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

1.0 PHA Information
PHA Name: Monticello Housing Authority PHA Code: GA 203
PHA Type: ☒ Small ☒ High Performing ☐ Standard ☐ HCV (Section 8)
PHA Fiscal Year Beginning: (MM/YYYY): 07/2010

2.0 Inventory (based on ACC units at time of FY beginning in 1.0 above)
Number of PH units: 58 Number of HCV units: _____

3.0 Submission Type
☒ 5-Year and Annual Plan ☐ Annual Plan Only ☐ 5-Year Plan Only

4.0 PHA Consortia ☐ PHA Consortia: (Check box if submitting a joint Plan and complete table below.)

Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program	
				PH	HCV
PHA 1:					
PHA 2:					
PHA 3:					

5.0 5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.
See Attached

5.1 Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years:
See Attached

5.2 Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.
See Attached

6.0 PHA Plan Update

(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:
(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.
See Attached

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. *Include statements related to these programs as applicable.* **See Attached**

8.0 Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable. **See Attached**

8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the *Capital Fund Program Annual Statement/Performance and Evaluation Report,* 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 *Capital Fund Program Five-Year Action Plan,* 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).
☐ 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	**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.** **See Attached**
10.0	**Additional Information**. Describe the following, as well as any additional information HUD has requested. (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. **See Attached** (b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification" **See Attached**

11.0	**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. (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations* (which includes all certifications relating to Civil Rights) (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. 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, *Capital Fund Program Annual Statement/Performance and Evaluation Report* (PHAs receiving CFP grants only) (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan* (PHAs receiving CFP grants only) **See Attached**

MONTICELLO HOUSING AUTHORITY

FY2010-FY2014 FIVE-YEAR AGENCY PLAN AND
FY2010 ANNUAL UPDATE INFORMATION

5.0 Five-Year Plan

5.1 Mission Statement

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

5.2 Goals and Objectives

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

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

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

☐ PHA Goal: Increase assisted housing choices
Objectives:
- ☐ Provide voucher mobility counseling:
- ☐ Conduct outreach efforts to potential voucher landlords
- ☐ Increase voucher payment standards
- ☐ Implement voucher homeownership program:
- ☐ Implement public housing or other homeownership programs:
- ☐ Implement public housing site-based waiting lists:

☐ Convert public housing to 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: Promote self-sufficiency and asset development of families and individuals

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

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

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

6.0 PHA Plan Update

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

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

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

The FY2010-FY2014 Five-Year Agency Plan and Annual Update will be available for review during the 45-day Public Hearing Notice period at the Monticello Housing Authority's Main Office which is located at 405 Funderburg Drive in Monticello, Georgia.

2. Financial Resources

A table below lists the Monticello 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	$204,863	Operations
FY2010 Capital Fund Program	$91,833	Modernization
FY2009 Capital Fund Program	$91,833	Modernization
FY2008 Capital Fund Program	$23,102	Modernization
Dwelling Rent	$72,000	Operations
Excess Utilities	$1,000	Operations
Other Income	$1,000	Operations
Interest	$2,400	Operations
Capital Funding	$9,728	Operations
Total	**$497,949**	

11. Fiscal Audit

The Fiscal Audit for the year ended June 30, 2009 will be on display with the Agency Plan.

13. Violence Against Women Act (VAWA)

The Housing Authority will promote and abide by the **VIOLENCE AGAINST WOMEN ACT (VAWA)** that was signed by President Bush on January 5, 2006. The Housing Authority will support or assist victims of domestic violence, dating violence, sexual assault stalking and/or others as required by the law to prevent them from losing their HUD-assisted housing as a consequence of the abuse of which they were the victim. The Housing Authority will adhere to HUD requirements regarding the VAWA pertaining to Public Housing.

The Housing Authority will take action to protect the safety and welfare of all our residents when repeated offenses occur. In the event the victim being protected shows a willingness to continue relationships with such abusers, continues to have them as guest in their home and incidents continue to occur, the victim could be evicted in order to protect our other residents.

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

(a) Hope VI or Mixed Finance Modernization or Development

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

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

1. Development name:
2. Development (project) number:
3. Status of grant: (select the statement that best describes the current status)
   - ☐ Revitalization Plan under development
   - ☐ Revitalization Plan submitted, pending approval
   - ☐ Revitalization Plan approved
   - ☐ Activities pursuant to an approved Revitalization Plan underway

☐ Yes ☒ No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name/s below:

☐ Yes ☒ No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?
If yes, list developments or activities below:

☐ Yes ☒ No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?
If yes, list developments or activities below:

(b) Demolition and/or Disposition

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

2. Activity Description

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

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

(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: ☐ HOPE I ☐ 5(h) ☐ Turnkey III ☐ Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) ☐ Approved; included in the PHA's Homeownership Plan/Program ☐ Submitted, pending approval ☐ 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) ☐ Part of the development ☐ Total development

(e) Project-Based Vouchers

The Monticello 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:

ga203a01 – FY2010 CFP Annual Statement
ga203c01 – FY2009 CFP Performance and Evaluation Report
ga203d01 – FY2008 CFP Performance and Evaluation Report
ga203e01 – FY2009 ARRA Grant Performance and Evaluation Report

8.2 Capital Fund Program Five-Year Plan

See attachment:

ga203b01 – FY2010-2014 CFP Five-Year Plan

8.3 Capital Fund Financing Program (CFFP)

At this time, MHA 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	s	Loca-tion
Income <= 30% of AMI	48	5	5	5	3	4	3
Income >30% but <=50% of AMI	34	4	4	4	3	3	3
Income >50% but <80% of AMI	10	3	3	3	3	3	3
Elderly	32	4	4	4	3	2	3
Families with Disabilities	32	4	4	4	5	3	3
Black	68	4	4	3	3	3	3
White	28	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

- Employ effective maintenance and management policies to minimize the number of public housing units off-line

Reasons for Selecting Strategies

- Funding constraints
- Staffing constraints

10.0 Additional Information

(a) Progress in Meeting Goals and Objectives

The Housing Authority of the City of Monticello continues to use the Capital Fund Program to modernize its units.

