

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>Waycross Housing Authority</u> PHA Code: <u>GA028</u> PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" 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>502</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
	PHA 1:				PH HCV
	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)

WAYCROSS HOUSING AUTHORITY

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

5.0 Five-Year Plan

5.1 Mission Statement

The Mission of the Housing Authority of the City of Waycross, Georgia is to be a community leader in providing affordable housing and services to low and moderate income families and elderly and disabled families; promote self sufficiency and economic stability for its residents; promote neighborhood revitalization and collaboration; and to be a participant in providing the highest quality of life for the residents of the community.

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: Improve community quality of life and economic vitality

- PHA Goal: Provide an improved living environment
- Objectives:
 - Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
 - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
 - Implement public housing security improvements:
 - Designate developments or buildings for particular resident groups (elderly, persons 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, Community Service and Self-Sufficiency 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 Waycross Housing Authority Main Office which is located at 1130 Tebeau Street in Waycross, Georgia.

2. Financial Resources

A table below lists the Waycross 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	\$800,000	Operations
FY2010 Capital Fund Program	\$783,143	Modernization
FY2009 Capital Fund Program	\$783,143	Modernization
FY2009 ARRA Grant	\$943,066	Modernization
Dwelling Rental	\$384,000	Operations
Other Tenant Income	\$90,000	Operations
Interest	\$18,000	Operations
Total	\$3,801,352	

7. Community Service and Self-Sufficiency

Economic and Social self-sufficiency programs

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/ random selection/ specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
After School Program	25		4H Office - Ware County Coop. Ext.	PH

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 Waycross 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 Housing Authority of the City of Waycross 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.

The Housing Authority notifies all applicants of the Violence Against Women 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: Bailey Heights 1b. Development (project) number: GA028-002
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(09/17/2009)</u>
5. Number of units affected: 147 Units
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 3/01/2010 b. Projected end date of activity: 12/01/2010

Demolition/Disposition Activity Description	
1a. Development name: Northside Homes	
1b. Development (project) number: GA028-006	
2. Activity type: Demolition <input type="checkbox"/>	
Disposition <input checked="" type="checkbox"/>	
3. Application status (select one)	
Approved <input checked="" type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: <u>(09/19/09)</u>	
5. Number of units affected: No units (A small piece of land at the development)	
6. Coverage of action (select one)	
<input checked="" type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: 03/01/10	
b. Projected end date of activity: 09/01/10	

(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 Waycross 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:

ga028a01 – FY2010 CFP Annual Statement
ga028c01 – FY2009 CFP Performance and Evaluation Report
ga028d01 – FY2008 CFP Performance and Evaluation Report
ga028e01 – FY2007 CFP Performance and Evaluation Report
ga028f01 – FY2006 CFP Performance and Evaluation Report
ga028g01 – FY2009 ARRA Grant

8.2 Capital Fund Program Five-Year Plan

See attachment:

ga028b01 – FY2010-2014 CFP Five-Year Plan

8.3 Capital Fund Financing Program (CFFP)

At this time, the WHA 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	560	5	5	5	3	4	3
Income >30% but <=50% of AMI	371	4	4	4	3	3	3
Income >50% but <80% of AMI	137	3	3	3	3	3	3
Elderly	256	4	4	4	3	2	3
Families with Disabilities	10	4	4	4	5	3	3
Black	768	4	4	3	3	3	3
White	343	3	3	3	3	3	3
Hispanic	27	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.

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.
- The Authority will strive to meet thresholds established by HUD and meet the needs of local low and very-low income families.

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

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

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- The Authority will strive to meet thresholds established by HUD and meet the needs of local low and very-low income families.

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly

- The Authority will strive to meet thresholds established by HUD and meet the needs of local low and very-low income families

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities

- The Authority will strive to meet thresholds established by HUD and meet the needs of local low and very-low income families.

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

Reasons for Selecting Strategies

- Funding constraints
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA

10.0 Additional Information

(a) Progress in Meeting Goals and Objectives

The Waycross Housing Authority has completed a review of the current 5-Year Mission and Goals. This attachment is a progress report on how the Authority is faring in accomplishing the goals.

Goal: Provide an improved living environment

The Authority continues to work on a relationship with the local police department to improve security throughout all developments. The new security fence at Garlington Heights provides a new level of security to the residents. The Authority provides better screening of applicants and enforcement of lease, code of conduct and barring guidelines.

Goal: Improve the quality of assisted housing.

Training has continued to be provided as available, to staff and commissioners in order to improve customer service, office management and maintenance areas.

Meetings are ongoing with community service providers to identify alternative and potential sources of funding for programs, services and facilities available to our residents and to eliminate duplication.

Physical Improvements to the public housing units continue contingent upon Capital Funding. Interior rehabilitation continues at Northside Homes (GA028-003, GA028-004 & GA028-006). 66 units are now total electric with additional units pending. Bathroom renovations and roof replacement are ongoing at Northside Homes and security fencing is continuing at GA028-007.

As well as the current interior rehabilitation at Northside Homes, Site Improvements are also ongoing at those developments and include sidewalk repairs and landscaping.

Preventive Maintenance Plan procedures continue to be reviewed and updated as appropriate.

HUD guidelines continue to be followed concerning the admission to and occupancy of public housing.

(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 \$50,000 (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.

11.0 Required Submission for HUD Field Office Review

(f) Resident Advisory Board (RAB) comments

There were no comments made by the Resident Advisory Board pertaining to the FY2010-FY2014 Five-Year Agency Plan and Annual Update.

(g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.

At this time, there are no challenges to any of the elements of the PHA’s FY2010-FY2014 Five-Year Agency Plan.

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.

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: 2010 FFY of Grant Approval: 2010		
PHA Name: Waycross Housing Authority		Grant Type and Number Capital Fund Program Grant No: GA06P02850110 Replacement Housing Factor Grant No: Date of CFFP:		
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report		
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹ Expended
		Original	Revised ²	
1	Total non-CFFP Funds			
2	1406 Operations (may not exceed 20% of line 21) ³	\$106,000.00		
3	1408 Management Improvements	\$10,000.00		
4	1410 Administration (may not exceed 10% of line 21)	\$65,000.00		
5	1411 Audit			
6	1415 Liquidated Damages			
7	1430 Fees and Costs	\$95,000.00		
8	1440 Site Acquisition			
9	1450 Site Improvement	\$3,000.00		
10	1460 Dwelling Structures	\$436,143.00		
11	1465.1 Dwelling Equipment—Nonexpendable	\$10,000.00		
12	1470 Non-dwelling Structures	\$1,000.00		
13	1475 Non-dwelling Equipment	\$10,000.00		
14	1485 Demolition	\$47,000.00		
15	1492 Moving to Work Demonstration			
16	1495.1 Relocation Costs			
17	1499 Development Activities ⁴			

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 CFFP 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 I: Summary		FFY of Grant: 2010 FFY of Grant Approval: 2010	
PHA Name: Waycross Housing Authority	Grant Type and Number Capital Fund Program Grant No: GA06F02850110 Replacement Housing Factor Grant No: Date of CFFP:		
Type of Grant	<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:	<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost ¹
		Original	Obligated
18a	1501 Collateralization or Debt Service paid by the PHA		
18ba	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 lines 2 - 19)	\$783,143.00	
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		
Signature of Executive Director		Signature of Public Housing Director	
DARLENE ISTRICKI AND		Date 01/12/10	
<i>Darlene Istricki</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 CRP 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 FFY of Grant: 2010									
PHA Name: Waycross Housing Authority		Grant Type and Number Capital Fund Program Grant No: GA06P02850110 CFPP (Yes/ No): Replacement Housing Factor Grant No:					Total Estimated Cost		Total Actual Cost		Status of Work
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Original	Revised ¹	Funds Obligated ²	Funds Expended ²				
PHA-Wide	Operations	1406	LS	\$106,000.00							
PHA-Wide	Management Improvements	1408	LS	\$10,000.00							
PHA-Wide	Administration										
PHA-Wide	Program Manager	1410	LS	\$62,000.00							
PHA-Wide	Sundry Costs	1410	LS	\$3,000.00							
PHA-Wide	Fees and Costs										
PHA-Wide	Architectural and Engineering Fees	1430	LS	\$50,000.00							
PHA-Wide	Clerk of the Works	1430	LS	\$45,000.00							

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.

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 FFY of Grant: 2010						
PHA Name: Waycross Housing Authority		Grant Type and Number Capital Fund Program Grant No: GA06P02850110 CFPP (Yes/ No): Replacement Housing Factor Grant No:						
Development Number Name/PHA-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	
PHA-Wide	Site Improvements - Trim/Remove Trees/Stumps/Sidewalk /Landscaping/Fencing and Signs	1450	LS	\$3,000.00				
GA028-004 Northside Homes (AMP 2)	Dwelling Structures Termite Treatment, Plumbing Upgrades, Windows, Security Screens, Rehab Int Kitchen cabinets, VCT, Washer Boxes, Pressure Washing, Rehab Ext. Doors, Upgrade Electrical Fixtures, Insulation & Int Doors and Frames, Painting Int & Ext	1460	10 Units	\$145,381.00				
GA028-006 Northside Homes (AMP 2)	Termite Treatment, Plumbing Upgrades, Windows, Security Screens, Rehab Int Kitchen cabinets, VCT, Washer Boxes, Pressure Washing, Rehab Ext. Doors, Upgrade Electrical Fixtures, Insulation & Int Doors and Frames, Painting Int & Ext	1460	10 Units	\$145,381.00				
GA028-007 Elizabeth Park Homes (AMP 2)	Termite Treatment, Plumbing Upgrades, Windows, Security Screens, Rehab Int Kitchen cabinets, VCT, Washer Boxes, Pressure Washing, Rehab Ext. Doors, Upgrade Electrical Fixtures, Insulation & Int Doors and Frames, Painting Int & Ext	1460	10 Units	\$145,381.00				

PHA-Wide	Dwelling Equipment Stoves & Refrigerators	1465.1	8 Units	\$10,000.00				
PHA-Wide	Non Dwelling Structures	1470	LS	\$1,000.00				
PHA-Wide	Nondwelling Equipment Upgrade Computer System, Office Furniture, Office Equipment, Computer Hardware-Security Cameras	1475	LS	\$10,000.00				
GA028-002 Bailey Heights (AMP 3)	Demolition	1485	LS	\$47,000.00				
	Grand Total			\$783,143.00				

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				Federal FFY of Grant: 2010	
PHA Name: Waycross Housing Authority					
Development Number Name/PHA-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	09/30/2012		09/30/2014		
GA028-004 Northside Homes (AMP 2)	09/30/2012		09/30/2014		
GA028-006 Northside Homes (AMP 2)	09/30/2012		09/30/2014		
GA028-007 Elizabeth Park Homes (AMP 2)	09/30/2012		09/30/2014		
GA028-002 Bailey Heights (AMP 3)	09/30/2012		09/30/2014		

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

WAYCROSS HOUSING AUTHORITY GA028					
Development Number and Name	Work Statement for Year 1 FFY 2010	WAYCROSS/WARE/GEORGIA			Revision No: Work Statement for Year 5 FFY 2014
		Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Work Statement for Year 4 FFY 2013	
B. Physical Improvements Subtotal	Subtotal	\$427,143.00	\$427,143.00	\$425,143.00	\$426,143.00
C. Management Improvements		\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00
D. PHA-Wide Non-dwelling Structures and Equipment		\$10,000.00	\$8,000.00	\$8,000.00	\$8,000.00
E. Administration		\$63,000.00	\$63,000.00	\$63,000.00	\$63,000.00
F. Other		\$110,000.00	\$112,000.00	\$114,000.00	\$116,000.00
G. Operations		\$155,000.00	\$155,000.00	\$155,000.00	\$155,000.00
H. Demolition		\$8,000.00	\$8,000.00	\$8,000.00	\$5,000.00
I. Development					
J. Capital Fund Financing - Debt Service					
K. Total CFP Funds		\$783,143.00	\$783,143.00	\$783,143.00	\$783,143.00
L. Total Non-CFP Funds					
M. Grand Total					

