

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: <u>Doerun Housing Authority</u> PHA Code: <u>GA112</u> PHA Type: <input checked="" type="checkbox"/> Small <input type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>04/2010</u>				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>44</u> Number of HCV units: <u>0</u>				
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)				
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program
					PH HCV
	PHA 1:				
	PHA 2:				
	PHA 3:				
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update. See Attached				
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: See Attached				
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. See Attached				
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions. See Attached				
7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. Include statements related to these programs as applicable. See Attached				
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable. See Attached				
8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing.				
8.2	Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.				
8.3	Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.				
9.0	Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. See Attached				

9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested. See Attached</p> <ul style="list-style-type: none"> (a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan. (b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”
11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <ul style="list-style-type: none"> (a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. (g) Challenged Elements (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)

DOERUN HOUSING AUTHORITY

**FY2010 FIVE-YEAR AGENCY PLAN AND
ANNUAL UPDATE INFORMATION**

5.0 Five-Year Plan

5.1 Mission Statement

The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

5.2 Goals and Objectives

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

- PHA Goal: Expand the supply of assisted housing
Objectives:
- Apply for additional rental vouchers:
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments
 - Other (list below)

- PHA Goal: Improve the quality of assisted housing
Objectives:
- Improve public housing management: (PHAS score)
 - Improve voucher management: (SEMAP score)
 - Increase customer satisfaction:
 - Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
 - Renovate or modernize public housing units:
 - Demolish or dispose of obsolete public housing:
 - Provide replacement public housing:
 - Provide replacement vouchers:
 - Other: (list below)

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

- PHA Goal: Promote self-sufficiency and asset development of assisted households
Objectives:
 - Increase the number and percentage of employed persons in assisted families:
 - Provide or attract supportive services to improve assistance recipients' employability:
 - Provide or attract supportive services to increase independence for the elderly or families with disabilities.
 - Other: (list below)

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:
 - Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
 - Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
 - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
 - Other: (list below)

6.0 PHA Plan Update

- (a) **Identify specifically which plan elements have been revised since the PHA's prior plan submission.**

The Financial Resources and Fiscal Audit have been revised since the submission of the FY2009 Agency Plan.

All other PHA Plan elements are also readily available to the public.

- (b) **Identify where the 5-Year and Annual Plan may be obtained by the public.**

The FY2010 Agency Plan will be available for review during the 45-day Public Hearing Notice period at the Housing Authority of the City of Moultrie's Main Office which is located at 800 Fourth Avenue in Moultrie, Georgia.

2. Financial Resources

A table below lists the Doerun Housing Authority's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the Authority, as well as tenant rents and other income available to support public housing and in Fiscal Year 2010.

Funding Source	Amount	Use
FY2010 PH Operating Fund	\$118,000	Operations
FY2010 Capital Fund Program	\$67,703	Modernization
FY2009 Capital Fund Program	\$67,703	Modernization
FY2009 ARRA Grant	\$85,698	Modernization
Dwelling Rental	\$63,192	Operations
Other Tenant Income	\$79,703	Operations
Interest	\$14,910	Operations
Total	\$496,909	

10. Civil Rights

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

1. Consolidated Plan jurisdiction: State of Georgia
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
 - The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
 - The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
 - The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
 - Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

 - Other: (list below)
3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

The State of Georgia Consolidated Plan supports the Doerun Housing Authority's Agency Plan with the following Strategic Plan Priority:

To increase the number of Georgia's low and moderate-income households who have obtained affordable, rental housing free of overcrowded and structurally substandard conditions.

11. Fiscal Audit

The Fiscal Audit for the year ended March 31, 2009 will be on display with the Agency Plan.

13. Violence Against Women Act (VAWA)

The Doerun Housing Authority is striving to fully comply with all requirements of the Violence Against Women Act (VAWA).

First, the Authority will not deny admission to an applicant who has been a victim of domestic violence, dating violence, or stalking. The applicant must comply with all other admission requirements.

Also, the Authority will not terminate the assistance to a victim of domestic violence, dating violence, or stalking based solely on an incident or threat of such activity. The Authority still retains the right to terminate assistance for other criminal activity or good cause.

All information provided by an applicant or tenant regarding VAWA will be held in strict confidence and will not be shared with any other parties, unless required by law.

At this time, the Housing Authority does not intend to put a victim of domestic violence admissions preference in place. The Executive Director will periodically review the need for such preference and may add an admissions preference for victim of domestic violence if a need is determined.

To make sure all applicants are aware of the Violence Against Women Act, the Housing Authority notifies all applicants of the information included in the Act during the application process.

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-Based Vouchers

(a) Hope VI or Mixed Finance Modernization or Development

Yes No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)

b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:

2. Development (project) number:

3. Status of grant: (select the statement that best describes the current status)

Revitalization Plan under development

Revitalization Plan submitted, pending approval

Revitalization Plan approved

Activities pursuant to an approved Revitalization Plan underway

Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?

If yes, list development name/s below:

Yes No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?

If yes, list developments or activities below:

Yes No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?

If yes, list developments or activities below:

(b) Demolition and/or Disposition

1. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

2. Activity Description

Yes No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

Demolition/Disposition Activity Description
1a. Development name: 1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(DD/MM/YYYY)</u>
5. Number of units affected: 6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 0/00/0000 b. Projected end date of activity: 00/00/0000

(c) **Conversion of Public Housing**

1. Yes No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

Conversion of Public Housing Activity Description

1a. Development name:

1b. Development (project) number:

2. What is the status of the required assessment?

- Assessment underway
- Assessment results submitted to HUD
- Assessment results approved by HUD (if marked, proceed to next question)
- Other (explain below)

3. Yes No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)

4. Status of Conversion Plan (select the statement that best describes the current status)

- Conversion Plan in development
- Conversion Plan submitted to HUD on: (DD/MM/YYYY)
- Conversion Plan approved by HUD on: (DD/MM/YYYY)
- Activities pursuant to HUD-approved Conversion Plan underway

5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)

- Units addressed in a pending or approved demolition application (date submitted or approved:)
- Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:)
- Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:)
- Requirements no longer applicable: vacancy rates are less than 10 percent
- Requirements no longer applicable: site now has less than 300 units
- Other: (describe below)

(d) Homeownership

1. Yes No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description
 Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: 1b. Development (project) number:
2. Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)
5. Number of units affected: 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

(e) Project-Based Vouchers

The Doerun Housing Authority does not operate a Tenant-Based Section 8 Program. Therefore, this section of the Agency Plan is not applicable.

8.0 Capital Improvements

8.1 Capital Fund Annual Statement/Performance and Evaluation Report

See attachments:

ga112a01 – FY2010 CFP Annual Statement
ga112c01 – FY2009 CFP Performance and Evaluation Report
ga112d01 – FY2009 ARRA Grant

8.2 Capital Fund Program Five-Year Plan

See attachment:

ga112b01 – FY2010-2014 CFP Five-Year Plan

8.3 Capital Fund Financing Program (CFFP)

At this time, the DHA has no plans to use the Capital Fund Financing Program.

9.0 Housing Needs

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the “Overall” Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being “no impact” and 5 being “severe impact.” Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
Income <= 30% of AMI	53	5	5	5	3	4	3
Income >30% but <=50% of AMI	16	4	4	4	3	3	3
Income >50% but <80% of AMI	0	3	3	3	3	3	3
Elderly	8	4	4	4	3	2	3
Families with Disabilities	18	4	4	4	5	3	3
Black	53	4	4	3	3	3	3
White	16	3	3	3	3	3	3

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- Consolidated Plan of the Jurisdiction/s
Indicate year:
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

9.1 Strategy for Addressing Housing Needs

Need: Shortage of affordable housing for all eligible populations

Strategy 1: Maximize the number of affordable units available to the PHA within its current resources by:

- Employ effective maintenance and management policies to minimize the number of public housing units off-line.
- Reduce turnover time for vacated public housing units.
- Reduce time to renovate public housing units

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30 % of AMI

- Adopt rent policies to support and encourage work.

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50 % of AMI

- Adopt rent policies to support and encourage work

Other Housing Needs & Strategies: (list needs and strategies below)

Reasons for Selecting Strategies

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Influence of the housing market on PHA programs

10.0 Additional Information

(a) Progress in Meeting Goals and Objectives

The Doerun Housing Authority has evaluated its Five-year Plan and found that it is on target with its goals and objectives.

The Doerun Housing Authority has made significant progress towards the Goals stated in the most recent Five-Year Plan. First, the Authority maintained Standard Performer status on the Public Housing Assessment System (PHAS). With a score of 88, the Authority is only two points away from achieving High Performer status. Next, the Authority used the Capital Fund Program to modernize a number of units. Lastly, the Authority maintained a high level of resident satisfaction

(b) Significant Amendment and Substantial Deviation/Modification

Substantial Deviation from the 5-year Plan:

A “Substantial Deviation” from the 5-Year Plan is an overall change in the direction of the Authority pertaining to the Authority’s Goals and Objectives. This includes changing the Authority’s Goals and Objectives.

Significant Amendment or Modification to the Annual Plan:

A “Significant Amendment or Modification” to the Annual Plan is a change in a policy or policies pertaining to the operation of the Authority. This includes the following:

- Changes to rent or admissions policies or organization of the waiting list.
- Additions of non-emergency work items over \$15,000 (items not included in the current Annual Statement or 5-Year Action Plan) or change in use of replacement reserve funds under the Capital Fund.
- Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality

Instructions form HUD-50075

Applicability. This form is to be used by all Public Housing Agencies (PHAs) with Fiscal Year beginning April 1, 2008 for the submission of their 5-Year and Annual Plan in accordance with 24 CFR Part 903. The previous version may be used only through April 30, 2008.

1.0 PHA Information

Include the full PHA name, PHA code, PHA type, and PHA Fiscal Year Beginning (MM/YYYY).

2.0 Inventory

Under each program, enter the number of Annual Contributions Contract (ACC) Public Housing (PH) and Section 8 units (HCV).

