applied to nonnegotiable certificates of deposit and money market investments.

NOTE 2 - CASH AND INVESTMENTS

Cash

State statutes classify monies held by the Authority into three categories.

Active deposits are public deposits necessary to meet demands on the treasury. Such monies must be maintained either as cash in the Authority's Treasury, in commercial accounts payable or withdrawable on demand, including negotiable order of withdrawal (NOW) accounts, or in money market deposit accounts.

Inactive deposits are public deposits that the Authority has identified as not required for use within the current two year period of designation of depositories. Inactive deposits must either be evidenced by certificates of deposit maturing not later than the end of the current period of designation of depositories, or by savings or deposit accounts including, but not limited to passbook accounts.

Interim deposits are deposits of interim monies. Interim monies are those monies which are not needed for immediate use but which will be needed before the end of the current period of designation of depositories. Interim deposits must be evidenced by time certificates of deposit maturing not more than one year from the date of deposit or by savings or deposit accounts including passbook accounts.

Protection of Authority's deposits is provided by the Federal Deposit Insurance Corporation (FDIC) by eligible securities pledged by the financial institution as security for repayment, by surety company bonds deposited with the treasurer by the financial institution or by a single collateral pool established by the financial institution to secure the repayment of all public monies deposited with the institution.

WILLIAMS METROPOLITAN HOUSING AUTHORITY
 BRYAN, OHIO
 NOTES TO FINANCIAL STATEMENTS
 YEAR ENDED MARCH 31, 2001

NOTE 2 - CASH AND INVESTMENTS, continued

The Authority's deposits are categorized to give an indication of the level of risk assumed by the entity at year end. Category 1 includes deposits that are insured or collateralized with securities held by the Authority or its safekeeping agent in the Authority's name. Category 2 includes uninsured deposits collateralize with securities held by the pledging financial institution's trust department or safekeeping agent in the Authority's name. Category 3 includes uninsured and uncollateralized with securities held by the pledging institution, or by its trust department or safekeeping agent, but not in the Authority's name.

The following show the Authority's deposits (bank balances) in each category:

Category 1 . . . \$ 68,346 was covered by federal depository insurance.
 Category 2. . . none

Book Balances at March 31, 2001, were as follows:	Section 8 Vouchers
Cash	\$ 52,769
Investments	<u>12,880</u>
Total	<u>\$ 65,649</u>

Investments

HUD, State Statute and Board Resolutions authorize the Authority to invest in obligations of U.S. Treasury, agencies and instrumentalities, certificates of deposit, repurchase agreements, money market deposit accounts, municipal depository fund, super NOW accounts, sweep accounts, separate trading of registered interest and principal of securities, mutual funds, bonds and other obligations of this State, and the State Treasurer's investment pool. Investments in stripped principal or interest obligations, reverse repurchase agreements and derivatives are prohibited. The issuance of taxable notes for the purpose of arbitrage, the use of leverage and short selling are also prohibited. An investment must mature within five years from the date of purchase unless matched to a specific obligation or debt of the Authority, and must be purchased with the expectation that it will be held to ma maturity. Investments may only be made through specified dealers and institutions. Payment for investments may be made only upon delivery of the securities representing the investments to the treasurer or, if the securities are not represented by a certificate, upon receipt of conformation of transfer from the custodian.

WILLIAMS METROPOLITAN HOUSING AUTHORITY
BYRAN, OHIO
NOTES TO FINANCIAL STATEMENTS
YEAR ENDED MARCH 31, 2001

NOTE 2 - CASH AND INVESTMENTS, Continued

The Authority's investments are categorized to give an indication of the level of risk assumed by the entity at year-end. Category A includes investments that are insured or registered or for which the securities are held by the Authority or its agent in the Authority's name. Category B includes uninsured and unregistered investments for which the securities are held by the counterparty's Trust department or agent in the Authority's name. Category C includes uninsured and unregistered investments for which securities are held by the counterparty or its Trust department but not in the Authority's name.

The Authority's nonnegotiable certificates of deposit are classified as investments on the balance sheet but are considered as deposits for GASB 3 purposes. Therefore, the categories described above do not apply.

