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PLANT CITY HOUSING AUTHORITY
Plant City, Florida

REPORT ON AUDIT OF BASIC FINANCIAL STATEMENTS, SUPPLEMENTAL INFORMATION AND SINGLE AUDIT

FOR THE YEAR ENDED DECEMBER 31, 2013

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MALCOLM JOHNSON & COMPANY, P.A.
CERTIFIED PUBLIC ACCOUNTANTS
P.O. Box 530848
DeBary, Florida 32753-0848

Phone (386) 668-6464 Fax (386) 668-6463
malcolmjohnson@mpinet.net

INDEPENDENT AUDITOR'S REPORT

Board of Commissioners
Plant City Housing Authority
Plant City, Florida

HUD, Miami Area Office
Office of Public Housing
909 S. E. First Avenue, Room 500
Miami, Florida 33131

Report on the Financial Statements
We have audited the accompanying financial statements of the Plant City Housing Authority (the Authority) which include the statement of net position as of December 31, 2013, and the related statements of revenues, expenses and changes in net position, cash flows for the year then ended, and the related notes to the financial statements which collectively comprise the Authority's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements
Management is responsible for the preparation and fair presentation of these basic financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation and maintenance of internal control relevant to the preparation and fair presentation of basic financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility
Our responsibility is to express an opinion on these basic financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards,* issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the basic financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the basic financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the basic financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the Authority's preparation and fair presentation of the basic financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the basic financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion
In our opinion, the basic financial statements referred to above present fairly, in all material respects, the financial position of the Authority as of December 31, 2013, and the respective changes in financial position and cash flows thereof for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting Principles generally accepted in the United States of America require that the Management's Discussion and Analysis on pages i-vii be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Supplementary Information

Our audit was conducted for the purpose of forming an opinion on the Authority's basic financial statements. The accompanying Schedule of Expenditures of Federal Awards, as required by the U.S. Office of Management and Budget Circular A-133, *Audits of States, Local Governments and Non-Profit Organizations,* the Financial Data Schedule, and the other supplemental information as listed in the table of contents are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statement themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplementary information referred to above is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Reporting Required by Governmental Auditing Standards

In accordance with *Governmental Auditing Standards,* we have also issued our report dated August 4, 2014 on our consideration of the Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control over financial reporting and compliance.

Malcolm Johnson & Company, P.A.

Malcolm Johnson & Company, P.A.
Certified Public Accountants

DeBary, Florida
August 4, 2014

PLANT CITY HOUSING AUTHORITY
Plant City, Florida

MANAGEMENT'S DISCUSSION AND ANALYSIS (MD&A)
DECEMBER 31, 2013

The Plant City Housing Authority's ("the Authority") management's discussion and analysis is designed to (a) assist the reader in focusing on significant financial issues, (b) provide an overview of the Authority's financial activity, (c) identify changes in the Authority's financial position, and (d) identify individual fund issues or concerns.

Since the Management's Discussion and Analysis (MD&A) is designed to focus on the current year's activities, resulting changes and currently known facts, please read it in conjunction with the Authority's basic financial statements.

Financial Highlights

- The Authority's net position decreased by $87,556 (2.8%) during fiscal year ended 2013.
- The total operating revenues of the authority increased by $453,994 (18.7%) during fiscal year ended 2013.
- The total operating expenses of all Authority programs decreased by $154,511 (4.6%) during fiscal year ended 2013.
- At the close of fiscal year ended 2013, the Authority's assets exceeded its liabilities by $3,078,310.

Using This Annual Report

The Report includes three major sections, the "Management's Discussion and Analysis (MD&A)", "Basic Financial Statements", and "Other Supplementary Information":

MD&A
~ Management's Discussion and Analysis

Basic Financial Statements
~ Authority-wide Financial Statements –
Statement of Net Position
Statement of Revenues, Expenses, and Changes in Net Position
Statement of Cash Flows

~ Notes to Basic Financial Statements

Supplemental Information
~ Supplemental Information (other than the MD&A)

The primary focus of the Authority's basic financial statements is on both the Authority as a whole (Authority-wide) and the major individual programs. Both perspectives (authority-wide and major individual programs) allow the user to address relevant questions, broaden a basis for comparison (year to year or Authority to Authority), and enhance the Authority's accountability.

Authority-Wide Basic Financial Statements

The Authority-wide basic financial statements are designed to be corporate-like in that all business type activities are consolidated into columns which add to a total for the entire Authority.

These Statements include a **Statement of Net Position**, which is similar to a Balance Sheet. The Statement of Net Position reports all financial and capital resources for the Authority. The statement is presented in the format where assets, minus liabilities, equals "Net Asset", formerly known as equity. Assets and liabilities are presented in order of liquidity, and are classified as "Current" (convertible into cash within one year), and "Non-current".

The focus of the Statement of Net Position is designed to present the net available liquid (non-capital) assets, net of liabilities, for the entire Authority. Net Position (formerly equity) is reported in three broad categories:

Net Investment in Capital Assets: This component of Net Position consists of all Capital Assets, reduced by the outstanding balances of any bonds, mortgages, notes or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.
Restricted Net Position: This component of Net Position consists of restricted assets, when constraints are placed on the asset by creditors (such as debt covenants), grantors, contributors, laws, regulations, etc.
Unrestricted Net Position: Consists of Net Position that does not meet the definition of "Net Investment in Capital Assets", or "Restricted Net Position".

The Authority-wide basic financial statements also include a **Statement of Revenues, Expenses and Changes in Net Position** (similar to an Income Statement). This Statement includes Operating Revenues, such as rental income, Operating Expenses, such as administrative, utilities, and maintenance, and depreciation, and Non-Operating Revenue and Expenses, such as capital grant revenue, investment income, and interest expense.

The focus of the Statement of Revenues, Expenses and Changes in Net Position is the "Change in Net Position", which is similar to Net Income or Loss.

Finally, a **Statement of Cash Flows** is included, which discloses net cash provided by, or used for operating activities; non-capital financing activities; from capital and related financing activities; and from investing activities.

Basic Financial Statements

The Authority consists of an Enterprise Fund. Enterprise funds utilize the full accrual basis of accounting. The Enterprise method of accounting is similar to accounting utilized by the private sector accounting.

Many of the programs maintained by the Authority are required by the Department of Housing and Urban Development. Others are segregated to enhance accountability and control.

The Authority's Programs

Low Rent Public Housing – Under the Low Rent Public Housing Program, the Authority rents units that it owns to low-income households. The Low Rent Public Housing Program is operated under an Annual Contributions Contract (ACC) with HUD, and HUD provides Operating Subsidy and Capital Grant funding to enable the Authority to provide the housing at a rent that is based upon 30% of household income. The Low Rent Public Housing Program also includes the Capital Fund Program, which is the primary funding source for physical and management improvements to the Authority's properties.

Housing Choice Voucher Program- This program is a type of Section 8 assistance. The Authority administers contracts with independent landlords that own the property. The Authority subsidizes the family's rent through a Housing Assistance Payment made to the landlord. The program is administered under an Annual Contributions Contract (ACC) with HUD. HUD provides contributions to the Authority to enable the Authority to subsidize the participants' rents.

Capital Fund Program – The Conventional Public Housing (low rent) also includes the capital fund program, which is the primary source for physical and management improvements to the Authority's ACC properties. The formula funding methodology used is based upon the number of units, bedroom sizes of those units, and age of the buildings/ units.