3.0 Submission Type

Indicate whether this submission is for an Annual and Five Year Plan, Annual Plan only, or 5-Year Plan only.

4.0 PHA Consortia

Check box if submitting a Joint PHA Plan and complete the table.

5.0 Five-Year Plan

Identify the PHA's Mission, Goals and/or Objectives (24 CFR 903.6). Complete only at 5-Year update.

5.1 Mission. A statement of the mission of the public housing agency for serving the needs of low-income, very low-income, and extremely low-income families in the jurisdiction of the PHA during the years covered under the plan.

5.2 Goals and Objectives. Identify quantifiable goals and objectives that will enable the PHA to serve the needs of low income, very low-income, and extremely low-income families.

6.0 PHA Plan Update. In addition to the items captured in the Plan template, PHAs must have the elements listed below readily available to the public. Additionally, a PHA must:

- (a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.
- (b) Identify where the 5-Year and Annual Plan may be obtained by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on its official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan.

PHA Plan Elements. (24 CFR 903.7)

1. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.** Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.

2. **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.
3. **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.
4. **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.
5. **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.
6. **Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: **1)** development name and number; **2)** designation type; **3)** application status; **4)** date the designation was approved, submitted, or planned for submission, and; **5)** the number of units affected.
7. **Community Service and Self-Sufficiency.** A description of: **(1)** Any programs relating to services and amenities provided or offered to assisted families; **(2)** Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; **(3)** How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. **(Note: applies to only public housing).**
8. **Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.
10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.
11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.
12. **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.
13. **Violence Against Women Act (VAWA).** A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers

- (a) **Hope VI or Mixed Finance Modernization or Development.** 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>
- (b) **Demolition and/or Disposition.** With respect to public housing projects owned by the PHA and subject to ACCs under the Act: (1) A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm
Note: This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed.
- (c) **Conversion of Public Housing.** With respect to public housing owned by a PHA: 1) A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or

that the public housing agency plans to voluntarily convert; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>

- (d) **Homeownership.** A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.
- (e) **Project-based Vouchers.** If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

8.0 Capital Improvements. This section provides information on a PHA's Capital Fund Program. With respect to public housing projects owned, assisted, or operated by the public housing agency, a plan describing the capital improvements necessary to ensure long-term physical and social viability of the projects must be completed along with the required forms. Items identified in 8.1 through 8.3, must be signed where directed and transmitted electronically along with the PHA's Annual Plan submission.

8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report. PHAs must complete the *Capital Fund Program Annual Statement/Performance and Evaluation Report* (form HUD-50075.1), for each Capital Fund Program (CFP) to be undertaken with the current year's CFP funds or with CFFP proceeds. Additionally, the form shall be used for the following purposes:

- (a) To submit the initial budget for a new grant or CFFP;
- (b) To report on the Performance and Evaluation Report progress on any open grants previously funded or CFFP; and
- (c) To record a budget revision on a previously approved open grant or CFFP, e.g., additions or deletions of work items, modification of budgeted amounts that have been undertaken since the submission of the last Annual Plan. The Capital Fund Program Annual Statement/Performance and Evaluation Report must be submitted annually.

Additionally, PHAs shall complete the Performance and Evaluation Report section (see footnote 2) of the *Capital Fund Program Annual Statement/Performance and Evaluation* (form HUD-50075.1), at the following times:

1. At the end of the program year; until the program is completed or all funds are expended;
2. When revisions to the Annual Statement are made, which do not require prior HUD approval, (e.g., expenditures for emergency work, revisions resulting from the PHAs application of fungibility); and
3. Upon completion or termination of the activities funded in a specific capital fund program year.

8.2 Capital Fund Program Five-Year Action Plan

PHAs must submit the *Capital Fund Program Five-Year Action Plan* (form HUD-50075.2) for the entire PHA portfolio for the first year of participation in the CFP and annual update thereafter to eliminate the previous year and to add a new fifth year (rolling basis) so that the form always covers the present five-year period beginning with the current year.

8.3 Capital Fund Financing Program (CFFP). Separate, written HUD approval is required if the PHA proposes to pledge any

portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-year capital plans the amount of the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFFP proceeds. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm>

9.0 Housing Needs. Provide a statement of the housing needs of families residing in the jurisdiction served by the PHA and the means by which the PHA intends, to the maximum extent practicable, to address those needs. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

9.1 Strategy for Addressing Housing Needs. Provide a description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

10.0 Additional Information. Describe the following, as well as any additional information requested by HUD:

- (a) **Progress in Meeting Mission and Goals.** PHAs must include (i) a statement of the PHAs progress in meeting the mission and goals described in the 5-Year Plan; (ii) the basic criteria the PHA will use for determining a significant amendment from its 5-year Plan; and a significant amendment or modification to its 5-Year Plan and Annual Plan. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**
- (b) **Significant Amendment and Substantial Deviation/Modification.** PHA must provide the definition of "significant amendment" and "substantial deviation/modification". **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.)**

- (c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. **(Note: Standard and Troubled PHAs complete annually).**

11.0 Required Submission for HUD Field Office Review. In order to be a complete package, PHAs must submit items (a) through (g), with signature by mail or electronically with scanned signatures. Items (h) and (i) shall be submitted electronically as an attachment to the PHA Plan.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace (PHAs receiving CFP grants only)*
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions (PHAs receiving CFP grants only)*
- (d) Form SF-LLL, *Disclosure of Lobbying Activities (PHAs receiving CFP grants only)*
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet (PHAs receiving CFP grants only)*
- (f) Resident Advisory Board (RAB) comments.
- (g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.1.
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.2.

Part I: Summary		Grant Type and Number Capital Fund Program Grant No: GA06P11250110 Factor Grant No: Date of CFFP: _____	Replacement Housing	FFY of Grant: 2010 FFY of Grant Approval: 2010
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: _____ <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost	Obligated	Total Actual Cost ¹ Expended
1	Total non-CFP Funds	Original	Revised ²	
2	1406 Operations (may not exceed 20% of line 21) ³	\$12,703.00		
3	1408 Management Improvements			
4	1410 Administration (may not exceed 10% of line 21)			
5	1411 Audit			
6	1415 Liquidated Damages			
7	1430 Fees and Costs			
8	1440 Site Acquisition			
9	1450 Site Improvement			
10	1460 Dwelling Structures	\$55,000.00		
11	1465.1 Dwelling Equipment - Nonexpendable			
12	1470 Nondwelling Structures			
13	1475 Nondwelling Equipment			
14	1485 Demolition			
15	1492 Moving to Work Demonstration			
16	1495.1 Relocation Costs			
17	1499 Development Activities ⁴			
18a	1501 Collateralization or Debt Service paid by the PHA			
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment			
19	1502 Contingency (may not exceed 8% of line 20)			
20	Amount of Annual Grant: (sum of line 2- 19)	\$67,703.00		
21	Amount of Line 20 Related to LBP Activities			
22	Amount of Line 20 Related to Section 504 Activities			
23	Amount of Line 20 Related to Security - Soft Costs			
24	Amount of Line 20 Related to Security - Hard Costs			
25	Amount of Line 20 Related to Energy Conservation Measures			

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		Grant Type and Number		FFY of Grant:	
PHA Name: Doerrun Housing Authority		Capital Fund Program Grant No: GA06P11250110		2010	
Type of Grant		Factor Grant No:		FFY of Grant Approval:	
<input checked="" type="checkbox"/> Original Annual Statement		Date of CFFP:		2010	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:					
<input type="checkbox"/> Summary by Development Account					
<input type="checkbox"/> Reserve for Disasters/Emergencies					
<input type="checkbox"/> Revised Annual Statement (revision no:)					
<input type="checkbox"/> Final Performance and Evaluation Report					
Line		Total Estimated Cost		Total Actual Cost ¹	
		Original		Expended	
		Revised ²		Obligated	
Signature of Executive Director		Date		Signature of Public Housing Director	
<i>Blenda L Hall</i>		<i>1-15-10</i>			

¹ To be completed for the Performance and Evaluation Report
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement
³ PHAs with under 250 units in management may use 100% of CFF Grants for operations.
⁴ RHF funds shall be included here.

Part II: Supporting Pages						Federal FY of Grant: 2010							
PHA Name: Doerun Housing Authority						Grant Type and Number							
Development Number Name/HA-Wide Activities						Capital Fund Program Grant No: GA06P11250110 CFFP (Yes/No):							
General Description of Major Work Categories						Replacement Housing Factor Grant No:							
						Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
								Original	Revised¹	Funds Obligated²	Funds Expended²		
Operations													
Operations						1406	LS	\$12,703.00					
Subtotal 1406								\$12,703.00					
Dwelling Structures													
Replace faucets and tub sets						1460	9 Units	\$5,500.00					
Replace windows in nine (9) apts.						1460	9 Units	\$31,500.00					
Renovate kitchens						1460	9 Units	\$18,000.00					
Subtotal 1460								\$55,000.00					
CFP Grant Total								\$67,703.00					

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement

² To be completed for the Performance and Evaluation Report

Part III: Implementation Schedule for Capital Fund Financing Program

PH A Name: Doerun Housing Authority		Federal FFY of Grant: 2010		
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)	Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date		
PHA Wide	9/30/2012		Original Expenditure End Date 9/30/2014	

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/20011

Part I: Summary						
PHA Name/Number: Doerun Housing Authority / GA112		Locality (Doerun/Colquitt Co.: Georgia)			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Work Statement for Year 4 FFY 2013	Work Statement for Year 5 FFY 2014
B.	Physical Improvements Subtotal	Annual Statement	\$49,290.00	\$51,150.00	\$50,372.00	\$51,153.00
C.	Management Improvements		\$0.00	\$0.00	\$0.00	\$0.00
D.	PHA-Wide Non-dwelling Structures and Equipment		\$0.00	\$0.00	\$0.00	\$0.00
E.	Administration		\$0.00	\$0.00	\$0.00	\$0.00
F.	Other		\$3,710.00	\$3,850.00	\$3,791.00	\$3,850.00
G.	Operations		\$14,703.00	\$12,703.00	\$13,540.00	\$12,700.00
H.	Demolition		\$0.00	\$0.00	\$0.00	\$0.00
I.	Development		\$0.00	\$0.00	\$0.00	\$0.00
J.	Capital Fund Financing – Debt Service		\$0.00	\$0.00	\$0.00	\$0.00
K.	Total CFP Funds		\$67,703.00	\$67,703.00	\$67,703.00	\$67,703.00
L.	Total Non-CFP Funds		\$0.00	\$0.00	\$0.00	\$0.00
M.	Grand Total		\$67,703.00	\$67,703.00	\$67,703.00	\$67,703.00

