

**PICKAWAY METROPOLITAN HOUSING AUTHORITY
CIRCLEVILLE, OHIO**

**REPORT ON EXAMINATION OF FINANCIAL
STATEMENTS AND SUPPLEMENTAL DATA FOR THE
YEAR ENDED DECEMBER 31, 1999**

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

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Board of Commissioners
Pickaway Metropolitan Housing Authority
Circleville, Ohio

We have reviewed the Independent Auditor's Report of the Pickaway Metropolitan Housing Authority, Pickaway County, prepared by J E Slaybaugh & Associates, Inc., for the audit period January 1, 1999 through December 31, 1999. 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 Pickaway Metropolitan Housing Authority is responsible for compliance with these laws and regulations.

A handwritten signature in black ink, appearing to read "Jim Petro".

JIM PETRO
Auditor of State

August 22, 2000

PICKAWAY METROPOLITAN HOUSING AUTHORITY
CIRCLEVILLE, OHIO

DECEMBER 31, 1999

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INDEPENDENT AUDITOR'S REPORT

Board of Commissioners
Pickaway Metropolitan Housing Authority
Circleville, Ohio

We have audited the accompanying financial statements of the Pickaway Metropolitan Housing Authority, Circleville, Ohio, as of and for the year ended December 31, 1999, and the related statements of revenues, expenses, retained earnings, 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 Pickaway Metropolitan Housing Authority as of December 31, 1999, 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 May 17, 2000, on our consideration of Pickaway Metropolitan Housing Authority's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts and grants.

Our audit was performed for the purpose of forming an opinion on the financial statements of Pickaway 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*, the Schedule of Revenue and Expense by Program, which are presented for the purposes of additional analysis, and the electronically filed Financial Data Schedule, are not a required part of the financial statements. Such information 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.
Lexington, Ohio
May 17, 2000

PICKAWAY METROPOLITAN HOUSING AUTHORITY
CIRCLEVILLE, OHIO
BALANCE SHEET
DECEMBER 31, 1999

ASSETS

<u>Current Assets</u>	
Cash and Cash Equivalents	\$ 605,686
Investments-Unrestricted	337,702
Intergovernmental Accounts Receivable	167,354
Tenant Accounts Receivable net of Allowance for Doubtful Accounts	2,886
Accounts Receivable-Other	189,308
Accrued Interest Receivable	7,961
Prepaid Expenses	5,667
Inventory- net of Allowance for Obsolete Inventory	<u>2,900</u>
 Total Current Assets	 1,319,464
 Notes Receivable	 155,728
Restricted Investments	287,371
Property and Equipment - Net of \$ 2,258,305 Accumulated Depreciation	<u>6,316,475</u>
 Total Assets	 <u>\$ 8,079,038</u>

LIABILITIES AND EQUITY

<u>Current Liabilities</u>	
Accounts Payable	\$ 52,411
Accounts Payable- Governments	244,766
Security and Other Trust Deposits	11,921
Accrued Wages and Payroll Taxes	9,342
Accrued Compensated Absences	47,196
Other Current Liabilities	<u>188,084</u>
 Total Current Liabilities	 553,720
 Long Term Debt	 <u>538,218</u>
 Total Liabilities	 1,091,938
<u>Equity</u>	
Contributed Capital	6,652,937
Retained Earnings	<u>334,163</u>
 Total Equity	 <u>6,987,100</u>
 Total Liabilities and Equity	 <u>\$ 8,079,038</u>

See Independent Auditors' Report

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

PICKAWAY METROPOLITAN HOUSING AUTHORITY
CIRCLEVILLE, OHIO
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN RETAINED EARNINGS
FOR THE YEAR ENDED DECEMBER 31, 1999

<u>Revenue</u>	
HUD Grants	\$ 2,022,863
Other Grants	9,996
Rental Income	218,730
Investment Income-Unrestricted	20,815
Other Revenue	<u>3,007</u>
Total Revenue	2,275,411
<u>Expenses (before depreciation)</u>	
Housing Assistance Payments	1,530,331
Administrative Salaries	205,110
Compensated Absences	41,047
Employee Benefits	86,751
Other Administrative Expense	135,855
Material and Labor	51,567
Contract Services	59,408
Utilities	79,231
General Expenses	8,333
Payment in Lieu of Taxes	11,778
Bad Debt Expense	<u>5,771</u>
Total Expenses	2,215,182
Income (Loss) before Depreciation & Other Costs	60,229
Depreciation	305,170
Interest	<u>13,606</u>
Net Income (Loss)	(258,547)
Retained Earnings - Beginning of Year	
As Previously Reported	592,710
Prior Period Adjustment	<u>-</u>
As Restated	<u>592,710</u>
Retained Earnings - End of Year	334,163
Contributed Capital - Beginning of Year	
As previously Reported	8,580,134
Prior Period Adjustment	<u>(1,927,197)</u>
As Restated	<u>6,652,937</u>
Contributed Capital - End of Year	<u>6,652,937</u>
Total Equity - End of Year	<u>\$ 6,987,100</u>