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

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	PHA-Wide Site Improvement – Trim/Remove Trees/Stumps/Concrete Improvements/ Landscaping/Fencing/ Signs & Security Cameras	LS	\$3,000.00	PHA-Wide Site Improvement – Trim/Remove Trees/Stumps/Concrete Improvements/ Landscaping/Fencing/ Signs & Security Cameras	LS	\$3,000.00
Approved Statement	Dwelling Equipment PHA-Wide Stove & Refrigerators	8 Units	\$10,000.00	Dwelling Equipment PHA-Wide Stove & Refrigerators	8 Units	\$10,000.00
	Non Dwelling Structures PHA-Wide	LS	\$5,000.00	Non Dwelling Structures PHA-Wide	LS	\$5,000.00
	Demolition Bailey Heights GA028-002 (AMP 3)	2 Units	\$8,000.00	Demolition Bailey Heights GA028-002 (AMP 3)	2 Units	\$8,000.00
	Subtotal of Estimated Cost		\$26,000.00	Subtotal of Estimated Cost		\$26,000.00

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 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
	<u>Dwelling Structures</u> Northside Homes GA28-004 (AMP 2)	10 Units	\$142,381.00	<u>Dwelling Structures</u> Northside Homes GA28-004 (AMP 2)	10 Units	\$142,381.00
	Termite Treatment, Plumbing Upgrades, Windows, Security Screens, Rehab Int Kitchen cabinets, VCT, Washer Boxes, Pressure Washing, Rehab Ext. Doors, Upgrade Electrical Fixtures, Insulation & Int Doors and Frames, Painting Int & Ext	10 Units	\$142,381.00	Termite Treatment, Plumbing Upgrades, Windows, Security Screens, Rehab Int Kitchen cabinets, VCT, Washer Boxes, Pressure Washing, Rehab Ext. Doors, Upgrade Electrical Fixtures, Insulation & Int Doors and Frames, Painting Int & Ext	10 Units	\$142,381.00
	Northside Homes GA028-006 (AMP 2)	10 Units	\$142,381.00	Northside Homes GA028-006 (AMP 2)	10 Units	\$142,381.00
	Termite Treatment, Plumbing Upgrades, Windows, Security Screens, Rehab Int Kitchen cabinets, VCT, Washer Boxes, Pressure Washing, Rehab Ext. Doors, Upgrade Electrical Fixtures, Insulation & Int Doors and Frames, Painting Int & Ext	10 Units	\$142,381.00	Termite Treatment, Plumbing Upgrades, Windows, Security Screens, Rehab Int Kitchen cabinets, VCT, Washer Boxes, Pressure Washing, Rehab Ext. Doors, Upgrade Electrical Fixtures, Insulation & Int Doors and Frames, Painting Int & Ext	10 Units	\$142,381.00
	Elizabeth Park Homes GA028-007 (AMP 2)	10 Units	\$142,381.00	Elizabeth Park Homes GA028-007 (AMP 2)	10 Units	\$142,381.00
	Termite Treatment, Plumbing Upgrades, Windows, Security Screens, Rehab Int Kitchen cabinets, Tub/Shower Upgrades, Bath Exhaust Fans, Water Heaters, Roofs, VCT, Washer Boxes, Pressure Washing, Rehab Ext. Doors, Upgrade Electrical Fixtures, Insulation & Int Doors and Frames, Painting Int & Ext	10 Units	\$142,381.00	Termite Treatment, Plumbing Upgrades, Windows, Security Screens, Rehab Int Kitchen cabinets, Tub/Shower Upgrades, Bath Exhaust Fans, Water Heaters, Roofs, VCT, Washer Boxes, Pressure Washing, Rehab Ext. Doors, Upgrade Electrical Fixtures, Insulation & Int Doors and Frames, Painting Int & Ext	10 Units	\$142,381.00
	Subtotal of Estimated Cost		\$427,143.00	Subtotal of Estimated Cost		\$427,143.00

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 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	PHA-Wide Site Improvement – Trim/Remove Trees/Stumps/Concrete Improvements/ Landscaping/Fencing/ Signs & Security Cameras	LS	\$3,000.00	PHA-Wide Site Improvement – Trim/Remove Trees/Stumps/Concrete Improvements/ Landscaping/Fencing/ Signs & Security Cameras	LS	\$3,000.00
See	Dwelling Equipment PHA-Wide Stove & Refrigerators	8 Units	\$10,000.00	Dwelling Equipment PHA-Wide Stove & Refrigerators	8 Units	\$10,000.00
See	Non Dwelling Structures PHA-Wide	LS	\$5,000.00	Non Dwelling Structures PHA-Wide	LS	\$5,000.00
See	Demolition Garlington Heights and/or Bailey Heights GA028-001(AMP 1) and/or GA028-002 (AMP 3)	2 Units	\$8,000.00	Demolition Garlington Heights and/or Bailey Heights GA028-001(AMP 1) and/or GA028-002 (AMP 3)	1 Unit	\$5,000.00
	Subtotal of Estimated Cost		\$26,000.00	Subtotal of Estimated Cost		\$23,000.00

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 III: Supporting Pages – Management Needs Work Statement(s)

Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011		Work Statement for Year 2 FFY 2012	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
	PHA- Wide – Operations	\$155,000.00	PHA- Wide – Operations	\$155,000.00
	PHA- Wide Mgmt Improvements	\$10,000.00	PHA- Wide Mgmt Improvements	\$10,000.00
	PHA- Wide Administration Program Manager	\$62,000.00	PHA- Wide Administration Program Manager	\$62,000.00
	Sundry	\$1,000.00	Sundry	\$1,000.00
	PHA- Wide Fees & Cost A & E Fees	\$52,000.00	PHA- Wide Fees & Cost A & E Fees	\$54,000.00
	Clerk of the Works	\$45,000.00	Clerk of the Works	\$45,000.00
	Non-Dwelling Equipment PHA- Wide		Non-Dwelling Equipment PHA- Wide	
	Upgrade Computer System, Office Furniture, Office Equipment, Computer Hardware (Security Cameras)	\$5,000.00	Upgrade Computer System, Office Furniture, Office Equipment, Computer Hardware(Security Cameras)	\$3,000.00
				
				
				
				
				
				
				
				
				
				
				
				
				
				
				
				
				
				
				
				
				
				
				
				
				
				
				
				
				
				
				
				

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: 2009	
PHA Name: WAYCROSS HOUSING AUTHORITY		Capital Fund Program Grant No: GA06F02850109 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant Approval: 2009	
Type of Grant	Original	Revised ²	Obligated	Total Actual Cost ¹	
Line	Summary by Development Account	Revised ²	Obligated	Expended	
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	\$155,000.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$30,000.00	\$0.00	\$0.00	\$0.00
4	1410 Administration (may not exceed 10% of line 21)	\$60,000.00	\$0.00	\$0.00	\$0.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$85,000.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition				
9	1450 Site Improvement	\$10,000.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$423,143.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment—Nonexpendable	\$10,000.00	\$0.00	\$0.00	\$0.00
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	\$10,000.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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.

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Part I: Summary		FFY of Grant: 2009	
PHA Name: WAYCROSS HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: GA06P02850109 Replacement Housing Factor Grant No: Date of CFFP:	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: 09/30/2009 <input type="checkbox"/> Reserve for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost ¹
		Original	Revised ² Obligated Expended
18a	1501 Collateralization or Debt Service paid by the PHA		
18ba	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 lines 2 - 19)	\$783,143.00	\$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		
Signature of Executive Director <i>Darlene Strickland</i>		Date 01/12/10	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.

Part II: Supporting Pages		Federal FFY of Grant: 2009						
PHA Name: WAYCROSS HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: GA06P02850109 CFFP (Yes/ No): Replacement Housing Factor Grant No:						
Development Number Name/PHA-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	
PHA-Wide	Operation	1406	LS	\$155,000.00	\$155,000.00	\$0.00	\$0.00	In Process
PHA-Wide	Management Improvements	1408	LS	\$30,000.00	\$10,000.00	\$0.00	\$0.00	In Process
PHA-Wide	Administration Program Manager	1410	I	\$58,000.00	\$58,000.00	\$0.00	\$0.00	In Process
	Sundry	1410	LS	\$2,000.00	\$2,000.00	\$0.00	\$0.00	In Process
PHA-Wide	Fees & Costs A & E Fees	1430	LS	\$40,000.00	\$40,000.00	\$0.00	\$0.00	In Process
	Clerk of the Works	1430	LS	\$45,000.00	\$45,000.00	\$0.00	\$0.00	In Process
	Site Improvements							
PHA-Wide	Trim/Remove Trees/Stumps/Sidewalk Imprymts/Landscaping/Fencing & Sign	1450		\$10,000.00	\$3,000.00	\$0.00	\$0.00	In Process

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 II: Supporting Pages										
PHA Name: WAYCROSS HOUSING AUTHORITY			Grant Type and Number Capital Fund Program Grant No: GA06P02850109 CFPP (Yes/ No): Replacement Housing Factor Grant No:		Federal FFY of Grant: 2009					
Development Number Name/PHA-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			
	DWELLING STRUCTURES	1460								
GA028-004 Northside Homes	Termite Trtmt,Rehab Int,Upgrade Elect Fixtures,Water Heaters,Bath Exhaust Fans&Bath/ShowerUpgrades,Insulation& Roofs	1460	20 Units	\$211,571.50	\$211,571.50	\$0.00	\$0.00	In Process		
GA028-006 Northside Homes	Termite Trtmt,Rehab Int,Upgrade Elect Fixtures,Water Heaters,Bath Exhaust Fans&Bath/ShowerUpgrades,Insulation& Roofs	1460	20 Units	\$211,571.50	\$211,571.50	\$0.00	\$0.00	In Process		
	Dwelling Equipment									
PHA-Wide	Stoves and Refrigerators	1465.1	8 Units	\$10,000.00	\$10,000.00	\$0.00	\$0.00	In Process		
PHA-Wide	Upgrade Computer System/Computer Hardware-Security Cameras/Office Equip	1475	LS	\$10,000.00	\$10,000.00	\$0.00	\$0.00	In Process		
GA028-002 Bailey Heights	Demolition	1485		\$0.00	\$27,000.00	\$0.00	\$0.00	In Process		
		Grand Total		\$783,143.00	\$783,143.00	\$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.

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Part III: Implementation Schedule for Capital Fund Financing Program				Federal FFY of Grant: 2009	
PHA Name: WAYCROSS HOUSING AUTHORITY					
Development Number Name/PHA-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	09/14/2011		09/14/2013		N/A
GA028-002	09/14/2011		09/14/2013		N/A
GA028-004	09/14/2011		09/14/2013		N/A
GA028-006	09/14/2011		09/14/2013		N/A

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.

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Part I: Summary		Grant Type and Number		FFY of Grant: 2008	
PHA Name: Waycross Housing Authority		Capital Fund Program Grant No: GA06P02850108 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant Approval: 2008	
Type of Grant		Reserve for Disasters/Emergencies		Revised Annual Statement (revision no:2)	
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Final Performance and Evaluation Report	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 09/30/2009				<input checked="" type="checkbox"/> Revised Annual Statement (revision no:2)	
Line	Summary by Development Account	Total Estimated Cost	Obligated	Total Actual Cost ¹	Expended
		Original	Revised ²		
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00
3	1408 Management Improvements	\$60,000.00	\$10,000.00	\$10,000.00	\$0.00
4	1410 Administration (may not exceed 10% of line 21)	\$56,000.00	\$56,000.00	\$56,000.00	\$40,790.37
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$73,000.00	\$73,000.00	\$73,000.00	\$0.00
8	1440 Site Acquisition				
9	1450 Site Improvement	\$10,000.00	\$3,000.00	\$3,000.00	\$0.00
10	1460 Dwelling Structures	\$531,485.00	\$531,485.00	\$531,485.00	\$149,717.19
11	1465.1 Dwelling Equipment—Nonexpendable	\$5,000.00	\$5,000.00	\$5,000.00	\$0.00
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	\$5,000.00	\$5,000.00	\$5,000.00	\$0.00
14	1485 Demolition	\$0.00	\$57,000.00	\$57,000.00	\$0.00
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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.