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/2011

Part I: Summary (Continuation)						
PHA Name/Number Doerun Housing Authority / GA112		Locality (Doerun/Colquitt Co.: Georgia)			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY 2009	Work Statement for Year 2 FFY 2010	Work Statement for Year 3 FFY 2011	Work Statement for Year 4 FFY 2012	Work Statement for Year 5 FFY 2013
	PHA Wide	Annual Statement	\$67,703.00	\$67,703.00	\$67,703.00	\$67,703.00
	GA112-01					
	GA112-02					
	GA112-03					

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011			Work Statement for Year: 3 FFY 2012		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See						
Annual Statement	<u>Operations/PHA-Wide</u>			<u>Operations/PHA-Wide</u>		
	Operations	LS	\$14,703.00	Operations	LS	\$12,703.00
	Subtotal 1406		\$14,703.00	Subtotal 1406		\$12,703.00
	<u>Fees and Costs/PHA-Wide</u>			<u>Fees and Costs/PHA-Wide</u>		
	A & E Fees	LS	\$3,710.00	A & E Fees	LS	\$3,850.00
	Subtotal 1430		\$3,710.00	Subtotal 1430		\$3,850.00
	<u>Dwelling Structures – 1460/PHA-Wide</u>			<u>Dwelling Structures – 1460/PHA-Wide</u>		
	Replace windows in ten (10) apts.	10 units	\$35,000.00	Replace tubs, tub sets & fittings	17 units	\$51,150.00
	Replace tubs, tub sets & fittings	5 units	\$14,290.00	Subtotal 1460		\$51,150.00
	Subtotal 1460		\$49,290.00			
	Subtotal of Estimated Cost		\$67,703.00	Subtotal of Estimated Cost		\$67,703.00

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2010	Work Statement for Year 4 FFY 2013			Work Statement for Year: 5 FFY 2014		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See						
Annual Statement	<u>Operations/PHA-Wide</u>			<u>Operations/PHA-Wide</u>		
	Operations	LS	\$13,540.00	Operations	LS	\$12,700.00
	Subtotal 1406		\$13,540.00	Subtotal 1406		\$12,700.00
	<u>Fees and Costs – 1430/PHA-Wide</u>			<u>Fees and Costs – 1430/PHA-Wide</u>		
	A & E Fees	LS	\$3,791.00	A & E Fees	LS	\$3,850.00
	Subtotal 1430		\$3,791.00	Subtotal 1430		\$3,850.00
	<u>Dwelling Structures – 1460/PHA-Wide</u>			<u>Dwelling Structures – 1460/PHA-Wide</u>		
	Replace tubs, tub sets & fittings	14 units	\$50,372.00	Replace exterior doors	18 units	\$19,000.00
	Subtotal 1460		\$50,372.00	Replace windows	10 units	\$32,153.00
				Subtotal 1460		\$51,153.00
	Subtotal of Estimated Cost		\$67,703.00	Subtotal of Estimated Cost		\$67,703.00

Part I: Summary		PHA Name: Doerun Housing Authority	Grant Type and Number Capital Fund Program Grant No: GA06P11250109 Factor Grant No: Date of CFFP: :	Replacement Housing	FFY of Grant: 2009	FFY of Grant Approval: 2009
Type of Grant		<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/2009				
Summary by Development Account		Total Estimated Cost		Total Actual Cost ¹		
Line		Original	Revised ²	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) ³	\$18,203.00		\$0.00	\$0.00	
3	1408 Management Improvements					
4	1410 Administration (may not exceed 10% of line 21)					
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs					
8	1440 Site Acquisition					
9	1450 Site Improvement					
10	1460 Dwelling Structures	\$49,500.00		\$0.00	\$0.00	
11	1465.1 Dwelling Equipment - Nonexpendable					
12	1470 Nondwelling Structures					
13	1475 Nondwelling Equipment					
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities ⁴					
18a	1501 Collateralization or Debt Service paid by the PHA					
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant: (sum of line 2- 19)	\$67,703.00		\$0.00	\$0.00	
21	Amount of Line 20 Related to LBP Activities					
22	Amount of Line 20 Related to Section 504 Activities					
23	Amount of Line 20 Related to Security - Soft Costs					
24	Amount of Line 20 Related to Security - Hard Costs					
25	Amount of Line 20 Related to Energy Conservation Measures					

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary

PHA Name: Doerun Housing Authority		Grant Type and Number Capital Fund Program Grant No: GA06P11250109 Factor Grant No: Date of CFFP:		FFY of Grant: 2009	FFY of Grant Approval: 2009
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/2009		<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report			
Title		Summary by Development Account		Total Estimated Cost	
				Original	
				Revised ²	
				Obligated	
				Expended	
				Total Actual Cost ¹	
Signature of Executive Director <i>Doreen J Hall</i>		Date 1-15-10		Signature of Public Housing Director	
				Date	

¹ To be completed for the Performance and Evaluation Report
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement
³ PHAs with under 250 units in management may use 100% of CFF Grants for operations.
⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part II: Supporting Pages			Federal FY of Grant: 2009					
PHA Name: Doerun Housing Authority			Grant Type and Number		CFPP (Yes/No):			
			Capital Fund Program Grant No: GA06P11250109		CFPP (Yes/No):			
			Replacement Housing Factor Grant No:					
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	Operations							
PHA Wide	Operations	1406	LS	\$18,203.00		\$0.00	\$0.00	
	Subtotal 1406			\$18,203.00		\$0.00	\$0.00	
	Dwelling Structures - 1460							
PHA-Wide	Replace faucets and tub sets	1460	9 Units	\$18,000.00		\$0.00	\$0.00	
PHA-Wide	Replace windows in nine (9) apts.	1460	9 Units	\$31,500.00		\$0.00	\$0.00	
	Subtotal 1460			\$49,500.00		\$0.00	\$0.00	
	CFP Grant Total			\$67,703.00		\$0.00	\$0.00	

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement
² To be completed for the Performance and Evaluation Report

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: Doerun Housing Authority				Federal FFY of Grant: 2009	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
PHA Wide	9/30/2011		9/30/2013		

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Part I: Summary		PHA Name: Doerun Housing Authority	Grant Type and Number Capital Fund Program Grant No: GA06S11250109 Factor Grant No: Date of CFFP:	Replacement Housing	FFY of Grant: 2009 FFY of Grant Approval: 2009
Type of Grant		<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/2009			
		<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)			
		<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost	Revised ²	Obligated	Total Actual Cost ¹ Expended
		Original			
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$85,698.00		\$0.00	\$0.00
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of line 2- 19)	\$85,698.00		\$0.00	\$0.00
21	Amount of Line 20 Related to LBP Activities				
22	Amount of Line 20 Related to Section 504 Activities				
23	Amount of Line 20 Related to Security - Soft Costs				
24	Amount of Line 20 Related to Security - Hard Costs				
25	Amount of Line 20 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		FFY of Grant: 2009	FFY of Grant Approval: 2009
PBA Name: Doerun Housing Authority	Grant Type and Number: Capital Fund Program Grant No: GA06S11250109 Factor Grant No: Date of CFFP:	Replacement Housing	
Type of Grant:	<input type="checkbox"/> Reserve for Disasters/Emergencies	<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/2009	<input type="checkbox"/> Final Performance and Evaluation Report	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Development Account		Total Actual Cost¹	
Line	Summary by Development Account	Total Estimated Cost	Expended
		Original	Obligated
	Signature of Executive Director <i>Doreen J. Hall</i>	Signature of Public Housing Director	Date 1-15-10

¹ To be completed for the Performance and Evaluation Report
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part II: Supporting Pages				Federal FY of Grant: 2009			
PHA Name: Doerun Housing Authority				Grant Type and Number		Total Actual Cost	Status of Work
Capital Fund Program Grant No: GA06S11250109 CFFP (Yes/No):				Development	Quantity		
Capital Fund Program Replacement Housing Factor Grant No:				Account No.		Original	Revised ¹
Development Number Name/HA-Wide Activities	General Description of Major Work Categories					Funds Obligated ²	Funds Expended ²
GA112-2	Dwelling Structures - 1460 Replace windows	1460	5 Units	\$18,066.00		\$0.00	\$0.00
GA112-2	Replace windows	1460	14 Units	\$49,566.00		\$0.00	\$0.00
GA112-2	Replace windows	1460	5 Units	\$18,066.00		\$0.00	\$0.00
	Subtotal 1460			\$49,500.00		\$0.00	\$0.00
	CFP Grant Total			\$85,698.00		\$0.00	\$0.00

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement
² To be completed for the Performance and Evaluation Report

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: Doerun Housing Authority					Federal FFY of Grant: 2009	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹	
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date		
GA112-2	3/17/10		3/17/12			
GA112-2	3/17/10		3/17/12			

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

THE HOUSING AUTHORITY OF THE CITY OF DOERUN
DOERUN, GEORGIA
REPORT ON EXAMINATION
OF
FINANCIAL STATEMENTS AND SUPPLEMENTAL DATA
YEAR ENDED MARCH 31, 2009

THE HOUSING AUTHORITY OF THE CITY OF DOERUN

DOERUN, GEORGIA

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**THE HOUSING AUTHORITY
OF THE CITY OF DOERUN, GEORGIA
MANAGEMENT'S DISCUSSION AND ANALYSIS
FISCAL YEAR ENDED MARCH 31, 2009**

The Doerun Housing Authority's (the Authority's) 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 (its ability to address the next and subsequent years' challenges), and (d) identify individual program issues or concerns.

