

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Small PHA Plan Update
Annual Plan for Fiscal Year: 2004
Five-Year Plan: 2000-2004

Acworth Housing Authority

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN ACCORDANCE WITH
INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

PHA Plan Agency Identification

PHA Name: Acworth Housing Authority

PHA Number: GA123

PHA Fiscal Year Beginning: 1/2004

PHA Plan Contact Information:

Name: Ms. Lisa Massey

Phone: (770) 974-3012

TDD:

Email (if available):

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- Main administrative office of the local, county or State government
- Public library
- PHA website
- Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA
- PHA development management offices
- Other (list below)

PHA Programs Administered:

- Public Housing and Section 8 Section 8 Only Public Housing Only

Annual PHA Plan Fiscal Year 2004

[24 CFR Part 903.7]

i. Table of Contents

Provide a table of contents for the Plan, including attachments, and a list of supporting documents available for public inspection. For Attachments, indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

| Contents | <u>Page #</u> |
|---|---------------|
| Annual Plan | |
| i. Executive Summary (optional) | 2 |
| ii. Annual Plan Information | 1 |
| iii. Table of Contents | 1 |
| 1. Description of Policy and Program Changes for the Upcoming Fiscal Year | 2 |
| 2. Capital Improvement Needs | 2 |
| 3. Demolition and Disposition | 3 |
| 4. Homeownership: Voucher Homeownership Program | 4 |
| 5. Crime and Safety: PHDEP Plan | 4 |
| 6. Other Information: | 5 |
| A. Resident Advisory Board Consultation Process | 5 |
| B. Statement of Consistency with Consolidated Plan | 5 |
| C. Criteria for Substantial Deviations and Significant Amendments | 6 |
| Attachments | |
| <input checked="" type="checkbox"/> Attachment A: Supporting Documents Available for Review | 7 |
| <input checked="" type="checkbox"/> FY2004 Capital Fund Program Annual Statement (ga123a01) | |
| <input checked="" type="checkbox"/> FY2004-2008 Capital Fund Program 5 Year Action Plan (ga123a01) | |
| <input type="checkbox"/> Attachment __: Capital Fund Program Replacement Housing Factor Annual Statement | |
| <input type="checkbox"/> Attachment __: Public Housing Drug Elimination Program (PHDEP) Plan | |
| <input checked="" type="checkbox"/> Attachment B: Resident Membership on PHA Board or Governing Body | 11 |
| <input checked="" type="checkbox"/> Attachment C: Membership of Resident Advisory Board or Boards | 12 |
| <input checked="" type="checkbox"/> Attachment D: Brief Statement of Progress in Meeting Five-Year Plan Mission and Goals | 13 |
| <input checked="" type="checkbox"/> Attachment E: Resident Assessment and Satisfaction Survey Follow-Up Plan | 15 |
| <input checked="" type="checkbox"/> Attachment F: Deconcentration Attachment | 16 |
| <input checked="" type="checkbox"/> FY2003 CFP Performance and Evaluation Report (ga123b01) | |
| <input checked="" type="checkbox"/> FY2002 CFP Performance and Evaluation Report (ga123c01) | |
| <input type="checkbox"/> Attachment __: Comments of Resident Advisory Board or Boards & Explanation of PHA Response (must be attached if not included in PHA Plan text) | |

Other (List below, providing each attachment name)

ii. Executive Summary

[24 CFR Part 903.7 9 (r)]

At PHA option, provide a brief overview of the information in the Annual Plan

This document represents the Acworth Housing Authority's FY2004 Agency Plan Annual Update. The Annual Update includes an overview of all the Authority's current operations.

The Authority has provided updated information on the progress toward achieving the Five Year Plan's Mission and Goals, planned Capital Fund Program expenditures for FFY2004-2008 and a performance report on the FFY2003 and FFY2002 Capital Fund Program expenditures. In addition to the above, the Authority has also completed a deconcentration analysis as required by HUD. A complete listing of the information provided in the Agency Plan Annual Update is provided on the previous page in the Table of Contents.

1. Summary of Policy or Program Changes for the Upcoming Year

In this section, briefly describe changes in policies or programs discussed in last year's PHA Plan that are not covered in other sections of this Update.

The Minimum Rent will be increased from \$25 to \$50.

The Flat Rents will be revised also. The new Flat Rents are as follows:

1 BR - \$325 2 BR - \$350 3 BR - \$375 4 BR - \$400

2. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A. Yes No: Is the PHA eligible to participate in the CFP in the fiscal year covered by this PHA Plan?

B. What is the amount of the PHA's estimated or actual (if known) Capital Fund Program grant for the upcoming year? \$146,609

C. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete the rest of Component 7. If no, skip to next component.

D. Capital Fund Program Grant Submissions

(1) Capital Fund Program 5-Year Action Plan

The Capital Fund Program 5-Year Action Plan is provided as Attachment ga123a01

(2) Capital Fund Program Annual Statement

The Capital Fund Program Annual Statement is provided as Attachment ga123a01

3. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability: Section 8 only PHAs are not required to complete this section.