Authority-wide Statements

Statement of Net Position: The following table reflects the condensed Statement of Net Position compared to prior year. The Authority is engaged only in Business-type activities.

Table 1 – Comparative Statement of Net Position

	2013	2012	Increase (Decrease)
ASSETS:			
Current Assets			
Cash and Cash Equivalents, unrestricted	$ 865,949	$ 913,103	$ (47,154)
Cash and Cash Equivalents, restricted	233,591	183,348	50,243
Investments, unrestricted	537,024	535,429	1,595
Accounts receivable, net of allowance	11,751	7,263	4,488
Inventories, net of obsolescence	16,713	17,149	(436)
Prepaid insurance	86,052	85,929	123
Total current assets	**1,751,080**	**1,742,221**	**8,859**
Noncurrent assets			
Other assets			
Insurance deposits	**10,000**	**10,000**	**-**
Capital assets			
Not being depreciated	599,067	350,000	249,067
Depreciable, net	951,659	1,241,024	(289,365)
Total capital assets, net	**1,550,726**	**1,591,024**	**(40,298)**
Total noncurrent assets	**1,560,726**	**1,601,024**	**(40,298)**
Total assets	**3,311,806**	**3,343,245**	**(31,439)**
Deferred Outflow of Resources	**-**	**-**	**-**
Total Assets and Deferred Outflow of Resources	**3,311,806**	**3,343,245**	**(31,439)**
LIABILITIES:			
Current liabilities			
Vendors and contractors payable	35,437	24,853	10,584
Accrued wages/ taxes payable	4,965	2,385	2,580
Accrued compensated absences	22,121	18,987	3,134
Due to other governments	75,497	40,787	34,710
Unearned revenue	701	34	667
Total current liabilities	**138,721**	**87,046**	**51,675**
Current liabilities payable from restricted assets			
Resident security deposits	**72,654**	**71,345**	**1,309**
Noncurrent liabilities			
Accrued compensated absences	**22,121**	**18,988**	**3,133**
Total Liabilities	**233,496**	**177,379**	**56,117**
Deferred Inflow of Resources	**-**	**-**	**-**
Total Liabilities and Deferred Inflow of Resources	**233,496**	**177,379**	**56,117**
Net position			
Net investment in capital assets	1,550,726	1,591,024	(40,298)
Restricted net position	160,937	112,003	48,934
Unrestricted net position	1,366,647	1,462,839	(96,192)
Total net position	**$ 3,078,310**	**$ 3,165,866**	**$ (87,556)**

For more detailed information see the Statement of Net Position.

Major Factors Affecting the Statement of Net Position

During 2013, current assets increased by $8,859 caused by a increase in cash and receivables from tenants. Current liabilities increased by $51,675 caused by a increase in accrued liabilities. Capital assets decreased from $1,591,024 to $1,550,726. The $40,298 decrease was attributed by depreciation expense. For more detail see "Capital Assets and Debt Administration" below.

Table 2 – Comparative Statement of Revenues, Expenses and Changes in Net Position

The following schedule compares the revenues and expenses for the current and previous fiscal year. The Authority is engaged in Business-type activities.

	2013	2012	Increase (Decrease)
Operating revenue			
Rental revenue	$ 559,093	$ 541,208	$ 17,885
HUD Grants	2,257,760	1,778,843	478,917
Other revenue	67,735	110,543	(42,808)
Total operating revenue	**2,884,588**	**2,430,594**	**453,994**
Operating expenses			
Administrative	474,013	447,771	26,242
Utilities	169,097	149,141	19,956
Ordinary maintenance and operation	666,953	735,107	(68,154)
Protective services	5,018	3,910	1,108
Insurance	89,470	100,807	(11,337)
General expenses	61,239	54,365	6,874
Housing assistance payments	1,463,170	1,597,086	(133,916)
Depreciation	295,221	290,505	4,716
Total operating expenses	**3,224,181**	**3,378,692**	**(154,511)**
Operating income (loss)	**(339,593)**	**(948,098)**	**608,505**
Nonoperating revenues (expenses)			
Interest revenue	2,139	3,187	(1,048)
Fraud recovery	831	152	679
Portability expense	-	(34,129)	34,129
Total nonoperating revenues	**2,970**	**(30,790)**	**33,760**
Income (loss) before capital contributions	**(336,623)**	**(978,888)**	**642,265**
Capital contributons	**249,067**	**-**	**249,067**
Increase (decrease) in net assets	**(87,556)**	**(978,888)**	**891,332**
Net position, beginning of year	**3,165,866**	**4,144,754**	**(978,888)**
Net position, end of year	**$ 3,078,310**	**$ 3,165,866**	**$ (87,556)**

Major Factors Affecting the Statement of Revenues, Expenses and Changes in Net Position

Operating revenues increased during 2013 due to the increase in operating subsidies received from HUD from $1,778,843 to $2,257,760. As evidenced above, the Authority's current ratio decreased during the fiscal year due to an increase in current liabilities, primarily the amount due to other governments. Current assets increased by $8,859 while current liabilities increased by $52,984. Net position decreased by $87,556 due to operating expenses exceeding revenue for the current year.

Federal Awards:

Capital Fund Program	$ 249,067
Low Rent Public Housing	617,280
Shelter Plus Care Program	264,170
Housing Choice Vouchers	1,376,310
Total Federal Awards	**$ 2,506,827**

Capital Assets and Debt Administration

Capital Assets

As of year end, the Authority had $1,550,726 invested in a variety of capital assets as reflected in the following schedule.

Table 3 – Capital Assets at Year-End (Net of Depreciation)

	September 30, 2013	September 30, 2012	Increase (Decrease)
Non-depreciable:			
Land	$ 350,000	$ 350,000	$ -
Construction in progress	249,067	-	249,067
	599,067	**350,000**	**249,067**
Depreciable:			
Buildings	10,841,664	10,841,664	-
Equipment	175,256	169,400	5,856
	11,016,920	**11,011,064**	**5,856**
Accumulated depreciation	10,065,261	9,770,040	295,221
Total	**951,659**	**1,241,024**	**(289,365)**
Capital assets, net	**$ 1,550,726**	**$ 1,591,024**	**$ (40,298)**

Debt Outstanding

As of year-end, the Authority had no long-term debt (bonds, notes, etc.) outstanding. The only long term liabilities were accrued compensated absences and resident security deposits.

Factors Affecting Next Year's Budget

The Authority continues its affordable housing ventures. Availability of funding by HUD for operating subsidy, housing voucher program and modernization remain uncertain and volatile.

Economic Factors

Significant economic factors affecting the Authority are as follows:

- Federal funding provided by Congress to the Department of Housing and Urban Development
- Local labor supply and demand, which can affect salary and wage rates
- Local inflationary, recessionary and employment trends, which can affect resident incomes and therefore the amount of rental income
- Inflationary pressure on utility rates, supplies and other costs
- Increased material, contracted labor, and insurance costs due to hurricane activity.

Financial Contact

The individual to be contacted regarding this report is Sylvia Sellers, Executive Director of the Plant City Housing Authority. Specific requests may be submitted to the Plant City Housing Authority at 1306 Larrick Lane, Plant City, Florida, 33566; telephone 813-752-0569.