See Independent Auditors' Report

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

PICKAWAY METROPOLITAN HOUSING AUTHORITY
CIRCLEVILLE, OHIO
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED DECEMBER 31, 1999

Cash Flows from Operating Activities

Net Income (Loss)	\$ (258,547)
Adjustments to reconcile Net Income(Loss) to Net Cash Provided By Operating Activities:	
Depreciation	305,170
Prior Period Adjustments	(1,927,197)
Changes in Operating Assets and Liabilities that Increase (Decrease) Cash Flows:	
Receivables	(312,544)
Prepaid Expenses	(4,810)
Accounts Payable	141,303
Deferred Credits and Other Current Liabilities	<u>88,078</u>
Total Adjustments	<u>(1,710,000)</u>
Net Cash Provided (Used) By Operating Activities	(1,968,547)

Cash Flows From Capital and Related Financing Activities

Proceeds from HUD Capital Contributions	<u>312,891</u>
Net Cash Provided (Used) By Capital and Related Financing Activities	312,891

Cash Flows from Investing Activities

Purchase of Property and Equipment(net)	1,633,265
Proceeds from Investments	<u>78,138</u>
Net Cash Provided (Used) By Investing Activities	<u>1,711,403</u>
Increase (Decrease) In Cash and Cash Equivalents	55,747
Cash and Cash Equivalents - Beginning of Year	<u>549,939</u>
Cash and Cash Equivalents - End of Year	<u>\$ 605,686</u>

See Independent Auditors' Report

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

PICKAWAY METROPOLITAN HOUSING AUTHORITY
CIRCLEVILLE, OHIO
NOTES TO FINANCIAL STATEMENTS
YEAR ENDED DECEMBER 31, 1999

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Reporting Entity

The Pickaway Metropolitan Housing Authority (PMHA 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 Pickaway 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.

PICKAWAY METROPOLITAN HOUSING AUTHORITY
CIRCLEVILLE, OHIO
NOTES TO FINANCIAL STATEMENTS
YEAR ENDED DECEMBER 31, 1999

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.

Tenant Receivables - Recognition of Bad Debts

Bad debts are provided on the allowance method based on management's evaluation of the collectability of outstanding tenant receivable balances at the end of the year.

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 Lifes

Buildings	27.5 Years
Land & Building Improvements	15 Years
Equipment	7 Years
Autos	5 Years

Depreciation is recorded on the straight-line method.

PICKAWAY METROPOLITAN HOUSING AUTHORITY
CIRCLEVILLE, OHIO
NOTES TO FINANCIAL STATEMENTS
YEAR ENDED DECEMBER 31, 1999

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.

Restricted Investments

Restricted investments represent amounts received from debt refinancing. These assets are restricted by HUD and can be used only after receiving approval from HUD.

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.

PICKAWAY METROPOLITAN HOUSING AUTHORITY
CIRCLEVILLE, OHIO
NOTES TO FINANCIAL STATEMENTS
YEAR ENDED DECEMBER 31, 1999

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 collateralized 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	\$ 585,200	was covered by federal depository insurance.
Category 2	\$ 677,787	was covered by specific collateral pledged by the financial institution in the name of the Authority.

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 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.

PICKAWAY METROPOLITAN HOUSING AUTHORITY
 CIRCLEVILLE, OHIO
 NOTES TO FINANCIAL STATEMENTS
 YEAR ENDED DECEMBER 31, 1999

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 investments are all Category A and consist of the following:

<u>INVESTMENT</u>	<u>CATEGORY A</u>	<u>CARRYING AMOUNT</u>
Certificate of Deposit	<u>\$ 625,073</u>	<u>\$ 625,073</u>

NOTE 3 - PROPERTY AND EQUIPMENT

A summary of property and equipment at December 31, 1999, by class is as follows:

Buildings and Building Improvements	\$ 7,897,040
Land	468,021
Furniture, Equipment- Dwellings	65,762
Furniture, Equipment- Administrative	<u>143,957</u>
Total	8,574,780
Less Accumulated Depreciation	<u>(2,258,305)</u>
Net Property and Equipment	<u>\$ 6,316,475</u>

PICKAWAY METROPOLITAN HOUSING AUTHORITY
CIRCLEVILLE, OHIO
NOTES TO FINANCIAL STATEMENTS
YEAR ENDED DECEMBER 31, 1999

NOTE 4 - ADMINISTRATIVE FEE

The Authority receives and "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. Certificates and Vouchers

Units per month x \$ 42.03/unit

NOTE 5 - ALLOCATION OF COSTS

The Authority allocated expenses not attributable to a specific program to all programs under management. The basis for this allocation was the number of units in each program or estimated actual usage. Management considers this to be an equitable method of allocation.