NOTE 3 - PROPERTY AND EQUIPMENT

A summary of property and equipment at March 31, 2001, by class is as follows:

Furniture, Equipment- Administrative	Beginning	\$	14,877
	Purchases		22,398
	Disposal of Equipment		<u>(10,823)</u>
	Ending		26,452
Less Accumulated Depreciation			<u>(5,969)</u>
Net Property and Equipment		\$	<u>20,483</u>

WILLIAMS METROPOLITAN HOUSING AUTHORITY
 BRYAN, OHIO
 NOTES TO FINANCIAL STATEMENTS
 YEAR ENDED MARCH 31, 2001

NOTE 4 - ADMINISTRATIVE FEE

The Authority receives an "administrative fee" as part of the annual contribution from HUD to cover the costs (including overhead) of administering the Section 8 Housing Assistance Payments (HAP) Programs. The fee is a percentage of a HUD determined base rate for each unit per month under HAP contracts. The rates are as follows:

A. Vouchers

Units per month x \$ 38.77/unit - April to Sept
 Units per month x \$ 40.35/unit - Oct to March

NOTE 5 - RETIREMENT AND OTHER BENEFIT PLANS

The employees of the Authority are covered by the Public Employees Retirement System of Ohio (PERS), a statewide cost-sharing multiple-employer deferred benefit pension plan. PERS provides retirement and disability benefits, annual cost-of-living adjustments, death benefits to plan members and beneficiaries. The authority to establish and amend benefits is provided by the state statute per Chapter 145 of the Ohio Revised Code. PERS issues a publicly available financial report. Interested parties may obtain a copy by making a written request to 277 E. Town Street, Columbus, OH 43215-4642 or by calling (614) 466-2085.

The Ohio Revised Code provides statutory authority for employee and employer contributions. The employee contribution rate is 8.50% of qualifying gross wages for all employees. The total 2001 employer contribution rate was 13.55% of covered payroll. Required employer contributions are equal to 100% of the dollar amount billed to each employer and must be extracted from the employer's records. The Authority's contributions to P.E.R.S. for the years ending March 31, were as follows:

	Contribution	%
3/31/01	\$ 2,093	13.55%
3/31/00	\$ 1,994	13.55%
3/31/99	\$ 2,510	13.55%

All required contributions were made prior to each of those fiscal year ends. PERS of Ohio provides post-retirement health care coverage to age and service retirants with 10 or more years of qualifying Ohio service credit and to primary survivor recipients of such retirants. Health care coverage for disability recipients is available. The health care coverage provided by the retirement system is considered an Other Post-employment Benefit (OPEB) as described in GASB Statement No. 12. A portion of each employer's contribution to PERS is set aside for the funding of post retirement health care. The Ohio Revised Code provides statutory authority for employee and employer contributions. The 2001 employer contribution rate for state employers was 10.84 % of covered payroll: 4.3 % was the portion that was used to fund health care for the year, under the new calculation methodology effective January 1, 1998. Under the prior method, which was actuarially based, accrued liabilities and normal cost rates were computed to determine the amount of employer contributions necessary to fund OPEB. OPEB is financed through employer contributions and investment earnings and is expected to be sufficient to sustain the program indefinitely. The number of benefit recipients eligible for OPEB at March 31, 2001, was 401,339.

WILLIAMS METROPOLITAN HOUSING AUTHORITY
BRYAN, OHIO
NOTES TO FINANCIAL STATEMENTS
YEAR ENDED MARCH 31, 2001

NOTE 6- COMPENSATED ABSENCES

Vacation and sick leave policies are established by the Board of Commissioners based on local and state laws.

Employees are entitled to two weeks annual leave and three weeks after completing five years of consecutive employment, and four weeks after fifteen years of service.

Sick leave is accumulated at the rate of 1.25 days per month accumulated indefinitely.

At March 31, 2001, \$ 8,646 was accrued by the Authority for unused vacation and sick time.