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 next component; if “yes”, complete one activity description for each development.)

2. Activity Description

| Demolition/Disposition Activity Description (Not including Activities Associated with HOPE VI or Conversion Activities) |
|--|
| 1a. Development name: 1b. Development (project) number: |
| 2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/> |
| 3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/> |
| 4. Date application approved, submitted, or planned for submission: (DD/MM/YY) |
| 5. Number of units affected: 6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development |
| 7. Relocation resources (select all that apply) <input type="checkbox"/> Section 8 for units <input type="checkbox"/> Public housing for units <input type="checkbox"/> Preference for admission to other public housing or section 8 <input type="checkbox"/> Other housing for units (describe below) |
| 8. Timeline for activity: a. Actual or projected start date of activity: b. Actual or projected start date of relocation activities: c. Projected end date of activity: |

4. Voucher Homeownership Program

[24 CFR Part 903.7 9 (k)]

- A. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to next component; if “yes”, describe each program using the table below (copy and complete questions for each program identified.)

B. Capacity of the PHA to Administer a Section 8 Homeownership Program

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- Establishing a minimum homeowner downpayment requirement of at least 3 percent and requiring that at least 1 percent of the downpayment comes from the family’s resources
- Requiring that financing for purchase of a home under its section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards
- Demonstrating that it has or will acquire other relevant experience (list PHA experience, or any other organization to be involved and its experience, below):

5. Safety and Crime Prevention: PHDEP Plan

[24 CFR Part 903.7 (m)]

Exemptions Section 8 Only PHAs may skip to the next component PHAs eligible for PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- A. Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- B. What is the amount of the PHA’s estimated or actual (if known) PHDEP grant for the upcoming year? \$ _____
- C. Yes No Does the PHA plan to participate in the PHDEP in the upcoming year? If yes, answer question D. If no, skip to next component.
- D. Yes No: The PHDEP Plan is attached at Attachment _____

6. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board (RAB) Recommendations and PHA Response

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are Attached at Attachment (File name)

3. In what manner did the PHA address those comments? (select all that apply)
 - The PHA changed portions of the PHA Plan in response to comments
A list of these changes is included
 - Yes No: below or
 - Yes No: at the end of the RAB Comments in Attachment ____.
 - Considered comments, but determined that no changes to the PHA Plan were necessary. An explanation of the PHA's consideration is included at the at the end of the RAB Comments in Attachment ____.
 - Other: (list below)

B. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

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 specific initiatives contained in the Consolidated Plan. (list such initiatives below)
 - Other: (list below)

3. PHA Requests for support from the Consolidated Plan Agency

Yes No: Does the PHA request financial or other support from the State or local government agency in order to meet the needs of its public housing residents or inventory? If yes, please list the 5 most important requests below:

4. 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 Acworth 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.

C. Criteria for Substantial Deviation and Significant Amendments

1. Amendment and Deviation Definitions

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

A. 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.

B. 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 \$85,000(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.

Attachment A

Supporting Documents Available for Review

PHAs are to indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

| List of Supporting Documents Available for Review | | |
|--|---|--|
| Applicable & On Display | Supporting Document | Related Plan Component |
| X | PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations | 5 Year and Annual Plans |
| | State/Local Government Certification of Consistency with the Consolidated Plan (not required for this update) | 5 Year and Annual Plans |
| X | Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement. | 5 Year and Annual Plans |
| X | Housing Needs Statement of the Consolidated Plan for the jurisdiction/s in which the PHA is located and any additional backup data to support statement of housing needs in the jurisdiction | Annual Plan: Housing Needs |
| X | Most recent board-approved operating budget for the public housing program | Annual Plan: Financial Resources |
| X | Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] | Annual Plan: Eligibility, Selection, and Admissions Policies |
| | Any policy governing occupancy of Police Officers in Public Housing <input type="checkbox"/> check here if included in the public housing A&O Policy | Annual Plan: Eligibility, Selection, and Admissions Policies |
| | Section 8 Administrative Plan | Annual Plan: Eligibility, Selection, and Admissions Policies |
| X | Public housing rent determination policies, including the method for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy | Annual Plan: Rent Determination |
| X | Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy | Annual Plan: Rent Determination |