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Part I: Summary		FFY of Grant: 2008	
PIA Name: Waycross Housing Authority	Grant Type and Number Capital Fund Program Grant No: GA06P02850108 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval: 2008	
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 09/30/2009 <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2)		<input type="checkbox"/> Final Performance and Evaluation Report <input type="checkbox"/> Total Actual Cost ¹	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost¹
		Original	Obligated
18a	1501 Collateralization or Debt Service paid by the PHA		
18ba	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 lines 2 - 19)	\$790,485.00	\$790,485.00
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		
Signature of Executive Director <i>Karlene Strickland</i>		Date 01/12/10	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 PHF funds shall be included here.

Part II: Supporting Pages									
PHA Name: Waycross Housing Authority			Grant Type and Number Capital Fund Program Grant No: GA06P02850108 CFFP (Yes/ No): Replacement Housing Factor Grant No:				Federal FFY of Grant: 2008		
Development Number Name/PHA-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	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	Completed	
PHA-Wide	Management Improvements	1408	LS	\$60,000.00	\$10,000.00	\$10,000.00	\$0.00	In Process	
	Administration								
PHA-Wide	Program Manager	1410	LS	\$55,000.00	\$55,000.00	\$55,000.00	\$40,790.37	In Progress	
PHA-Wide	Sundry Costs	1410	LS	\$1,000.00	\$1,000.00	\$1,000.00	\$0.00	In Progress	
	Fees and Costs								
PHA-Wide	Architectural and Engineering Fees	1430	LS	\$38,000.00	\$38,000.00	\$38,000.00	\$0.00	In Process	
PHA-Wide	Clerk of the Works	1430	LS	\$35,000.00	\$35,000.00	\$35,000.00	\$0.00	In Process	
	Site Improvements								
PHA- Wide	Trim/Remove Trees/Stumps/Sidewalk Improvements & Landscaping	1450	LS	\$10,000.00	\$3,000.00	\$3,000.00	\$0.00	In Process	

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.

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Part II: Supporting Pages		Federal FFY of Grant: 2008						
PHA Name: Waycross Housing Authority		Grant Type and Number Capital Fund Program Grant No: GA06P02850108 CFFP (Yes/ No): Replacement Housing Factor Grant No:						
Development Number Name/PHA-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	
	Dwelling Structures							
GA028-003 Northside Homes	Termite Trmt, Rehab Int, Upgrade Elect Fixtures, Water Heaters, Bath Exhaust Fans&Bath/Shower Upgrades& Roofs	1460	10 Units	\$177,161.00	\$177,161.00	\$177,161.00	\$0.00	In Process
GA028-004 Northside Homes	Termite Trmt, Rehab Int, Upgrade Elect Fixtures, Water Heaters, Bath Exhaust Fans&Bath/Shower Upgrades& Roofs	1460	10 Units	\$177,162.00	\$177,162.00	\$177,162.00	\$24,135.86	In Progress
GA028-006 Northside Homes	Termite Trmt, Rehab Int, Upgrade Elect. Fixtures, Water Heaters, Bath Exhaust Fans&Bath/Shower Upgrades& Roofs	1460	10 Units	\$177,162.00	\$177,162.00	\$177,162.00	\$125,581.33	In Progress
	Dwelling Equipment							
PHA - Wide	Stoves and Refrigerators	1465.1	4 Units	\$5,000.00	\$5,000.00	\$5,000.00	\$0.00	In Process
	Nondwelling Equipment							
	Upgrade Computer System/Office equip	1475	LS	\$5,000.00	\$5,000.00	\$5,000.00	\$0.00	In Process
GA028-002 Bailey Heights	Demolition	1485		\$0.00	\$57,000.00	\$0.00	\$0.00	In Process
	Grand Total			\$790,485.00	\$790,485.00	\$790,485.00	\$240,507.56	

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Part I: Summary		Grant Type and Number		FFY of Grant: 2007	
PHA Name: Waycross Housing Authority		Capital Fund Program Grant No: GA06F02850107 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant Approval: 2007	
Type of Grant		Reserve for Disasters/Emergencies		Revised Annual Statement (revision no:)	
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Performance and Evaluation Report for Period Ending: 09/30/2009		<input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFF Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	\$153,346.00		\$153,346.00	\$153,346.00
3	1408 Management Improvements	\$5,000.00		\$5,000.00	\$3,124.76
4	1410 Administration (may not exceed 10% of line 21)	\$45,000.00		\$45,000.00	\$43,246.56
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$64,309.00		\$64,309.00	\$49,629.57
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$357,237.00		\$357,237.00	\$357,237.00
11	1465.1 Dwelling Equipment—Nonexpendable	\$5,000.00		\$5,000.00	\$4,235.00
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	\$5,000.00		\$5,000.00	\$4,945.16
14	1483 Demolition	\$150,000.00		\$150,000.00	\$0.00
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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.

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Part I: Summary		FFY of Grant: 2007			
PEA Name: Waycross Housing Authority	Grant Type and Number Capital Fund Program Grant No: GA06P02850107 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval: 2007			
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 09/30/2009 <input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report			
Line	Type of Grant	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	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 lines 2 - 19)	\$784,892.00		\$784,892.00	\$615,764.03
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				
Signature of Executive Director: <i>Darlene Spivey</i>		Date: 01/12/10		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 RHJ funds shall be included here.

Part II: Supporting Pages																						
PHA Name: Waycross Housing Authority						Federal FFY of Grant: 2007																
Grant Type and Number Capital Fund Program Grant No: GA06P02850107 CFFP (Yes/No): Replacement Housing Factor Grant No:																						
Development Number Name/PHA-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		Funds Obligated ²	Funds Expended ²												
	Operations																					
PHA-Wide	Operations	1406	LS	\$153,346.00		\$153,346.00	\$153,346.00			\$153,346.00	\$153,346.00	Completed										
PHA-Wide	Management Improvements	1408	LS	\$5,000.00		\$5,000.00	\$5,000.00			\$3,124.76	\$3,124.76	Completed										
	Administration																					
PHA-Wide	Program Manager	1410	LS	\$42,000.00		\$42,000.00	\$42,000.00			\$42,000.00	\$42,000.00	Completed										
PHA-Wide	Sundry Costs	1410	LS	\$3,000.00		\$3,000.00	\$3,000.00			\$1,246.56	\$1,246.56	In Progress										
	Fees and Costs																					
PHA-Wide	Architectural and Engineering Fees	1430	LS	\$30,309.00		\$30,309.00	\$30,309.00			\$22,790.54	\$22,790.54	In Progress										
PHA-Wide	Clerk of the Works	1430	LS	\$34,000.00		\$34,000.00	\$34,000.00			\$26,839.03	\$26,839.03	In Progress										

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 II: Supporting Pages		Federal FFY of Grant: 2007						
PHA Name: Waycross Housing Authority		Grant Type and Number Capital Fund Program Grant No: GA06P02850107 CFEP (Yes/No): Replacement Housing Factor Grant No:						
Development Number Name/PHA-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	
GA028-003 Northside Homes	Dwelling Structures Termite Treatment, Tub/Shower Upgrade, Rehab Interior, Upgrade Electrical Fixtures, Bath Exhaust Fans, Rehab HVAC Duct System	1460	25 Units	\$178,618.50		\$178,618.50	\$178,618.50	Completed
GA028-004 Northside Homes	Termite Treatment, Tub/Shower Upgrade, Rehab Interior, Upgrade Electrical Fixtures, Bath Exhaust Fans, Rehab HVAC Duct System	1460	25 Units	\$178,618.50		\$178,618.50	\$178,618.50	Completed
PHA - Wide	Dwelling Equipment Stoves and Refrigerators	1465.1	4 Units	\$5,000.00		\$5,000.00	\$4,235.00	In Progress
PHA-Wide	Nondwelling Equipment Upgrade Computer System/Office Equip	1475	LS	\$5,000.00		\$5,000.00	\$4,945.16	In Progress
GA028-002 Bailey Heights	Demolition	1485		\$150,000.00		\$150,000.00	\$0.00	In Process
	Grand Total			\$784,892.00		\$784,892.00	\$615,764.03	

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.

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Part III: Implementation Schedule for Capital Fund Financing Program						Federal FFY of Grant: 2007	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates		
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date			
PHA-Wide	6/30/2009	9/30/2007	6/30/2011		N/A		
GA028-002 Bailey Heights	6/30/2009	6/30/2008	6/30/2011		N/A		
GA028-003 Northside Homes	6/30/2009	6/30/2008	6/30/2011	09/30/2009	N/A		
GA028-004 Northside Homes	6/30/2009	6/30/2008	6/30/2011	09/30/2009	N/A		

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.

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Part I: Summary		Grant Type and Number		FFY of Grant: 2006	
PHA Name: Waycross Housing Authority		Capital Fund Program Grant No: GA06P02850106		FFY of Grant Approval: 2006	
		Replacement Housing Factor Grant No:			
		Date of CFFP:			
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: 09/30/2009					
Summary by Development Account					
Line		Original	Revised ²	Obligated	Total Actual Cost ¹
1	Total non-CFF Funds				Expended
2	1406 Operations (may not exceed 20% of line 21) ³	\$100,000.00		\$100,000.00	\$100,000.00
3	1408 Management Improvements	\$5,679.44		\$5,679.44	\$5,679.44
4	1410 Administration (may not exceed 10% of line 21)	\$39,000.00		\$39,000.00	\$39,000.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$88,000.00		\$88,000.00	\$88,000.00
8	1440 Site Acquisition				
9	1450 Site Improvement	\$58,535.00		\$58,535.00	\$15,724.67
10	1460 Dwelling Structures	\$422,024.84		\$422,024.84	\$422,024.84
11	1465.1 Dwelling Equipment—Nonexpendable	\$19,320.56		\$19,320.56	\$5,000.00
12	1470 Non-dwelling Structures	\$26,712.16		\$26,712.16	\$26,712.16
13	1475 Non-dwelling Equipment	\$10,077.00		\$10,077.00	\$10,077.00
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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³ PHAs with under 250 units in management may use 100% of CFF Grants for operations.
⁴ RHF funds shall be included here.

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Part I: Summary		FFY of Grant: 2006 FFY of Grant Approval: 2006	
PHA Name: Waycross Housing Authority	Grant Type and Number Capital Fund Program Grant No: GA06P02850106 Replacement Housing Factor Grant No: Date of CFFP:		
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 09/30/2009 <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	Total Actual Cost ¹
		Original	Obligated
18a	1501 Collateralization or Debt Service paid by the PHA		
18ba	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 lines 2 - 19)	\$769,349.00	\$712,218.11
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		
Signature of Executive Director DARLENE STRICKLAND		Date 01/12/10	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 CFP Grants for operations.
⁴ RHF funds shall be included here.

