

**STARK METROPOLITAN HOUSING AUTHORITY
CANTON, OHIO**

**REPORT ON EXAMINATION OF FINANCIAL
STATEMENTS AND SUPPLEMENTAL DATA FOR THE
YEAR ENDED MARCH 31, 2000**

J. E. Slaybaugh & Associates, Inc.

Certified Public Accountant

12 East Main Street

Lexington, Ohio 44904



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Board of Commissioners
Stark Metropolitan Housing Authority
400 East Tuscarawas St.
Canton, Ohio 44702-1131

We have reviewed the independent auditor's report of the Stark Metropolitan Housing Authority, Stark County, prepared by J.E. Slaybaugh & Associates, Inc., for the audit period April 1, 1999 through March 31, 2000. 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 Stark Metropolitan Housing Authority is responsible for compliance with these laws and regulations.

JIM PETRO
Auditor of State

November 15, 2000

STARK METROPOLITAN HOUSING AUTHORITY
CANTON, OHIO

MARCH 31, 2000

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INDEPENDENT AUDITOR'S REPORT

Board of Commissioners
Stark Metropolitan Housing Authority
Canton, Ohio

We have audited the accompanying balance sheet of the Stark Metropolitan Housing Authority, Canton, Ohio, as of and for the year ended March 31, 2000, 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 Stark Metropolitan Housing Authority as of March 31, 2000, 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 September 11, 2000, on our consideration of Stark Metropolitan Housing Authority's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts and grants. That 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 performed for the purpose of forming an opinion on the financial statements of Stark 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, the Schedule of Activity, and the Comprehensive Grant Program Cost Certification, which are presented for the purposes of additional analysis, 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
September 11, 2000

STARK METROPOLITAN HOUSING AUTHORITY
CANTON, OHIO
BALANCE SHEET
MARCH 31, 2000

ASSETS

Current Assets

Cash and Cash Equivalents	\$ 150,390
Investments	7,560,360
Intergovernmental Accounts Receivable	1,012,102
Tenant Accounts Receivable- Net of \$ 70,950 Allowance for Doubtful Accounts	195,221
Accounts Receivable- Other	393,932
Prepaid Expenses	115,459
Inventory- Net of \$ 61,000 Allowance for Obsolete Inventory	<u>551,852</u>

Total Current Assets 9,979,316

Restricted Investments	255,530
Notes and Mortgages Receivable	1,866,194
Property and Equipment - Net of \$ 46,659,154 Accumulated Depreciation	<u>71,186,788</u>

Total Assets \$ 83,287,828

LIABILITIES AND EQUITY

Current Liabilities

Accounts Payable	\$ 891,469
Accounts Payable- Governments	908,809
Security and Other Trust Deposits	255,530
Accrued Wages and Payroll Taxes	169,711
Accrued Compensated Absences	372,616
Other Current Liabilities	18,178
Deferred Revenues	719,583
Current Portion of Long Term Debt	<u>172,186</u>

Total Current Liabilities 3,508,082

Noncurrent Liabilities

Long Term Debt, Net-Capital Projects	<u>760,795</u>
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Total Liabilities 4,268,877

Equity

Contributed Capital	80,616,829
Retained Earnings	<u>(1,597,878)</u>

Total Equity 79,018,951

Total Liabilities and Equity \$ 83,287,828

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

STARK METROPOLITAN HOUSING AUTHORITY
CANTON, OHIO
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN EQUITY
FOR THE YEAR ENDED MARCH 31, 2000