The Management's Discussion and Analysis (MD&A) provides a narrative that should be read in conjunction with the Authority's financial statements to obtain a full understanding of its financial position.

The MD&A is presented in accordance with the requirements of the Governmental Accounting Standards Board Statement No. 34 (GASB 34). We have provided prior year data that allows the reader to gain an adequate understanding of the Authority's annual operating results and financial position as of March 31, 2009.

Questions concerning the information provided in the discussion or requests for additional information should be addressed to the Authority's Executive Director.

FINANCIAL HIGHLIGHTS

- The Authority's net assets increased by \$153,372 (or 13.3%) during 2009. Since the Authority engages only in business-type activities, the increase is all in the category of business-type net assets. Net assets were \$1,151,150 and \$1,304,522 for 2008 and 2009, respectively.
- The business-type activity revenues increased by \$69,331 (or 29.6%) during 2009, and were \$234,602 and \$303,933 for 2008 and 2009, respectively.
- The total expenses of all Authority programs decreased by \$13,486 (or 8.2%). Total expenses were \$164,047 and \$150,561 for 2008 and 2009, respectively.
- The Authority operates 44 units of conventional public housing in the city of Doerun, Georgia.

OVERVIEW OF THE FINANCIAL REPORTS

The following outline describes the integral parts of the financial presentation and is a guideline for understanding its components:

- I. The MD&A serves as an introduction to the Authority's financial statements.
- II. Financial Statements
 - a. Financial statements
 - b. Notes to the financial statements
- III. Other Required Supplementary Information

THE HOUSING AUTHORITY
OF THE CITY OF DOERUN, GEORGIA
MANAGEMENT'S DISCUSSION AND ANALYSIS
FISCAL YEAR ENDED MARCH 31, 2009
(continued)

OVERVIEW OF THE FINANCIAL REPORTS (continued)

Financial Statements

The Authority's 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 Assets**, which is similar to a Balance Sheet. The Statement of Net Assets reports all financial and capital resources for the Authority. The statement is presented in the format where assets, minus liabilities, equal "Net Assets", 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". Net Assets (formerly equity) are reported in two broad categories:

Net Assets, Invested in Capital Assets, Net of Related Debt: This component of Net Assets 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 Assets: This component of Net Assets consists of restricted assets, when constraints are placed on the asset by creditors (such as debt covenants), grantors, contributors, laws, regulations, etc.

Unrestricted Net Assets: Consists of Net Assets that do not meet the definition of "Net Assets, Invested in Capital Assets, Net of Related Debt" or "Restricted Net Assets."

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

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

Traditional users of governmental financial statements will find the Financial Statements presentation familiar. The Authority has a single 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.

Separate accounting of the programs maintained by the Authority is required by the Department of Housing and Urban Development (HUD).

**THE HOUSING AUTHORITY
OF THE CITY OF DOERUN, GEORGIA
MANAGEMENT'S DISCUSSION AND ANALYSIS
FISCAL YEAR ENDED MARCH 31, 2009
(continued)**

The Authority's Programs

Conventional Public Housing Operations – Under the Conventional Public Housing Program, the Authority rents units that it owns to low-income households. The Conventional Public Housing Program is operated under an Annual Contributions Contract (ACC) with HUD, and HUD provides Operating Subsidy funding to enable the Authority to provide the housing at a rent that is based upon 30% of household income.

Capital Fund Program (CFP) - The Conventional Public Housing Program also includes the Capital Fund Program provided by HUD as the primary funding source for physical and management improvements to the Authority's properties.

FINANCIAL ANALYSIS OF THE AUTHORITY AS A WHOLE

Statement of Net Assets

The statement of net assets presents information on all of the Authority's assets and liabilities, with the difference between the two reported as net assets. Net assets increased \$153,372.

The following table reflects the condensed Statement of Net Assets compared to prior year. The Authority is engaged only in Business-Type Activities.

STATEMENT OF NET ASSETS			
	FY 2009	FY 2008	Variance
Cash and Unrestricted Investments	\$ 933,800	\$ 732,335	\$201,465
Other Current Assets	4,663	11,989*	(7,326)
Total Current Assets	\$ 938,463	\$ 744,324	\$194,139
Capital Assets	376,343	416,363	(40,020)
Total Assets	\$1,314,806	\$1,160,687	\$154,119
Current Liabilities	\$10,284	\$9,537*	\$747
Non-Current Liabilities	0	0	0
Total Liabilities	\$10,284	\$9,537	\$747
Net Assets:			
Invested in Capital Assets	\$376,343	\$416,363	(\$40,020)
Unrestricted Net Assets	928,179	734,787	193,392
Total Net Assets	\$1,304,522	\$1,151,150	\$153,372

* - excludes Interprogram Due From and Interprogram Due To amount of \$8,510 for 2008

**THE HOUSING AUTHORITY
OF THE CITY OF DOERUN, GEORGIA
MANAGEMENT'S DISCUSSION AND ANALYSIS
FISCAL YEAR ENDED MARCH 31, 2009
(continued)**

FINANCIAL ANALYSIS OF THE AUTHORITY AS A WHOLE (continued)

Major Factors Affecting the Statement of Net Assets

The Authority continues to maintain a high quick ratio in fiscal year (FY) 2009. The quick ratio compares available current assets to current liabilities and is an indication of the ability to pay current obligations. The quick ratio is 91.3 to 1, compared to 78.0 to 1 at March 31, 2008.

Cash and unrestricted investments increased 27.5%, or \$201,465, to \$933,800.

Other current assets decreased \$7,326, or 61.1%, primarily due to the decrease in accounts receivable from HUD Other Projects.

Of the Authority's net assets, approximately 28.8% are in capital assets, compared to 36.2% at March 31, 2008. Capital assets decreased from \$416,363 to \$376,343. The \$40,020 decrease is attributed to current year depreciation (\$40,020). For more detail, see "Capital Assets" below.

Current liabilities did not change significantly.

Statement of Revenues, Expenses, and Changes in Net Assets

The Authority's net of Revenue over Expenses was \$153,372 in fiscal year (FY) 2009, which was \$82,817, or 117.4%, more than the prior year. The larger net increase in net assets for FY 2009, in comparison to the excess for FY 2008, was primarily due to the increase in revenue from Operating Grants.

**THE HOUSING AUTHORITY
OF THE CITY OF DOERUN, GEORGIA
MANAGEMENT'S DISCUSSION AND ANALYSIS
FISCAL YEAR ENDED MARCH 31, 2009
(continued)**

Statement of Revenues, Expenses, and Changes in Net Assets (continued)

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

	<u>FY 2009</u>	<u>FY 2008</u>	<u>Change 2009 vs. 2008</u>
Revenues			
Tenant Revenue – Rents and Other	\$ 65,339	\$ 63,993	\$ 1,346
Operating Grants	216,991	144,994	71,997
Capital Grants	0	0	0
Investment Income – Unrestricted	17,725	23,440	(5,715)
Other Revenue	3,878	2,175	1,703
Total revenues	<u>\$303,933</u>	<u>\$234,602</u>	<u>\$69,331</u>
Expenses			
Administration	\$49,547	\$49,676	(\$129)
Tenant Services	5,000	2,500	2,500
Utilities	2,986	1,142	1,844
Ordinary Maintenance	43,307	13,702	29,605
Insurance Premiums	7,383	8,967	(1,584)
Other General Expenses	2,318	2,878	(560)
Extraordinary Maintenance	0	23,000	(23,000)
Depreciation	40,020	62,182	(22,162)
Total expenses	<u>\$150,561</u>	<u>\$164,047</u>	<u>(\$13,486)</u>
Excess of revenues over expenses	<u>\$153,372</u>	<u>\$70,555</u>	<u>\$82,817</u>
Prior period adjustments and correction of errors	0	0	0
Change in net assets	<u>\$153,372</u>	<u>\$70,555</u>	<u>\$82,817</u>
Beginning net assets	1,151,150	1,080,595	70,555
Ending net assets	<u>\$1,304,522</u>	<u>\$1,151,150</u>	<u>\$153,372</u>

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

Tenant revenue was essentially the same as the prior year.

Revenues from Operating Grants increased substantially by almost \$72,000, or 49.7%.

**THE HOUSING AUTHORITY
OF THE CITY OF DOERUN, GEORGIA
MANAGEMENT'S DISCUSSION AND ANALYSIS
FISCAL YEAR ENDED MARCH 31, 2009
(continued)**

Major Factors Affecting the Statement of Revenues, Expenses and Changes in Net Assets (continued)

Administration cost makes up 32.9 percent of the expenses. This compares to 30.3 percent in FY 2008. Administration costs changed insignificantly.

The cost of ordinary maintenance makes up 28.8 percent of expenses, compared to 8.4 percent in FY 2008. Ordinary maintenance cost increased by approximately \$30,000, or 216.1%, primarily due to the increase in ordinary maintenance and operations contracts.

In FY 2008, the Authority incurred extraordinary maintenance cost of \$23,000. It did not incur any extraordinary maintenance cost in the current fiscal year.

Depreciation expense makes up 26.6 percent of the expenses. This compares to 37.9 percent in FY 2008. Depreciation expense decreased \$22,162, or 35.6%.

Capital Assets

As of year end, the Authority had \$376,343 invested in a variety of capital assets as reflected in the following schedule, which represents a net decrease (additions, deductions and depreciation) of \$40,020, or 9.6%, from the end of FY 2008.