Part II: Supporting Pages		Federal FFY of Grant: 2006						
PHA Name: Waycross Housing Authority		Grant Type and Number Capital Fund Program Grant No: GA06P02850106 CFFP (Yes/No): Replacement Housing Factor Grant No:						
Development Number Name/PHA-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	
PHA-Wide	Operations	1406	LS	\$100,000.00		\$100,000.00	\$100,000.00	Completed
PHA-Wide	Management Improvements	1408	LS	\$5,679.44		\$5,679.44	\$5,679.44	Completed
PHA-Wide	Administration							
PHA-Wide	Program Manager	1410	LS	\$36,000.00		\$36,000.00	\$36,000.00	Completed
PHA-Wide	Sundry Costs	1410	LS	\$3,000.00		\$3,000.00	\$3,000.00	Completed
PHA-Wide	Fees and Costs							
PHA-Wide	Architectural and Engineering Fees	1430	LS	\$54,000.00		\$54,000.00	\$54,000.00	Completed
PHA-Wide	Clerk of the Works	1430	LS	\$34,000.00		\$34,000.00	\$34,000.00	Completed
GA028-003 Northside Homes	Site Improvements Sanitary Sewage Improvements and Trim/Remove Trees/Stumps/Concrete Work	1450		\$29,267.50		\$29,267.50	\$7,862.34	In Progress
GA028-004 Northside Homes	Sanitary Sewage Improvements and Trim/Remove Trees/Stumps/Concrete Work	1450		\$29,267.50		\$29,267.50	\$7,862.33	In Progress

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.

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 FFY of Grant: 2006						
PHA Name: Waycross Housing Authority		Grant Type and Number Capital Fund Program Grant No: GA06P02850106 CFFP (Yes/ No): Replacement Housing Factor Grant No:						
Development Number Name/PHA-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	
GA028-003 Northside Homes	Dwelling Structures Termite Treatment, Tub/Shower Upgrade, Rehab Interior, Upgrade Electrical Fixtures, Bath Exhaust Fans	1460	25 Units	\$211,012.42		\$211,012.42	\$211,012.42	Completed
GA028-004 Northside Homes	Termite Treatment, Tub/Shower Upgrade, Rehab Interior, Upgrade Electrical Fixtures, Bath Exhaust Fans	1460	25 Units	\$211,012.42		\$211,012.42	\$211,012.42	Completed
PHA - Wide	Dwelling Equipment Stoves and Refrigerators	1465.1	4 Units	\$19,320.56		\$19,320.56	\$5,000.00	In Progress
GA028-004	Nondwelling Structures Maintenance Shop Renovation	1470	LS	\$26,712.16		\$26,712.16	\$26,712.16	Completed
PHA-Wide	Nondwelling Equipment Upgrade Computer System/Office Equip	1475	LS	\$10,077.00		\$10,077.00	\$10,077.00	Completed
	Grand Total			\$769,349.00		\$769,349.00	\$712,218.11	

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

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

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						Federal FFY of Grant: 2006	
Development Number Name/PHA-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	6/30/2008	6/30/2007	6/30/2010		N/A		
GA028-003 Northside Homes	6/30/2008	3/30/2007	6/30/2010		N/A		
GA028-004 Northside Homes	6/30/2008	3/30/2007	6/30/2010		N/A		

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1957, as amended.

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: 2009
PHA Name: WAYCROSS HOUSING AUTHORITY		Capital Fund Program Grant No: GA06S02850109 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval: 2009
Type of Grant		Revised Annual Statement (revision no:1)	
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Final Performance and Evaluation Report	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 09/30/2009		<input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost ¹
		Revised ²	Obligated
		Original	Expended
1	Total non-CFFP 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	\$200,000.00	\$54,031.00
10	1460 Dwelling Structures	\$800,597.00	\$3,500.00
11	1465.1 Dwelling Equipment—Nonexpendable		
12	1470 Non-dwelling Structures		
13	1475 Non-dwelling Equipment	\$0.00	\$0.00
14	1485 Demolition		
15	1492 Moving to Work Demonstration		
16	1495.1 Relocation Costs		
17	1499 Development Activities ⁴		

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³ PHAs with under 250 units in management may use 100% of CFFP 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 I: Summary		FFY of Grant: 2009	
PHA Name: WAYCROSS HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: GA06S02850109 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval: 2009	
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 09/30/2009		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input type="checkbox"/> Final Performance and Evaluation Report	
Type of Grant		Total Actual Cost ¹	
<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending: 09/30/2009		Total Estimated Cost Revised ²	
Line	Summary by Development Account	Original	Obligated
18a	1501 Collateralization or Debt Service paid by the PHA		Expended
18ba	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 lines 2 - 19)	\$1,000,597.00	\$57,531.00
21	Amount of line 20 Related to LBP Activities	\$1,000,597.00	\$54,031.00
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		
Signature of Executive Director <i>Darlene Strickland</i>		Date 01/12/10	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 CFP Grants for operations.
⁴ RHF funds shall be included here.

Part II: Supporting Pages											
PHA Name: WAYCROSS HOUSING AUTHORITY						Federal FFY of Grant: 2009					
Grant Type and Number Capital Fund Program Grant No: GA06S02850109 CFFP (Yes/No): Replacement Housing Factor Grant No:											
Development Number Name/PHA- 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				
PHA-Wide	Security Fencing	1450		\$200,000.00	\$54,031.00	\$54,031.00	\$54,031.00	Completed			
GA028-003 Northside Homes	Bath/Shower Upgrades	1460	48 units	\$336,000.00	\$336,000.00	\$3,500.00	\$0.00	In Progress			
GA028-003 (AMP 2)	Upgrade Electrical Fixtures	1460	27 units	\$28,200.00	\$28,200.00	\$0.00	\$0.00	In Process			
GA028-004 Northside Homes	Bath/Shower Upgrades	1460	12 units	\$78,000.00	\$78,000.00	\$0.00	\$0.00	In Progress			
GA028-004 (AMP 2)	Upgrade Electrical Fixtures	1460	19 units	\$19,800.00	\$19,800.00	\$0.00	\$0.00	In Process			
GA028-006 Northside Homes	Upgrade Electrical Fixtures	1460	20 units	\$288,597.00	\$288,597.00	\$0.00	\$0.00	In Progress			
GA028-006 (AMP 2)	Energy Efficient Exterior Doors	1460	50 units	\$50,000.00	\$50,000.00	\$0.00	\$0.00	In Process			
GA028-001 Garlington Heights (AMP 1)	Computer Hardware - Security Cameras	1475	LS	\$0.00	\$145,969.00	\$0.00	\$0.00	In Process			
	ARRA/Capital Fund Program Grant Total			\$1,000,597.00	\$1,000,597.00	\$57,531.00	\$54,031.00				

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.

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 III: Implementation Schedule for Capital Fund Financing Program						Federal FFY of Grant: 2009
Development Number Name/PHA-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	03/18/2010	06/30/2009	03/18/2012	09/30/2009	N/A	
GA028-003 Northside Homes (AMP 2)	03/18/2010		03/18/2012		N/A	
GA028-003 Northside Homes (AMP 2)	03/18/2010		03/18/2012		N/A	
GA028-003 Northside Homes (AMP 2)	03/18/2010		03/18/2012		N/A	
GA028-001 Garlington Heights (AMP 1)	03/18/2010		03/18/2012			

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.

**HOUSING AUTHORITY OF THE
CITY OF WAYCROSS
Waycross, Georgia**

**MANAGEMENT'S DISCUSSION & ANALYSIS
AND AUDITED FINANCIAL STATEMENTS**

YEAR ENDED MARCH 31, 2009



INDEPENDENT AUDITOR'S REPORT

Board of Commissioners
Housing Authority of the City of Waycross
Waycross, Georgia 31502

Atlanta Regional Office
Public Housing Division
40 Marietta Street, Five Points Plaza
Atlanta, Georgia 30303

We have audited the accompanying financial statements of the Housing Authority of the City of Waycross as of and for the year ended March 31, 2009, as listed in the table of contents. These financial statements are the responsibility of the Housing 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 the *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 Housing Authority of the City of Waycross, as of March 31, 2009, and the changes in financial position and 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 August 6, 2009 on our consideration of the Housing 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.

Management's Discussion and Analysis is not a required part of the basic financial statements but is supplementary information required by the Governmental Accounting Standards Board. 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 basic financial statements of the Housing Authority of the City of Waycross. The accompanying Schedule of Expenditures of Federal Awards as required by the U.S. Office of Management and Budget Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*, as well as the Financial Data Schedule required by the U.S. Department of Housing and Urban Development, are presented for purposes of additional analysis and are not a required part of the financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and, in our opinion, the information is fairly stated, in all material respects, in relation to the basic financial statements taken as a whole.

Rector, Lindsay & Reeder, P.C.

Rector, Lindsay & Reeder, P.C.
Certified Public Accountants

Snellville, Georgia
August 6, 2009

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**HOUSING AUTHORITY OF THE CITY OF WAYCROSS
WAYCROSS, GEORGIA
MANAGEMENT'S DISCUSSION AND ANALYSIS
FYE: MARCH 31, 2009**

Management's Discussion and Analysis

The management of The Housing Authority of the City of Waycross offers the readers of the Authority's financial statements this narrative overview and analysis of the Authority's financial activities for the year ended March 31, 2009. This discussion and analysis is designed to assist the reader in focusing on significant financial issues, provide an overview of the Authority's financial activity, identify changes in the Authority's financial position, and identify individual fund issues or concerns. Readers should consider the information presented here in conjunction with the Authority's financial statements to obtain a full understanding of its financial position.

This management discussion and analysis is presented in accordance with the requirements of the Governmental Accounting Standards Board Statement No. 34 (GASB 34). We have made every effort to provide 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 this discussion or requests for additional information should be addressed to the Authority's Executive Director.

Financial Highlights

- The assets of the Authority exceeded its liabilities at the close of the most recent fiscal year by \$ 8,996,797 (net assets) as opposed to \$ 8,688,839 for the prior fiscal year.
- The Authority's cash and investments balance as of March 31, 2009 was \$758,695 representing an increase of \$115,254 from March 31, 2008.
- The Authority had total revenues of \$ 2,398,076 and total expenses of \$ 2,090,118 for the year ended March 31, 2009.

Overview of the Financial Reports

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

- I. MD&A
Serves as an introduction to the Authority's basic financial statements
- II. Basic Financial Statements
Financial Statements
Notes to the financial statements
- III. Other Required Supplementary Information

The financial statements in this report are those of a special purpose government entity engaged in a business type activity. The following statements are included:

- Statement of Net Assets (Balance Sheet) – presents information about the Authority's assets and liabilities and 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 to cash within one year), and "non-current." Increases or decreases in net assets will serve as a useful indicator of whether the financial position of the Authority is improving or deteriorating.
- Statement of Revenues, Expenses and Changes in Net Assets – reports the authority's revenues by source and type and its expenses by category to substantiate the change in net assets for the fiscal year.
- Statement of Cash Flows – discloses net cash provided by, or used for operating activities, non-capital financing activities, and capital and related financing activities.

Our analysis of the Authority as a whole follows with the most important question, "Has the Authority's financial health improved or worsened as a result of the year's activities?" The following analysis of entity-wide net assets, revenues, and expenses is provided to assist with answering the above question. This analysis includes all assets and liabilities using the accrual method of accounting, which recognizes revenue when earned and expenses when incurred regardless of when cash is received or paid.

Analysis of Authority-Wide Net Assets (Statement of Net Assets)

	<u>2009</u>	<u>2008</u>	<u>Change</u>
ASSETS			
Cash and Investments	758,695	643,441	115,254
Other Current Assets	272,326	207,618	64,708
Capital Assets - Net	8,129,183	7,972,212	156,971
Total Assets	9,160,204	8,823,271	336,933
LIABILITIES			
Current Liabilities	133,121	110,257	22,864
Non-Current Liabilities	30,286	24,175	6,111
Total Liabilities	163,407	134,432	28,975
NET ASSETS			
Invested in Capital Assets	8,129,183	7,972,212	156,971
Unrestricted Net Assets	867,614	716,627	150,987
Total Net Assets	8,996,797	8,688,839	307,958
Total Liabilities and Net Assets	9,160,204	8,823,271	336,933

Cash and Investments increased \$ 115,254 for the year ended March 31, 2009. This increase was created by net effect of operations for year.