<u>Revenue</u>	
HUD Grants	\$ 12,477,046
Rental Income	3,944,830
Investment Income-Unrestricted	363,837
Other Revenue	<u>169,666</u>
 Total Revenue	 16,955,379
<u>Expenses (before depreciation)</u>	
Housing Assistance Payments	6,520,575
Administrative Salaries	1,615,941
Management Fees	116,708
Tenant Services	220,220
Compensated Absences	8,989
Employee Benefits	1,307,246
Other Administrative Expense	1,364,553
Material and Labor	2,542,708
Contract Services	1,159,410
Protective Services	261,210
Utilities	1,605,396
General Expenses	514,125
Payment in Lieu of Taxes	233,943
Bad Debt Expense	33,316
Interest Expense	<u>42,017</u>
 Total Expenses	 17,546,357
 Income (Loss) before Depreciation & Other Costs	 (590,978)
Depreciation	4,216,697
Extraordinary Maintenance	<u>881,431</u>
 Net Income (Loss)	 (5,689,106)
 Retained Earnings - Beginning of Year	
As Previously Reported	<u>4,091,228</u>
Retained Earnings - End of Year	(1,597,878)
 Contributed Capital - Beginning of Year	
As previously Reported	100,953,041
Prior Period Adjustment	<u>(24,020,038)</u>
As Restated	76,933,003
HUD Contributed Capital	<u>3,683,826</u>
Contributed Capital - End of Year	<u>80,616,829</u>
 Total Equity - End of Year	 <u>\$ 79,018,951</u>

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

STARK METROPOLITAN HOUSING AUTHORITY
CANTON, OHIO
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED MARCH 31, 2000

Cash Flows from Operating Activities

Net Income (Loss)	\$ (5,689,106)
Adjustments to reconcile Net Income(Loss) to Net Cash Provided By Operating Activities:	
Depreciation	4,216,697
Prior Period Adjustments	(24,020,038)
Changes in Operating Assets and Liabilities that Increase (Decrease) Cash Flows:	
Receivables	281,290
Prepaid Expenses	40,923
Deferred Charges and Other Current Assets	(160,168)
Accounts Payable	(79,614)
Accrued Expenses	(4,876,693)
Accrued Wages and Related Liabilities	542,327
Deferred Credits and Other Current Liabilities	<u>(106,556)</u>
Total Adjustments	<u>(24,161,832)</u>
Net Cash Provided (Used) By Operating Activities	<u>(29,850,938)</u>

Cash Flows from Investing Activities

Change in Property and Equipment(net)	47,110,886
Proceeds from Investments	<u>(277,497)</u>
Net Cash Provided (Used) By Investing Activities	<u>46,833,389</u>

Cash Flows from Financing Activities

Increase in Notes Receivable	(212,734)
Change in Notes Payable(net)	<u>(16,526,978)</u>
Net Cash Provided (Used) By Financing Activities	<u>(16,739,712)</u>

Increase (Decrease) In Cash and Cash Equivalents	242,739
Cash and Cash Equivalents - Beginning of Year	<u>(92,349)</u>
Cash and Cash Equivalents - End of Year	<u>\$ 150,390</u>

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

STARK METROPOLITAN HOUSING AUTHORITY
CANTON, OHIO
NOTES TO FINANCIAL STATEMENTS
YEAR ENDED MARCH 31, 2000

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Reporting Entity

The Stark Metropolitan Housing Authority (SMHA 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 Gallia 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.

STARK METROPOLITAN HOUSING AUTHORITY
CANTON, OHIO
NOTES TO FINANCIAL STATEMENTS
YEAR ENDED MARCH 31, 2000

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 Lives	
Buildings	40 Years
Land & Building Improvements	15 Years
Equipment	7 Years
Autos	5 Years

Depreciation is recorded on the straight-line method.

Capitalization of Interest

The Department of Housing and Urban Development's policy is not to capitalize interest in the construction or purchase of fixed assets.

STARK METROPOLITAN HOUSING AUTHORITY
CANTON, OHIO
NOTES TO FINANCIAL STATEMENTS
YEAR ENDED MARCH 31, 2000

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 deposits escrowed. These assets are restricted by HUD and can be used only to refund deposits, unless forfeited.

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.