CAPITAL ASSETS AT YEAR-END (Net of Depreciation)			
	FY 2009	FY 2008	Variance
Non-depreciable assets:			
Land	\$23,111	\$23,111	\$ 0
Total non-depreciable	<u>\$23,111</u>	<u>\$23,111</u>	<u>\$ 0</u>
Depreciable assets:			
Buildings	\$1,178,749	\$1,181,007	(\$ 2,258)
Furniture, Equipment & Machinery			
– Administration	1,420	1,754	(334)
Leasehold Improvements	286,287	286,287	0
Total depreciable assets	\$1,466,456	\$1,469,048	(\$ 2,592)
Less accumulated depreciation	(1,113,224)	(1,075,796)	(37,428)
Book value – depreciable assets	<u>\$353,232</u>	<u>\$393,252</u>	<u>(\$40,020)</u>
Percentage depreciated	76%	73%	
Book value – all assets	<u>\$376,343</u>	<u>\$416,363</u>	<u>(\$40,020)</u>

**THE HOUSING AUTHORITY
OF THE CITY OF DOERUN, GEORGIA
MANAGEMENT'S DISCUSSION AND ANALYSIS
FISCAL YEAR ENDED MARCH 31, 2009
(continued)**

Capital Assets (continued)

At March 31, 2009, the depreciable capital assets were 76% depreciated, slightly above the 2008 percentage of 73%. In addition to the increase in accumulated depreciation of \$37,428, this year's only other changes were the deduction of \$2,258, or 0.2%, in Buildings and a deduction of \$334, or 19.0%, in Furniture, Equipment & Machinery – Administration.

Debt Outstanding

Other than normal accounts payable and deposits, there was no debt.

ECONOMIC FACTORS

Significant economic factors affecting the Authority are as follows:

- The local (Colquitt County) unemployment rate in 2009 was 8.0 percent, up by 2.8 percent from the prior year.
- The Operating Fund subsidy for 2009 is expected to be 88 percent of the amount needed and requested.

REQUESTS FOR INFORMATION

The annual financial report is designed to provide a general overview of the Authority's finances for all those with an interest in the Authority's operations. Questions concerning any information provided in this report or requests for additional information should be addressed to:

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Executive Director
Housing Authority of the
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Moultrie, Georgia 31776

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5501 HIGHWAY 280
BIRMINGHAM, ALABAMA 35242
(205) 991-5506
(800) 284-1338
FAX (205) 991-5450

Board of Commissioners
The Housing Authority of the City of Doerun
Doerun, Georgia

INDEPENDENT AUDITORS' REPORT

We have audited the accompanying financial statements of the business-type activities which comprise the major fund of the Housing Authority of the City of Doerun, Georgia, as of and for the year ended March 31, 2009, which collectively comprise the Authority's basic financial statements as listed in the table of contents. 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 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 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 business-type activities of the Authority as of March 31, 2009, and the changes in net assets and its cash flows, for the year then ended in conformity with accounting principles generally accepted in the United States of America.

In accordance with Government Auditing Standards, we have also issued our report dated December 3, 2009 on our consideration of the Authority's internal control over financial reporting and 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 the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with Government Auditing Standards and should be considered in assessing the results of our audit.

The accompanying Management's Discussion and Analysis is not a required part of the basic financial statements but is supplementary information required by accounting principles generally accepted in the United States of America. We have applied certain limited procedures, which consisted principally of inquiries of management regarding the methods of measurement and presentation of the required supplementary information. However, we did not audit the information and express no opinion on it.

Our audit was performed for the purpose of forming an opinion on the financial statements that collectively comprise the Authority's basic financial statements. The accompanying Financial Data Schedule is presented for purposes of additional analysis and is not a required part of the basic financial statements. Further, other supplementary data as listed in the table of contents is presented for Department of Housing and Urban Development information and is not a required part of the financial statements. Such supplementary data, including the schedule of expenditures of federal awards, has been subjected to the auditing procedures applied in the audit of the financial statements and, in our opinion, is fairly stated, in all material respects, in relation to the financial statements taken as a whole.

Birmingham, Alabama
December 3, 2009

Yeager & Boyd
Yeager & Boyd

THE HOUSING AUTHORITY OF THE CITY OF DOERUN

DOERUN, GEORGIA

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

Board of Commissioners
The Housing Authority of the City of Doerun
Doerun, Georgia

We have audited the financial statements of the business-type activities of the Authority as of and for the year ended March 31, 2009, which collectively comprise the Authority's basic financial statements and have issued our report thereon dated December 3, 2009. 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.

Internal Control Over Financial Reporting

In planning and performing our audit, we considered the Authority's internal control over financial reporting as a basis for designing our auditing procedures 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 over financial reporting. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control over financial reporting.

A control deficiency 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 misstatements on a timely basis. A significant deficiency is a control deficiency, or combination of control deficiencies, that adversely affects the Authority's ability to initiate, authorize, record, process, or report financial data reliably in accordance with generally accepted accounting principles such that there is more than a remote likelihood that a misstatement of the Authority's financial statements that is more than inconsequential will not be prevented or detected by the Authority's internal control.

A material weakness is a significant deficiency, or combination of significant deficiencies, that results in more than a remote likelihood that a material misstatement of the financial statements will not be prevented or detected by the Authority's internal control.

Our consideration of the internal control over financial reporting was for the limited purpose described in the first paragraph of this section and would not necessarily identify all deficiencies in the internal control that might be significant deficiencies or material weaknesses. We did not identify any deficiencies in internal control over financial reporting that we consider to be material weaknesses, as defined above.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Authority's 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 that are required to be reported under *Government Auditing Standards*.

This report is intended solely for the information of the Board of Commissioners, management and federal awarding agencies and pass-through entities, and is not intended to be and should not be used by anyone other than these specified parties.

Birmingham, Alabama
December 3, 2009

Yeager & Boyd

THE HOUSING AUTHORITY OF THE CITY OF DOERUN, GEORGIA
 STATEMENT OF NET ASSETS
 MARCH 31, 2009

ASSETS

	<u>Enterprise Fund</u>
<u>Current Assets</u>	
Cash and Cash Equivalents	\$ 217,211
Tenants Accounts Receivable	214
(Allowance for Doubtful Accounts)	(21)
Accrued Interest Receivable	3,068
Investments	716,589
Prepaid Costs	1,402
Total Current Assets	<u>938,463</u>
<u>Capital Assets</u>	
Land	23,111
Buildings	1,465,036
Furniture & Equipment	1,420
	<u>1,489,567</u>
(Less): Accumulated Depreciation	<u>(1,113,224)</u>
Net Capital Assets	<u>376,343</u>
Total Assets	<u>\$ 1,314,806</u>

See the accompanying notes to financial statements.

THE HOUSING AUTHORITY OF THE CITY OF DOERUN, GEORGIA
 STATEMENT OF NET ASSETS
 MARCH 31, 2009

LIABILITIES AND NET ASSETS

	Enterprise Fund
Liabilities	
<u>Current Liabilities</u>	
Accounts Payable	\$ 927
Accrued Pilot	2,107
Resident Security Deposits	7,250
Total Current Liabilities	<u>10,284</u>
<u>Long-Term Liabilities</u>	
Total Long-Term Liabilities	<u>-</u>
Total Liabilities	<u>10,284</u>
<u>Net Assets</u>	
Investment in Capital Assets Net of Related Debt	376,343
Unrestricted Net Assets	928,179
Total Net Assets	<u>1,304,522</u>
 Total Liabilities and Net Assets	 <u>\$ 1,314,806</u>

See the accompanying notes to financial statements.

THE HOUSING AUTHORITY OF THE CITY OF DOERUN, GEORGIA
 STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET ASSETS
 FOR THE YEAR ENDED MARCH 31, 2009

	<u>Enterprise Fund</u>
<u>Operating Revenues</u>	
Dwelling Rent	\$ 65,339
Operating Grants	216,991
Other Income	3,878
Total Operating Revenues	<u>286,208</u>
<u>Operating Expenses</u>	
Administrative	49,547
Tenant Services	5,000
Utilities	2,986
Maintenance and Operations	43,307
General Expense	9,701
Depreciation	40,020
Total Operating Expenses	<u>150,561</u>
Operating Income (Loss)	<u>135,647</u>
<u>Non-Operating Revenues (Expenses)</u>	
Investment Income	<u>17,725</u>
Total Non-Operating Rev/(Exp)	<u>17,725</u>
Increase (Decrease) in Net Assets before Capital Contributions	<u>153,372</u>
Capital Contributions	<u>-</u>
Increase (Decrease) in Net Assets	153,372
Net Assets, Beginning	1,151,150
Net Assets, Ending	<u>\$ 1,304,522</u>

See the accompanying notes to financial statements.

THE HOUSING AUTHORITY OF THE CITY OF DOERUN, GEORGIA
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED MARCH 31, 2009

	Enterprise Fund
<u>Cash flows from operating activities:</u>	
Cash Received from Dwelling Rent	\$ 65,472
Cash Received from Operating Grants	225,501
Cash Received from Other Income	3,778
Cash Payments for Salaries & Benefits	-
Cash Payments to Vendors	(110,160)
Net Cash flows provided (used) by operating activities	<u>184,591</u>
<u>Cash flows from non-capital financing activities:</u>	
Net cash flows provided (used) by non-capital financing activities	<u>-</u>
<u>Cash flows from capital and related financing activities:</u>	
Net cash flows provided (used) by capital and related financing activities	<u>-</u>
<u>Cash flows from investing activities:</u>	
Cash Transfer from (to) Investments	(415,039)
Net Interest received from cash and cash equivalents	16,874
Net cash flows provided (used) by investing activities	<u>(398,165)</u>
Net Increase (decrease) in cash and cash equivalents	(213,574)
<u>Cash and cash equivalents, beginning of year:</u>	
Current Assets	430,785
<u>Cash and cash equivalents, end of year:</u>	
Current Assets	217,211
Total cash and cash equivalents, end of year	<u>\$ 217,211</u>
<u>Reconciliation of operating income (loss) to net cash provided (used) operating activities:</u>	
Operating Income (Loss)	\$ 135,647
Adjustment to reconcile operating income (loss) to net cash provided by (used in) operating activities:	
Depreciation	40,020
Bad Debt Expense	111
Change in Tenants Accounts Receivable	133
Change in Accounts Receivable - HUD	8,510
Change in Prepaid Insurance	(577)
Change in Accounts Payable	847
Change in Tenant Security Deposits	(100)
Net cash provided (used) operating activities	<u>\$ 184,591</u>

See the accompanying notes to financial statements.