| List of Supporting Documents Available for Review | | |
|--|---|--|
| Applicable & On Display | Supporting Document | Related Plan Component |
| | Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan | Annual Plan: Rent Determination |
| X | Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation) | Annual Plan: Operations and Maintenance |
| X | Results of latest binding Public Housing Assessment System (PHAS) Assessment | Annual Plan: Management and Operations |
| X | Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary) | Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency |
| | Results of latest Section 8 Management Assessment System (SEMAP) | Annual Plan: Management and Operations |
| | Any required policies governing any Section 8 special housing types <input type="checkbox"/> check here if included in Section 8 Administrative Plan | Annual Plan: Operations and Maintenance |
| X | Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy | Annual Plan: Grievance Procedures |
| | Section 8 informal review and hearing procedures <input type="checkbox"/> check here if included in Section 8 Administrative Plan | Annual Plan: Grievance Procedures |
| X | The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for any active grant year | Annual Plan: Capital Needs |
| | Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants | Annual Plan: Capital Needs |
| | Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing | Annual Plan: Capital Needs |
| | Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing §504 of the Rehabilitation Act and the Americans with Disabilities Act. See, PIH 99-52 (HA). | Annual Plan: Capital Needs |
| | Approved or submitted applications for demolition and/or disposition of public housing | Annual Plan: Demolition and Disposition |
| | Approved or submitted applications for designation of public housing (Designated Housing Plans) | Annual Plan: Designation of Public Housing |

| List of Supporting Documents Available for Review | | |
|--|--|--|
| Applicable & On Display | Supporting Document | Related Plan Component |
| | Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937 | Annual Plan: Conversion of Public Housing |
| | Approved or submitted public housing homeownership programs/plans | Annual Plan: Homeownership |
| | Policies governing any Section 8 Homeownership program (section _____ of the Section 8 Administrative Plan) | Annual Plan: Homeownership |
| X | Cooperation agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies | Annual Plan: Community Service & Self-Sufficiency |
| | FSS Action Plan/s for public housing and/or Section 8 | Annual Plan: Community Service & Self-Sufficiency |
| X | Section 3 documentation required by 24 CFR Part 135, Subpart E | Annual Plan: Community Service & Self-Sufficiency |
| | Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports | Annual Plan: Community Service & Self-Sufficiency |
| | The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report | Annual Plan: Safety and Crime Prevention |
| | PHDEP-related documentation: <ul style="list-style-type: none"> ·? Baseline law enforcement services for public housing developments assisted under the PHDEP plan; ·? Consortium agreement/s between the PHAs participating in the consortium and a copy of the payment agreement between the consortium and HUD (applicable only to PHAs participating in a consortium as specified under 24 CFR 761.15); ·? Partnership agreements (indicating specific leveraged support) with agencies/organizations providing funding, services or other in-kind resources for PHDEP-funded activities; ·? Coordination with other law enforcement efforts; ·? Written agreement(s) with local law enforcement agencies (receiving any PHDEP funds); and ·? All crime statistics and other relevant data (including Part I and specified Part II crimes) that establish need for the public housing sites assisted under the PHDEP Plan. | Annual Plan: Safety and Crime Prevention |
| X | Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G) <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy | Pet Policy |

| List of Supporting Documents Available for Review | | |
|--|---|-------------------------------|
| Applicable & On Display | Supporting Document | Related Plan Component |
| X | The results of the most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings | Annual Plan: Annual Audit |
| | Troubled PHAs: MOA/Recovery Plan | Troubled PHAs |
| | Other supporting documents (optional) (list individually; use as many lines as necessary) | (specify as needed) |
| | | |

Attachment B

Resident Member on the PHA Governing Board

1. Yes No: Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)

A. Name of resident member(s) on the governing board: Darlene Allmon

B. How was the resident board member selected: (select one)?

- Elected
 Appointed

C. The term of appointment is (include the date term expires): One year expiring 12/31/03.

2. A. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?

- the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis
- the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.
- Other (explain):

B. Date of next term expiration of a governing board member:

C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position):

Attachment C

Membership of the Resident Advisory Board or Boards

List members of the Resident Advisory Board or Boards: (If the list would be unreasonably long, list organizations represented or otherwise provide a description sufficient to identify how members are chosen.)

Maggie Mitchell
4128 Fred J. Kienel Drive
Acworth, GA 30101

Attachment D

Brief Statement of Progress in Meeting Five-Year Plan Mission and Goals

Goal #1

The Executive Director and the Maintenance Department have devised a preventative maintenance plan for grounds keeping which includes the following:

Daily inspections are made to each site, providing better lease enforcement.

Seasonal maintenance on trees, shrubs, and general areas

Retaining walls have been installed on certain sites to prevent and correct erosion problems.

Signs identifying each site have been installed and maintained.

Goal #2

All maintenance employees have attended HQS training to be educated on procedures and requirements.

The Housing Authority has purchased a hand held unit and inspection software to help the Authority stay in compliance and steadily improve scores.

Goal #3

The Board of Commissioners have reviewed the By Laws and made necessary changes. These changes include annual meeting dates and times and the election of officers.

A report is given at each month detailing the financial and housing status of the Authority.

Goal #4

The Authority has completed the renovation of the clubhouse on Carruth Street. It houses computers for resident use, a mentoring program, and various community functions.

The Authority has an active resident services program that has grown from sole AHA sponsored events to partnerships with local organizations such as: elderly bingo, dental hygiene, school supply distribution, Thanksgiving Dinner, and Shop with a Hero.