CFP GA06P20308
PHA-Wide unit modernization is ongoing. Bathroom Modernization includes tubs, shower surrounds, toilets, sinks and flooring, and unit modernization includes new flooring, interior doors and painting.

The current project to remodel bathrooms in 58 units is now underway, and 15 units are completed so far.

PHA Goal: Ensure equal opportunity and affirmatively further fair housing

The HA continues to 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:

PHA Goal: Expand the supply of assisted housing

The Housing Authority of the City of Monticello continues to strive to keep the occupancy rate near 100%.

(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 $20,000(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 off ice 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

PHA Name: Monticello Housing Authority	**Grant Type and Number** Capital Fund Program Grant No: GA06P20350110 Replacement Housing Factor Grant No: Date of CFFP: _____:	**FFY of Grant: 2010** **FFY of Grant Approval: 2010**

Type of Grant
☒ **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	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost** [1]	
		Original	**Revised** [2]	**Obligated**	**Expended**
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) [3]	$12,928.00			
3	1408 Management Improvements	$4,000.00			
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	$6,500.00			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	$68,500.00			
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities [4]				
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of line 2- 19)	$91,833.00			
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				

form **HUD-50075.1** (4/2008)

Part I: Summary

PHA Name: Monticello Housing Authority	**Grant Type and Number** Capital Fund Program Grant No: GA06P20350110 Replacement Housing Factor Grant No: Date of CFFP: _____:	**FFY of Grant: 2010** **FFY of Grant Approval: 2010**

Type of Grant
☒ **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	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost** [1]	
		Original	**Revised** [2]	**Obligated**	**Expended**
25	Amount of Line 20 Related to Energy Conservation Measures				
	Signature of Executive Director **Date**		**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 undr 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: Monticello Housing Authority		**Grant Type and Number** Capital Fund Program Grant No: GA06P20350110 CFFP (Yes/No): Replacement Housing Factor Grant No:				**Federal FY of Grant: 2010**		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated [2]	Funds Expended [2]	
	Operations							
PHA Wide	Operations	1406	LS	$12,833.00				
	Subtotal 1406			**$12,833.00**				
	Management Improvements							
PHA-Wide	Travel and Training	1408	LS	$4,000.00				
	Subtotal 1408			**$4,000.00**				
	Fees and Costs							
PHA-Wide	Consultant to prepare Agency Plan	1430	LS	$3,500.00				
PHA-Wide	A & E Fees	1430	LS	$3,000.00				
	Subtotal 1430			**$6,500.00**				
	Dwelling Structures							
PHA-Wide	Bathroom Modernization including tubs, shower surrounds, toilets, sinks and flooring	1460	2 Units	$20,000.00				
PHA-Wide	Unit modernization to include new flooring, int. doors and painting.	1460	2 Units	$18,500.00				
PHA-Wide	Repair exterior doors and screen doors to include weather stripping and paint.	1460	LS	$20,000.00				
PHA-Wide	Paint eaves and porches.	1460	LS	$10,000.00				
	Subtotal 1460			**$68,500.00**				

Part II: Supporting Pages								
PHA Name: Monticello Housing Authority		**Grant Type and Number** Capital Fund Program Grant No: GA06P20350110 CFFP (Yes/No): Replacement Housing Factor Grant No:				**Federal FY of Grant: 2010**		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated [2]	Funds Expended [2]	
	CFP Grant Total			**$91,833.00**				

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

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: Monticello Housing Authority					**Federal FFY of Grant: 2010**
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates [1]
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
PHA Wide	12/31/2012		12/31/2014		
GA203-1	12/31/2012		12/31/2014		

[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.

Part I: Summary

PHA Name/Number: Monticello Housing Authority / GA203	Locality (Monticello/Jasper Co.: Georgia)	☒**Original 5-Year Plan** ☐**Revision No:**

A.	Development Number and Name	Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Work Statement for Year 4 FFY 2013	Work Statement for Year 5 FFY 2014
B.	Physical Improvements Subtotal	Annual Statement	$71,000.00	$71,000.00	$78,000.00	$78,000.00
C.	Management Improvements		$4,000.00	$4,000.00	$4,000.00	$4,000.00
D.	PHA-Wide Non-dwelling Structures and Equipment		$2,000.00	$0.00	$0.00	$0.00
E.	Administration		$0.00	$0.00	$0.00	$0.00
F.	Other		$5,200.00	$5,200.00	$2,200.00	$2,200.00
G.	Operations		$8,833.00	$10,833.00	$7,633.00	$7,633.00
H.	Demolition		$0.00	$0.00	$0.00	$0.00
I.	Development		$0.00	$0.00	$0.00	$0.00
J.	Capital Fund Financing – Debt Service		$0.00	$0.00	$0.00	$0.00
K.	Total CFP Funds		$91,833.00	$91,833.00	$91,833.00	$91,833.00
L.	Total Non-CFP Funds		$0.00	$0.00	$0.00	$0.00
M.	Grand Total		$91,833.00	$91,833.00	$91,833.00	$91,833.00

Part I: Summary (Continuation)