PLANT CITY HOUSING AUTHORITY
Plant City, Florida

STATEMENT OF NET POSITION
DECEMBER 31, 2013

ASSETS	
Current assets	
Cash and cash equivalents, unrestricted	$ 865,949
Cash and cash equivalents, restricted	233,591
Investments, unrestricted	537,024
Accounts receivable, net of allowance	11,751
Inventories, net of obsolescence	16,713
Prepaid insurance	86,052
Total current assets	**1,751,080**
Noncurrent assets	
Other assets	
Insurance deposits	**10,000**
Capital assets	
Not being depreciated	599,067
Depreciable, net	951,659
Total capital assets, net	**1,550,726**
Total noncurrent assets	**1,560,726**
Total assets	**3,311,806**
Deferred Outflow of Resources	**-**
Total Assets and Deferred Outflow of Resources	**3,311,806**
LIABILITIES	
Current liabilities	
Vendors and contractors payable	35,437
Accrued wages/taxes payable	4,965
Accrued compensated absences	22,121
Due to other governments	75,497
Unearned revenue	701
Total current liabilities	**138,721**
Current liabilities payable from restricted assets	
Resident security deposits	**72,654**
Noncurrent liabilities	
Accrued compensated absences	**22,121**
Total liabilities	**233,496**
Deferred Inflow of Resources	**-**
Total Liabilities and Deferred Inflow of Resources	**233,496**
NET POSITION	
Net investment in capital assets	1,550,726
Restricted	160,937
Unrestricted	1,366,647
Total net position	**$ 3,078,310**

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

PLANT CITY HOUSING AUTHORITY
Plant City, Florida

STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
FOR THE YEAR ENDED DECEMBER 31, 2013

Operating revenues	
Rental revenue	$ 559,093
HUD grants	2,257,760
Other revenue	67,735
Total operating revenues	**2,884,588**
Operating expenses	
Administrative	474,013
Utilities	169,097
Ordinary maintenance & operation	666,953
Protective services	5,018
Insurance	89,470
General expenses	61,239
Housing assistance payments	1,463,170
Depreciation	295,221
Total operating expenses	**3,224,181**
Operating income (loss)	**(339,593)**
Nonoperating revenues (expenses)	
Interest revenue, unrestricted	2,139
Fraud recovery	831
Total nonoperating revenues	**2,970**
Income (loss) before contributions	**(336,623)**
Capital contributions	**249,067**
Increase (decrease) in net position	**(87,556)**
Net position, beginning of year	**3,165,866**
Net position, end of year	**$ 3,078,310**

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

PLANT CITY HOUSING AUTHORITY
Plant City, Florida

STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED DECEMBER 31, 2013

Cash Flows From Operating Activities	
Receipts from dwelling rentals	$ 543,743
Operating grants	2,257,760
Other receipts	68,234
Payments to employees and suppliers	(1,292,217)
Payments to landlords and resident benefits	(1,569,119)
Net cash provided (used) by operating activities	**8,401**
Cash Flows From Capital and Related Financing Activities	
Capital contributions	249,067
Purchases of capital assets	(254,923)
Net cash provided (used) by capital and related financing activities	**(5,856)**
Cash Flows From Investing Activities	
Purchase of investments	(1,595)
Interest	2,139
Net cash provided (used) by investing activities	**544**
Net increase (decrease) in cash and cash equivalents	**3,089**
Balance - beginning of the year	**1,096,451**
Balance - end of the year	**$ 1,099,540**
Reconciliation of Cash Flows to Statement of Net Position	
Cash and cash equivalents, unrestricted	$ 865,949
Cash and cash equivalents, restricted	233,591
	$ 1,099,540

There are no non-cash transactions.

PLANT CITY HOUSING AUTHORITY
Plant City, Florida

STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED DECEMBER 31, 2013
(Continued)

Reconciliation of Net Operating Income (Loss) to
Net Cash Provided (Used) By Operating Activities

Operating income/(loss)	**$**	**(339,593)**
Adjustments to reconcile net operating income (loss) to net cash provided (used) by operating activities:		
Depreciation elimination		295,221
Increase in accounts receivable		(4,488)
Decrease in due to/from other governments		34,710
Decrease in inventory		436
Increase in prepaid expenses		(123)
Increase in security deposits		1,309
Increase in accounts payable		10,584
Increase in accrued wages		2,580
Increase in accrued compensated absences		3,134
Increase in accrued liabilities		667
Increase in unearned revenue		3,133
Other revenue and expense reported as nonoperating		831
	$	**8,401**

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

PLANT CITY HOUSING AUTHORITY
Plant City Florida

NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2013

A - Summary of Significant Accounting Policies and Organization:

1. **Organization:** Plant City Housing Authority ("the Authority") is a public body corporate and politic pursuant to Chapter 421 Laws of the State of Florida which was organized to provide low rent housing for qualified individuals in accordance with the rules and regulations prescribed by the U.S. Department of Housing and Urban Development (HUD) and other federal agencies.

2. **Reporting Entity:** In determining how to define the reporting entity, management has considered all potential component units. The decision to include a component unit in the reporting entity was made by applying the criteria set forth in Section 2100 and 2600 of the *Codification of Governmental Accounting and Financial Reporting Standards* and *Statement No. 14, (amended) of the Governmental Accounting Standards Board: The Financial Reporting Entity*. These criteria include manifestation of oversight responsibility including financial accountability, appointment of a voting majority, imposition of will, financial benefit to or burden on a primary organization, financial accountability as a result of fiscal dependency, potential for dual inclusion, and organizations included in the reporting entity although the primary organization is not financially accountable. Based upon the application of these criteria, the reporting entity has no component units.

   The basic financial statements of the Authority consist primarily of Low Rent Public Housing under Annual Contributions Contract A-2523 and Section 8 Housing Assistance Programs under Annual Contributions Contract A-4288.

3. **Summary of HUD and Other Authority Programs:** The accompanying basic financial statements consist of the activities of the housing programs subsidized by HUD and Authority owned entities. A summary of each of these programs is provided below.

   a. **Annual Contributions Contract A-2523**

      1) **Low Rent Public Housing:** This type of housing consists of apartments and single-family dwellings owned and operated by the Authority. Funding is provided by tenant rent payments and subsidies provided by HUD.

      2) **Modernization and Development:** Substantially all additions to land, buildings, and equipment are accomplished through the Capital Fund Program. These programs add to, replace or materially upgrade deteriorated portions of the Authority's housing units. Funding is provided through programs established by HUD.

   b. **Annual Contributions Contract A- 4288 - Housing Assistance Payments Programs**

      Housing Choice Vouchers: This is a housing program wherein low rent tenants lease housing units directly from private landlords rather than through the Authority. The Authority contracts with private landlords to make assistance payments for the difference between the approved contract rent and the actual rent paid by the low rent tenants.

A - Summary of Significant Accounting Policies and Organization: (Continued)

4. **Basis of Presentation and Accounting:** In accordance with uniform financial reporting standards for HUD housing programs, the basic financial statements are prepared in accordance with U. S. generally accepted accounting principles (GAAP).

   Based upon compelling reasons offered by HUD, the Authority reports its basic financial statements as a special purpose government engaged solely in business-type activities, which is similar to the governmental proprietary fund type (enterprise fund), which uses the accrual basis of accounting and the flow of economic resources measurement focus. Revenues are recorded when earned and expenses are recorded at the time the liabilities are incurred. Pursuant to *GASB Statement No. 62, Codification of Accounting and Financial Reporting Guidance Contained in Pre-November 30, 1989 FASB and AICPA Pronouncements*, certain accounting and financial reporting guidance is applied in the preparation of the basic financial statements, unless those pronouncements conflict with or contradict GASB pronouncements.