The Housing Authority seeks to purchase a 14-passenger van to increase the quality of life for the elderly and provide additional transportation to events for children's activities.

Attachment E

Resident Assessment and Satisfaction Survey Follow-Up Plan

| SCORES | |
|-------------------------|-------|
| Maintenance and Repair | 94.5% |
| Communication | 76.1% |
| Safety | 86.2% |
| Services | 98.2% |
| Neighborhood Appearance | 78.0% |

Because the Authority scored above 75% on Sections of the Resident Survey, a Follow-Up Plan is not required.

Attachment F

Deconcentration of Poverty and Income Mixing

The Acworth Housing Authority performed a review of all covered developments to determine if there are any that would be covered by the Deconcentration Rule. The results are as follows:

| Development | Average Income | Authority Average Income | Percentage |
|----------------|----------------|--------------------------|------------|
| Winn Street | \$9,777 | \$13,500 | 72.4% |
| School Street | \$9,680 | \$13,500 | 71.7% |
| Carruth Street | \$16,269 | \$13,500 | 120.5% |
| Moon Street | \$17,010 | \$13,500 | 126.0% |
| Kienel Street | \$13,720 | \$13,500 | 101.6% |

The Deconcentration Rule states that all covered developments average income should fall between 85% and 115% of the Authority-wide average income. The table above shows that the Acworth Housing Authority is not compliant with the Deconcentration Rule.

Component 3, (6) Deconcentration and Income Mixing

- a. Yes No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.
- b. Yes No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

| Deconcentration Policy for Covered Developments | | | |
|--|-----------------|---|--|
| Development Name: | Number of Units | Explanation (if any) [see step 4 at §903.2(c)(1)(iv)] | Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)] |
| Winn Street | 22 | See below | |
| School Street | 6 | See below | |
| Carruth Street | 25 | See below | |
| Moon Street | 7 | See below | |

*The Authority's average income is below 30% of the Area Median Income for Cobb County.

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

| | | |
|--|--|-------------------------------------|
| PHA Name: Acworth Housing Authority | Grant Type and Number Capital Fund Program Grant No: GA06P12350104 Replacement Housing Factor Grant No: | Federal FY of Grant: 2004 |
|--|--|-------------------------------------|

Original Annual Statement **Reserve for Disasters/ Emergencies** **Revised Annual Statement (revision no:)**
 Performance and Evaluation Report for Period Ending: **Final Performance and Evaluation Report**

| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | |
|----------|---|----------------------|---------|-------------------|----------|
| | | Original | Revised | Obligated | Expended |
| 1 | Total non-CFP Funds | | | | |
| 2 | 1406 Operations | \$25,000.00 | | | |
| 3 | 1408 Management Improvements | | | | |
| 4 | 1410 Administration | \$14,000.00 | | | |
| 5 | 1411 Audit | | | | |
| 6 | 1415 Liquidated Damages | | | | |
| 7 | 1430 Fees and Costs | | | | |
| 8 | 1440 Site Acquisition | | | | |
| 9 | 1450 Site Improvement | | | | |
| 10 | 1460 Dwelling Structures | \$60,000.00 | | | |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | | | | |
| 12 | 1470 Nondwelling Structures | \$40,609.00 | | | |
| 13 | 1475 Nondwelling Equipment | \$7,000.00 | | | |
| 14 | 1485 Demolition | | | | |
| 15 | 1490 Replacement Reserve | | | | |
| 16 | 1492 Moving to Work Demonstration | | | | |
| 17 | 1495.1 Relocation Costs | | | | |
| 18 | 1499 Development Activities | | | | |
| 19 | 1501 Collateralization or Debt Service | | | | |
| 20 | 1502 Contingency | | | | |
| 21 | Amount of Annual Grant: (sum of lines 2 – 20) | \$146,609.00 | | | |
| 22 | Amount of line 21 Related to LBP Activities | | | | |
| 23 | Amount of line 21 Related to Section 504 compliance | | | | |
| 24 | Amount of line 21 Related to Security – Soft Costs | | | | |
| 25 | Amount of Line 21 Related to Security – Hard Costs | | | | |
| 26 | Amount of line 21 Related to Energy Conservation Measures | | | | |