PHA Name/Number Monticello Housing Authority / GA203			Locality (Monticello/Jasper Co.: Georgia)		☒**Original 5-Year Plan** ☐**Revision No:**	
A.	Development Number and Name	Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Work Statement for Year 4 FFY 2013	Work Statement for Year 5 FFY 2014
	PHA Wide	Annual Statement	$35,833.00	$35,833.00	$91,833.00	$91,833.00
	GA203-01			$66,000.00		
	GA203-02		$66,000.00			

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011			Work Statement for Year: 3 FFY 2012		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See						
Annual	**Operations/PHA-Wide**			**Operations/PHA-Wide**		
Statement	Operations	LS	$8,833.00	Operations	LS	$10,833.00
	Subtotal 1406		**$8,833.00**	**Subtotal 1406**		**$10,833.00**
	Management Improvements/PHA-Wide			**Management Improvements/PHA-Wide**		
	Travel and Training	LS	$4,000.00	Travel and Training	LS	$4,000.00
	Subtotal 1408		**$4,000.00**	**Subtotal 1408**		**$4,000.00**
	Fees and Costs/PHA-Wide			**Fees and Costs/PHA-Wide**		
	Consultant to prepare Agency Plan	LS	$2,200.00	Consultant to prepare Agency Plan	LS	$2,200.00
	A & E Fees	LS	$3,000.00	A & E Fees	LS	$3,000.00
	Subtotal 1430		**$5,200.00**	**Subtotal 1430**		**$5,200.00**
	Dwelling Structures /GA203-2			**Dwelling Structures /GA203-1**		
	Bathroom Modernization including tubs, shower surrounds, toilets, sinks and flooring	5 units	$20,000.00	Bathroom Modernization including tubs, shower surrounds, toilets, sinks and flooring	5 units	$20,000.00
	Unit modernization to include new flooring, int. doors and painting.	5 units	$21,000.00	Unit modernization to include new flooring, int. doors and painting.	5 units	$21,000.00
	Replace roofs	LS	$25,000.00	Replace roofs	LS	$25,000.00
	Subtotal 1460		**$66,000.00**	**Subtotal 1460**		**$66,000.00**
	Subtotal of Estimated Cost		Continued	Subtotal of Estimated Cost		Continued

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011			Work Statement for Year: 3 FFY 2012		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See						
Annual						
Statement						
	Dwelling Equipment /PHA-Wide			**Dwelling Equipment /PHA-Wide**		
	Refrigerators and stoves	LS	$5,000.00	Refrigerators and stoves	LS	$5,000.00
	Subtotal 1465.1		**$5,000.00**	**Subtotal 1465.1**		**$5,000.00**
	Non-Dwelling Equipment /PHA-Wide					
	Security cameras and equipment	LS	$2,000.00			
	Subtotal 1475		**$2,000.00**			
	Subtotal of Estimated Cost		$91,833.00	Subtotal of Estimated Cost		$91,833.00

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY 2010	Work Statement for Year 4 FFY 2013			Work Statement for Year: 5 FFY 2014		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See						
Annual	**Operations/PHA-Wide**			**Operations/PHA-Wide**		
Statement	Operations	LS	$7,633.00	Operations	LS	$7,633.00
	Subtotal 1406		**$7,633.00**	**Subtotal 1406**		**$7,633.00**
	Management Improvements/PHA-Wide			**Management Improvements/PHA-Wide**		
	Travel and Training	LS	$4,000.00	Travel and Training	LS	$4,000.00
	Subtotal 1408		**$4,000.00**	**Subtotal 1408**		**$4,000.00**
	Fees and Costs/PHA-Wide			**Fees and Costs/PHA-Wide**		
	Consultant to prepare Agency Plan	LS	$2,200.00	Consultant to prepare Agency Plan	LS	$2,200.00
	Subtotal 1430		**$2,200.00**	**Subtotal 1430**		**$2,200.00**
	Dwelling Structures / PHA-Wide			**Dwelling Structures / PHA-Wide**		
	Bathroom Modernization including tubs, shower surrounds, toilets, sinks and flooring	2 units	$9,000.00	Bathroom Modernization including tubs, shower surrounds, toilets, sinks and flooring	2 units	$9,000.00
	Unit modernization to include new flooring, int. doors and painting.	2 units	$9,000.00	Unit modernization to include new flooring, int. doors and painting.	2 units	$9,000.00
	Replace roofs	LS	$60,000.00	Replace roofs	LS	$60,000.00
	Subtotal 1460		**$78,000.00**	**Subtotal 1460**		**$78,000.00**
	Subtotal of Estimated Cost		$91,833.00	Subtotal of Estimated Cost		$91,833.00

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

PHA Name: Monticello Housing Authority	**Grant Type and Number** Capital Fund Program Grant No: GA06P20350109 Replacement Housing Factor Grant No: Date of CFFP: _____:	**FFY of Grant:** **2009** **FFY of Grant Approval:** **2009**

Type of Grant
☐ **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	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost** [1]	
		Original	**Revised** [2]	**Obligated**	**Expended**
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) [3]	$15,633.00		$0.00	$0.00
3	1408 Management Improvements	$4,000.00		$0.00	$0.00
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	$2,200.00		$0.00	$0.00
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	$70,000.00		$0.00	$0.00
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities [4]				
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of line 2- 19)	$91,833.00		$0.00	$0.00
21	Amount of Line 20 Related to LBP Activities				
22	Amount of Line 20 Related to Section 504 Activities				
23	Amount of Line 20 Related to Security - Soft Costs				
24	Amount of Line 20 Related to Security - Hard Costs				