   Generally accepted accounting principles for state and local governments requires that resources be classified for accounting and reporting purposes into the following three net position categories:

   Net Investment in Capital Assets – Capital assets, net of accumulated depreciation and outstanding principal balances of debt attributable to the acquisition, construction or improvement of those assets.
   Restricted - Net position whose use by the Authority is subject to externally imposed stipulations that can be fulfilled by actions of the Authority pursuant to those stipulations or they expire by the passage of time. Such assets include assets restricted for capital acquisitions and debt service.
   Unrestricted – Net position that are not subject to externally imposed stipulations. Unrestricted net position may be designated for specific purposes by action of management or the Authority Board or may otherwise be limited by contractual agreements with outside parties.

5. **Budgets:** Budgets are prepared on an annual basis for each major operating program and are used as a management tool throughout the accounting cycle. The capital fund budgets are adopted on a "project length" basis. Budgets are not, however, legally adopted nor legally required for basic financial statement presentation.

6. **Cash and Cash Equivalents:** For purposes of the Statement of Cash Flows, the Authority considers all highly liquid investments (including restricted assets) with a maturity of three months or less when purchased and non-negotiable certificates of deposit to be cash equivalents. There were no noncash investing, capital and financing activities during the year.

7. **Interprogram Receivables and Payables:** Interprogram receivables/payables, when present, are all current, and are the result of the use of the Public Housing Program as the common paymaster for shared costs of the Authority. Cash settlements are made periodically, and all interprogram balances net zero. Offsetting due to/due from balances are eliminated for the basic financial statement presentation.

A - Summary of Significant Accounting Policies and Organization: (Continued)

8. **Investments:** Investments, when present, are recorded at fair value. Investment instruments consist only of items specifically approved for public housing agencies by HUD. Investments are either insured or collateralized using the dedicated method. Under the dedicated method of collateralization, all deposits and investments over the federal depository insurance coverage are collateralized with securities held by the Authority's agent in the Authority's name. It is the Authority's policy that all funds on deposit are collateralized in accordance with both HUD requirements and requirements of the State of Florida.

9. **Inventories:** Inventories (consisting of materials and supplies) are valued at cost using the first in, first out (FIFO) method. If inventory falls below cost due to damage, deterioration or obsolescence, the Authority establishes an allowance for obsolete inventory. In accordance with the consumption method, inventory is expensed when items are actually placed in service.

10. **Prepaid Items:** Payments made to vendors for goods or services that will benefit periods beyond the fiscal year end are recorded as prepaid items.

11. **Use of Estimates:** The preparation of basic financial statements in conformity with U.S. generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent liabilities at the date of the basic financial statements and reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

12. **Fair Value of Financial Instruments:** The carrying amount of the Authority's financial instruments at December 31, 2013 including cash, investments, accounts receivable, and accounts payable closely approximates fair value.

13. **Capital Assets:**

    a. **Book Value:** All purchased fixed assets are valued at cost when historical records are available. When no historical records are available, fixed assets are valued at estimated historical cost.

    Land values were derived from development closeout documentation.

    Donated fixed assets are recorded at their fair value at the time they are received.

    Donor imposed restrictions are deemed to expire as the asset depreciates.

    All normal expenditures of preparing an asset for use are capitalized when they meet or exceed the capitalization threshold.

A - Summary of Significant Accounting Policies and Organization: (Continued)

13. Capital Assets: (Continued)

b. Depreciation: The cost of buildings and equipment is depreciated over the estimated useful lives of the related assets on a composite basis using the straight-line method.

Depreciation commences on modernization and development additions in the year following completion.

The useful lives of buildings and equipment for purposes of computing depreciation are as follows:

Buildings and Building Modernization	10-40 years
Equipment, Vehicles and Computers	3-7 years

c. Maintenance and Repairs Expenditures: Maintenance and repairs expenditures are charged to operations when incurred. Betterments in excess of $1,500 are capitalized. When buildings and equipment are sold or otherwise disposed of, the asset account and related accumulated depreciation account are relieved, and any gain or loss is included in operations.

14. Compensated Absences: Compensated absences are those absences for which employees will be paid, such as vacation and sick leave computed in accordance with *GASB Statement No. 16*. A liability for compensated absences that is attributable to services already rendered and that are not contingent on a specific event that is outside the control of the Authority and its employees, is accrued as employees earn the rights to the benefits. Compensated absences that relate to future services or that are contingent on a specific event that is outside the control of the Authority and its employees are accounted for in the period in which such services are rendered or in which such events take place.

15. Litigation Losses: The Authority recognizes estimated losses related to litigation in the period in which the occasion giving rise to the loss occurred, the loss is probable and the loss is reasonably estimable.

16. Annual Contribution Contracts: Annual Contribution contracts provide that HUD shall have the authority to audit and examine the records of public housing authorities. Accordingly, final determination of the Authority's financing and contribution status for the Annual Contribution Contracts is the responsibility of HUD based upon financial reports submitted by the Authority.

17. Risk Management: The Authority is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The Authority carries commercial insurance for all risks of loss, including workers' compensation and employee health and accident insurance, general liability, fire and extended coverage, fidelity bond, automobile, and Director and Officers liability. Settled claims resulting from these risks have not exceeded commercial insurance coverage in any of the past three fiscal years. Additionally, there have been no significant reductions in insurance coverage from the prior year.

A - Summary of Significant Accounting Policies and Organization: (Continued)

18. **Use of Restricted Assets:** It is the Authority's policy to first apply restricted resources when an expense is incurred for purposes for which both restricted and unrestricted net position are available.

19. **Operating Revenues and Expenses:** The principal operating revenues of the Authority's enterprise fund are charges to customers for rents and services. Operating expenses for the Authority's enterprise fund include the cost of providing housing and services, administrative expenses and depreciation on capital assets. Revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

B - Deposits and Investments: For purposes of the Statement of Cash Flows, the Authority considers all highly liquid investments (including restricted assets) with a maturity of three months or less when purchased and non-negotiable certificates of deposit to be cash equivalents. There were no noncash investing, capital and financing activities during the year.

1. **HUD Deposit and Investment Restrictions**

The carrying amounts of the Authority's cash and cash equivalents consist of cash with carrying amount of $1,099,540 at December 31, 2013. Bank balances before reconciling items were $1,123,835 at that date, the total amount of which was collateralized or insured with securities held by an unaffiliated banking institution in the Authority's name. The Authority's investment consists of certificates of deposit with original maturities greater than three (3) months of $537,024.

HUD requires authorities to invest excess HUD program funds in obligations of the United States, certificates of deposit or any other federally insured instruments.

HUD also requires that deposits of HUD program funds be fully insured or collateralized at all times. Acceptable security includes FDIC/FSLIC insurance and the market value of securities purchased and pledged to the political subdivision. Pursuant to HUD restrictions, obligations of the United States are allowed as security for deposits. Obligations furnished as security must be held by the Authority or with an unaffiliated bank or trust company for the account of the Authority.

2. **Risk Disclosures**

a. **Interest Rate Risk:** As a means of limiting its exposure to fair value losses arising from rising interest rates, the Authority's investment policy limits the Authority's investment portfolio to maturities not to exceed two years at time of purchase.

At December 31, 2013, the Authority's deposits and investments were not limited and all of which are either available on demand or have maturities of less than two years.