Other Current Assets increased by \$ 64,708 based on the following activity:

Increase in HUD and Other Government receivables	\$ 45,376
Decrease in tenant accounts receivables	(3,518)
Decrease in miscellaneous receivables	(2,875)
Increase in prepaid expenses and materials inventory	<u>25,725</u>
Total	<u>\$ 64,708</u>

Accounts receivable for HUD and Other Government receivables were collected subsequent to March 31, 2009.

Capital Assets - Net increased based on capital expenditures of \$ 732,117 net of related depreciation expense and the disposition of assets.

Current Liabilities increased based on the accrual of accounts payable at March 31, 2009.

Non-Current Liabilities increased due to the accrual of long-term compensated absences at March 31, 2009.

Net Assets increased by \$ 307,958 which is outlined in detail on the Statement of Revenues, Expenses and Changes in Net Assets.

Analysis of Entity-Wide Revenue and Expenses (Statement of Activities)

The federal government continued its historic under-funding of operating grants during the current period ended March 31, 2009. With no signs of improvement in federal funding or economic conditions in the foreseeable future, the Authority is now using proactive measures to control expenses in future years by adopting a plan to review staff responsibilities and implementing cost management strategies. The Authority continuously looks for new ways to improve operations, control costs, maximize effectiveness, and demonstrate accountability.

The following table illustrates changes in revenue from FY 2008 to FY 2009.

	<u>2009</u>	<u>2008</u>	<u>Change</u>
REVENUE AND GRANTS			
Tenant Revenue	474,177	495,700	(21,523)
HUD Operating Grants	1,194,798	1,229,988	(35,190)
HUD Capital Grants	691,849	271,690	420,159
Investment Income	14,721	26,362	(11,641)
Loss on Sale of Capital Assets	(6,112)	4,628	(10,740)
Other Revenue	28,643	6,564	22,079
Total Revenue and Grants	2,398,076	2,034,932	363,144

Total Revenue and Grants increased by \$ 363,144 for the year ended March 31, 2009. The majority of the increase was related to a net increase in HUD Grants of \$ 384,969. HUD Capital Grants fluctuate on an annual basis depending on the Authority budget process and Congressional approval of funding amounts.

Although the Authority increased the number of tenant unit months leased for the year Tenant Revenue decreased based on tenant reexaminations and a corresponding decrease in dwelling rental income.

Investment Income decreased due to declining interest rates for the period.

The Authority sold or disposed of maintenance and office equipment with a book value of \$ 12,327 for \$ 6,215 which created a net loss of \$ 6,112.

The following table illustrates changes in expenses from FY 2008 to FY 2009.

EXPENSES	2009	2008	Change
Administration	648,082	706,170	(58,088)
Tenant Services	33,538	5,455	28,083
Utilities	134,990	132,388	2,602
Ordinary Maintenance	494,975	382,562	112,413
Protective Services	51,512	30,455	21,057
General Expenses	155,815	157,628	(1,813)
Extraordinary Maintenance	8,387	518	7,869
Depreciation Expense	562,819	715,735	(152,916)
Total Expenses	2,090,118	2,130,911	(40,793)

Total Expenses decreased \$ 57,731 for the year ended March 31, 2009.

Administration expenses decreased based on the following activity for the year:

Decrease in administrative salaries / benefits	\$ (66,766)
Decrease in audit fees	(1,600)
Increase in sundry administrative expenses	15,982
Reclassification of compensated absences	<u>(5,704)</u>
Total	<u>\$ (58,088)</u>

Approximately \$28,000 of the decrease in administrative salaries / benefits was related to the reclassification of costs to Tenant Services.

Utilities increased slightly by \$2,602 (2%) during FY 2009.

Ordinary Maintenance increased based on the following activity for the year:

Increase in maintenance salaries / benefits	\$ 78,212
Increase in maintenance materials / contract costs	<u>34,201</u>
Total	<u>\$ 112,413</u>

Of this increase, \$ 57,000 was related to expenditures for the Capital Fund Programs.

General Expenses decreased based on the following activity for the year:

Increase in property / general liability insurance	\$ 1,851
Decrease in the payment in lieu of taxes	(1,854)
Decrease in tenant collection losses	(641)
Decrease in other general expenses	(9,316)
Reclassification of compensated absences	<u>8,147</u>
Total	<u>\$ (1,813)</u>

Depreciation expense decreased based on standard calculations for the year ended March 31, 2009.

Capital Assets

	<u>2009</u>	<u>2008</u>	<u>Change</u>
Land	1,137,210	1,137,210	0
Buildings and Equipment	20,809,664	20,860,838	(51,174)
Construction in Progress	1,382,746	690,897	691,843
Accumulated Depreciation	(15,200,437)	(14,716,733)	(483,704)
Capital Assets - Net	8,129,183	7,972,212	156,971

Capital Assets - Net increased \$ 156,971 for the year ended March 31, 2009.

This increase was created by the following activity for the year:

Capital Fund Program expenditures	\$ 691,849
Purchase of maintenance vehicle	19,743
Purchase of commercial mower	20,525
Depreciation expense	(562,819)
Sale / disposition of capital assets	<u>(12,327)</u>
Total	<u>\$ 156,971</u>

The Authority sold or disposed of capital assets with a net book value of \$ 12,327 for \$ 6,215 which created a net loss on the dispositions of \$ 6,112.

The balance of \$ 1,382,746 in Construction in Progress at March 31, 2009 represents expenditures for projects related to the Capital Fund Programs which should be completed during the year ending March 31, 2010.

Capital expenditures by program were as follows:

Capital Fund 2005	\$ 16,073
Capital Fund 2006	342,558
Capital Fund 2007	333,218
Capital Fund 2008	<u>-</u>
Total	<u>\$ 691,849</u>

Accumulated Depreciation increased based on standard depreciation calculations net of related asset dispositions.

Debt Administration

As of March 31, 2009, the Authority had no outstanding debt.

Economic Factors

Several significant economic factors are present that may impact the Authority in the future.

- The Housing Authority is primarily dependent upon HUD for the funding of operations; therefore, the Housing Authority is affected more by the Federal budget than by local economic conditions. Current Federal budget tendencies indicate tighter funding for housing programs that resulted in a conservative budget for the 2010 fiscal year.
- Health care and other insurance costs are expected to increase dramatically over the next several years.

Financial Contact

Questions concerning any of the information provided in this Management Discussion & Analysis should be addressed to:

Ms. Darlene Strickland
Executive Director
Housing Authority of the City of Waycross
P.O. Box 1407
1130 Tebeau Street
Waycross, Georgia 31502
(912) 283-8295

HOUSING AUTHORITY OF THE CITY OF WAYCROSS
Waycross, Georgia

STATEMENT OF NET ASSETS
MARCH 31, 2009

ASSETS

<u>Current Assets</u>	\$	386,975
Cash		59,474
Accounts receivable		371,720
Investments		130,340
Prepaid expenses		82,512
Inventories		
		<u>1,031,021</u>
Total Current Assets		
<u>Noncurrent Assets</u>		
Capital Assets:		1,137,210
Land		20,485,968
Buildings		323,696
Furniture & equipment		1,382,746
Construction in progress		23,329,620
		<u>(15,200,437)</u>
Less: Accumulated depreciation		8,129,183
Total Capital Assets		<u>8,129,183</u>
Total Noncurrent Assets		
TOTAL ASSETS	\$	<u><u>9,160,204</u></u>

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

LIABILITIES & NET ASSETS

<u>Current Liabilities</u>	\$	76,508
Accounts payable		10,095
Accrued liabilities		473
Unearned revenue		46,045
Tenant security deposits/escrow deposits		<u> </u>
		<u>133,121</u>
Total Current Liabilities		
<u>Noncurrent Liabilities</u>		<u>30,286</u>
Accrued compensated absences		
		<u>30,286</u>
Total Noncurrent Liabilities		
		<u>163,407</u>
TOTAL LIABILITIES		
<u>NET ASSETS</u>		8,129,183
Invested in capital assets		<u>867,614</u>
Unrestricted net assets		
		<u>8,996,797</u>
TOTAL NET ASSETS		
TOTAL LIABILITIES & NET ASSETS	\$	<u><u>9,160,204</u></u>

HOUSING AUTHORITY OF THE CITY OF WAYCROSS
Waycross, Georgia

STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN FUND NET ASSETS
FOR THE YEAR ENDED MARCH 31, 2009

<u>Operating Revenues</u>	\$	474,177
Dwelling rent		1,194,798
Governmental grants & subsidy		28,643
Other income		<u>1,697,618</u>
Total Operating Revenues		
<u>Operating Expenses</u>		648,082
Administration		33,538
Tenant services		134,990
Utilities		503,362
Maintenance & operations		51,512
Protective services		155,815
General expense		562,819
Depreciation expense		<u>2,090,118</u>
Total Operating Expense		
Net Operating Income/(Loss)		<u>(392,500)</u>
<u>Nonoperating Revenues/(Expenses)</u>		(6,112)
Loss on disposition of equipment		14,721
Investment income		<u>8,609</u>
Net Nonoperating Revenues/(Expenses)		
Net Income/(Loss) before capital contributions		(383,891)
Capital grants		<u>691,849</u>
Increase/(Decrease) in Net Assets		307,958
Total Net Assets - beginning		<u>8,688,839</u>
Total Net Assets - ending	\$	<u><u>8,996,797</u></u>

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

HOUSING AUTHORITY OF THE CITY OF WAYCROSS
Waycross, Georgia

STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED MARCH 31, 2009

<u>CASH FLOWS FROM OPERATING ACTIVITIES</u>	
Receipts from customers and users	\$ 502,820
Governmental grants & subsidy - operations	1,194,798
Payments to suppliers	(741,956)
Payments to employees	<u>(821,076)</u>
NET CASH PROVIDED/(USED) FROM OPERATING ACTIVITIES	<u>134,586</u>
 <u>CASH FLOWS FROM INVESTING ACTIVITIES</u>	
Proceeds from maturity of investments	-
Interest received	<u>14,721</u>
NET CASH PROVIDED/(USED) FROM INVESTING ACTIVITIES	<u>14,721</u>
 <u>CASH FLOWS FROM CAPITAL AND AND RELATED FINANCING ACTIVITIES</u>	
Purchase of equipment - operations	(40,268)
Acquisition of capital assets - capital fund program	(691,849)
Proceeds from capital fund program grant revenue	691,849
Proceeds from sale of equipment	<u>6,215</u>
NET CASH PROVIDED/(USED) BY CAPITAL AND RELATED FINANCING ACTIVITIES	<u>(34,053)</u>
NET INCREASE/(DECREASE) IN CASH	115,254
CASH AT BEGINNING OF PERIOD	<u>271,721</u>
CASH AT END OF PERIOD	<u>\$ 386,975</u>

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

HOUSING AUTHORITY OF THE CITY OF WAYCROSS
Waycross, Georgia

STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED MARCH 31, 2009

<u>CASH FLOWS FROM OPERATING ACTIVITIES</u>	
Net Income/(Loss) from operations	\$ (392,500)
Adjustments to reconcile net loss to net cash provided by operating activities:	
Depreciation	562,819
Decrease (Increase) in accounts receivable	(38,983)
Decrease (Increase) in prepaid expenses	(25,302)
Decrease (Increase) in inventory	(423)
Increase (Decrease) in accounts payable	18,079
Increase (Decrease) in accrued expenses	7,965
Increase (Decrease) in unearned revenue	(394)
Increase (Decrease) in security/trust deposits	<u>3,325</u>
 NET CASH PROVIDED/(USED) FROM OPERATING ACTIVITIES	 <u>\$ 134,586</u>

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

HOUSING AUTHORITY OF THE CITY OF WAYCROSS
Waycross, Georgia

NOTES TO FINANCIAL STATEMENTS
MARCH 31, 2009

NOTE 1 - SUMMARY OF ORGANIZATION, SIGNIFICANT ACCOUNTING POLICIES AND REPORTING ENTITY:

A. Introduction:

The financial statements of the Authority have been prepared in conformity with generally accepted accounting principles (GAAP). The Authority's reporting entity applied all relevant Government Accounting Standards Board (GASB) pronouncements. Proprietary funds and similar component units apply Financial Accounting Standards Board (FASB) pronouncements and Accounting Principles Board (APB) opinions issued on or before November 30, 1989, unless those pronouncements conflict with or contradict GASB Pronouncements in which case, GASB prevails. The more significant of the government's accounting policies are described below:

B. Organization:

The Housing Authority of the City of Waycross ("The Authority") is a public body and a body corporate and politic organized under the laws of the State of Georgia by the City of Waycross for the purpose of providing adequate housing for qualified low-income individuals. To accomplish this purpose, the City appoints a Governing Board, but the Board designates its own management. Additionally, the Authority has entered into an annual contribution contract with the U. S. Department of Housing and Urban Development ("HUD") to be the administrator of the housing and housing related programs described herein. The Authority is not subject to Federal or State income taxes and is not required to file Federal or State income tax returns.