Part I: Summary

PHA Name: Monticello Housing Authority	**Grant Type and Number** Capital Fund Program Grant No: GA06P20350109 Replacement Housing Factor Grant No: Date of CFFP: _____:	**FFY of Grant:** **2009** **FFY of Grant Approval:** **2009**

Type of Grant
☐ **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	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost** [1]	
		Original	**Revised** [2]	**Obligated**	**Expended**
25	Amount of Line 20 Related to Energy Conservation Measures				
	Signature of Executive Director **Date**		**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 undr 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: Monticello Housing Authority

Grant Type and Number
Capital Fund Program Grant No: GA06P20350109 CFFP (Yes/No):
Replacement Housing Factor Grant No:

Federal FY of Grant: 2009

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated [2]	Funds Expended [2]	
	Operations							
PHA Wide	Operations	1406	LS	$15,633.00		$0.00	$0.00	
	Subtotal 1406			**$15,633.00**		**$0.00**	**$0.00**	
	Management Improvements							
PHA-Wide	Travel and Training	1408	LS	$4,000.00		$0.00	$0.00	
	Subtotal 1408			**$4,000.00**		**$0.00**	**$0.00**	
	Fees and Costs							
PHA-Wide	Consultant to prepare Agency Plan	1430	LS	$2,200.00		$0.00	$0.00	
	Subtotal 1430			**$2,200.00**		**$0.00**	**$0.00**	
	Dwelling Structures							
PHA-Wide	Unit modernization to include new flooring, interior doors, painting and repair and/or paint soffit; and Bathroom Modernization including tubs, shower surrounds, toilets, sinks and flooring.	1460	4 Units	$35,000.00		$0.00	$0.00	
PHA-Wide	Repair exterior doors and screen doors to include weather stripping and paint.	1460	20 Each	$35,000.00		$0.00	$0.00	
	Subtotal 1460			**$70,000.00**		**$0.00**	**$0.00**	

Part II: Supporting Pages

PHA Name: Monticello Housing Authority		**Grant Type and Number** Capital Fund Program Grant No: GA06P20350109 CFFP (Yes/No): Replacement Housing Factor Grant No:				**Federal FY of Grant: 2009**		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated [2]	Funds Expended [2]	
	CFP Grant Total			**$91,833.00**				

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

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: Monticello Housing Authority					**Federal FFY of Grant: 2009**
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates [1]
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
PHA Wide	12/31/2011		12/31/2013		
GA203-1	12/31/2011		12/31/2013		

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

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

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

Part I: Summary

PHA Name: Monticello Housing Authority	**Grant Type and Number** Capital Fund Program Grant No: GA06P20350108 Replacement Housing Factor Grant No: Date of CFFP: _____:	**FFY of Grant: 2008** **FFY of Grant Approval: 2008**

Type of Grant
☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☒ **Revised Annual Statement (revision no:1)**
☒ **Performance and Evaluation Report for Period Ending: 12/31/08** ☐ **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-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) [3]	$31,549.00		$16,549.00	$16,549.00
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	$1,900.00		$0.00	$0.00
8	1440 Site Acquisition				
9	1450 Site Improvement	$0.00		$0.00	$0.00
10	1460 Dwelling Structures	$58,479.00		$52,270.98	$52,270.98
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities [4]				
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of line 2- 19)	$91,928.00		$68,819.98	$68,819.98
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				

Part I: Summary

PHA Name: Monticello Housing Authority	**Grant Type and Number** Capital Fund Program Grant No: GA06P20350108 Replacement Housing Factor Grant No: Date of CFFP: _____:	**FFY of Grant: 2008** **FFY of Grant Approval: 2008**

Type of Grant
☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☒ **Revised Annual Statement (revision no:1)**
☒ **Performance and Evaluation Report for Period Ending: 12/31/08** ☐ **Final Performance and Evaluation Report**

Line	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost** [1]	
		Original	**Revised** [2]	**Obligated**	**Expended**
25	Amount of Line 20 Related to Energy Conservation Measures				
	Signature of Executive Director **Date**		**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 undr 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: Monticello Housing Authority

Grant Type and Number
Capital Fund Program Grant No: GA06P20350108 CFFP (Yes/No):
Replacement Housing Factor Grant No:

Federal FY of Grant: 2008

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated [2]	Funds Expended [2]	
	Operations							
PHA Wide	Operations	1406	LS	$31,549.00		$16,549.00	$16,549.00	
	Subtotal 1406			**$31,549.00**		**$16,549.00**	**$16,549.00**	
	Fees and Costs							
PHA-Wide	Consultant to prepare Agency Plan	1430	LS	$1,900.00		$0.00	$0.00	
	Subtotal 1430			**$1,900.00**		**$0.00**	**$0.00**	
	Site improvements							
PHA-Wide	Landscaping – To include filling in holes in yards and erosion control.	1450	LS	$0.00		$0.00	$0.00	
	Subtotal 1450			**$0.00**		**$0.00**	**$0.00**	
	Dwelling Structures							
PHA-Wide	Bathroom Modernization including tubs, shower surrounds, toilets, sinks and flooring (Phase 3)	1460	10 Units	$29,000.00		$22,460.58	$22,460.58	
PHA-Wide	Unit modernization to include new flooring, painting and interior doors.	1460	10 Units	$29,479.00		$29,810.40	$29,810.40	
GA203-1	Replace awnings over back doors	1460	0 Each	$0.00		$0.00	$0.00	
GA203-1	Repair and/or paint soffit	1460	LS	$0.00		$0.00	$0.00	
	Subtotal 1460			**$58,479.00**		**$52,270.98**	**$52,270.98**	

Part II: Supporting Pages

PHA Name: Monticello Housing Authority		**Grant Type and Number** Capital Fund Program Grant No: GA06P20350108 CFFP (Yes/No): Replacement Housing Factor Grant No:				**Federal FY of Grant: 2008**		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated [2]	Funds Expended [2]	
	CFP Grant Total			**$91,928.00**	**$91,928.00**	**$68,819.98**	**$68,819.98**	

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

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: Monticello Housing Authority					**Federal FFY of Grant: 2008**
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates [1]
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
PHA Wide	6/13/2010		6/13/2012		
GA203-1	6/13/2010		6/13/2012		

[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.