C - Accounts Receivable:

Tenant rents (net of allowance for doubtful accounts of $1,306)	$ 11,751

D - Land, Buildings and Equipment:

	Balance December 31 2012	Additions	Balance December 31 2013
Not being depreciated:			
Land	$ 350,000	$ -	$ 350,000
Construction in progress	-	249,067	249,067
Total not being depreciated	**350,000**	**249,067**	**599,067**
Depreciable:			
Buildings & improvements	10,841,664	-	10,841,664
Accumulated depreciation	(9,646,438)	(275,803)	(9,922,241)
Net buildings & improvements	**1,195,226**	**(275,803)**	**919,423**
Equipment	169,400	5,856	175,256
Accumulated depreciation	(123,602)	(19,418)	(143,020)
Net equipment	**45,798**	**(13,562)**	**32,236**
Net depreciable assets	**1,241,024**	**(289,365)**	**951,659**
TOTAL	**$ 1,591,024**	**$ (40,298)**	**$ 1,550,726**

E - Unearned Revenue:

Tenant Prepaid Rent	$ 701

F - Schedule of Changes in Noncurrent Liabilities:

	Balance at December 31, 2012		Year Ended December 31, 2013		December 31, 2013	
	Long-term Portion	Current Portion	Additions	Payments	Current Portion	Long-term Portion
Accrued compensated absences	$ 18,988	$ 18,987	$ 17,225	$ (10,958)	$22,121	$ 22,121

G - **Annual Contributions by Federal Agencies:**

Annual Contributions Contract A-2526 - Pursuant to the Annual Contributions Contract, HUD contributes an operating subsidy approved in the operating budget under the Annual Contributions Contract. HUD operating subsidy contributions for the year ended December 31, 2013 were $617,280.

HUD also contributed additional funds for modernization and operations in the amount of $249,067 for the year ended December 31, 2013.

Annual Contributions Contract A-4288 - Section 8 programs provide for housing assistance payments to private owners of residential units on behalf of eligible low or very low-income families. The program provides for such payments covering the difference between the maximum rental on a dwelling unit, and the amount of rent contribution by a participating family and related administrative expense. HUD contributions for the year ended December 31, 2013, were $1,376,310.

H - **Defined Contribution Pension Plan:** The Authority provides pension benefits for all its full-time employees through a defined contribution plan entitled "Mutual of American Life Insurance Company Defined Contribution Prototype Pension Plan". The plan is administered by Mutual of America.. In a defined contribution plan, benefits depend solely on amounts contributed to the plan plus investment earnings. The Board of Commissioners for the Authority is authorized to establish and amend plan benefits. Employees are eligible to participate from the date of employment. The Authority contributes 14.5% of the employee's base salary each month, while the employees may not contribute. The Authority's contributions for each employee (and interest allocated to the employee's account) are fully vested after 5 years of continuous service, or until age 65, whichever is first. Authority contributions for, and interest forfeited by, employees who leave employment before vesting are used to reduce the Authority's current-period contribution requirement.

The Authority's total payroll in fiscal year 2013 was $469,996. The Authority's and employee's contributions were calculated using the eligible wages of $469,996. The Authority and the employees made the required contributions amounting to $68,149.

Other Post Employment Benefits (OPEB): In relation to its employee benefit programs, the Authority does not provide any Other Post Employment Benefits, as outlined under GASB 45.

I - **Economic Dependency:** The Authority receives approximately 80 % of its revenues from HUD. If the amount of revenues received from HUD falls below critical levels, the Authority's reserves could be adversely affected.

J - **Contingencies:** The Authority is subject to possible examinations made by Federal and State authorities who determine compliance with terms, conditions, laws and regulations governing other grants given to the Authority in the current and prior years. There were no such examinations for the year ended December 31, 2013.

K - **Conduit Type Debt:** Debt related to the original acquisition and early modernization of the public housing developments is funded, guaranteed and serviced by HUD. There is no debt or pledge of faith and credit on part of the Authority. Accordingly, this debt has not been recorded in the basic financial statements of the Authority. Additionally, HUD no longer provides debt service information to the Authority.

L - **Commitments:** The Authority is engaged in a modernization program funded by HUD. In this regard, the Authority has entered into construction-type contracts with approximately $252,000 remaining until completion.

M - **Leasing Activities (as Lessor):** The Authority is the lessor of dwelling units mainly to low-income residents. The rents under the leases are determined generally by the resident's income as adjusted for eligible deductions regulated by HUD, although the resident may opt for a flat rent. Leases may be cancelled by the lessee at any time. The Authority may cancel the lease only for cause.

Revenues associated with these leases are recorded in the basic financial statements and schedules as "Rental Revenue". Rental Revenue per dwelling unit generally remains consistent from year to year, but is affected by general economic conditions which impact personal income and local job availability.

N - **Interprogram Transfers:** The Authority will make cash transfers between its various programs as outlined in the Federal Regulations and authorized and approved by the Authority's Board of Commissioners. There were no transfers during the year ended December 31, 2013.

O - **Net Position:** The U.S. Department of HUD now restricts the donations for housing assistance payments for that purpose alone. The financial statements therefore reflect a restatement of beginning restricted net position and unrestricted net position.

P - **Decrease in Net Position:** The decrease in net position is expected to be absorbed through operations in subsequent fiscal years, assisted by transfers from various programs. No fund deficit is expected as a result of the current year loss.

SUPPLEMENTAL INFORMATION

PLANT CITY HOUSING AUTHORITY
Plant City, Florida

COMBINING SCHEDULE OF NET POSITION
DECEMBER 31, 2013

	Low Rent Public Housing	Housing Choice Voucher Program	Shelter Plus Care Program	Total 2013
ASSETS				
Current assets				
Cash and cash equivalents, unrestricted	$ 824,809	$ 33,612	$ 7,528	$ 865,949
Cash and cash equivalents, restricted	72,654	160,937	-	233,591
Investments, unrestricted	530,053	6,971	-	537,024
Accounts receivable, net of allowance	11,751	-	-	11,751
Inventories, net of obsolescence	16,713	-	-	16,713
Prepaid insurance	82,624	3,428	-	86,052
Total current assets	**1,538,604**	**204,948**	**7,528**	**1,751,080**
Noncurrent assets				
Other assets				
Insurance deposits	10,000	-	-	10,000
Capital assets				
Not being depreciated	599,067	-	-	599,067
Depreciable, net	951,659	-	-	951,659
Total capital assets, net	**1,550,726**	-	-	**1,550,726**
Total noncurrent assets	**1,560,726**	-	-	**1,560,726**
Total assets	**3,099,330**	**204,948**	**7,528**	**3,311,806**
Deferred Outflow of Resources	-	-	-	-
Total Assets and Deferred Outflow of Resources	**3,099,330**	**204,948**	**7,528**	**3,311,806**
LIABILITIES				
Current liabilities				
Vendors and contractors payable	31,320	4,117	-	35,437
Accrued wages/taxes payable	4,161	804	-	4,965
Accrued compensated absences	19,376	2,745	-	22,121
Due to other governments	75,497	-	-	75,497
Unearned revenue	701	-	-	701
Total current liabilities	**131,055**	**7,666**	-	**138,721**
Current liabilities payable from restricted assets				
Resident security deposits	72,654	-	-	72,654
Noncurrent liabilities				
Accrued compensated absences	19,376	2,745	-	22,121
Total liabilities	**223,085**	**10,411**	-	**233,496**
Deferred Inflow of Resources	-	-	-	-
Total Liabilities and Deferred Inflow of Resources	**223,085**	**10,411**	-	**233,496**
NET POSITION				
Net investment in capital assets	1,550,726	-	-	1,550,726
Restricted	-	160,937	-	160,937
Unrestricted	1,325,519	33,600	7,528	1,366,647
Total net position	**$ 2,876,245**	**$ 194,537**	**$ 7,528**	**$ 3,078,310**