C. Reporting Entity:

In determining how to define the reporting entity, management has considered all potential component units by applying the criteria set forth in Section 2100 and 2600 of the *Codification of Government Accounting Standards Board and Financial Accounting Standards Board and Statement Number 14 of the Government Accounting Standards Board, the Financial Reporting Entity*.

Financial Accountability - The Authority is responsible for its debts, does not impose a financial burden on the City of Waycross and is entitled to all surpluses. No separate agency receives a financial benefit nor imposes a financial burden on the Authority.

Appointment of a Voting Majority - The Authority is governed by a Board of Commissioners appointed by the City of Waycross and has governance responsibilities over all activities related to all housing activities within the City of Waycross. The Board of Commissioners has decision making authority and the power to designate management. The members do not serve at the discretion of the City; i.e., they can be removed only for cause. The Authority's Board elects its own chairperson.

Imposition of Will - The City has no influence over the management, budget, or policies of the Authority. The Authority's Board of Commissioners has the responsibility to significantly influence the Authority's operations. This includes, but is not limited to, adoption of the budget, personnel management, sole title to, and residual interest in all assets (including facilities and properties), signing contracts, issuing bonds, and deciding which programs are to be provided.

HOUSING AUTHORITY OF THE CITY OF WAYCROSS
Waycross, Georgia

NOTES TO FINANCIAL STATEMENTS
MARCH 31, 2009
(Continued)

NOTE 1 - SUMMARY OF ORGANIZATION, SIGNIFICANT ACCOUNTING POLICIES AND REPORTING ENTITY: (Cont'd)

C. Reporting Entity: (Cont'd)

On the basis of the application of these criteria, the Authority is a legally separate entity that is fiscally independent of other governments, and there are no other entities that are to be reported as component units neither of the Authority nor for the Authority to be included in the City of Waycross financial reports therefore, the Authority reports independently.

During the review of the Authority's budgets, annual contributions contract, minutes of the Board of Commissioner's meetings, cash receipts and cash disbursements for the reporting period disclosed that the Authority operated the following programs under Annual Contributions Contract:

Low Income Public Housing - Funding for the federal housing projects was acquired through advances from HUD. The objective of the program is to provide decent, safe, and sanitary housing and related facilities for eligible low-income families and the elderly.

Capital Fund Program - The objective of this program is to improve the physical condition of the Low-Income Public Housing units and upgrade the management of the program.

D. Basis of Presentation, Basis of Accounting and Measurement Focus:

Basis of Accounting - The Authority uses the accrual basis of accounting in the proprietary funds. Under this method, revenues are recorded when earned, and expenses are recorded when liabilities are incurred, regardless of when the related cash flow takes place.

Basis of Presentation - The financial statements of the Authority are presented from a fund perspective. Fund accounting is designed to demonstrate legal compliance and to aid financial management by segregating transactions related to certain Authority functions. The fund is a separate accounting entity with a self-balancing set of accounts. The accounting and financial reporting method applied by a fund is determined by the fund's measurement focus. The accounting objectives are determination of net income, financial position and cash flows. All assets and liabilities associated with the Proprietary Fund's activities are included on the balance sheet. The Authority uses the following fund:

Proprietary fund:

Enterprise fund - This type of fund is reported using an economic resources measurement focus. Additionally, it is used to account for operations that are financed and operated in a manner similar to private businesses where a fee is charged to external users for services provided.

E. Revenues and Expenses:

Revenues and expenses are recognized in essentially the same manner as used in commercial accounting. Revenues relating to the Authority's operating activities including rental related income, interest income and other sources of revenues are recognized in the accounting period in which they are earned. Other major sources of revenues include the operating subsidy from HUD and other HUD funding for capital and operating expenses.

HOUSING AUTHORITY OF THE CITY OF WAYCROSS
Waycross, Georgia

NOTES TO FINANCIAL STATEMENTS
MARCH 31, 2009
(Continued)

NOTE 1 - SUMMARY OF ORGANIZATION, SIGNIFICANT ACCOUNTING POLICIES AND REPORTING ENTITY: (Cont'd)

F. Encumbrances:

Encumbrances represent commitments related to unperformed contracts for goods or services. The Authority does not utilize encumbrance accounting.

G. Budgets:

The Authority adopts budgets on the basis of accounting consistent with the basis of accounting for the fund to which the budget applies. The Authority prepares annual operating budgets, which are formally adopted by its Governing Board of Commissioners. The budgets for programs funded by HUD form the basis of the Federal Financial Assistance received through HUD.

H. Use of Estimates:

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

I. Inventories:

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

J. Capital Assets and Depreciation:

Capital assets are stated at historical cost. Donated capital assets are stated at their fair value on the date donated. This includes site acquisition and improvement, structures and equipment. All infrastructure assets were capitalized at the conclusion of development then dedicated to the City of Waycross for maintenance and repairs. The current adopted capitalization amount is \$100.

Depreciation of exhaustible capital assets used by proprietary funds is charged as an expense against operations, and accumulated depreciation is normally reported on the proprietary funds' statement of net assets. Depreciation is computed using the straight-line method.

The estimated useful lives for each major class of depreciable capital assets are as follows:

Dwelling structures	20 years
Non-dwelling structures	20 years
Dwelling structures improvements	20 years
Dwelling equipment	3-10 years
Office furniture and equipment	3-10 years
Maintenance equipment	3-10 years
Automobiles and vehicles	3-10

HOUSING AUTHORITY OF THE CITY OF WAYCROSS
Waycross, Georgia

NOTES TO FINANCIAL STATEMENTS
MARCH 31, 2009
(Continued)

NOTE 1 - SUMMARY OF ORGANIZATION, SIGNIFICANT ACCOUNTING POLICIES AND REPORTING ENTITY: (Cont'd)

K. Collection Losses:

Collection losses on accounts receivable are expensed, in the appropriate Fund, on the specific write-off method.

L. Insurance:

The primary technique used for risk financing is the purchase of insurance policies from commercial insurers that include a large deductible amount. The use of a large deductible clause reduces the cost of insurance, but, should losses occur, the portion of the uninsured loss is not expected to be significant with respect to the financial position of the Authority. The Authority secures required insurance coverage through the competitive bid process. As of the date of the field work, the Authority had required coverage in force.

M. Cash and Investments:

1. The Authority cash and cash equivalents are considered to be cash on hand, demand deposits, and short-term investments with an original maturity of three months or less when purchased to be cash equivalents.

2. Investments are stated at market value, except for U. S. Treasury Bills, which are reported at amortized cost. The Authority reports all money market investments having a remaining maturity at time of purchase of one year or less at amortized cost. Investment securities are normally held to mature at par value and adjustments are made to the investment portfolio to reflect increases/(decreases) in gains made.

N. Compensated Absences:

Compensated absences are absences for which employees will be paid, i.e., sick leave, vacation, and other approved leave. In accordance with GASB Statement No.16, *Accounting for Compensated Absences*, the Authority accrues the liability for those absences that the employee has earned the rights to the benefits. Accrued amounts are based on the current salary rates. Full-time, permanent employees are granted vacation and sick leave benefits in varying amounts to specified maximums depending on tenure with the Authority. Vacation and sick pay is recorded as an expense and related liability in the year earned by employees.

O. Operating Revenue:

Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the Authority are charges to customers for rents. Operating expenses include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

Subsides received from HUD or other grantor agencies, for operating purposes, are recorded as operating revenue in the operating statement while capital grant funds are added to the net assets below the nonoperating revenue and expense.

HOUSING AUTHORITY OF THE CITY OF WAYCROSS
Waycross, Georgia

NOTES TO FINANCIAL STATEMENTS
MARCH 31, 2009
(Continued)

NOTE 2 - ASSETS AND LIABILITIES:

A. Cash and Investments:

All deposits of the Housing Authority of the City of Waycross are either insured or collateralized by using the Dedicated Method whereby all deposits that exceed the federal depository insurance coverage level are collateralized with securities held by the Authority's agents in these units' names. The Housing Authority of the City of Waycross has no policy regarding custodial credit risk for deposits.

Cash - At March 31, 2009, the Authority deposits had a carrying amount of \$757,920 and a bank balance of \$796,851. Of the bank balances held in various financial institutions, \$500,000 was covered by federal depository insurance and the remainder was covered by collateral held under the dedicated method. At March 31, 2009, the Authority petty cash/change funds totaled \$775.

Investments - At March 31, 2009 the Authority had invested \$371,720 in certificates of deposit with BB&T bank. The maturity on these certificates is beyond three months, therefore these are not considered to be cash equivalents.

Interest rate risk - As a means of limiting its exposure to fair value losses arising from rising interest rates, the Authority's typically limits its investment portfolio to maturities of 12 months or less. The Housing Authority of the City of Waycross has no specific policy regarding interest rate risk.

Credit risk - The Authority has no policy regarding credit risk. The Authority's investment in the Local Government Investment Pool Portfolio carried a credit rating of AAA by Standard & Poor's as of March 31, 2009.

Custodial credit risk - For an investment, the custodial risk is the risk that in the event of the failure of the counterparty, the Authority will not be able to recover the value of its investment or collateral securities that are in the possession of an outside party. All investments in repurchase agreements are collateralized by the securities are held by the counterparty, or by its trust department. The Authority has no policy on custodial credit risk.

Concentration of credit risk - The Authority places no limit on the amount that the Authority may invest any one issuer. 69% of the Authority's cash & investments are in the BB&T as of March 31, 2009 and 31% of the Authority's investments is in Office of Treasury. The Authority has no policy regarding credit risk.

HOUSING AUTHORITY OF THE CITY OF WAYCROSS
Waycross, Georgia

NOTES TO FINANCIAL STATEMENTS
MARCH 31, 2009
(Continued)

NOTE 2 - ASSETS AND LIABILITIES: (Cont'd)

A. Cash and Investments: (Cont'd)

The following is a summary of the types of cash & cash equivalents at March 31, 2009.