THE HOUSING AUTHORITY OF THE CITY OF DOERUN
DOERUN, GEORGIA
NOTES TO FINANCIAL STATEMENTS
MARCH 31, 2009

NOTE A - SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the Housing Authority have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to government units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The Authority is a Special Purpose Government engaged only in business-type activities and therefore, presents only the financial statements required for the enterprise fund, in accordance with GASB Statement 34 paragraph 138.

The Authority has multiple programs which are accounted for in one enterprise fund, which is presented as the "enterprise fund" in the basic financial statements as follows:

Enterprise Fund – In accordance with the Enterprise Fund Method, activity is recorded using the accrual basis of accounting and the measurement focus is on the flow of economic resources. Under the accrual basis of accounting revenues are recorded when earned and expenses are recorded at the time liabilities are incurred. This required the Housing Authority to account for operations in a manner similar to private business or where the Board has decided that the determination of revenues earned, costs incurred and/or net income is necessary for management accountability.

Governmental Accounting Standards – The Housing Authority has applied all applicable Governmental Accounting Standards Board pronouncements as well as pronouncements issued by the Financial Accounting Standards Board on or before November 30, 1989, and those issued after November 30, 1989 except for those that conflict with or contradict Governmental Accounting Standards Board pronouncements.

Cash

The Housing Authority considers cash on hand and cash in checking to be cash equivalents. Cash on hand is not included in calculation of collateral required.

Accounts Receivable

Tenant accounts receivables are carried at the amount considered by management to be collectible. Tenant accounts receivable are immaterial for further disclosures. Other accounts receivable consists of amounts due from HUD for Grant Income.

Prepaid Items

Prepaid Items consists of payments made to vendors for services that will benefit future periods.

NOTES TO FINANCIAL STATEMENTS - CONTINUED

NOTE A - SIGNIFICANT ACCOUNTING POLICIES- CONTINUED

Deferred Revenue

The Authority recognizes revenues as earned. The amount received in advance of the period in which it is earned is recorded as a liability under Deferred Revenue.

Revenue Accounting Policies

Dwelling rent income, HUD Grants received for operations, other operating fund grants and operating miscellaneous income are shown as operating income. HUD grants received for capital assets and all other revenue is shown as non-operating revenue.

These financial statements do not contain material inter-fund revenues and expenses for internal activity. The policy is to eliminate any material inter-fund revenues and expenses for these financial statements.

Capital Assets

Property and equipment are recorded at cost. Depreciation is computed using the straight-line method over the estimated useful lives of the assets. The costs of maintenance and repairs are expensed, while significant renewals and betterments are capitalized. Small dollar value minor equipment items are expensed. Depreciation on assets has been expensed in the statement of income and expenses. Estimated useful lives are as follows:

Buildings	40 years
Improvements	15 years
Furniture fixtures and equipment	5-7 years

NOTE B - REPORTING ENTITY DEFINITION

The Housing Authority is a separate non-profit corporation with a Board of Commissioners. The applicable jurisdictions appoint the Board of Commissioners. However, the Housing Authority has complete legislative and administrative authority and it recruits and employs personnel. The Authority adopts a budget that is approved by the Board of Commissioners. Subsidies for operations are received primarily from HUD. The Authority has substantial legal authority to control its affairs without local government approval; therefore, all operations of the Authority are a separate reporting entity as reflected in this report. The Authority is responsible for its debts and is entitled to surpluses. No separate agency receives a financial benefit nor imposes a financial burden on the Authority.

NOTES TO FINANCIAL STATEMENTS - CONTINUED

NOTE C - CASH AND INVESTMENT DEPOSITS

Custodial Credit Risk – The Housing Authority policy is to limit credit risk by adherence to the list of HUD permitted investments, which are backed by the full faith and credit of or a guarantee of principal and interest by the U.S. Government.

Interest Rate Risk – The Housing Authority does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from interest rate volatility.

The Housing Authority's cash and cash equivalents consist of cash held in one interest bearing checking account and one money market account totaling \$217,186. Investments consist of six certificates of deposit totaling \$716,589. The certificates of deposit bear interest at rates ranging from 2.05% to 3.00% with maturity periods of twelve months, and penalties for early withdrawal. Any penalties for early withdrawal would not have a material effect on the financial statements. The remaining \$25 is held in the form of petty cash or change fund. Deposits with financial institutions are secured as follows:

Insured by FDIC	\$ 568,234
Collateralized with specific securities in the Authority name which are held by the financial institution	365,541
Uncollateralized	-
	<u>\$ 933,775</u>

All investments are carried at cost plus accrued interest, which approximates market. The Authority had no realized gains or losses on the sale of investments. The calculation of realized gains or losses is independent of a calculation of the net change in the fair value of investments.

NOTE D - CONTRACTUAL COMMITMENTS

The Authority had Outstanding Contractual Commitments as of the Balance Sheet Date as follows:

<u>Type Commitment</u>
None of any Significance

NOTE E – SIGNIFICANT ESTIMATES

These financial statements are prepared in accordance with generally accepted accounting principles. The financial statements include some amounts that are based on management's best estimates and judgments. The most significant estimates relate to depreciation and useful lives. These estimates may be adjusted as more current information becomes available, and any adjustment could be significant.

NOTES TO FINANCIAL STATEMENTS - CONTINUED

NOTE F – RISK MANAGEMENT

The Housing Authority is exposed to various risks of losses related to torts; thefts of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The Housing Authority carries commercial insurance for all risks of loss, including workman's compensation and employee health and accident insurance. The Housing Authority has not had any significant reductions in insurance coverage or any claims not reimbursed.

NOTE G – CAPITAL ASSETS

A summary of capital assets at March 31, 2009 is as follows:

	<u>LOW RENT</u>	<u>CAPITAL FUND</u>	<u>TOTAL</u>
Land	\$ 23,111	\$ -	\$ 23,111
Building and Improvements	1,465,036	-	1,465,036
Furniture, Fixtures and Equipment	1,420	-	1,420
Construction in Process	-	-	-
Less Accumulated Depreciation	<u>(1,113,224)</u>	-	<u>(1,113,224)</u>
Total Property and Equipment	<u>\$ 376,343</u>	<u>\$ -</u>	<u>\$ 376,343</u>

	<u>April 1, 2008</u> <u>Balance</u>	<u>Additions</u>	<u>Transfers &</u> <u>Deletions</u>	<u>March 31, 2009</u> <u>Balance</u>
Land	\$ 23,111	\$ -	\$ -	\$ 23,111
Construction in Process	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total Assets not being depreciated	23,111	-	-	23,111
Buildings and Improvements	1,467,294	-	(2,258)	1,465,036
Furniture and Equipment	<u>1,754</u>	<u>-</u>	<u>(334)</u>	<u>1,420</u>
Total Property and Equipment	1,492,159	-	(2,592)	1,489,567
Less Accumulated Depreciation	<u>(1,075,796)</u>	<u>(40,020)</u>	<u>2,592</u>	<u>(1,113,224)</u>
Net Book Value	<u>\$ 416,363</u>	<u>\$ (40,020)</u>	<u>\$ -</u>	<u>\$ 376,343</u>

NOTES TO FINANCIAL STATEMENTS - CONTINUED

NOTE H – CONCENTRATION OF RISK

The Housing Authority receives most of its funding from HUD. These funds and grants are subject to modification by HUD depending on the availability of funding.

NOTE I – RELATED PARTY TRANSACTIONS

The Doerun Housing Authority contracts all administration and maintenance activities to The Moultrie Housing Authority. These costs are reimbursed. The Doerun Housing Authority paid \$37,776 during the fiscal year to the Moultrie Housing Authority.

NOTE J – COMMITMENTS AND CONTINGENCIES

Amounts received or receivable from HUD are subject to audit and adjustment by grantor agencies. If expenses are disallowed as a result of these audits, the claims for reimbursement to the grantor agency would become a liability of the Authority. In the opinion of management, any such adjustments would not be significant.

THE HOUSING AUTHORITY OF THE CITY OF DOERUN, GEORGIA
 SCHEDULE OF ASSETS, LIABILITIES AND NET ASSETS BY PROGRAM
 MARCH 31, 2009

ASSETS

	<u>Public Housing Program</u>	<u>Capital Fund Program</u>	<u>Total</u>
<u>Current Assets</u>			
Cash and Cash Equivalents	\$ 217,211	\$ -	\$ 217,211
Tenants Accounts Receivable	214	-	214
(Allowance for Doubtful Accounts)	(21)	-	(21)
Accrued Interest Receivable	3,068	-	3,068
Investments	716,589	-	716,589
Prepaid Costs	1,402	-	1,402
Total Current Assets	<u>938,463</u>	-	<u>938,463</u>
<u>Capital Assets</u>			
Land	23,111	-	23,111
Buildings	1,465,036	-	1,465,036
Furniture & Equipment	1,420	-	1,420
	<u>1,489,567</u>	-	<u>1,489,567</u>
(Less): Accumulated Depreciation	<u>(1,113,224)</u>	-	<u>(1,113,224)</u>
Net Capital Assets	<u>376,343</u>	-	<u>376,343</u>
Total Assets	<u>\$ 1,314,806</u>	\$ -	<u>\$ 1,314,806</u>

THE HOUSING AUTHORITY OF THE CITY OF DOERUN, GEORGIA
 SCHEDULE OF ASSETS, LIABILITIES AND NET ASSETS BY PROGRAM
 MARCH 31, 2009