PLANT CITY HOUSING AUTHORITY
Plant City, Florida

COMBINING SCHEDULE OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
FOR THE YEAR ENDED DECEMBER 31, 2013

	Low Rent Public Housing	Housing Choice Voucher Program	Shelter Plus Care Program	Total 2013
Operating revenues				
Rental revenue	$ 559,093	$ -	$ -	$ 559,093
HUD grants	617,280	1,376,310	264,170	2,257,760
Other revenue	67,735	-	-	67,735
Total operating revenues	1,244,108	1,376,310	264,170	2,884,588
Operating expenses				
Administrative	380,588	74,376	19,049	474,013
Utilities	167,792	1,305	-	169,097
Ordinary maintenance & operation	666,953	-	-	666,953
Protective services	5,018	-	-	5,018
Insurance	85,701	3,769	-	89,470
General expenses	55,001	6,238	-	61,239
Housing assistance payments	-	1,225,054	238,116	1,463,170
Depreciation	291,694	3,527	-	295,221
Total operating expenses	1,652,747	1,314,269	257,165	3,224,181
Operating income (loss)	(408,639)	62,041	7,005	(339,593)
Nonoperating revenues (expenses)				
Interest revenue, unrestricted	1,956	182	1	2,139
Fraud recovery	-	831	-	831
Total nonoperating revenues	1,956	1,013	1	2,970
Income (loss) before contributions	(406,683)	63,054	7,006	(336,623)
Capital contributions	249,067	-	-	249,067
Increase (decrease) in net position	(157,616)	63,054	7,006	(87,556)
Net position, beginning of year	3,033,861	131,483	522	3,165,866
Net position, end of year	$ 2,876,245	$ 194,537	$ 7,528	$ 3,078,310

PLANT CITY HOUSING AUTHORITY (FL034)
PLANT CITY, FL
Entity Wide Balance Sheet Summary

Submission Type: Audited/A-133 Fiscal Year End: 12/31/2013

	Project Total	14.871 Housing Choice Vouchers	14.238 Shelter Plus Care	Subtotal	Total
111 Cash - Unrestricted	$824,809	$33,612	$7,528	$865,949	$865,949
112 Cash - Restricted - Modernization and Development					
113 Cash - Other Restricted		$160,937		$160,937	$160,937
114 Cash - Tenant Security Deposits	$72,654			$72,654	$72,654
115 Cash - Restricted for Payment of Current Liabilities					
100 Total Cash	$897,463	$194,549	$7,528	$1,099,540	$1,099,540
121 Accounts Receivable - PHA Projects					
122 Accounts Receivable - HUD Other Projects					
124 Accounts Receivable - Other Government					
125 Accounts Receivable - Miscellaneous					
126 Accounts Receivable - Tenants	$13,057			$13,057	$13,057
126.1 Allowance for Doubtful Accounts -Tenants	-$1,306			-$1,306	-$1,306
126.2 Allowance for Doubtful Accounts - Other					
127 Notes, Loans, & Mortgages Receivable - Current					
128 Fraud Recovery					
128.1 Allowance for Doubtful Accounts - Fraud					
129 Accrued Interest Receivable					
120 Total Receivables, Net of Allowances for Doubtful Accounts	$11,751	$0	$0	$11,751	$11,751
131 Investments - Unrestricted	$530,053	$6,971		$537,024	$537,024
132 Investments - Restricted					
135 Investments - Restricted for Payment of Current Liability					
142 Prepaid Expenses and Other Assets	$82,624	$3,428		$86,052	$86,052
143 Inventories	$17,593			$17,593	$17,593
143.1 Allowance for Obsolete Inventories	-$880			-$880	-$880
144 Inter Program Due From					
145 Assets Held for Sale					
150 Total Current Assets	$1,538,604	$204,948	$7,528	$1,751,080	$1,751,080
161 Land	$350,000			$350,000	$350,000
162 Buildings	$10,841,664			$10,841,664	$10,841,664
163 Furniture, Equipment & Machinery - Dwellings					
164 Furniture, Equipment & Machinery - Administration	$109,945	$65,311		$175,256	$175,256
165 Leasehold Improvements					
166 Accumulated Depreciation	-$9,999,950	-$65,311		-$10,065,261	-$10,065,261
167 Construction in Progress	$249,067			$249,067	$249,067
168 Infrastructure					
160 Total Capital Assets, Net of Accumulated Depreciation	$1,550,726	$0	$0	$1,550,726	$1,550,726
171 Notes, Loans and Mortgages Receivable - Non-Current					
172 Notes, Loans, & Mortgages Receivable - Non Current - Past Due					
173 Grants Receivable - Non Current					

174 Other Assets	$10,000			$10,000	$10,000
176 Investments in Joint Ventures					
180 Total Non-Current Assets	$1,560,726	$0	$0	$1,560,726	$1,560,726
190 Total Assets	$3,099,330	$204,948	$7,528	$3,311,806	$3,311,806
200 Deferred Outflow of Resources					
290 Total Assets and Deferred Outflow of Resources	$3,099,330	$204,948	$7,528	$3,311,806	$3,311,806
311 Bank Overdraft					
312 Accounts Payable <= 90 Days	$31,320	$4,117		$35,437	$35,437
313 Accounts Payable >90 Days Past Due					
321 Accrued Wage/Payroll Taxes Payable	$4,161	$804		$4,965	$4,965
322 Accrued Compensated Absences - Current Portion	$19,376	$2,745		$22,121	$22,121
324 Accrued Contingency Liability					
325 Accrued Interest Payable					
331 Accounts Payable - HUD PHA Programs					
332 Account Payable - PHA Projects					
333 Accounts Payable - Other Government	$75,497			$75,497	$75,497
341 Tenant Security Deposits	$72,654			$72,654	$72,654
342 Unearned Revenue	$701			$701	$701
343 Current Portion of Long-term Debt - Capital Projects/Mortgage Revenue					
344 Current Portion of Long-term Debt - Operating Borrowings					
345 Other Current Liabilities					
346 Accrued Liabilities - Other					
347 Inter Program - Due To					
348 Loan Liability - Current					
310 Total Current Liabilities	$203,709	$7,666	$0	$211,375	$211,375
351 Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue					
352 Long-term Debt, Net of Current - Operating Borrowings					
353 Non-current Liabilities - Other					
354 Accrued Compensated Absences - Non Current	$19,376	$2,745		$22,121	$22,121
355 Loan Liability - Non Current					
356 FASB 5 Liabilities					
357 Accrued Pension and OPEB Liabilities					
350 Total Non-Current Liabilities	$19,376	$2,745	$0	$22,121	$22,121
300 Total Liabilities	$223,085	$10,411	$0	$233,496	$233,496
400 Deferred Inflow of Resources					
508.4 Net Investment in Capital Assets	$1,550,726			$1,550,726	$1,550,726
511.4 Restricted Net Position		$160,937		$160,937	$160,937
512.4 Unrestricted Net Position	$1,325,519	$33,600	$7,528	$1,366,647	$1,366,647
513 Total Equity - Net Assets / Position	$2,876,245	$194,537	$7,528	$3,078,310	$3,078,310
600 Total Liab., Def. Inflow of Res., and Equity - Net Assets / Position	$3,099,330	$204,948	$7,528	$3,311,806	$3,311,806