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

| PHA Name: Acworth Housing Authority | | Grant Type and Number Capital Fund Program Grant No: GA06P12350104 Replacement Housing Factor Grant No: | | | Federal FY of Grant: 2004 | | | |
|--|--|---|----------|----------------------|---------------------------|--------------------|-------------------|-------------------|
| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | Dev. Acct No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original | Revised | Funds Obligated | Funds Expended | |
| | <u>Operations</u> | | | | | | | |
| PHA-Wide | Operating Fund | 1406 | LS | \$25,000.00 | | | | |
| | Subtotal 1406 | | | \$25,000.00 | | | | |
| | <u>Administration</u> | | | | | | | |
| PHA-Wide | Clerk of the Works salary | 1410 | LS | \$14,000.00 | | | | |
| | Subtotal 1410 | | | \$14,000.00 | | | | |
| | <u>Dwelling Structures</u> | | | | | | | |
| GA123-001 | Replace exterior doors on all units | 1460 | 22 units | \$14,080.00 | | | | |
| GA123-002 | Replace exterior doors on all units | 1460 | 6 units | \$3,840.00 | | | | |
| GA123-003 | Replace exterior doors on all units | 1460 | 32 units | \$20,280.00 | | | | |
| GA123-004 | Replace exterior doors on all units (Phase 1) | 1460 | 34 units | \$21,800.00 | | | | |
| | Subtotal 1460 | | | \$60,000.00 | | | | |
| | <u>Non-Dwelling Structures</u> | | | | | | | |
| PHA-Wide | Kienel Street Clubhouse | 1470 | LS | \$40,609.00 | | | | |
| | Subtotal 1470 | | | \$40,609.00 | | | | |

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

| PHA Name: Acworth Housing Authority | | Grant Type and Number Capital Fund Program Grant No: GA06P12350104 Replacement Housing Factor Grant No: | | | Federal FY of Grant: 2004 | | | |
|--|---|--|----------|----------------------|----------------------------------|--------------------|-------------------|-------------------|
| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | Dev. Acct No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original | Revised | Funds Obligated | Funds Expended | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | <u>Non-Dwelling Equipment</u> | | | | | | | |
| PHA-Wide | Purchase all-terrain vehicle for grounds keeping | 1475 | 1 | \$7,000.00 | | | | |
| | Subtotal 1475 | | | \$7,000.00 | | | | |
| | | | | | | | | |
| | Capital Fund Program Grant Total | | | \$146,609.00 | | | | |
| | | | | | | | | |
| | | | | | | | | |
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Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

| PHA Name: Acworth Housing Authority | | Grant Type and Number Capital Fund Program No: GA06P12350104 Replacement Housing Factor No: | | | | Federal FY of Grant: 2004 | |
|--|---|--|--------|---|---------|----------------------------------|----------------------------------|
| Development Number Name/HA-Wide Activities | All Fund Obligated (Quarter Ending Date) | | | All Funds Expended (Quarter Ending Date) | | | Reasons for Revised Target Dates |
| | Original | Revised | Actual | Original | Revised | Actual | |
| PHA-Wide | 12/31/05 | | | 6/30/07 | | | |
| GA123-001 Allatoona Homes | 12/31/05 | | | 6/30/07 | | | |
| GA123-002 School St. Homes | 12/31/05 | | | 6/30/07 | | | |
| GA123-003 Carruth St. and Moon St. Homes | 12/31/05 | | | 6/30/07 | | | |
| GA123-004 Hull Homes | 12/31/05 | | | 6/30/07 | | | |
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Capital Fund Program Five-Year Action Plan

Part I: Summary

| PHA Name: Acworth Housing Authority | | <input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No: | | | |
|---|------------------|---|--|--|--|
| Development Number/Name/HA-Wide | Year 1 | Work Statement for Year 2 FFY Grant: 2005 PHA FY: 2005 | Work Statement for Year 3 FFY Grant: 2006 PHA FY: 2006 | Work Statement for Year 4 FFY Grant: 2007 PHA FY: 2007 | Work Statement for Year 5 FFY Grant: 2008 PHA FY: 2008 |
| PHA-Wide | Annual Statement | \$29,000.00 | \$74,839.00 | \$29,000.00 | \$34,000.00 |
| GA123-001 Allatoona Homes | | \$0.00 | \$9,000.00 | \$0.00 | \$22,000.00 |
| GA123-002 School St. Homes | | \$0.00 | \$2,000.00 | \$0.00 | \$6,000.00 |
| GA123-003 Carruth and Moon St. Homes | | \$0.00 | \$16,000.00 | \$0.00 | \$32,000.00 |
| GA123-004 Hull Homes | | \$117,609.00 | \$44,770.00 | \$117,609.00 | \$52,609.00 |
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| | | | | | |
| CFP Funds Listed for 5-year planning | | \$146,609.00 | \$146,609.00 | \$146,609.00 | \$146,609.00 |
| | | | | | |
| Replacement Housing Factor Funds | | | | | |