Checking accounts	\$ 153,254
Certificates of Deposit	371,720
Investment Pool accounts	232,946
Petty cash / Change funds	<u>775</u>
Totals	<u>\$ 758,695</u>

Collateralization:

As of March 31, 2009, the following securities were pledged as collateral to secure the deposits of the Housing Authority of the City of Waycross:

BB&T

<u>Security</u>	<u>Cusip</u>	<u>Maturity Date</u>	<u>Interest Rate</u>	<u>Market Value</u>
FNMA	31410GN33	11/01/2022	5.50%	<u>350,914</u>
Totals				<u>\$ 350,914</u>

B. Accounts Receivable:

Accounts receivable including applicable allowances for uncollectible accounts at March 31, 2009, consisted of the following:

Tenants -- net of allowance (\$350)	\$ 1,988
Accounts receivable -- HUD	45,544
Blackshear Housing Authority	<u>11,942</u>
	<u>\$ 59,474</u>

C. Deferred Charges:

Deferred charges at March 31, 2009, consisted of the following:

Prepaid expenses and other assets	\$ 130,340
Inventory -- net of allowance (\$9,168)	<u>82,512</u>
	<u>\$ 212,852</u>

HOUSING AUTHORITY OF THE CITY OF WAYCROSS
Waycross, Georgia

NOTES TO FINANCIAL STATEMENTS
MARCH 31, 2009
(Continued)

NOTE 2 - ASSETS AND LIABILITIES: (Cont'd)

D. Capital Assets:

A summary of changes in capital assets are as follows:

	Balance March 31, 2008	Additions	Transfers/ Retirements	Depreciation	Balance March 31, 2009
Capital Assets:					
Land	\$ 1,137,210	\$ 0	\$ 0	\$ 0	\$ 1,137,210
Buildings	20,485,969	0	(1)	0	20,485,968
Equip & Furn.	374,869	40,269	(91,442)	0	323,696
Construction in Progress	<u>690,897</u>	<u>691,849</u>	<u>0</u>	<u>0</u>	<u>1,382,746</u>
	22,688,945	732,118	(91,443)	0	23,329,620
Accumulated depreciation	<u>(14,716,733)</u>	<u>0</u>	<u>79,115</u>	<u>(562,819)</u>	<u>(15,200,437)</u>
Net Capital Assets	<u>\$ 7,972,212</u>	<u>\$ 732,118</u>	<u>\$ (12,328)</u>	<u>\$ (562,819)</u>	<u>\$ 8,129,183</u>
Depreciation by category:					
Buildings				\$ 482,662	
Equipment				<u>80,157</u>	
Total depreciation				<u>\$ 562,819</u>	

E. Accounts Payable:

Accounts payable at March 31, 2009, consisted of the following:

Accounts payable – payments in lieu of taxes	\$ 25,818
Accounts payable – vendors	50,690
Tenant security deposits	<u>46,045</u>
	<u>\$ 122,553</u>

F. Accrued Liabilities & Unearned Revenue:

Accrued liabilities and unearned revenue at March 31, 2009, consisted of the following:

Accrued compensated absences – current portion	\$ 10,095
Tenant prepaid rent	<u>473</u>
	<u>\$ 10,568</u>

HOUSING AUTHORITY OF THE CITY OF WAYCROSS
Waycross, Georgia

NOTES TO FINANCIAL STATEMENTS
MARCH 31, 2009
(Continued)

NOTE 2 - ASSETS AND LIABILITIES: (Cont'd)

G. Other Noncurrent Liabilities:

Other noncurrent liabilities at March 31, 2009 consisted of the following:

Accrued compensated absences \$ 30,286

The total accrued compensated absences for fiscal year 2009 is \$40,381, as compared with \$32,234 in 2008.

NOTE 3 - OTHER NOTE DISCLOSURES:

A. Annual Contributions by Federal Agencies:

Annual Contributions Contract A-2822 - Pursuant to the Annual Contributions Contract HUD contributes an operating subsidy approved in the operating budget for the year ended March 31, 2009, was \$1,034,638. In addition to this the Housing Authority earned \$691,849 in capital fund program funding for improvements to the Public Housing units during the year.

B. Risk Management:

The Authority is exposed to various risks of losses related to torts; theft or, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. Claims liabilities are reported when it is probable that a loss has occurred and the amount of that loss can be reasonably estimated. There were no claims in excess of commercial coverage during the previous three years. These losses include an estimate of claims that have been incurred but not reported. At March 31, 2009, there were no liabilities to be reported.

NOTE 4 - STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY:

A. Deficit fund balances:

There were no deficit fund balances in any of the Authority's programs.

B. Expenses over Budget:

Total expenses in the Public Housing Program did not exceed the budget during the March 31, 2009 fiscal year.

NOTE 5 - PENSION PLAN:

The Housing of the City of Waycross provides a defined contribution pension plan through the Housing Renewal and Local Agency Retirement plan for eligible full-time employees. The Authority contributes an amount equal to 7.5% of each eligible employee's annual salary and wages to the plan. Employees are not required to contribute to the plan. The pension expense for the fiscal year totaled \$67,510.76. The total covered payroll was \$634,682.14 for fiscal year 2009. The amount has been prorated between the Waycross and Blackshear Housing Authority's based upon actual salary allocations charged to each respective Authority.

HOUSING AUTHORITY OF THE CITY OF WAYCROSS
Waycross, Georgia

NOTES TO FINANCIAL STATEMENTS
MARCH 31, 2009
(Continued)

NOTE 6 - ECONOMIC DEPENDENCY:

The PHA Owned Housing Program is economically dependent on annual contributions and grants from HUD. This program operates at a loss prior to receiving the contributions and grants.

NOTE 7 - RELATED PARTY TRANSACTIONS:

There were no related party transactions to be reported for the fiscal year ended March 31, 2009. However, the Housing Authority also manages the Housing Authority of the City of Blackshear, and certain administrative expenses are allocated between agencies. This relationship does not constitute a related entity.

NOTE 8 - IMPAIRMENT OF CAPITAL ASSETS:

In accordance with new financial reporting standards issued by the Government Accounting Standards Board's, "Statement No. 42, "Accounting and Financial Reporting for Impairment of Capital Assets and for Insurance Recoveries" requires certain note disclosures. During the fiscal year ended March 31, 2009, the Housing Authority of the City of Waycross experienced no impairments during the year.

NOTE 9 - SUBSEQUENT EVENTS:

There were no material subsequent events which require disclosure as of the field date of this audit.

NOTE 10 - CONTINGENCIES:

The entity is subject to possible examinations made by federal regulators who determine compliance with terms, conditions, laws and regulations governing grants given to the entity in the current and prior years. These examinations may result in required refunds by the entity to federal grantors and/or program beneficiaries.

NOTE 11- HUD GUARANTEED DEBT:

Debt related to the original acquisition and later modernization of the public housing developments is funded, guaranteed and serviced by the United States Department of Housing and Urban Development (HUD). The obligation does not constitute a debt or pledge of the faith and credit of the Authority and accordingly has not been reported in the accompanying financial statements.

The Housing Authority was also served with debt service information because the Authority has no obligation for the debt.

NOTE 12- SUPPLEMENTARY INFORMATION:

The supplementary information has been included in order to show the financial statements of the Housing Authority on the GAAP basis of accounting but in the format of the HUD Handbook 7476.3, *Audit Guide*. This is due to the fact that some supplementary information is reviewed by the field office and provides greater detail concerning the operations of the Housing Authority.

**HOUSING AUTHORITY OF THE
CITY OF WAYCROSS
Waycross, Georgia**

SINGLE AUDIT SECTION

YEAR ENDED MARCH 31, 2009



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

Board of Commissioners
Housing Authority of the City of Waycross
Waycross, Georgia 31502

Atlanta Regional Office
Public Housing Division
40 Marietta Street, Five Points Plaza
Atlanta, Georgia 30303

We have audited the financial statements of the Housing Authority of the City of Waycross, as of and for the year ended March 31, 2009, and have issued our report thereon dated August 6, 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 Housing 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 Housing Authority's internal control over financial reporting. Accordingly, we do not express an opinion on the effectiveness of the Housing 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 Housing 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 Housing Authority's financial statements that is more than inconsequential will not be prevented or detected by the Housing 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 Housing Authority's internal control.

Our consideration of 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 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 Housing Authority of the City of Waycross's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grants, noncompliance with which could have a direct and material effect on the determination of the financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

This report is intended solely for the information and use of the Housing Authority of the City of Waycross, the State of Georgia, HUD and other federal audit agencies, and is not intended to be and should not be used by anyone other than these specified parties.

Rector, Lindsay & Reeder, P.C.

Rector, Lindsay & Reeder, P.C.
Certified Public Accountants

Snellville, Georgia
August 6, 2009



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

Board of Commissioners
Housing Authority of the City of Waycross
Waycross, Georgia 31502

Atlanta Regional Office
Public Housing Division
40 Marietta Street, Five Points Plaza
Atlanta, Georgia 30303

Compliance

We have audited the compliance of the Housing Authority of the City of Waycross with the types of compliance requirements described in the *U.S. Office of Management and Budget (OMB) Circular A-133 Compliance Supplement* that are applicable to each of its major federal programs for the year ended March 31, 2009. The Housing Authority of the City of Waycross's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs. Compliance with the requirements of laws, regulations, contracts and grants applicable to each of its major federal programs is the responsibility of the Housing Authority of the City of Waycross's management. Our responsibility is to express an opinion on the Housing Authority of the City of Waycross's compliance based on our audit.

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and OMB Circular A-133, *Audit of States, Local Governments, and Non-Profit Organizations*. Those standards and OMB Circular A-133 require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the Housing Authority of the City of Waycross' compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our audit provides a reasonable basis for our opinion. Our audit does not provide a legal determination on the Housing Authority of the City of Waycross' compliance with those requirements.

In our opinion, the Housing Authority of the City of Waycross complied, in all material respects, with the requirements referred to above that are applicable to each of its major federal programs for the year ended March 31, 2009.

Internal Control Over Compliance

The management of the Housing Authority of the City of Waycross is responsible for establishing and maintaining effective internal control over compliance with the requirements of laws, regulations, contracts, and grants applicable to federal programs. In planning and performing our audit, we considered the Housing Authority of the City of Waycross's internal control over compliance with requirements that could have a direct and material effect on a major federal program in order to determine our auditing procedures for the purpose of expressing our opinion on compliance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the Housing Authority's internal control over compliance.

A control deficiency in a Housing Authority's internal control over compliance exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect noncompliance with a type of compliance requirement of a federal program on a timely basis. A significant deficiency is a control deficiency, or combination of control deficiencies, that adversely affects the Housing Authority's ability to administer a federal program such that there is more than a remote likelihood that noncompliance with a type of compliance requirement of a federal program that is more than inconsequential will not be prevented or detected by the Housing 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 material noncompliance with a type of compliance requirement of a federal program will not be prevented or detected by the Housing Authority's internal control.

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

This report is intended solely for the information and use of management of the Housing Authority of the City of Waycross, the State of Georgia, HUD and other 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.

Rector, Lindsay & Reeder, P.C.

Rector, Lindsay & Reeder, P.C.
Certified Public Accountants

Snellville, Georgia
August 6, 2009

HOUSING AUTHORITY OF THE CITY OF WAYCROSS
Waycross, Georgia

STATUS OF PRIOR AUDIT FINDINGS

The prior audit report for the period ended March 31, 2008 contained no formal audit findings.