STARK METROPOLITAN HOUSING AUTHORITY
CANTON, OHIO
NOTES TO FINANCIAL STATEMENTS
YEAR ENDED MARCH 31, 2000

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.	\$ 166,964	was covered by federal depository insurance.
Category 2.	\$ 8,000,792	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 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.

STARK METROPOLITAN HOUSING AUTHORITY
CANTON, OHIO
NOTES TO FINANCIAL STATEMENTS
YEAR ENDED MARCH 31, 2000

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, 2000, by class is as follows:

Buildings and Building Improvements	\$ 98,994,312
Land	15,682,894
Furniture, Equipment- Dwellings	1,042,363
Furniture, Equipment- Administrative	<u>2,126,373</u>
Total	117,845,942
Less Accumulated Depreciation	<u>(46,659,154)</u>
Net Property and Equipment	<u>71,186,788</u>

STARK METROPOLITAN HOUSING AUTHORITY
CANTON, OHIO
NOTES TO FINANCIAL STATEMENTS
YEAR ENDED MARCH 31, 2000

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 \$ 37.56/unit under fee rate "A" - April thru September
Units per month x \$ 38.14/unit under fee rate "A" - October thru March
Units per month x \$ 34.36/unit under fee rate "B" - April thru September
Units per month x \$ 35.59/unit under fee rate "B" - October thru March

B. Moderate Rehab

Units per month x \$ 37.56/unit - April thru September
Units per month x \$ 38.14/unit - October thru March

C. New Construction

Units per month x \$ 20.6466/unit (3% x FMR of \$688.22/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 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 2000 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	%
3/31/00	541,464	13.55%
3/31/99	523,964	13.55%
3/31/98	505,711	13.55%

STARK METROPOLITAN HOUSING AUTHORITY
CANTON, OHIO
NOTES TO FINANCIAL STATEMENTS
YEAR ENDED MARCH 31, 2000

NOTE 6 - RETIREMENT AND OTHER BENEFIT PLANS (Continued)

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. OPEB is financed through employer contributions and investment earnings and is expected to be sufficient to sustain the program indefinitely.

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 earn sick leave, per (80) hours of service, per the policy schedule. 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 vacation hours accumulated based on length of service. Maximum accumulated vacation time earned is two years, carryover limited to one year earned.

At March 31, 2000, \$ 372,616 was accrued by the Authority for unused vacation and sick time.

NOTE 8 - CHANGE IN BASIS OF ACCOUNTING

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

Equity as of April 1, 1999 has been decreased by \$ 24,020,038

retroactively reflect this change in accounting. The adjustment is made up of an decrease of \$ 24,020,038 to beginning contributed capital.

The prior period adjustment of \$ 24,020,038 decreasing contributed capital is made up of the following amounts:

\$ (13,180,245)	Write-Off soft costs and other adjustments
31,984,479	Write-Off Notes Payable and Accrued Interest
(42,442,456)	Depreciation
(23,650)	Accounts Receivable
(358,166)	Other
<u>\$ (24,020,038)</u>	

STARK METROPOLITAN HOUSING AUTHORITY
CANTON, OHIO
NOTES TO FINANCIAL STATEMENTS
YEAR ENDED MARCH 31, 2000

NOTE 9 - INSURANCE

The Housing Authority maintains comprehensive insurance coverage with private carriers for health real property, building contents and vehicles. Vehicle policies include liability coverage for bodily injury and property damage. There was no significant reduction in coverages and no settlements exceeded insurance coverage during the past three years.

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 March 31, 2000.

Litigation and Claims

In the normal course of operations, the Authority may be subject to litigation and claims. At March 31, 2000 the Authority was involved in no such matters.

NOTE 11 - NOTES AND MORTGAGES RECEIVABLE

Under the Home Ownership Program, whereby the Stark Metropolitan Housing Authority in cooperation with area agencies, sold dwellings to tenants of the Authority. The agreements provide that the Authority carry a second mortgage and third mortgage on the properties. One-half of the receivable amount of \$ 1,866,194 will eventually be forgiven if the tenants abide by the sales agreement.