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

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

Part I: Summary

PHA Name: Monticello Housing Authority	**Grant Type and Number** Capital Fund Program Grant No: GA06S20350109 Replacement Housing Factor Grant No: Date of CFFP: _____:	**FFY of Grant:** 2009 **FFY of Grant Approval:** 2009

Type of Grant
☒ **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	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost** [1]	
		Original	**Revised** [2]	**Obligated**	**Expended**
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) [3]				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	$81,000.00		$14,366.00	$14,366.00
10	1460 Dwelling Structures	$35,362.00		$23,960.65	$23,960.65
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities [4]				
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of line 2- 19)	$116,362.00		$38,326.65	$38,326.65
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				

form **HUD-50075.1** (4/2008)

Part I: Summary

PHA Name: Monticello Housing Authority	**Grant Type and Number** Capital Fund Program Grant No: GA06S20350109 Replacement Housing Factor Grant No: Date of CFFP: _____:	**FFY of Grant:** 2009 **FFY of Grant Approval:** 2009

Type of Grant
☒ **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	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised [2]	Obligated	Expended
	Signature of Executive Director	**Date**	**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 undr 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: Monticello Housing Authority

Grant Type and Number
Capital Fund Program Grant No: GA06S20350109 CFFP (Yes/No):
Replacement Housing Factor Grant No:

Federal FY of Grant: 2009

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated [2]	Funds Expended [2]	
	Site Improvement							
PHA Wide	Repair and replace sidewalks – To include grading, filling in holes in yards, landscaping and erosion control.	1450	LS	$81,000.00		$14,366.00	$14,366.00	
	Subtotal 1450			**$81,000.00**		**$14,366.00**	**$14,366.00**	
	Dwelling Structures							
PHA Wide	Bathroom Modernization including tubs, shower surrounds, toilets, sinks and flooring	1460	5 units	$18,362.00		$11,942.25	$11,942.25	
PHA Wide	Unit modernization to include new flooring, int. doors and painting.	1460	5 units	$17,000.00		$12,018.40	$12,018.40	
	Subtotal 1460			**$35,362.00**		**$23,960.65**	**$23,960.65**	
	ARRA Total			**$116,362.00**		**$38,326.65**	**$38,326.65**	

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

Part III: Implementation Schedule for Capital Fund Financing Program

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

[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 Monticello
Monticello, Georgia

AUDIT REPORT

For the Year Ended June 30, 2009

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Member:
American Institute of CPA's
Georgia Society of CPA's

Kendall L. Davis, P.C.

Certified Public Accountant
39 N. Tallahassee Street • Hazlehurst, Georgia 31539 • (Ph 912-375-6077 Fax 912-375-6078)

Independent Auditor's Report

Board of Commissioners
Housing Authority of the City of Monticello
Monticello, Georgia

I have audited the accompanying basic financial statements of the Housing Authority of the City of Monticello as of and for the year ended June 30, 2009, as listed in the table of contents. These financial statements are the responsibility of the Housing Authority of the City of Monticello's management. My responsibility is to express an opinion on these financial statements based on my audit.

I conducted my audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States. Those standards require that I plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatements. 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. I believe that my audit provides a reasonable basis for my opinion.

In my opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Housing Authority of the City of Monticello as of June 30, 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, I have also issued my report dated January 8, 2010 on my consideration of the Housing Authority of the City of Monticello's internal control over financial reporting and my tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements, and other matters. The purpose of that report is to describe the scope of my 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 my audit.

The management's discussion and analysis on pages 3 through 10 are not a required part of the financial statements but are supplementary information required by accounting principles generally accepted in the United States of America. I have applied certain limited procedures, which consisted principally of inquiries of management regarding the methods of measurement and presentation of the supplementary information. However, I did not audit the information and express no opinion on it.

My audit was performed for the purpose of forming an opinion on the financial statements of Housing Authority of the City of Monticello, taken as a whole. The accompanying financial information listed in the Table of Contents as Supplementary Information and the Financial Data Schedule are presented for purposes of additional analysis and are not a required part of the financial statements. Also, the accompanying Schedule of Expenditures of Federal Awards is presented for purposes of additional analysis and is not a required part of the financial statements. Such Supplementary Information and schedules have been subjected to the auditing procedures applied in the audit of the financial statements and, in my opinion, are fairly stated, in all material respects, in relation to the financial statements taken as a whole.

Kendall L. Davis, P.C.

Kendall L. Davis, P.C.
Certified Public Accountant

Hazlehurst, Georgia
January 8, 2010

THE HOUSING AUTHORITY
OF THE CITY OF MONTICELLO, GEORGIA
MANAGEMENT'S DISCUSSION AND ANALYSIS
JUNE 30, 2009

Management's Discussion and Analysis

The management of the Housing Authority of the City of Monticello offers the readers of the Authority's financial statements this narrative overview and analysis of the Authority's financial activities for the year ended June 30, 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's Discussion and Analysis is presented in accordance with the requirements of the Governmental Accounting Standards Board Statement No. 34 (GASB 34). Comparative statements have been included that allows the reader to gain an adequate understanding of the Authority's annual operating results and financial position as of June 30, 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 $1,281,410 (net assets) as opposed to $1,314,501 for the prior fiscal year.