LIABILITIES AND NET ASSETS

	<u>Public Housing Program</u>	<u>Capital Fund Program</u>	<u>Total</u>
Liabilities			
<u>Current Liabilities</u>			
Accounts Payable	\$ 927	\$ -	\$ 927
Accrued Pilot	2,107	-	2,107
Resident Security Deposits	7,250	-	7,250
Total Current Liabilities	<u>10,284</u>	<u>-</u>	<u>10,284</u>
<u>Long-Term Liabilities</u>			
Total Long-Term Liabilities	<u>-</u>	<u>-</u>	<u>-</u>
Total Liabilities	<u>10,284</u>	<u>-</u>	<u>10,284</u>
<u>Net Assets</u>			
Investment in Capital Assets Net of Related Debt	376,343	-	376,343
Unrestricted Net Assets	928,179	-	928,179
Total Net Assets	<u>1,304,522</u>	<u>-</u>	<u>1,304,522</u>
Total Liabilities and Net Assets	<u>\$ 1,314,806</u>	<u>\$ -</u>	<u>\$ 1,314,806</u>

THE HOUSING AUTHORITY OF THE CITY OF DOERUN, GEORGIA
SCHEDULE OF REVENUES, EXPENSES AND CHANGES IN NET ASSETS BY PROGRAM
FOR THE YEAR ENDED MARCH 31, 2009

	<u>Public Housing Program</u>	<u>Capital Fund Program</u>	<u>Total</u>
<u>Operating Revenues</u>			
Dwelling Rent	\$ 65,339	\$ -	\$ 65,339
Operating Grants	125,798	91,193	216,991
Other Income	3,878	-	3,878
Total Operating Revenues	<u>195,015</u>	<u>91,193</u>	<u>286,208</u>
<u>Operating Expenses</u>			
Administrative	49,547	-	49,547
Tenant Services	5,000	-	5,000
Utilities	2,986	-	2,986
Maintenance and Operations	19,817	23,490	43,307
General Expense	9,701	-	9,701
Depreciation	40,020	-	40,020
Total Operating Expenses	<u>127,071</u>	<u>23,490</u>	<u>150,561</u>
Operating Income (Loss)	<u>67,944</u>	<u>67,703</u>	<u>135,647</u>
<u>Non-Operating Revenues (Expenses)</u>			
Investment Income	17,725	-	17,725
Total Non-Operating Rev/(Exp)	<u>17,725</u>	<u>-</u>	<u>17,725</u>
Increase (Decrease) before Transfers and Capital Contributions	<u>85,669</u>	<u>67,703</u>	<u>153,372</u>
Operating Transfers In (Out)	67,703	(67,703)	-
Capital Contributions	-	-	-
Increase (Decrease) in Net Assets	153,372	-	153,372
Net Assets, Beginning	1,151,150	-	1,151,150
Transfer of Net Assets	-	-	-
Net Assets, Ending	<u>\$ 1,304,522</u>	<u>\$ -</u>	<u>\$ 1,304,522</u>

THE HOUSING AUTHORITY OF THE CITY OF DOERUN, GEORGIA
 STATEMENT AND CERTIFICATION OF PROGRAM COSTS - CAPITAL FUND PROGRAM
 MARCH 31, 2009

	Public Housing Capital Fund Program GA06P11250107
Funds Approved	\$ 69,152
Funds Expended	69,152
Excess of Funds Approved	<u>\$ -</u>
Funds Advanced	\$ 69,152
Funds Expended	69,152
Excess of Funds Advanced	<u>\$ -</u>

1. The distribution of costs as shown on the Actual Modernization Cost Certificates submitted to HUD for approval are in agreement with the Housing Authority's records.
2. All modernization costs have been paid and all related liabilities have been discharged through payment.

THE HOUSING AUTHORITY OF THE CITY OF DOERUN
DOERUN, GEORGIA

SUMMARY SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

YEAR ENDED MARCH 31, 2009

EXPENDITURES

Low Rent Public Housing Expenditures Total CFDA Number 14.850a	<u>\$ 125,798</u>
Public Housing Capital Fund Program Total CFDA Number 14.872	<u>91,193</u>
TOTAL FEDERAL EXPENDITURES	<u><u>\$ 216,991</u></u>

Basis of Presentation:

The above schedule of expenditures of federal awards includes the federal grant activity of the Authority and is presented on the accrual basis of accounting. The information on this schedule is presented in accordance with the requirements of OMB Circular A-133, *Audits of States, Local Governments and Non-Profit Organizations*. Therefore, some amounts presented in this schedule may differ from amounts presented in, or used in the preparation of, the basic financial statements.

THE HOUSING AUTHORITY OF THE CITY OF DOBRUN, GEORGIA
FINANCIAL DATA SCHEDULE
MARCH 31, 2009

	LOW RENT 14.850a	CFP 14.872	TOTAL
ASSETS			-
CURRENT ASSETS			-
CASH			-
111 CASH UNRESTRICTED	209,961	-	209,961
112 CASH RESTRICTED MODERNIZATION AND DEV	-	-	-
113 CASH OTHER RESTRICTED	-	-	-
114 CASH TENANT SECURITY DEPOSIT	7,250	-	7,250
115 CASH RESTRICTED FOR PYMT OF CURRENT DEBT	-	-	-
100 TOTAL CASH	217,211	-	217,211
ACCOUNTS AND NOTES RECEIVABLE			-
121 A/R - PHA PROJECTS	-	-	-
122 A/R - HUD PROJECTS	-	-	-
124 A/R - OTHER GOVT	-	-	-
125 A/R - MISC	-	-	-
126 A/R - TENANTS DWELLING RENT	214	-	214
126.1 ALLOWANCE FOR D A - TENANTS	(21)	-	(21)
126.2 ALLOWANCE FOR D A - OTHER	-	-	-
127 NOTES AND MORTGAGES RECEIVABLE	-	-	-
128 FRAUD RECOVERY	-	-	-
128.1 ALLOWANCE FOR FRAUD RECOVERY	-	-	-
129 ACCRUED INTEREST RECEIVABLE	3,068	-	3,068
120 TOTAL RECEIVABLES NET OF ALLOW	3,261	-	3,261
CURRENT INVESTMENTS			-
131 INVESTMENTS - UNRESTRICTED	716,589	-	716,589
132 INVESTMENTS - RESTRICTED	-	-	-
142 PREPAID INSURANCE	1,402	-	1,402
143 INVENTORIES - MATERIALS	-	-	-
143.1 ALLOWANCE FOR OBSOLETE INV	-	-	-
144 INTERPROGRAM DUE FROM	-	-	-
146 AMOUNTS TO BE PROVIDED	-	-	-
150 TOTAL CURRENT ASSETS	938,463	-	938,463
NONCURRENT ASSETS			-
FIXED ASSETS			-
161 LAND	23,111	-	23,111
162 BUILDINGS	1,178,749	-	1,178,749
163 FURNITURE & EQUIPMENT - DWELLINGS	-	-	-
164 FURNITURE & EQUIPMENT - ADMINISTRATIVE	1,420	-	1,420
165 LEASEHOLD IMPROVEMENTS	286,287	-	286,287
167 CONSTRUCTION IN PROGRESS	-	-	-
166 ACCUMULATED DEPRECIATION	(1,113,224)	-	(1,113,224)
160 TOTAL FIXED ASSETS, NET OF DEPR	376,343	-	376,343
171 NOTES & MORTGAGES RECEIVABLE - N/C	-	-	-
172 NOTES & MORTGAGES RECEIVABLE - PD	-	-	-
174 OTHER ASSETS	-	-	-
176 INVESTMENT IN JOINT VENTURES	-	-	-
180 TOTAL NONCURRENT ASSETS	376,343	-	376,343
190 TOTAL ASSETS	1,314,806	-	1,314,806
LIABILITIES AND EQUITY			-
CURRENT LIABILITIES			-
311 BANK OVERDRAFT	-	-	-
312 A/P < 90 DAYS	927	-	927
313 A/P > 90 DAYS	-	-	-
321 ACCRUED WAGE/PAYROLL TAXES PAYABLE	-	-	-
322 ACCRUED COMPENSATED ABSENCES	-	-	-
324 ACCRUED CONTINGENCY LIABILITY	-	-	-
325 ACCRUED INTEREST PAYABLE	-	-	-
331 ACCOUNTS PAYABLE - HUD PHA PROGRAMS	-	-	-
332 ACCOUNTS PAYABLE - PHA PROJECTS	-	-	-
333 ACCOUNTS PAYABLE OTHER GOVT	2,107	-	2,107
341 TENANT SECURITY DEPOSIT	7,250	-	7,250
342 DEFERRED REVENUES	-	-	-