SCHEDULE OF FINDINGS AND QUESTIONED COSTS

Section I – Summary of Auditor’s Results:

Financial Statements

Type of report issued on the financial statements:	Unqualified
Internal control over financial reporting:	None reported
Material weakness(es) identified?	
Significant Deficiency (ies) identified not considered to be material weaknesses?	None reported
Noncompliance material to the financial statements noted?	None reported

Federal Awards

Internal controls over major programs:	
Material weakness(es) identified?	None reported
Significant Deficiency (ies) identified not considered to be material weaknesses?	None reported
Type of report issued on the compliance for major programs:	Unqualified
Any audit findings disclosed that are required to be reported in Accordance with Circular A-133, Section .510(a)?	None reported
Identification of major programs:	
-CFDA #14.850	Low-Income Public Housing
-CFDA #14.872	Capital Fund Program

Dollar threshold used to distinguish between Type A and Type B programs:	\$300,000
Did the Authority qualify as a low-risk auditee?	Yes

Section II – Financial Statement Findings

Findings related to financial statements in accordance with GAGAS:

NONE REPORTED

Section III – Federal Award Findings and Questioned Costs

Findings and questioned costs for Federal Awards as defined in Section .510:

NONE REPORTED

**HOUSING AUTHORITY OF THE
CITY OF WAYCROSS
Waycross, Georgia**

SUPPLEMENTAL INFORMATION

YEAR ENDED MARCH 31, 2009

HOUSING AUTHORITY OF THE CITY OF WAYCROSS
Waycross, Georgia

FINANCIAL DATA SUBMISSION SUMMARY
NET ASSET ACCOUNTS
March 31, 2009

<u>Account Description</u>	Low-Rent Public Hsg 14.850	Capital Fund Program 14.872	TOTAL
ASSETS:			
CURRENT ASSETS:			
Cash:			
Cash - unrestricted	\$ 340,930	\$ 0	340,930
Cash - restricted	0	0	0
Cash - tenant security deposits	46,045	0	46,045
Total Cash	<u>386,975</u>	<u>0</u>	<u>386,975</u>
Accounts and notes receivables:			
Accounts receivable - HUD	45,544	0	45,544
Accounts receivable - other government	11,942	0	11,942
Accounts receivable - miscellaneous	0	0	0
Accounts receivable - tenants rents	2,338	0	2,338
Allowance for doubtful accounts-tenants	(350)	0	(350)
Allowance for doubtful accounts-other	0	0	0
Accrued interest receivable	0	0	0
Total receivables - net	<u>59,474</u>	<u>0</u>	<u>59,474</u>
Current investments			
Investments - unrestricted	371,720	0	371,720
Prepaid expenses and other assets	130,340	0	130,340
Inventories	91,680	0	91,680
Allowance for obsolete inventories	(9,168)	0	(9,168)
Interprogram due from	0	0	0
TOTAL CURRENT ASSETS	<u>1,031,021</u>	<u>0</u>	<u>1,031,021</u>
NONCURRENT ASSETS:			
Capital Assets:			
Land	1,137,210	0	1,137,210
Buildings	20,485,968	0	20,485,968
Furniture & equipment	323,696	0	323,696
Improvements	0	0	0
Work in process	1,382,746	0	1,382,746
Accumulated depreciation	(15,200,437)	0	(15,200,437)
Total capital assets - net	<u>8,129,183</u>	<u>0</u>	<u>8,129,183</u>
Notes receivable - noncurrent	0	0	0
Investment in joint ventures	0	0	0
TOTAL NONCURRENT ASSETS	<u>8,129,183</u>	<u>0</u>	<u>8,129,183</u>
TOTAL ASSETS	<u>\$ 9,160,204</u>	<u>\$ 0</u>	<u>9,160,204</u>

HOUSING AUTHORITY OF THE CITY OF WAYCROSS
Waycross, Georgia

FINANCIAL DATA SUBMISSION SUMMARY
NET ASSET ACCOUNTS
March 31, 2009

<u>Account Description</u>	<u>Low-Rent Public Hsg 14.850</u>	<u>Capital Fund Program 14.872</u>	<u>TOTAL</u>
LIABILITIES AND NET ASSETS:			
LIABILITIES:			
CURRENT LIABILITIES	\$ 0	\$ 0	\$ 0
Cash overdraft	50,690	0	50,690
Accounts payable < 90 days	0	0	0
Accrued salaries/payroll withholding	10,095	0	10,095
Accrued compensated absences	0	0	0
Accrued interest payable	0	0	0
Accounts payable - HUD PHA programs	25,818	0	25,818
Accounts payable - other gov.	46,045	0	46,045
Tenant security deposits	473	0	473
Unearned revenue	0	0	0
Current portion of L-T debt - capital projects	0	0	0
Other current liabilities	0	0	0
Interprogram (due to)	133,121	0	133,121
TOTAL CURRENT LIABILITIES	<u>133,121</u>	<u>0</u>	<u>133,121</u>
NONCURRENT LIABILITIES	0	0	0
Long-term debt, net of current - capital projects	30,286	0	30,286
Accrued comp. Absences - long term	0	0	0
Noncurrent liabilities - other	30,286	0	30,286
TOTAL NONCURRENT LIABILITIES	<u>30,286</u>	<u>0</u>	<u>30,286</u>
TOTAL LIABILITIES	<u>163,407</u>	<u>0</u>	<u>163,407</u>
NET ASSETS:	8,129,183	0	8,129,183
Invested in capital assets	0	0	0
Restricted - Net Assets	867,614	0	867,614
Unrestricted - Net Assets	8,996,797	0	8,996,797
TOTAL NET ASSETS	<u>8,996,797</u>	<u>0</u>	<u>8,996,797</u>
TOTAL LIABILITIES AND NET ASSETS	<u>\$ 9,160,204</u>	<u>\$ 0</u>	<u>\$ 9,160,204</u>

HOUSING AUTHORITY OF THE CITY OF WAYCROSS
Waycross, Georgia

FINANCIAL DATA SUBMISSION SUMMARY
REVENUES, EXPENSES AND CHANGE IN FUND NET ASSET ACCOUNTS
FOR THE YEAR ENDED MARCH 31, 2009

<u>Account Description</u>	<u>Low-Rent Public Hsg 14.850</u>	<u>Capital Fund Program 14.872</u>	<u>TOTAL</u>
REVENUES:			
Net tenant rental revenue	\$ 393,169	\$ 0	\$ 393,169
Tenant revenue - other	81,008	0	81,008
Total tenant revenue	<u>474,177</u>	<u>0</u>	<u>474,177</u>
HUD PHA grants - operating	852,009	342,789	1,194,798
HUD PHA grants - capital	0	691,849	691,849
Management fee	0	0	0
Asset management fee	0	0	0
Bookkeeping fee	0	0	0
Front line service fee	0	0	0
Other government grants	14,721	0	14,721
Investment income - unrestricted	0	0	0
Mortgage interest income	0	0	0
Proceeds from disposition of assets	0	0	0
Fraud income	28,643	0	28,643
Other revenue	0	0	0
Investment income - restricted	(6,112)	0	(6,112)
Gain/(loss) on disposition	1,363,438	1,034,638	2,398,076
TOTAL REVENUES	<u>\$ 1,363,438</u>	<u>\$ 1,034,638</u>	<u>\$ 2,398,076</u>
EXPENSES:			
Administrative	\$ 313,313	\$ 43,970	\$ 357,283
Administrative salaries	0	0	0
Compensated absences	6,800	0	6,800
Auditing fees	0	0	0
Management fees	0	0	0
Bookkeeping fees	0	0	0
Advertising & marketing	123,079	18,446	141,525
Employee benefits - administrative	0	0	0
Office expense	8,775	0	8,775
Legal expense	38,230	1,198	39,428
Travel expense	90,588	3,683	94,271
Other operating - administrative	<u>580,785</u>	<u>67,297</u>	<u>648,082</u>
Total Administrative Expense	<u>0</u>	<u>0</u>	<u>0</u>
Asset management fee			
Tenant services	20,460	0	20,460
Tenant services - salaries	0	0	0
Relocation costs	7,775	0	7,775
Employee benefits - tenant services	5,303	0	5,303
Other tenant services	<u>33,538</u>	<u>0</u>	<u>33,538</u>
Total Tenant Services			

HOUSING AUTHORITY OF THE CITY OF WAYCROSS
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FINANCIAL DATA SUBMISSION SUMMARY
REVENUES, EXPENSES AND CHANGE IN FUND NET ASSET ACCOUNTS
FOR THE YEAR ENDED MARCH 31, 2009

<u>Account Description</u>	<u>Low-Rent Public Hsg 14.850</u>	<u>Capital Fund Program 14.872</u>	<u>TOTAL</u>
Utilities	54,142	0	54,142
Water	20,427	0	20,427
Electricity	2,660	0	2,660
Gas	0	0	0
Sewer	57,761	0	57,761
Other utilities	0	0	0
Employee benefits - utilities	0	0	0
Total Utilities Expense	<u>134,990</u>	<u>0</u>	<u>134,990</u>
Ordinary Maintenance & Operation	174,837	35,477	210,314
Labor	78,845	18,326	97,171
Materials	69,730	13,989	83,719
Employee benefit contributions	60,432	0	60,432
Garbage & trash removal contracts	0	0	0
Heating & cooling contracts	0	0	0
Snow Removal contracts	0	0	0
Elevator maintenance contracts	240	0	240
Landscape & grounds contracts	5,187	0	5,187
Unit turnaround contracts	0	0	0
Electrical contracts	1,549	0	1,549
Plumbing contracts	12,980	0	12,980
Extermination contracts	4,103	0	4,103
Janitorial contracts	588	1,754	2,342
Routine maintenance contracts	16,938	0	16,938
Contract costs - other	425,429	69,546	494,975
Total Ordinary Maintenance & Operation	<u>425,429</u>	<u>69,546</u>	<u>494,975</u>
Protective services	0	0	0
Protective services - salaries	0	0	0
Employee benefits - protective services	51,512	0	51,512
Other protective services	51,512	0	51,512
Total Protective Services	<u>51,512</u>	<u>0</u>	<u>51,512</u>
General Expenses	61,903	0	61,903
Property insurance	22,454	0	22,454
Liability insurance	19,022	2,600	21,622
Workmen's compensation	314	0	314
Insurance - other	8,147	0	8,147
Compensated absences	25,818	0	25,818
Payments in lieu of taxes	15,557	0	15,557
Bad debt - tenant rents	0	0	0
Bad debt - mortgages	0	0	0
Severance expense	153,215	2,600	155,815
Total General Expenses	<u>153,215</u>	<u>2,600</u>	<u>155,815</u>

HOUSING AUTHORITY OF THE CITY OF WAYCROSS
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FINANCIAL DATA SUBMISSION SUMMARY
REVENUES, EXPENSES AND CHANGE IN FUND NET ASSET ACCOUNTS
FOR THE YEAR ENDED MARCH 31, 2009

<u>Account Description</u>	<u>Low-Rent Public Hsg 14.850</u>	<u>Capital Fund Program 14.872</u>	<u>TOTAL</u>
Financial Expenses	0	0	0
Interest expense - Mortgage Payable	0	0	0
Interest expense - Notes Payable	0	0	0
Amortization - issuance costs	0	0	0
Total Financial Expenses	<u>0</u>	<u>0</u>	<u>0</u>
TOTAL OPERATING EXPENSE	<u>1,379,469</u>	<u>139,443</u>	<u>1,518,912</u>
EXCESS OPERATING REVENUE	<u>(16,031)</u>	<u>895,195</u>	<u>879,164</u>
Other Expenses	8,387	0	8,387
Extraordinary maintenance	0	0	0
Casualty losses	562,819	0	562,819
Depreciation expense	571,206	0	571,206
Total Other Expenses	<u>8,387</u>	<u>0</u>	<u>8,387</u>
TOTAL EXPENSES	<u>\$ 1,950,675</u>	<u>\$ 139,443</u>	<u>\$ 2,090,118</u>
EXCESS OF REVENUE OVER EXPENSES	<u>\$ (587,237)</u>	<u>\$ 895,195</u>	<u>\$ 307,958</u>
Transfer - operating funds	203,346	(203,346)	0
Transfer of equity	2,374,297	(2,374,297)	0
Prior period adjustments	0	0	0
Beginning Net Assets	<u>7,006,391</u>	<u>1,682,448</u>	<u>8,688,839</u>
Ending Net Assets	<u>\$ 8,996,797</u>	<u>\$ 0</u>	<u>\$ 8,996,797</u>
Units Available	4,260	0	4,260
Units Leased	3,681	0	3,681

HOUSING AUTHORITY OF THE CITY OF WAYCROSS
Waycross, Georgia

SCHEDULE OF EXPENDITURES OF FEDERAL FINANCIAL AWARDS
FOR THE YEAR ENDED MARCH 31, 2009

	<u>Type</u>	<u>Federal CFDA #</u>	<u>Expenditures</u>
<u>FEDERAL GRANTOR</u>			
<u>U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT:</u>			
Public Housing:			
Operating subsidy	A - Major	14.850	\$ 852,009
Capital Fund Program	A - Major	14.872	<u>1,034,638</u>
TOTAL FEDERAL FINANCIAL AWARDS			\$ <u><u>1,886,647</u></u>

The accompanying notes are an integral part of this schedule.