PLANT CITY HOUSING AUTHORITY (FL034)
PLANT CITY, FL
Entity Wide Revenue and Expense Summary

Submission Type: Audited/A-133 Fiscal Year End: 12/31/2013

	Project Total	14.871 Housing Choice Vouchers	14.238 Shelter Plus Care	Subtotal	Total
70300 Net Tenant Rental Revenue	$559,093			$559,093	$559,093
70400 Tenant Revenue - Other					
70500 Total Tenant Revenue	$559,093	$0	$0	$559,093	$559,093
70600 HUD PHA Operating Grants	$617,280	$1,376,310	$264,170	$2,257,760	$2,257,760
70610 Capital Grants	$249,067			$249,067	$249,067
70710 Management Fee					
70720 Asset Management Fee					
70730 Book Keeping Fee					
70740 Front Line Service Fee					
70750 Other Fees					
70700 Total Fee Revenue					
70800 Other Government Grants					
71100 Investment Income - Unrestricted	$1,956	$182	$1	$2,139	$2,139
71200 Mortgage Interest Income					
71300 Proceeds from Disposition of Assets Held for Sale					
71310 Cost of Sale of Assets					
71400 Fraud Recovery		$831		$831	$831
71500 Other Revenue	$67,735			$67,735	$67,735
71600 Gain or Loss on Sale of Capital Assets					
72000 Investment Income - Restricted					
70000 Total Revenue	$1,495,131	$1,377,323	$264,171	$3,136,625	$3,136,625
91100 Administrative Salaries	$208,728	$45,191		$253,919	$253,919
91200 Auditing Fees	$10,956	$1,494		$12,450	$12,450
91300 Management Fee					
91310 Book-keeping Fee					
91400 Advertising and Marketing					
91500 Employee Benefit contributions - Administrative	$91,837	$18,076		$109,913	$109,913
91600 Office Expenses	$48,637	$5,945		$54,582	$54,582
91700 Legal Expense	$6,336	$875		$7,211	$7,211
91800 Travel	$2,038	$278		$2,316	$2,316
91810 Allocated Overhead					
91900 Other	$12,056	$2,517	$19,049	$33,622	$33,622
91000 Total Operating - Administrative	$380,588	$74,376	$19,049	$474,013	$474,013
92000 Asset Management Fee					
92100 Tenant Services - Salaries					
92200 Relocation Costs					
92300 Employee Benefit Contributions - Tenant Services					
92400 Tenant Services - Other					
92500 Total Tenant Services	$0	$0	$0	$0	$0

93100 Water	$158,606			$158,606	$158,606
93200 Electricity	$9,186	$1,305		$10,491	$10,491
93300 Gas					
93400 Fuel					
93500 Labor					
93600 Sewer					
93700 Employee Benefit Contributions - Utilities					
93800 Other Utilities Expense					
93000 Total Utilities	$167,792	$1,305	$0	$169,097	$169,097
94100 Ordinary Maintenance and Operations - Labor	$216,077			$216,077	$216,077
94200 Ordinary Maintenance and Operations - Materials and Other	$128,926			$128,926	$128,926
94300 Ordinary Maintenance and Operations Contracts	$226,364			$226,364	$226,364
94500 Employee Benefit Contributions - Ordinary Maintenance	$95,586			$95,586	$95,586
94000 Total Maintenance	$666,953	$0	$0	$666,953	$666,953
95100 Protective Services - Labor					
95200 Protective Services - Other Contract Costs	$5,018			$5,018	$5,018
95300 Protective Services - Other					
95500 Employee Benefit Contributions - Protective Services					
95000 Total Protective Services	$5,018	$0	$0	$5,018	$5,018
96110 Property Insurance	$63,201			$63,201	$63,201
96120 Liability Insurance	$10,448	$1,244		$11,692	$11,692
96130 Workmen's Compensation	$7,859	$1,387		$9,246	$9,246
96140 All Other Insurance	$4,193	$1,138		$5,331	$5,331
96100 Total Insurance Premiums	$85,701	$3,769	$0	$89,470	$89,470
96200 Other General Expenses		$5,114		$5,114	$5,114
96210 Compensated Absences	$5,142	$1,124		$6,266	$6,266
96300 Payments in Lieu of Taxes	$37,520			$37,520	$37,520
96400 Bad debt - Tenant Rents	$12,339			$12,339	$12,339
96500 Bad debt - Mortgages					
96600 Bad debt - Other					
96800 Severance Expense					
96000 Total Other General Expenses	$55,001	$6,238	$0	$61,239	$61,239
96710 Interest of Mortgage (or Bonds) Payable					
96720 Interest on Notes Payable (Short and Long Term)					
96730 Amortization of Bond Issue Costs					
96700 Total Interest Expense and Amortization Cost	$0	$0	$0	$0	$0
96900 Total Operating Expenses	$1,361,053	$85,688	$19,049	$1,465,790	$1,465,790
97000 Excess of Operating Revenue over Operating Expenses	$134,078	$1,291,635	$245,122	$1,670,835	$1,670,835
97100 Extraordinary Maintenance					
97200 Casualty Losses - Non-capitalized					
97300 Housing Assistance Payments		$1,225,054	$238,116	$1,463,170	$1,463,170

97350 HAP Portability-In					
97400 Depreciation Expense	$291,694	$3,527		$295,221	$295,221
97500 Fraud Losses					
97600 Capital Outlays - Governmental Funds					
97700 Debt Principal Payment - Governmental Funds					
97800 Dwelling Units Rent Expense					
90000 Total Expenses	$1,652,747	$1,314,269	$257,165	$3,224,181	$3,224,181
10010 Operating Transfer In					
10020 Operating transfer Out					
10030 Operating Transfers from/to Primary Government					
10040 Operating Transfers from/to Component Unit					
10050 Proceeds from Notes, Loans and Bonds					
10060 Proceeds from Property Sales					
10070 Extraordinary Items, Net Gain/Loss					
10080 Special Items (Net Gain/Loss)					
10091 Inter Project Excess Cash Transfer In					
10092 Inter Project Excess Cash Transfer Out					
10093 Transfers between Program and Project - In					
10094 Transfers between Project and Program - Out					
10100 Total Other financing Sources (Uses)	$0	$0	$0	$0	$0
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	-$157,616	$63,054	$7,006	-$87,556	-$87,556
11020 Required Annual Debt Principal Payments	$0	$0	$0	$0	$0
11030 Beginning Equity	$3,033,861	$131,483	$522	$3,165,866	$3,165,866
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors					
11050 Changes in Compensated Absence Balance					
11060 Changes in Contingent Liability Balance					
11070 Changes in Unrecognized Pension Transition Liability					
11080 Changes in Special Term/Severance Benefits Liability					
11090 Changes in Allowance for Doubtful Accounts - Dwelling Rents					
11100 Changes in Allowance for Doubtful Accounts - Other					
11170 Administrative Fee Equity		$33,600		$33,600	$33,600
11180 Housing Assistance Payments Equity		$160,937		$160,937	$160,937
11190 Unit Months Available	2400	2065	468	4933	4933
11210 Number of Unit Months Leased	2385	2065	435	4885	4885
11270 Excess Cash	$1,122,137			$1,122,137	$1,122,137
11610 Land Purchases	$0			$0	$0
11620 Building Purchases	$0			$0	$0
11630 Furniture & Equipment - Dwelling Purchases	$0			$0	$0
11640 Furniture & Equipment - Administrative Purchases	$5,856			$5,856	$5,856
11650 Leasehold Improvements Purchases	$249,067			$249,067	$249,067
11660 Infrastructure Purchases	$0			$0	$0
13510 CFFP Debt Service Payments	$0			$0	$0
13901 Replacement Housing Factor Funds	$0			$0	$0

PLANT CITY HOUSING AUTHORITY
Plant City, Florida

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE YEAR ENDED DECEMBER 31, 2013

Federal Grantor:

CFDA Number	Program Title	Pass Through Entity	Federal Expenditures
U.S. Department of Housing and Urban Development			
14.850	Low Rent Public Housing	NA	$ 617,280
14.872	Capital Fund Program	NA	249,067
14.871	Housing Choice Voucher Program	NA	1,376,310
14.238	Shelter Plus Care	NA	264,170
Total U.S. Department of HUD			**2,506,827**
Total Federal Awards Expenditures			**$ 2,506,827**

Notes to the Schedule of Expenditures of Federal Awards

A. Basis of Accounting

This schedule is prepared on the accrual basis of accounting.