NOTE 6 - 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 benefit 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 1998 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 December 31, were as follows:

	Contribution	%
12/31/99	60,031	13.55%
12/31/98	53,568	13.55%
12/31/97	40,317	13.55%

All required contributions were made prior to each of those fiscal year ends.

PICKAWAY METROPOLITAN HOUSING AUTHORITY
CIRCLEVILLE, OHIO
NOTES TO FINANCIAL STATEMENTS
YEAR ENDED DECEMBER 31, 1999

NOTE 7- COMPENSATED ABSENCES

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

All permanent employees will earn 4.6 hours sick leave per (80) hours of service. Unused sick leave may be accumulated without limit. At the time of separation, employees shall be paid the value of (30) days of unused sick leave.

All permanent employees will earn hours accumulated based on length of service. Unused vacation leave will be paid to the employees at the time of separation.

At December 31, 1999, \$ 47,196 was accrued by the Authority for unused vacation and sick time.

NOTE 8 - CHANGE IN BASIS OF ACCOUNTING

Effective January 1, 1999, the Authority adopted the accrual basis of accounting, in conformity with generally accepted accounting principles (GAAP).

Equity as of January 1, 1999 has been reduced by \$ 1,927,197 retroactively to reflect this change in accounting. The adjustment is made up of a reduction of \$ 1,927,197 to beginning contributed capital.

The prior period adjustment of \$ 1,927,197 to equity is made up of the following amounts:

\$ 39,501	Compensated Absences
320,651	Write-off Soft Costs
1,780,556	Accumulated Depreciation
54,862	Write-off Equipment
<u>(268,373)</u>	Other
<u>1,927,197</u>	

NOTE 9 - INSURANCE

The Housing Authority maintains comprehensive insurance coverage with private carriers for health care, real property, building contents and vehicles. Vehicle policies include liability coverage for bodily injury and property damage.

PICKAWAY METROPOLITAN HOUSING AUTHORITY
CIRCLEVILLE, OHIO
NOTES TO FINANCIAL STATEMENTS
YEAR ENDED DECEMBER 31, 1999

NOTE 10 - CONTINGENCIES

Grants

The Authority received federal assistance from federal and state agencies in the form of grants. The disbursements of funds received under these programs generally requires compliance with terms and conditions specified in the grant agreements and is subject to audit by the grantor agencies. Any disallowed claims resulting from such audits could become a liability of the Authority. However, in the opinion of management, any such disallowed claims will not have to have a material adverse effect on the overall financial position of the Authority at December 31, 1999.

Litigation and Claims

In the normal course of operations, the Authority may be subject to litigation and claims. At December 31, 1999 the Authority was involved in several such matters. While the outcome of the above matters cannot presently be determined, management believes that their ultimate resolution will not have a material effect on the financial statements.

PICKAWAY METROPOLITAN HOUSING AUTHORITY
CIRCLEVILLE, OHIO
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE YEAR ENDED DECEMBER 31, 1999

<u>Federal Grantor/Program Title</u>	<u>Federal CFDA Number</u>	<u>Contract Number</u>	<u>Grant Amount Received</u>	<u>Expenditures For The Year Ended</u>
<u>U.S. Department of Housing and Urban Development</u>				
Direct Programs:				
Low Income Public Housing	14.850	C-5095	\$ 159,425	\$ 159,425
Comprehensive Improvement Grant	14.852	C-5095	379,451	379,451
Section 8 Tenant Based Cluster:				
Housing Assistance Program:				
Certificates	14.857	C-5056	1,070,508	1,070,508
Vouchers	14.855	C-5056	<u>726,370</u>	<u>726,370</u>
Sub-Total			<u>1,796,878</u>	<u>1,796,878</u>
Total Federal Assistance			<u>\$ 2,335,754</u>	<u>\$ 2,335,754</u>

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

See Independent Auditors' Report

PICKAWAY METROPOLITAN HOUSING AUTHORITY
 CIRCLEVILLE, OHIO
 SCHEDULE OF REVENUE AND EXPENSE BY PROGRAM
 FOR THE YEAR ENDED DECEMBER 31, 1999