NOTE 7 - INSURANCE

The Housing Authority maintains comprehensive insurance coverage with private carriers for health care, real property, and building contents.

There was no significant reduction in coverages and no settlements exceeded insurance coverage during the past three years.

NOTE 8 - CONTINGENCIES

Litigation and Claims

In the normal course of operations, the Authority may be subject to litigation and claims. At March 31, 2001 the Authority was involved in no matters management believes would have a material effect on the financial statements.

WILLIAMS METROPOLITAN HOUSING AUTHORITY
BRYAN, OHIO
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE YEAR ENDED MARCH 31, 2001

<u>Federal Grantor/Program Title</u>	<u>Federal CFDA Number</u>	<u>Expenditures For The Year Ended</u>
<u>U.S. Department of Housing and Urban Development</u>		
Section 8 Rental Voucher Program:	14.855	<u>434,221</u>
Total Federal Awards Expended		<u>\$ 434,221</u>

NOTE: This schedule has been prepared on the accrual basis of accounting.

See Independent Auditors' Report

WILLIAMS METROPOLITAN HOUSING AUTHORITY
 Supplemental Financial Data Schedule
 Balance Sheet
 As of March 31, 2001

	Section 8 Rental Vouchers <u>14,855</u>	<u>TOTAL</u>
ASSETS		
Current Assets		
Cash-unrestricted	<u>52,769</u>	<u>52,769</u>
Total cash	<u>52,769</u>	<u>52,769</u>
Accounts and notes receivables		
Accounts receivable-HUD other projects	8,904	8,904
Accounts receivable-Fraud Recovery	4,171	4,171
Allowance for doubtful accounts-Fraud Recovery	<u>(417)</u>	<u>(417)</u>
Total receivables, net of allowances for uncollectibles	<u>12,658</u>	<u>12,658</u>
Current Investments		
Investments-Unrestricted	12,880	12,880
Prepaid expenses and other assets	2,376	2,376
Total investments	<u>15,256</u>	<u>15,256</u>
Total current assets	<u>80,683</u>	<u>80,683</u>
Noncurrent assets		
Furniture, equipment and machinery-admin.	26,452	26,452
Accumulated depreciation	<u>(5,969)</u>	<u>(5,969)</u>
Total fixed assets, net of accum depreciation	<u>20,483</u>	<u>20,483</u>
Total non-current assets	<u>20,483</u>	<u>20,483</u>
Total assets	<u>101,166</u>	<u>101,166</u>

See Independent Auditors' Report

WILLIAMS METROPOLITAN HOUSING AUTHORITY
 Supplemental Financial Data Schedule
 Balance Sheet, Continued
 As of March 31, 2001

	Section 8 Vouchers	TOTAL
LIABILITIES AND EQUITY		
Current liabilities		
Accounts payable < 90 days	4,637	4,637
Accrued wages/payroll taxes payable	369	369
Accrued compensated absences	8,646	8,646
Deferred Revenues	38,254	38,254
Total current liabilities	<u>51,906</u>	<u>51,906</u>
Non-current liabilities		
Non-current liabilities-other	3,754	3,754
Total non-current liabilities	<u>3,754</u>	<u>3,754</u>
Total Liabilities	<u>55,660</u>	<u>55,660</u>
Equity		
Net HUD PHA contributions	757	757
Undesignated fund balance/retained earnings	44,749	44,749
Total equity	<u>45,506</u>	<u>45,506</u>
Total liabilities & equity	<u>101,166</u>	<u>101,166</u>

See Independent Auditors' Report

**WILLIAMS METROPOLITAN HOUSING AUTHORITY
BRYAN, OHIO
SCHEDULE OF REVENUE AND EXPENSE BY PROGRAM
FOR THE YEAR ENDED MARCH 31, 2001**