NOTE 12 - LONG-TERM DEBT

The Authority is obligated to a bank on a promissory note which matures July 2006. The note requires monthly installments, per the amortization schedule, including interest at 4.18% per annum. The balance at March 31, 2000 is \$ 291, 667. The issue is direct obligation of the Authority for which its full faith credit and resources are pledged.

The note is amortized as follows:	3/31/01	\$ 54,494
	3/31/02	43,750
	3/31/03	43,750
	3/31/04	43,750
	3/31/05	43,750
	3/31/06	<u>62,173</u>
		<u>\$ 291,667</u>

STARK METROPOLITAN HOUSING AUTHORITY
CANTON, OHIO
NOTES TO FINANCIAL STATEMENTS
YEAR ENDED MARCH 31, 2000

NOTE 12 - LONG-TERM DEBT (Continued)

The Authority is obligated to a bank on a promissory note which matures July 2006. The note requires monthly installments of \$ 9,807.70, including interest at 4.440% per annum. The balance at March 31, 2000 is \$ 641,314. The issue is direct obligation of the Authority for which its full faith credit and resources are pledged.

The note is amortized as follows:	3/31/01	\$ 117,692
	3/31/02	94,000
	3/31/03	98,000
	3/31/04	104,000
	3/31/05	108,000
	later years	<u>119,622</u>
		<u>\$ 641,314</u>

STARK METROPOLITAN HOUSING AUTHORITY
CANTON, OHIO
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE YEAR ENDED MARCH 31, 2000

<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:				
Public and Indian Housing	14.850	C-838	\$ 3,472,391	\$ 3,472,391
Section 8 Tenant Based Cluster:				
Housing Assistance Program:				
Rental Certificate Program	14.857	C-10005	2,039,952	2,039,952
Rental Voucher Program	14.855	C-10005	2,036,365	2,036,365
Sub-Total			<u>4,076,317</u>	<u>4,076,317</u>
Section 8 Project Based Cluster:				
Moderate Rehab Program	14.856	C-10005	1,222,565	1,222,565
New Construction Program	14.182	C-10005	1,805,433	1,805,433
Sub-Total			3,027,998	3,027,998
Comprehensive Grant Program	14.859	C-838	4,606,166	4,606,166
PIH Drug Elimination Program	14.854	C-838	635,814	635,814
Economic Development and Support Service (EDSS)	14.863		180,140	180,140
Shelter Plus Care	14.238		162,046	162,046
Total Federal Assistance			<u>\$ 16,160,872</u>	<u>\$ 16,160,872</u>

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

See Independent Auditors' Report

STARK METROPOLITAN HOUSING AUTHORITY
CANTON, OHIO
SCHEDULE OF REVENUE AND EXPENSE BY PROGRAM
FOR THE YEAR ENDED MARCH 31, 2000