THE HOUSING AUTHORITY OF THE CITY OF DOERUN, GEORGIA
 FINANCIAL DATA SCHEDULE
 MARCH 31, 2009

	LOW RENT 14.850a	CFP 14.872	TOTAL
343	CURRENT PORTION OF LT DEBT CAPITAL	-	-
344	CURRENT PORTION OF LT DEBT OPERATING	-	-
345	OTHER CURRENT LIABILITIES	-	-
346	ACCRUED LIABILITIES - OTHER	-	-
347	INTERPROGRAM DUE TO	-	-
310	TOTAL CURRENT LIABILITIES	10,284	10,284
	NONCURRENT LIABILITIES		
351	LONG TERM DEBT NET OF CURRENT CAPITAL	-	-
352	LONG TERM DEBT NET OF CURRENT OPERATING	-	-
354	LONG TERM PORTION OF COMPENSATED ABSENCES	-	-
353	NONCURRENT LIABILITIES OTHER	-	-
350	TOTAL NONCURRENT LIABILITIES	-	-
300	TOTAL LIABILITIES	10,284	10,284
	EQUITY		
501	INVESTMENT IN GENERAL FIXED ASSETS		
	CONTRIBUTED CAPITAL		
502	PROJECT NOTES (HUD)	-	-
503	LONG TERM DEBT - HUD GUARANTEE	-	-
504	NET HUD PHA CONTRIBUTIONS	-	-
505	OTHER HUD CONTRIBUTIONS	-	-
507	OTHER CONTRIBUTIONS	-	-
508	TOTAL CONTRIBUTED CAPITAL	-	-
508.1	INVESTMENT IN CAPITAL ASSETS	376,343	376,343
	RESERVED FUND BALANCE		
509	RESERVED FOR OPERATING ACTIVITIES		
510	RESERVED FOR CAPITAL ACTIVITIES		
511	TOTAL RESERVED BALANCE	-	-
511.1	RESTRICTED NET ASSETS	-	-
512	UNDESIGNATED FUND BALANCE/R/E	-	-
512.1	UNRESTRICTED NET ASSETS	928,179	928,179
513	TOTAL EQUITY	1,304,522	1,304,522
600	TOTAL LIABILITIES AND EQUITY	1,314,806	1,314,806
	REVENUE		
703	NET TENANT RENTAL REVENUE	65,339	65,339
704	TENANT REVENUE - OTHER	-	-
705	TOTAL TENANT REVENUE	65,339	65,339
706	HUD PHA GRANTS	125,798	91,193
706.1	CAPITAL GRANTS RECEIVED	-	-
708	OTHER GOVT GRANTS	-	-
710	SEC 8 INCOME	-	-
711	INVESTMENT INCOME - UNRESTRICTED	17,725	17,725
712	MORTGAGE INTEREST INCOME	-	-
714	FRAUD RECOVERY	-	-
715	OTHER REVENUE	3,878	3,878
716	GAIN OR LOSS ON THE SALE OF FIXED ASSETS	-	-
720	INVESTMENT INCOME - RESTRICTED	-	-
700	TOTAL REVENUE	212,740	303,933
	EXPENSES		
	ADMINISTRATIVE		
911	ADMINISTRATIVE SALARIES	-	-
912	AUDITING FEES	5,100	5,100
913	OUTSIDE MANAGEMENT FEES	37,776	37,776
914	COMPENSATED ABSENCES	-	-
915	EMPLOYEE BENEFIT CONTRIBUTION	-	-
916	OTHER OPERATING ADMINISTRATIVE	6,671	6,671
917	LEGAL EXPENSE	-	-
917	TRAVEL	-	-
	TENANT SERVICES		
921	TENANT SERVICES SALARIES	-	-

THE HOUSING AUTHORITY OF THE CITY OF DOERUN, GEORGIA
FINANCIAL DATA SCHEDULE
MARCH 31, 2009

	LOW RENT 14.850a	CFP 14.872	TOTAL
922	RELOCATION COSTS	-	-
923	EMPLOYEE BENEFIT CONTRIBUTION	-	-
924	TENANT SERVICES OTHER	5,000	5,000
	UTILITIES	-	-
931	WATER	1,905	1,905
932	ELECTRICITY	700	700
933	GAS	-	-
934	FUEL	-	-
935	LABOR	-	-
936	SEWER	-	-
937	EMPLOYEE BENEFIT CONTRIBUTION UTILITY	-	-
938	OTHER UTILITIES	381	381
	ORDINARY MAINTENANCE & OPERATION	-	-
941	ORDINARY MAINT AND OP LABOR	-	-
942	ORDINARY MAINTENANCE AND OP MATERIALS	2,540	2,540
943	ORDINARY MAINTENANCE AND OP CONTRACT	17,277	23,490
945	EMPLOYEE BENEFIT CONTRIBUTION	-	-
	PROTECTIVE SERVICES	-	-
951	PROTECTIVE SERVICES - LABOR	-	-
952	PROTECTIVE SERVICES - OTHER CONTRACT COSTS	-	-
953	PROTECTIVE SERVICES - OTHER	-	-
955	EMPLOYEE BENEFIT CONTRIBUTION PS	-	-
	GENERAL EXPENSES	-	-
961	INSURANCE PREMIUMS	7,383	7,383
962	OTHER GENERAL EXPENSE	100	100
962.1	COMPENSATED ABSENCES	-	-
963	PAYMENTS IN LIEU OF TAXES	2,107	2,107
964	BAD DEBT - TENANT	111	111
965	BAD DEBT - MORTGAGES	-	-
966	BAD DEBT - OTHER	-	-
967	INTEREST EXPENSE	-	-
968	SEVERANCE EXPENSE	-	-
969	TOTAL OPERATING EXPENSES	87,051	110,541
		-	-
970	EXCESS OPERATING REVENUE OVER OP EXP	125,689	193,392
		-	-
971	EXTRAORDINARY MAINTENANCE	-	-
972	CASUALTY LOSSES - NON CAPITALIZED	-	-
973	HAP	-	-
974	DEPRECIATION EXPENSE	40,020	40,020
975	FRAUD LOSSES	-	-
976	CAPITAL OUTLAYS GOVT FUNDS	-	-
977	DEBT PRINCIPAL PAYMENT GOVT FUNDS	-	-
978	DWELLING UNITS RENT EXPENSE	-	-
		-	-
900	TOTAL EXPENSES	127,071	150,561
		-	-
1001	Operating Transfers In	67,703	67,703
1002	Operating Transfers Out	-	(67,703)
1003	Operating Transfers to/from Primary Government	-	-
1010	Total Other Financing Sources (Uses)	67,703	-
		-	-
1000	EXCESS REVENUE OVER EXPENSES	153,372	153,372
		-	-
		-	-
1103	BEGINNING EQUITY	1,151,150	1,151,150
1104	EQUITY TRANSFERS/PRIOR PERIOD ADJUSTMENTS	-	-
1101	CAPITAL OUTLAYS ENTERPRISE FUND	-	-
	ENDING EQUITY	1,304,522	1,304,522
		-	-
1112	ADD BACK DEPRECIATION	-	-
1119	# UNIT MONTHS AVAILABLE	528	528
1121	# UNIT MONTHS LEASED	525	525

THE HOUSING AUTHORITY OF THE CITY OF DOERUN
DOERUN, GEORGIA

SCHEDULE OF FINDINGS
AND QUESTIONED COSTS

MARCH 31, 2009

Section I: Summary of Auditor's Results:

FINANCIAL STATEMENTS

Type of auditor's report issued:	Unqualified	
Internal Control over financial reporting:		
Are material weaknesses identified?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Are significant deficiencies that are not considered to be material weaknesses identified?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> None Reported
Is noncompliance that could have a material effect on the financial statements identified?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

FEDERAL AWARDS

Internal control over major programs:	
Are material weaknesses identified?	N/A
Are significant deficiencies that are not considered to be material weaknesses identified?	N/A
Type of report issued on compliance with requirements applicable to each major program:	N/A
Are there any audit findings that are required to be reported in accordance with Section 510(a) of OMB Circular A-133?	N/A

Identification of major programs:

<u>Name of Federal Program</u>	<u>CFDA No.</u>
--------------------------------	-----------------

None

Dollar threshold used to distinguish between type A and type B programs: \$300,000

Is the auditee identified as a low-risk auditee? N/A

THE HOUSING AUTHORITY OF THE CITY OF DOERUN
DOERUN, GEORGIA

SCHEDULE OF FINDINGS
AND QUESTIONED COSTS

MARCH 31, 2009

Section II: Financial Statement Findings:

Prior Year Findings and Questioned Costs:

Finding 08 - 01 – Unaudited Financial Data Schedule submission contained material errors

Public Housing – CFDA No. 14.850a

Criteria:

The Authority's unaudited financial data submission that is submitted to REAC should contain accurate amounts. The amounts should agree with the Authority's records. Control activities should detect any material errors.

Condition:

The Authority's unaudited financial data schedule submitted to REAC contained several material errors. Numerous audit adjustments had to be made to several accounts. The necessity for these audit adjustments indicates that the Authority had control deficiencies that were deficiencies and material weaknesses.

Questioned Costs:

None.

Effect:

Accurate information was not submitted on the unaudited financial data schedule. In addition, the effect of the misstatements is that financial statement users could potentially have received inaccurate information if the audit had not disclosed this condition.

Cause:

It appears that proper care was not used by the Authority's fee accountant in preparing the unaudited financial data schedule submitted to REAC. There appears not to have been a review process in place that would have detected these errors.

Recommendation:

The Authority should implement controls to ensure that the fee accountant prepares accurate financial statements and financial data schedules. A review process should be implemented by both the Authority and the fee accountant.

THE HOUSING AUTHORITY OF THE CITY OF DOERUN
DOERUN, GEORGIA

SCHEDULE OF FINDINGS
AND QUESTIONED COSTS

MARCH 31, 2009

Section II: Financial Statement Findings - Continued:

Prior Year Findings and Questioned Costs – Continued:

Finding 08 - 01 – Unaudited Financial Data Schedule submission contained material errors - continued

Current Year Status:

The Authority implemented controls to ensure that the fee accountant prepares accurate financial statements and financial data schedules. A review process was implemented by both the Authority and the fee accountant.

Finding 08 - 02 – Deposits and investments not collateralized as required by U. S. Department of HUD Notices PIH 96-33, PIH 2002-13

Public Housing – CFDA No. 14.850a

Criteria:

The Authority is required to ensure that deposits and investments are collateralized by the pledging or setting aside of identifiable U.S. Government securities as prescribed by HUD. The securities should be owned by the Authority with the Authority having a perfected security interest.

Condition:

The Authority's deposits and investments were not secured in accordance with applicable HUD notices (96-33, 2002-13).

Questioned Costs:

None

Effect:

Although the deposits and investments were secured by the "pooling method", they were not collateralized with applicable HUD notices (96-33, 2002-13).

Cause:

The Authority's deposits and investments were secured with the "pooling method." The Authority's financial institution pooled several depository accounts together, then set aside collateral.

THE HOUSING AUTHORITY OF THE CITY OF DOERUN
DOERUN, GEORGIA

SCHEDULE OF FINDINGS
AND QUESTIONED COSTS

MARCH 31, 2009

Section II: Financial Statement Findings - Continued:

Prior Year Findings and Questioned Costs – Continued:

Finding 08 - 02 – Deposits and investments not collateralized as required by U. S. Department of HUD Notices PIH 96-33, PIH 2002-13 - continued

Recommendation:

The Authority should contact its financial institution to request that it secure its deposits and investments with specifically identifiable securities in the Authority's name as required by HUD.

Current Year Status:

The Authority has implemented this recommendation.

Current Year Findings and Questioned Costs:

None