B. Basis of Presentation

The accompanying Schedule of Federal Awards (the Schedule) includes the federal grant activity of the Authority under programs of the federal government for the year ended December 31, 2013. The information in this schedule is presented in accordance with the requirements of OMB Circular A-133, "Audits of States, Local Governments and Non-Profit Organizations". Because the Schedule presents only a selected portion of the operations of the Authority, it is not intended to and does not present the financial position, changes in net position or cash flows of the Authority.

C. Reconciliation of Total Federal Awards Expenditures to Financial Data Schedule

FDS line 706	HUD PHA Grants	$ 2,257,760
FDS line 706.1	Capital Grants	249,067
		$ 2,506,827

SINGLE AUDIT SECTION

MALCOLM JOHNSON & COMPANY, P.A.
CERTIFIED PUBLIC ACCOUNTANTS
P.O. Box 530848
DeBary, Florida 32753-0848

Phone (386) 668-6464 Fax (386) 668-6463
malcolmjohnson@mpinet.net

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

Board of Commissioners
Plant City Housing Authority
Plant City, Florida

HUD, Miami Area Office
Office of Public Housing
909 S. E. First Avenue, Room 500
Miami, Florida 33131

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, the basic financial statements of Plant City Housing Authority (the Authority), which include the statement of net position as of December 31, 2013, and the related statements of revenue, expenses and changes in net position, cash flows for the year then ended, and the related notes to the financial statements and have issued our report thereon August 4, 2014.

Internal Control Over Financial Reporting
In planning and performing our audit of the basic financial statements, we considered the Authority's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the Authority's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control, that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters
As part of obtaining reasonable assurance about whether the Authority's basic financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Authority's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Malcolm Johnson & Company, P.A.

Malcolm Johnson & Company, P.A.
Certified Public Accountants

DeBary, Florida
August 4, 2014

MALCOLM JOHNSON & COMPANY, P.A.
CERTIFIED PUBLIC ACCOUNTANTS
P.O. Box 530848
DeBary, Florida 32753-0848

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malcolmjohnson@mpinet.net

INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH REQUIREMENTS THAT COULD HAVE A DIRECT AND MATERIAL EFFECT ON EACH MAJOR FEDERAL PROGRAM AND ON INTERNAL CONTROL OVER COMPLIANCE IN ACCORDANCE WITH OMB CIRCULAR A-133

Board of Commissioners
Plant City Housing Authority
Plant City, Florida

HUD, Miami Area Office
Office of Public Housing
909 S. E. First Avenue, Room 500
Miami, Florida 33131

Report on Compliance for Each Major Program
We have audited Plant City Housing Authority's (the Authority) compliance with the types of compliance requirements described in the *OMB Circular A-133 Compliance Supplement,* that could have a direct and material effect on each of the Authority's major federal programs for the year ended December 31, 2013. The Authority's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

Management's Responsibility
Management is responsible for compliance with the requirements of laws, regulations, contracts and grants applicable to its federal programs.

Auditor's Responsibility
Our responsibility is to express an opinion on compliance for each of the Authority's major federal programs based on our audit of the types of compliance requirements referred to above.

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and OMB Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations (OMB Circular A-133)*. Those standards and OMB Circular A-133 require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the compliance requirements referred to above that could have a material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the 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 on compliance for each major program. However, our audit does not provide a legal determination of the Authority's compliance.

Opinion on Each Major Program
In our opinion, the Authority complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on each of its major Federal programs for the year ended December 31, 2013.

Report on Internal Control Over Compliance
Management of the Authority is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and performing our audit of compliance, we considered the Authority's internal control over compliance with the types of requirements that could have a direct and material effect on each major program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for each major federal program and to test and report on internal control over compliance in accordance with the OMB Circular A-133, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control over compliance.

A *deficiency in internal control over compliance* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirements of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit the attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses may exist that have not been identified.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of our testing based on the requirements of OMB Circular A-133. Accordingly, this report is not suitable for any other purpose.

Report on Schedule of Expenditures of Federal Awards Required By OMB Circular A-133
We have audited the financial statements of the Authority as of and for the year ended December 31, 2013 and have issued our report thereon dated August 4, 2014, which contained an unmodified opinion on those financial statements. Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The accompanying schedule of expenditures of federal awards is presented for purposes of additional analysis as required by OMB A-133 and is not a required part of the financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the schedule of expenditure of federal awards is fairly stated in all material respects in relation to the financial statements as a whole.

Malcolm Johnson & Company, P.A.

Malcolm Johnson & Company, P.A.
Certified Public Accountants

DeBary, Florida
August 4, 2014

PLANT CITY HOUSING AUTHORITY
Plant City, Florida

SCHEDULE OF FINDINGS AND QUESTIONED COSTS
FOR THE YEAR ENDED DECEMBER 31, 2013

SECTION I - SUMMARY OF AUDITORS' RESULTS

Basic Financial Statements

Type of auditors' report issued:	Unqualified
Internal control over financial reporting:	
~ Material weakness(es) identified?	No
~ Significant deficiency(s) identified that are not considered to be material weaknesses?	None reported
Noncompliance material to basic financial statements noted?	No

Federal Awards

Internal control over major programs:	
~ Material weakness(es) identified?	No
~ Significant deficiency(s) identified that are not considered to be material weakness(es)?	None reported
Type of auditors' report issued on compliance for major programs:	Unqualified
Any audit findings disclosed that are required to be reported in accordance with section 510(a) of OMB Circular A-133?	No

Identification of major programs:

CFDA Number	Name of Federal Program
14.850	Low Income Public Housing
14.872	Capital Fund Program

Dollar threshold used to distinguish between type A and type B programs	$300,000
Auditee qualified as low-risk auditee?	Yes

PLANT CITY HOUSING AUTHORITY
Plant City, Florida

SCHEDULE OF FINDINGS AND QUESTIONED COSTS
FOR THE YEAR ENDED DECEMBER 31, 2013
(Continued)

SECTION II – BASIC FINANCIAL STATEMENT FINDINGS

There were no Basic Financial Statement Findings.

SECTION III – FEDERAL AWARD FINDINGS AND QUESTIONED COSTS

There were no Federal Award Findings and Questioned Costs.

PLANT CITY HOUSING AUTHORITY
Plant City, Florida

SUMMARY SCHEDULE OF PRIOR AUDIT FINDINGS
DECEMBER 31, 2013

There were no prior audit findings.