- The Authority's cash and investments balances as of June 30, 2009 was $214,475 representing an increase of $15,960 from June 30, 2008.

- The Authority had total revenues of $350,599 and total expenses of $383,690 for the year ended June 30, 2009.

- The Authority expended $65,335 in Capital Funding to improve the Public Housing sites. The Authority now operates 58 public housing units.

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. M, D & A
Serves as an introduction to the Authority's basic financial statements

II. Basic Financial Statements
- Authority-wide financial statements
- Fund financial statements
- Notes to 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 Fund 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, capital and related financing activities, and investing 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)

	2009	2008	Change
ASSETS			
Cash and Investments	214,475	198,515	15,960
Other Current Assets	12,328	13,800	(1,472)
Capital Assets	1,073,290	1,121,961	(48,671)
Total Assets	1,300,093	1,334,276	(34,183)
LIABILITIES			
Current Liabilities	15,405	16,829	(1,424)
Non-Current Liabilities	3,278	2,946	332
Total Liabilities	18,683	19,775	(1,092)
NET ASSETS			
Net Assets in Capital Assets	1,073,290	1,121,961	(48,671)
Unrestricted Assets	208,120	192,540	15,580
Restricted Assets	0	0	
Total Net Assets	1,281,410	1,314,501	(33,091)
Total Liabilities and Net Assets	1,300,093	1,334,276	(34,183)

Cash and Investments increased $15,960 from 2008 to 2009, mainly from operations. Other Current Assets decreased $1,472 mainly from a decrease to accrued interest receivable.

Capital Assets decreased to $1,073,290, a decrease of $48,671, which was the result of depreciation expense exceeding capital improvements made to the public housing units through the capital fund program.

The decrease to current liabilities of $1,424 comes mainly from a decrease in accounts payable. The increase to non-current liabilities of $332 is from the increase in compensated absences at year end.

Net assets decreased by $33,091, which is outlined in detail on the Statement of Revenues, Expenses and Changes in Fund Net Assets.

Analysis of Entity-Wide Revenue and Expenses (Statement of Revenues, Expenses and Changes in Fund Net Assets)

The federal government continued its historic under-funding of operating subsidy and completely eliminated the Public Housing Drug Elimination Program. 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 2008 to 2009.

	2009	2008	Change
REVENUE			
Tenant Revenue	70,155	84,204	(14,049)
HUD Operating Grants	210,201	200,814	9,387
HUD Capital Grants	65,335	102,875	(37,540)
Investment Income	4,908	6,007	(1,099)
Total Revenue	350,599	393,900	(43,301)

Total Revenue decreased $43,301 from 2008. The above schedule reflects the changes to the revenue accounts including Tenant Revenue, HUD Operating Grants and HUD Capital Grants.

Tenant Revenue decreased $14,049, mainly implementing new utility allowances which reduced tenant rental revenue.

HUD Operating Grants increased $9,387 from an increase of $8,870 to operating subsidy and an increase of $517 to capital fund operational revenue. HUD Capital Grants decreased $37,540 while the Authority expended $23,517 on the 2007 capital fund program to close it out and expended $41,818 on the 2008 capital fund program which is still construction in progress.

Investment Income decreased by $1,099 from the lower interest rates banks are paying for the year ended June 30, 2009.

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

EXPENSES	2009	2008	Change
Administration	93,767	83,946	9,821
Tenant Services	653	713	(60)
Utilities	24,818	37,162	(12,344)
Ordinary Maintenance	109,950	97,115	12,835
Protective Services	0	0	0
General Expenses	20,966	23,582	(2,616)
Total Operating Expenses	250,154	242,518	7,636
Extraordinary Maintenance	14,749	11,800	2,949
Depreciation Expense	118,787	109,744	9,043
Total Non-Operating Expenses	133,536	121,544	11,992
Total Expenses	383,690	364,062	19,628

Total expenses across all Authority programs increased $19,628 from 2008 to 2009. Of this, operating expenses increased $7,636 and non-operating expenses increased $11,992.

Administrative expenses increased $9,821 mainly from increases to employee benefits and the cost of the annual fiscal audit.

Tenant Services decreased a nominal $60. Utilities decreased $12,344 from installing new energy efficient electric ranges and water heaters.

Ordinary Maintenance and Extraordinary Maintenance increased from high unit turnaround resulting in having to totally rehab 13 units before new tenants could move in.

General Expenses decreased $2,616 mainly from a decrease to collection losses.

Depreciation Expense increased $9,043 from adding completed capital fund programs to the depreciation schedule.

Capital Assets and Debt Administration

	2009	2008	Change
Land	284,285	284,285	0
Buildings and improvements	2,782,103	2,716,686	65,417
Equipment	35,887	26,106	9,781
Construction in Progress	41,818	46,900	(5,082)
Accumulated Depreciation	(2,070,803)	(1,952,016)	(118,787)
Net Fixed Assets	1,073,290	1,121,961	(48,671)

Capital Assets decreased during the year to $1,073,290, a decrease of $48,671, which was the result of depreciation expense exceeding capital improvements made to the public housing units through the capital fund program. Uncompleted Capital Fund projects are shown in the Construction in Progress category.