	Section 8 Rental Vouchers	
REVENUE	<u>Program</u>	<u>Total</u>
HUD Grants	\$ 434,221	\$ 434,221
Investment Income-Unrestricted	1,401	1,401
Fraud Recovery	133	133
Gain/Loss on Fixed Assets	<u>40</u>	<u>40</u>
Total Revenue	435,795	435,795
EXPENSES		
Housing Assistance Payments	357,404	357,404
Administrative Salaries	19,007	19,007
Other Administrative Expense	38,351	38,351
Compensated Absences	7,014	7,014
Employee Benefit Contributions	4,808	4,808
Material and Labor-Maintenance	2,276	2,276
General Expenses	<u>1,955</u>	<u>1,955</u>
Total Expenses	<u>430,815</u>	<u>430,815</u>
Income (Loss) before		
Depreciation & Other Costs	4,980	4,980
Depreciation	<u>2,672</u>	<u>2,672</u>
Operating Income (Loss)	<u>\$ 2,308</u>	<u>\$ 2,308</u>

See Independent Auditors' Report

WILLIAMS METROPOLITAN HOUSING AUTHORITY
BRYAN, OHIO
SCHEDULE OF ACTIVITY
MARCH 31, 2001

The PHA had 152 units under management.

<u>Management</u>	<u>Units</u>
Section 8 Rental Vouchers Program	<u>152</u>
TOTAL	<u>152</u>

PRIOR AUDIT FINDINGS

THERE WERE NO PRIOR YEAR AUDIT FINDINGS

See Independent Auditors' Report

J. E. Slaybaugh & Associates, Inc.

*12 East Main Street
Lexington, Ohio 44904*

*Member AICPA
Member OSCPA*

*John E. Slaybaugh III
Certified Public Accountant*

INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE AND ON INTERNAL CONTROL
OVER FINANCIAL REPORTING BASED ON AN AUDIT OF FINANCIAL STATEMENTS
PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

Board of Commissioners
Williams Metropolitan Housing Authority
Byran, Ohio

We have audited the financial statements of Williams Metropolitan Housing Authority, Byran, Ohio, as of and for the year ended March 31, 2001, and have issued our report thereon dated August 31, 2001. We conducted our audit in accordance with generally accepted auditing standards and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States.

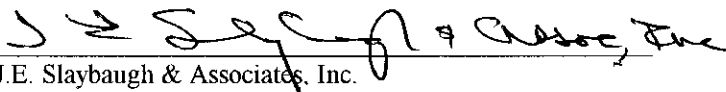
Compliance

As part of obtaining reasonable assurance about whether Williams Metropolitan Housing Authority's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grants, 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 that are required to be reported under *Government Auditing Standards*.

Internal Control Over Financial Reporting

In planning and performing our audit, we considered Williams Metropolitan Housing Authority's internal control over financial reporting in order to determine our auditing procedures for the purpose of expressing our opinion on the financial statements and not to provide assurance on the internal control over financial reporting. Our consideration of the internal control over financial reporting would not necessarily disclose all matters in the internal control over financial reporting that might be material weaknesses. A material weakness is a condition in which the design or operation of one or more of the internal control components does not reduce to a relatively low level the risk that misstatements in amounts that would be material in relation to the financial statements being audited may occur and not be detected within a timely period by employees in the normal course of performing their assigned functions. We noted no matters involving the internal control over financial reporting and its operation that we consider to be material weaknesses.

This report is intended for the information and use of management and the Department of Housing and Urban Development and is not intended to be and should not be used by anyone other than these specified parties.



J.E. Slaybaugh & Associates, Inc.
Lexington, Ohio
August 31, 2001

J. E. Slaybaugh & Associates, Inc.

*12 East Main Street
Lexington, Ohio 44904*

*Member AICPA
Member OSCPA*

*John E. Slaybaugh III
Certified Public Accountant*

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

Board of Commissioners
Williams Metropolitan Housing Authority
Bryan, Ohio

Compliance

We have audited the compliance of Williams Metropolitan Housing Authority with the types of compliance requirements described in the *U. S. Office of Management and Budget (OMB) Circular A-133 Compliance Supplement* that are applicable to each of its major federal programs for the year ended March 31, 2000. Williams Metropolitan Housing Authority's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings. Compliance with the requirements of laws, regulations contracts and grants applicable to each of its major federal programs is the responsibility of the Authority's management. Our responsibility is to express an opinion on Williams Metropolitan Housing Authority's compliance based on our audit.