REVENUE	Low Rent	Drug Grant	Comp Grant	Rental		New Construction Program	Moderate		Shelter Plus Care Grant	EDSS Grant	Total
				Certificates Program	Voucher Program		Rehab Program	Program			
HUD Grants	\$ 3,472,391	\$ 635,814	\$ 922,340	\$ 2,039,952	\$ 2,036,365	\$ 1,805,433	\$ 1,222,565	\$ 162,046	\$ 180,140	\$ 12,477,046	
Rental Income	3,944,830									3,944,830	
Investment Income-Unrestricted	336,501			15,585	650	11,016	85			363,837	
Other Revenue	169,666									169,666	
Total Revenue	7,923,388	635,814	922,340	2,055,537	2,037,015	1,816,449	1,222,650	162,046	180,140	16,955,379	
EXPENSES											
HAP											
Administrative Salaries	1,075,861	92,553		1,790,627	1,801,229	1,715,992	1,092,593	120,134		6,520,575	
Management Fees			116,708	149,992	163,611	35,960	84,981	4,230	8,753	1,615,941	
Tenant Services		90,260							129,960	220,220	
Compensated Absences	5,479			53	2,156	744	557			8,989	
Employee Benefits	1,085,934			76,608	80,010	10,087	52,162	2,445		1,307,246	
Other Administrative Expense	503,125		805,632	23,603	15,770	7,599	8,584	240		1,364,553	
Material and Labor	2,542,708									2,542,708	
Contract Services	1,159,410	245,881								1,159,410	
Protective Services	15,329									261,210	
Utilities	1,605,396									1,605,396	
General Expenses	213,714	207,120		36,192	2,433	656	12,183	400	41,427	514,125	
Payments in Lieu of Taxes	233,943									233,943	
Bad Debt Expense	33,316									33,316	
Interest Expense	42,017									42,017	
Total Expenses	8,516,232	635,814	922,340	2,077,075	2,065,209	1,771,038	1,251,060	127,449	180,140	17,546,357	
Income (Loss) before Depreciation & Other Costs	(592,844)			(21,538)	(28,194)	45,411	(28,410)	34,597		(590,978)	
Depreciation	4,212,573			4,124						4,216,697	
Extraordinary Maintenance	881,431									881,431	
Net Income (Loss)	\$ (5,686,848)	\$ -	\$ -	\$ (25,662)	\$ (28,194)	\$ 45,411	\$ (28,410)	\$ 34,597	\$ -	\$ (5,689,106)	

See Independent Auditor's Report

STARK METROPOLITAN HOUSING AUTHORITY
CANTON, OHIO
SCHEDULE OF ACTIVITY
MARCH 31, 2000

The PHA had 4,274 units under management.

<u>Management</u>	<u>Units</u>
PHA Owned Housing	2,563
Section 8 Certificates	122
Section 8 Vouchers	961
Moderate Rehab	267
New Construction	<u>361</u>
TOTAL	<u><u>4,274</u></u>

NO PRIOR AUDIT FINDINGS.

See Independent Auditors' Report

STARK METROPOLITAN HOUSING AUTHORITY
CANTON, OHIO

COMPREHENSIVE GRANT PROGRAM COST CERTIFICATION

at March 31, 2000

Annual Contribution Contract C-838

1. The Actual Grant Costs are as follows:

	<u>Comp Grant Project OH018-706</u>
Funds Approved	\$ 4,220,602
Funds Expended	<u>4,220,602</u>
Excess (Deficiency) of Funds Approved	<u>\$ -</u>
Funds Advanced	\$ 4,220,602
Funds Expended	<u>4,220,602</u>
Excess (Deficiency) of Funds Advanced	<u>\$ -</u>

2. The Distribution of Costs as shown on the Schedule/Report of Grant Expenditures submitted to HUD for approval are in agreement with the Authority's records.

3. All Grant Costs have been paid and all related liabilities have been discharged through payment.

See Independent Auditors' Report

J. E. Slaybaugh & Associates, Inc.

*12 East Main Street
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*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
Stark Metropolitan Housing Authority
Canton, Ohio

We have audited the financial statements of Stark Metropolitan Housing Authority, Canton, Ohio, as of and for the year ended March 31, 2000, and have issued our report thereon dated September 11, 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 Stark 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 Stark 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
September 11, 2000

J. E. Slaybaugh & Associates, Inc.

*12 East Main Street
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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
Stark Metropolitan Housing Authority
Canton, Ohio

Compliance

We have audited the compliance of Stark 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. Stark 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 Stark 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 Stark 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 Stark Metropolitan Housing Authority's compliance with those requirements.


In our opinion, Stark 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 Stark 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.

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
September 11, 2000

STARK METROPOLITAN HOUSING AUTHORITY
CANTON, OHIO

SCHEDULE OF FINDINGS

MARCH 31, 2000

PART I - SUMMARY OF AUDITOR'S RESULTS

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

STARK 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
DECEMBER 5, 2000**