	Low Rent	CIAP	Rental Certificates Program	Rental Voucher Program	Rural Rental Housing	Total
REVENUE						
HUD Grants	\$ 159,425	\$ 66,560	\$ 1,070,508	\$ 726,370		\$ 2,022,863
Rental Income	187,737				30,993	218,730
Investment Income-Unrestricted	6,577		9,967	2,622	1,649	20,815
Other Revenue	1,140		963	904		3,007
Other Grants					9,996	9,996
Total Revenue	354,879	66,560	1,081,438	729,896	42,638	2,275,411
EXPENSES						
HAP			908,204	622,127		1,530,331
Administrative Salaries	90,460		75,341	39,309		205,110
Compensated Absences	25,254		9,002	6,791		41,047
Employee Benefits	44,660		23,992	18,099		86,751
Other Administrative Expense	19,907	54,922	31,552	23,806	5,668	135,855
Material and Labor	32,523	487	5,193	3,917	9,447	51,567
Contract Services	33,991	11,151	3,642	2,748	7,876	59,408
Utilities	67,281				11,950	79,231
General Expenses	7,027		276	208	822	8,333
Payment in Lieu of Taxes	11,778					11,778
Bad Debt Expense	3,103			1,733	935	5,771
Total Expenses	335,984	66,560	1,057,202	718,738	36,698	2,215,182
Income (Loss) before Depreciation & Other Costs	18,895	-	24,236	11,158	5,940	60,229
Depreciation	267,383	16,792	7,599	-	13,396	305,170
Interest Expense	-	-	-	-	13,606	13,606
Net Income (Loss)	\$ (248,488)	\$ (16,792)	\$ 16,637	\$ 11,158	\$ (21,062)	\$ (258,547)

See Independent Auditors' Report

PICKAWAY METROPOLITAN HOUSING AUTHORITY
 CIRCLEVILLE, OHIO
 SCHEDULE OF ACTIVITY
 DECEMBER 31, 1999

The PHA had 575 units under management.

<u>Management</u>	<u>Units</u>
PHA Owned Housing	108
Section 8 Certificates	266
Section 8 Vouchers	201
TOTAL	575

THERE WERE NO PRIOR AUDIT FINDINGS.

See Independent Auditors' Report

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

PICKAWAY METROPOLITAN HOUSING AUTHORITY
CIRCLEVILLE, OHIO

MODERNIZATION COST CERTIFICATION

At December 31, 1999

Annual Contribution Contract C-5095

1. The Actual Modernization Costs are as follows:

	Project <u>OH12-904</u>	Project <u>OH12-905</u>
Funds Approved	\$ 192,700	\$ 245,000
Funds Expended	<u>192,700</u>	<u>245,000</u>
Excess (Deficiency) of Funds Approved	<u>\$ -</u>	<u>\$ -</u>
Funds Advanced	\$ 192,700	\$ 245,000
Funds Expended	<u>192,700</u>	<u>245,000</u>
Excess (Deficiency) of Funds Advanced	<u>\$ -</u>	<u>\$ -</u>
Date Submitted:	1/5/00	1/5/00

2. The Distribution of Costs as shown on the Schedule/Report of Modernization Expenditures submitted to HUD for approval are in agreement with the Authority's records.
3. All Modernization Costs have been paid and all related liabilities have been discharged through payment

J. E. Slaybaugh & Associates, Inc.

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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
Pickaway Metropolitan Housing Authority
Circleville, Ohio

We have audited the financial statements of Pickaway Metropolitan Housing Authority, Circleville, Ohio, as of and for the year ended December 31, 1999, and have issued our report thereon dated May 17, 2000. 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 Pickaway 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 Pickaway 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.

J.E. Slaybaugh & Associates, Inc.
Lexington, Ohio
May 17, 2000

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
Pickaway Metropolitan Housing Authority
Circleville, Ohio

Compliance

We have audited the compliance of Pickaway 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 December 31, 1999. Pickaway 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 Pickaway 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 Pickaway 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 Pickaway Metropolitan Housing Authority's compliance with those requirements.

In our opinion, Pickaway 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 December 31, 1999.

Internal Control Over Compliance

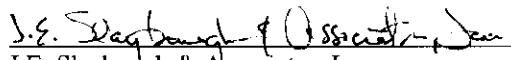
The management of Pickaway Metropolitan Housing Authority is responsible for establishing and maintaining effective internal control over compliance with requirements of laws, regulations, contracts and grants applicable to federal programs. In planning and performing our audit, we considered the Authority's 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
May 17, 2000

PICKAWAY METROPOLITAN HOUSING AUTHORITY
CIRCLEVILLE, OHIO

SCHEDULE OF FINDINGS

December 31, 1999

PART I - SUMMARY OF AUDITOR'S RESULTS

1. The auditor has issued an unqualified opinion on the financial statements of Pickaway 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 Pickaway Metropolitan Housing Authority.
6. The audit disclosed no audit findings.
7. The major programs are:
 - Cluster- Tenant Based Section 8 Programs
 - Modernization Grant Program
8. The dollar threshold used to distinguish between Type A and Type B programs was \$ 300,000.
9. The auditor determined that Pickaway 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

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800-282-0370
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PICKAWAY METROPOLITAN HOUSING AUTHORITY

PICKAWAY 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
SEPTEMBER 21, 2000**