We conducted our audit of compliance in accordance with generally accepted auditing standards; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and OMB Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations* and the provisions of the *Public and Indian Housing Compliance Supplement*, PIH Notice 97-30. 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 Williams Metropolitan Housing Authority's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our audit provides a reasonable basis for our opinion. Our audit does not provide a legal determination on Williams Metropolitan Housing Authority's compliance with those requirements.

In our opinion, Williams Metropolitan Housing Authority complied, in all material respects, with the requirements referred to above that are applicable to each of its major federal programs for the year ended March 31, 2000.

Internal Control Over Compliance

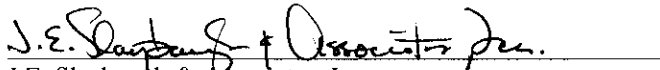
The management of Williams Metropolitan Housing Authority is responsible for establishing and maintaining effective internal control over compliance with requirements of laws, regulations, contracts and grants applicable to federal programs. In planning and performing our audit, we considered the Authority's internal control over compliance with requirements that could have a direct and material effect on a major federal program in order to determine our auditing procedures for the purpose of expressing our opinion on compliance and to test and report on internal control over compliance in accordance with OMB Circular A-133.

Report on Compliance and Internal Control

Page 2

Our consideration of the internal control over compliance would not necessarily disclose all matters in the internal control that might be material weaknesses. A material weakness is a condition in which the design or operation of one or more of the internal control components does not reduce to a relatively low level the risk that noncompliance with applicable requirements of laws, regulations, contracts and grants that would be material in relation to a major federal program being audited may occur and not be detected within a timely period by employees in the normal course of performing their assigned functions. We noted no matters involving the internal control over compliance and its operation that we consider to be material weaknesses.

This report is intended for the information and use of management and the Department of Housing and Urban Development and is not intended to be and should not be used by anyone other than these specified parties.



J.E. Slaybaugh & Associates, Inc.

Lexington, Ohio

August 31, 2001

WILLIAMS METROPOLITAN HOUSING AUTHORITY
BRYAN, OHIO

SCHEDULE OF FINDINGS

March 31, 2001

PART I - SUMMARY OF AUDITOR'S RESULTS

1. The auditor has issued an unqualified opinion on the financial statements of Williams Metropolitan Housing Authority.
2. There were no reportable conditions in internal control disclosed by the audit of the financial statements.
3. There was no noncompliance material to the financial statements disclosed by the audit.
4. There were no reportable conditions in the internal control over major programs disclosed by the audit.
5. The auditor has issued an unqualified opinion on compliance for major programs for Williams Metropolitan Housing Authority.
6. The audit disclosed no audit findings.
7. The major programs are:

Section 8 Rental Vouchers Program

8. The dollar threshold used to distinguish between Type A and Type B programs was \$ 300,000.
9. The auditor determined that Williams Metropolitan Housing Authority qualified as a low-risk auditee.

PART II - FINDINGS RELATED TO THE FINANCIAL STATEMENTS WHICH ARE REQUIRED
TO BE REPORTED IN ACCORDANCE WITH *GAGAS*

1. None

PART III - FINDINGS AND QUESTIONED COSTS FOR FEDERAL AWARDS INCLUDING AUDIT FINDINGS

1. None



STATE OF OHIO
OFFICE OF THE AUDITOR

JIM PETRO, AUDITOR OF STATE

88 East Broad Street
P.O. Box 1140
Columbus, Ohio 43216-1140
Telephone 614-466-4514
800-282-0370
Facsimile 614-466-4490

WILLIAMS METROPOLITAN HOUSING AUTHORITY

WILLIAMS COUNTY

CLERK'S CERTIFICATION

This is a true and correct copy of the report which is required to be filed in the Office of the Auditor of State pursuant to Section 117.26, Revised Code, and which is filed in Columbus, Ohio.

Susan Babbitt

CLERK OF THE BUREAU

**CERTIFIED
NOVEMBER 8, 2001**