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities

| Activities for Year 1 | Activities for Year : 2 FFY Grant: 2005 PHA FY: 2005 | | | Activities for Year: 3 FFY Grant: 2006 PHA FY: 2006 | | |
|-----------------------|--|---|---------------------|---|---|--------------------|
| | Development Name/Number | Major Work Categories | Estimated Cost | Development Name/Number | Major Work Categories | Estimated Cost |
| See | | | | | | |
| Annual | | <u>Operations - 1406</u> | | | <u>Operations - 1406</u> | |
| Statement | PHA-Wide | Operating Fund | \$15,000.00 | PHA-Wide | Operating Fund | \$15,000.00 |
| | | Subtotal 1406 | \$15,000.00 | | Subtotal 1406 | \$15,000.00 |
| | | <u>Administration - 1410</u> | | | <u>Administration - 1410</u> | |
| | PHA-Wide | Clerk of the Works salary | \$14,000.00 | PHA-Wide | Clerk of the Works salary | \$14,000.00 |
| | | Subtotal 1410 | \$14,000.00 | | Subtotal 1410 | \$14,000.00 |
| | | <u>Dwelling Structures - 1460</u> | | | <u>Site Improvements - 1450</u> | |
| | GA123-004 Hull Homes | Bathroom Modernization to include: tub, tub surrounds, mixing valves, commode, sink and vanity replacement | \$107,609.00 | GA123-004 Hull Homes | Resurface parking lot on Kienel Drive | \$22,270.00 |
| | GA123-004 | Replace exterior doors on all units (Phase 2) | \$10,000.00 | PHA-Wide | Install lighted sign at main office and unlighted signs at other sites | \$10,839.00 |
| | | Subtotal 1460 | \$117,609.00 | | Subtotal 1460 | \$33,109.00 |
| | | | | | <u>Dwelling Structures - 1460</u> | |
| | | | | GA123-001 Allatoona Homes | Add blown-in insulation to attics | \$4,000.00 |
| | | | | GA123-001 Allatoona Homes | Installation of new dead bolt locks | \$5,000.00 |
| | | | | GA123-002 School Street Homes | Installation of new dead bolt locks | \$1,000.00 |
| | | Total CFP Estimated Cost | \$146,609.00 | | | Continued |

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities

| Activities for Year 1 | Activities for Year : 4 FFY Grant: 2007 PHA FY: 2007 | | | Activities for Year: 5 FFY Grant: 2008 PHA FY: 2008 | | |
|-----------------------|--|---|---------------------|---|---|---------------------|
| | Development Name/Number | Major Work Categories | Estimated Cost | Development Name/Number | Major Work Categories | Estimated Cost |
| See | | | | | | |
| Annual | | <u>Operations - 1406</u> | | | <u>Operations - 1406</u> | |
| Statement | PHA-Wide | Operating Fund | \$15,000.00 | PHA-Wide | Operating Fund | \$15,000.00 |
| | | Subtotal 1406 | \$15,000.00 | | Subtotal 1406 | \$15,000.00 |
| | | <u>Administration – 1410</u> | | | <u>Administration – 1410</u> | |
| | PHA-Wide | Clerk of the Works salary | \$14,000.00 | PHA-Wide | Clerk of the Works salary | \$14,000.00 |
| | | Subtotal 1410 | \$14,000.00 | | Subtotal 1410 | \$14,000.00 |
| | | <u>Dwelling Structures – 1460</u> | | | <u>Site Improvements—1450</u> | |
| | GA123-004 Fred G. Hull Homes | Replace kitchen cabinets | \$90,609.00 | PHA-Wide | Planting of shrubs | \$5,000.00 |
| | | Subtotal 1460 | \$91,000.00 | | Subtotal-1450 | \$5,000.00 |
| | | <u>Dwelling Equipment – 1465.1</u> | | | <u>Dwelling Structures - 1460</u> | |
| | GA123-004 Hull Homes | Replace refrigerators | \$16,224.00 | GA123-002 School Street Homes | Install security screens | \$6,000.00 |
| | GA123-004 Hull Homes | Replace ranges | \$10,385.00 | GA123-003 A&B Carruth and Moon Street Homes | Install security screens | \$32,000.00 |
| | | Subtotal 1465.1 | \$26,609.00 | GA123-001 Allatoona Homes | Install security screens | \$22,000.00 |
| | | | | GA123-004 Hull Homes | Install Energy Efficient Windows (Phase 1) | \$52,609.00 |
| | | | | | Subtotal 1460 | \$112,609.00 |
| | | Total CFP Estimated Cost | \$146,609.00 | | | \$146,609.00 |

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

| | | |
|--|--|-------------------------------------|
| PHA Name: Acworth Housing Authority | Grant Type and Number Capital Fund Program Grant No: GA06P12350103 Replacement Housing Factor Grant No: | Federal FY of Grant: 2003 |
|--|--|-------------------------------------|

Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no: 1)
 Performance and Evaluation Report for Period Ending: 6/30/03
 Final Performance and Evaluation Report

| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | |
|----------|---|----------------------|--------------|-------------------|----------|
| | | Original | Revised | Obligated | Expended |
| 1 | Total non-CFP Funds | | | | |
| 2 | 1406 Operations | \$37,000.00 | \$29,322.00 | \$0.00 | \$0.00 |
| 3 | 1408 Management Improvements | | | | |
| 4 | 1410 Administration | \$18,880.00 | \$14,661.00 | \$0.00 | \$0.00 |
| 5 | 1411 Audit | | | | |
| 6 | 1415 Liquidated Damages | | | | |
| 7 | 1430 Fees and Costs | | | | |
| 8 | 1440 Site Acquisition | | | | |
| 9 | 1450 Site Improvement | | | | |
| 10 | 1460 Dwelling Structures | | | | |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | | | | |
| 12 | 1470 Nondwelling Structures | \$92,959.00 | \$64,961.00 | \$0.00 | \$0.00 |
| 13 | 1475 Nondwelling Equipment | \$40,000.00 | \$37,665.00 | \$0.00 | \$0.00 |
| 14 | 1485 Demolition | | | | |
| 15 | 1490 Replacement Reserve | | | | |
| 16 | 1492 Moving to Work Demonstration | | | | |
| 17 | 1495.1 Relocation Costs | | | | |
| 18 | 1499 Development Activities | | | | |
| 19 | 1501 Collateralization or Debt Service | | | | |
| 20 | 1502 Contingency | | | | |
| 21 | Amount of Annual Grant: (sum of lines 2 – 20) | \$188,839.00 | \$146,609.00 | \$0.00 | \$0.00 |
| 22 | Amount of line 21 Related to LBP Activities | | | | |
| 23 | Amount of line 21 Related to Section 504 compliance | | | | |
| 24 | Amount of line 21 Related to Security – Soft Costs | | | | |
| 25 | Amount of Line 21 Related to Security – Hard Costs | | | | |
| 26 | Amount of line 21 Related to Energy Conservation Measures | | | | |

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

| PHA Name: Acworth Housing Authority | | Grant Type and Number Capital Fund Program Grant No: GA06P12350103 Replacement Housing Factor Grant No: | | | | Federal FY of Grant: 2003 | | |
|--|---|---|----------|----------------------|---------------------|---------------------------|-------------------|-------------------|
| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | Dev. Acct No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original | Revised | Funds Obligated | Funds Expended | |
| | <u>Operations</u> | | | | | | | |
| PHA-Wide | Operating Fund | 1406 | LS | \$37,000.00 | \$29,322.00 | \$0.00 | \$0.00 | |
| | Subtotal 1406 | | | \$37,000.00 | \$29,322.00 | \$0.00 | \$0.00 | |
| | <u>Administration</u> | | | | | | | |
| PHA-Wide | Clerk of the Works salary | 1410 | LS | \$18,880.00 | \$14,661.00 | \$0.00 | \$0.00 | |
| | Subtotal 1410 | | | \$18,880.00 | \$14,661.00 | \$0.00 | \$0.00 | |
| | <u>Non-Dwelling Structures</u> | | | | | | | |
| GA123-004 Hull Homes | Completion of remaining finish work on Clubhouse | 1470 | 1 | \$92,959.00 | \$64,961.00 | \$0.00 | \$0.00 | |
| | Subtotal 1470 | | | \$92,959.00 | \$64,961.00 | \$0.00 | \$0.00 | |
| | <u>Non-Dwelling Equipment</u> | | | | | | | |
| PHA-Wide | Purchase passenger van for tenant service activities | 1475 | 1 | \$40,000.00 | \$37,665.00 | \$0.00 | \$0.00 | |
| | Subtotal 1475 | | | \$40,000.00 | \$37,665.00 | \$0.00 | \$0.00 | |
| | Capital Fund Program Grant Total | | | \$188,839.00 | \$146,609.00 | \$0.00 | \$0.00 | |

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

| PHA Name: Acworth Housing Authority | | Grant Type and Number Capital Fund Program Grant No: GA06P12350103 Replacement Housing Factor Grant No: | | | Federal FY of Grant: 2003 | | | |
|--|---|--|----------|----------------------|----------------------------------|--------------------|-------------------|-------------------|
| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | Dev. Acct No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original | Revised | Funds Obligated | Funds Expended | |
| | | | | | | | | |
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Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

| PHA Name: Acworth Housing Authority | | Grant Type and Number Capital Fund Program No: GA06P12350103 Replacement Housing Factor No: | | | | Federal FY of Grant: 2003 | |
|--|---|--|--------|---|---------|----------------------------------|----------------------------------|
| Development Number Name/HA-Wide Activities | All Fund Obligated (Quarter Ending Date) | | | All Funds Expended (Quarter Ending Date) | | | Reasons for Revised Target Dates |
| | Original | Revised | Actual | Original | Revised | Actual | |
| PHA-Wide | 8/14/05 | | | 8/14/07 | | | |
| GA123-004 Hull Homes | 8/14/05 | | | 8/14/07 | | | |
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Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

| | | |
|--|--|-------------------------------------|
| PHA Name: Acworth Housing Authority | Grant Type and Number Capital Fund Program Grant No: GA06P12350102 Replacement Housing Factor Grant No: | Federal FY of Grant: 2002 |
|--|--|-------------------------------------|

Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 6/30/03 Final Performance and Evaluation Report

| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | |
|----------|---|----------------------|---------|-------------------|-------------|
| | | Original | Revised | Obligated | Expended |
| 1 | Total non-CFP Funds | | | | |
| 2 | 1406 Operations | \$40,000.00 | | \$40,000.00 | \$40,000.00 |
| 3 | 1408 Management Improvements | | | | |
| 4 | 1410 Administration | \$20,000.00 | | \$20,000.00 | \$20,000.00 |
| 5 | 1411 Audit | | | | |
| 6 | 1415 Liquidated Damages | | | | |
| 7 | 1430 Fees and Costs | | | | |
| 8 | 1440 Site Acquisition | | | | |
| 9 | 1450 Site Improvement | \$7,000.00 | | \$7,000.00 | \$4,848.25 |
| 10 | 1460 Dwelling Structures | \$16,000.00 | | \$16,000.00 | \$15,396.87 |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | | | | |
| 12 | 1470 Nondwelling Structures | \$105,839.00 | | \$17,000.00 | \$12,750.95 |
| 13 | 1475 Nondwelling Equipment | | | | |
| 14 | 1485 Demolition | | | | |
| 15 | 1490 Replacement Reserve | | | | |
| 16 | 1492 Moving to Work Demonstration | | | | |
| 17 | 1495.1 Relocation Costs | | | | |
| 18 | 1499 Development Activities | | | | |
| 19 | 1501 Collateralization or Debt Service | | | | |
| 20 | 1502 Contingency | | | | |
| 21 | Amount of Annual Grant: (sum of lines 2 – 20) | \$188,839.00 | | \$100,000.00 | \$92,996.07 |
| 22 | Amount of line 21 Related to LBP Activities | | | | |
| 23 | Amount of line 21 Related to Section 504 compliance | | | | |
| 24 | Amount of line 21 Related to Security – Soft Costs | | | | |
| 25 | Amount of Line 21 Related to Security – Hard Costs | | | | |
| 26 | Amount of line 21 Related to Energy Conservation Measures | | | | |

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

| PHA Name: Acworth Housing Authority | | Grant Type and Number Capital Fund Program Grant No: GA06P12350102 Replacement Housing Factor Grant No: | | | Federal FY of Grant: 2002 | | | |
|---|--|---|----------|----------------------|---------------------------|---------------------|--------------------|----------------|
| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | Dev. Acct No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original | Revised | Funds Obligated | Funds Expended | |
| | <u>Operations</u> | | | | | | | |
| PHA-Wide | Sewer bill back billed by City | 1406 | L/S | \$40,000.00 | | \$40,000.00 | \$40,000.00 | Complete |
| | Subtotal 1406 | | | \$40,000.00 | | \$40,000.00 | \$40,000.00 | |
| | <u>Administration</u> | | | | | | | |
| PHA-Wide | General Administration | 1410 | L/S | \$20,000.00 | | \$20,000.00 | \$20,000.00 | Complete |
| | Subtotal 1410 | | | \$20,000.00 | | \$20,000.00 | \$20,000.00 | |
| | <u>Site Improvements</u> | | | | | | | |
| PHA-Wide | Landscaping | 1450 | L/S | \$7,000.00 | | \$7,000.00 | \$4,848.25 | 60% Complete |
| | Subtotal 1450 | | | \$7,000.00 | | \$7,000.00 | \$4,848.25 | |
| | <u>Dwelling Structures</u> | | | | | | | |
| GA123-02 | Kitchen Cabinets & Sinks | 1460 | 6 | \$16,000.00 | | \$16,000.00 | \$15,396.87 | 95% Complete |
| | Subtotal 1460 | | | \$16,000.00 | | \$16,000.00 | \$15,396.87 | |
| | <u>Non-Dwelling Structures</u> | | | | | | | |
| PHA-Wide | Addition of Community Center | 1470 | L/S | \$105,839.00 | | \$17,000.00 | \$12,750.95 | 70% Complete |
| | Subtotal 1470 | | | \$105,839.00 | | \$17,000.00 | \$12,750.95 | |
| | Capital Fund Program Grant Total | | | \$188,839.00 | | \$100,000.00 | \$92,996.07 | |

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

| PHA Name: Acworth Housing Authority | | Grant Type and Number Capital Fund Program No: : GA06P12350102 Replacement Housing Factor No: | | | | Federal FY of Grant: 2002 | |
|--|---|--|--------|---|---------|----------------------------------|----------------------------------|
| Development Number Name/HA-Wide Activities | All Fund Obligated (Quarter Ending Date) | | | All Funds Expended (Quarter Ending Date) | | | Reasons for Revised Target Dates |
| | Original | Revised | Actual | Original | Revised | Actual | |
| PHA-Wide | 06/30/03 | | | 12/31/05 | | | |
| GA123-02 | 06/30/03 | | | 12/31/05 | | | |
| GA123-04 | 06/30/03 | | | 12/31/05 | | | |
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