Debt Outstanding

The Authority does not have any debt outstanding. HUD has assumed the liability for the debt which built the projects through the Annual Contributions Contract.

Comparison Budget vs. Actual – Low Income Public Housing

The Authority adopts an annual budget of its Low Rent program through approval by its Board of Commissioners. The budget is based upon a format prescribed by the U.S. Department of Housing And Urban Development that differs in some respects from GAAP (Generally Accepted Accounting Principles) with regard to capital expenditures and extraordinary maintenance expenditures that result in capital improvements. Under GAAP, these items are recorded as assets rather than expenses, while the HUD format dictates that they are shown as expenses. Consequently, Results of Operations (the "bottom line") as reflected under the HUD format show an operating deficit rather than a net increase in assets. However, the reader should note that the Authority significantly outperformed the Board approved spending plan.

The following is an actual to budget comparison for the Low Rent program for 2009:

	Budget	Actual	Variance
Tenant Rental Income	79,200	67,895	(11,305)
Tenant Revenue - Other	1,300	2,260	960
Interest Income	2,400	4,908	2,508
Other Operating Receipts	16,549	16,549	0
Total Operating Income	99,449	91,612	(7,837)
HUD Operating Subsidy	193,652	193,652	0
Total Revenue	293,101	285,264	(7,837)
Administration	93,900	93,767	(133)
Tenant Services	1,500	653	(847)
Utilities	46,000	24,818	(21,182)
Ordinary Maintenance	103,900	109,950	6,050
Protective Services	0	0	0
General Expenses	28,000	20,966	(7,034)
Total Operating Expenses	273,300	250,154	(23,146)
Extraordinary Maintenance	12,000	14,749	2,749
Total Non-Operating Expenses	12,000	14,749	2,749
Total Expenses	285,300	264,903	(20,397)
Surplus (Deficit)	7,801	20,361	12,560

Economic Factors

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

- The Department of Housing and Urban Development has historically underestimated the subsidy needs of public housing authorities. We do not expect this trend to change.

- A significant change in the funding system for low rent public housing is imminent as required by the 1998 Housing Act. Harvard University recently completed a congressionally mandated study of the costs necessary to operate a well-run public housing authority. The Harvard Cost Study predicts these costs through a statistical model based upon the costs of administering similarly situation Federal Housing Administration properties. While the effects of the Study are quantifiable, it is unclear how the Department of Housing and Urban Development will implement Harvard's recommendations.

- Budget deficits and funding for the Departments of Defense and Homeland Security and the war in Iraq will probably result in reduced appropriations for domestic program spending.

- 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's Discussion & Analysis should be addressed to:

Bonnie Walsh, Executive Director
Housing Authority of the City of Monticello
P.O. Box 391
Monticello, GA 31064
(706) 468 - 6201

HOUSING AUTHORITY OF THE CITY OF MONTICELLO
Monticello, Georgia

STATEMENT OF NET ASSETS – PROPRIETARY FUND TYPE

As of June 30, 2009

ASSETS		
Current Assets:		
Cash and cash equivalents	$	87,475
Investments		127,000
Accrued interest receivable		1,500
Accounts receivable (net)		136
Prepaid expenses		7,770
Supplies inventory (net)		2,922
Total current assets		226,803
Noncurrent Assets:		
Capital Assets:		
Nondepreciable capital assets-land		284,285
Depreciable capital assets, net		747,187
Construction in progress		41,818
Total noncurrent assets		1,073,290
Total assets		1,300,093
LIABILITIES		
Current Liabilities:		
Accounts payable and accrued liabilities		4,863
Tenant security deposits		5,334
Accrued vacation payable		820
Due to other governments		4,388
Total current liabilities		15,405
Noncurrent Liabilities:		
Accrued vacation payable		3,278
Total liabilities		18,683
NET ASSETS		
Invested in capital assets		1,073,290
Unrestricted net assets		208,120
Total net assets	$	1,281,410

See auditor's report.
The notes to the financial statements are an integral part of this statement.

HOUSING AUTHORITY OF THE CITY OF MONTICELLO
Monticello, Georgia

STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN
FUND NET ASSETS – PROPRIETARY FUND TYPE

For the year ended June 30, 2009

Operating revenues:		
Tenant rental revenue (net)	$	70,155
HUD PHA grants		210,201
Total operating revenues		280,356
Operating expenses:		
Administration		93,767
Utilities		24,818
Ordinary maintenance		109,950
Insurance		15,389
Other general expenses		5,577
Extraordinary maintenance		14,749
Depreciation		118,787
Tenant services		653
Total operating expenses		383,690
Operating income (loss)		(103,334)
Nonoperating revenue (expenses):		
Interest income		4,908
Total nonoperating revenue (expenses)		4,908
Net income (Loss) before contributions		(98,426)
Contributions – capital grants		65,335
Increase (decrease) in net assets		(33,091)
Net assets, beginning of year		1,314,501
Net assets, end of year	$	1,281,410

See auditor's report.
The notes to the financial statements are an integral part of this statement.

HOUSING AUTHORITY OF THE CITY OF MONTICELLO
Monticello, Georgia

STATEMENT OF CASH FLOWS – PROPRIETARY FUND TYPE

For the year ended June 30, 2009

Cash flows provided from operating activities:		
Cash received from tenants	$	71,186
Cash paid for goods and services		(164,327)
Cash paid to employees for services		(102,893)
Operating grants and subsidies		210,201
Net cash provided from operating activities		14,167
Cash flows from noncapital financing activities		-
Cash flows used by capital and related financing activities:		
Proceeds from capital grants		65,335
Acquisition of capital assets		(70,116)
Net cash used by capital and related financing activities		(4,781)
Cash flows provided from investing activities:		
Interest on investments		6,574
Net cash provided from investing activities		6,574
Net increase (decrease) in cash and cash equivalents		15,960
Cash and cash equivalents at beginning of year		71,515
Cash and cash equivalents at end of year	$	87,475
Reconciliation of operating income (loss) to net cash provided from operating activities:		
Operating income (loss)	$	(103,334)
Adjustments to reconcile operating income (loss) to net cash provided from operating activities:		
Depreciation		118,787
Increase (decrease) in accounts payable, accrued liabilities, security deposits		(1,508)
Increase (decrease) in compensated absences		416
(Increase) decrease in deferred charges		(1,225)
(Increase) decrease in receivables		1,031
Total adjustments		117,501
Net cash provided from operating activities	$	14,167

See auditor's report.
The notes to the financial statements are an integral part of this statement.

NOTES TO FINANCIAL STATEMENTS

June 30, 2009

NOTE 1: Summary of Significant Accounting Policies:

A. *Reporting Entity*

The Housing Authority of the City of Monticello is a public body created under the General Statutes of Georgia. The Authority was created for the purpose of providing safe and sanitary housing for the low-income citizens of Monticello, Georgia.

The Board of Commissioners of the Housing Authority is appointed by the Mayor of the City of Monticello but the Authority designates its own management. The City of Monticello provides no financial support to the Authority and is not responsible for the debts or entitled to the surpluses of the Authority. The Authority has the power to approve its own budget and maintains its own accounting system. Although the Board is appointed by the City of Monticello, no other criteria established by Section 2100 and 2600 of the Codification of Governmental Accounting Standards Board, the Financial Accounting Standards Board, and Governmental Accounting Standards Board Statement No. 39 for inclusion of the Authority in the City of Monticello's financial statements are met. Therefore, a separate financial report is prepared for the Authority. All of the operations of the Authority are included in the audited financial statements and there are no operations or activities which have been excluded.

The Authority had 58 units in management and was administering a capital fund program.

Management	Contract	Units
Low-income housing	A-3489	58

B. *Description of a Public Housing Authority*

Funding for public housing authorities is received from the United States Department of Housing and Urban Development (HUD) and from participants in public housing programs. Under the Low Rent Housing Assistance Program, low income tenants pay monthly rents which are determined by their need for assistance. HUD pays the annual debt service contributions directly to a fiscal or paying agent under the terms of the annual contributions contract. HUD also pays operating subsidies to the housing authority to enable the authority to maintain the low-income character of the neighborhood while providing adequate services and maintaining adequate reserves.

The Authority programs also include the Capital Fund Program provided by HUD as the primary funding source for physical and management improvements to the Authority's properties.

NOTE 1: Summary of Significant Accounting Policies: (Continued)

C. *Basis of Presentation*

The accounts of the Authority are organized and operated on a fund basis. A fund is a independent fiscal and accounting entity with a self-balancing set of accounts recording its assets, liabilities, net assets, revenues, and expenses.

The Authority accounts for its operation in one fund type, the enterprise fund that reflects all activities of the Authority. An enterprise fund is used to account for operations (a) that are financed and operated in a manner similar to private business enterprises – where the intent of the governing body is that the costs (expenses, including depreciation) of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges; or (b) where the governing body has decided that periodic determination of revenue earned, expenses incurred, and/or net income is appropriate for capital maintenance, public policy, management control, accountability, or other purposes. The Housing Authority of the City of Monticello maintains one enterprise fund which includes the following programs: Low Rent Housing Program and Capital Fund Program.

D. *Basis of Accounting*

The accounting and financial reporting treatment applied to a fund is determined by its measurement focus. The enterprise fund is accounted for on a flow of economic resources measurement focus. With this measurement focus, all assets and all liabilities associated with the operation of this fund are included on the statement of net assets. Enterprise fund type equity (i.e., net total assets) is segregated into investment in capital assets (net of related debt) and unrestricted net asset components. Operating activities for this fund present increases (e.g., revenues) and decreases (e.g., expenses) in net total assets.

The fund of the Authority is maintained on the modified accrual basis during the year. The financial statements for the Authority have been presented on the accrual basis. Under this basis, revenues are recorded when earned and expenses are recorded when incurred. The converting from the modified accrual basis to the full accrual basis, the changes required are adjustments for unpaid interest, depreciation, prepaid tenant rents, payments of principal on outstanding debt, and capital outlay. Payments of outstanding debt and accrued interest by HUD which have been earned by the Authority, but not yet realized, are recorded as revenue. Operating income reported includes rental income, other tenant charges, operating grants, and other revenue for the continuing operations of the fund. Operating expenses are the costs of providing goods and services. Other revenues and expenses are classified as non-operating in the financial statements.

As permitted, the Housing Authority of the City of Monticello has elected to apply only the applicable FASB Statements and Interpretations issued before November 30, 1989 in its accounting and reporting practices for it operations.

NOTE 1: Summary of Significant Accounting Policies: (Continued)

E. *Budgetary Data*

The Authority maintains budgetary controls over its fund, as required by the terms of the Authority's annual contributions contract with HUD. An annual budget is adopted for the enterprise fund. It was determined that all revenues and expenses were in accordance with the program budgets. Expenses may not legally exceed appropriations at the departmental level for the enterprise fund. All increases in appropriation to administration and capital expenditures must be approved by the Board. The budget was prepared on the modified accrual basis of accounting.

F. *Assets, Liabilities, and Net Assets or Equity*

Deposits and Investments
All deposits of the Authority are made in board-designated official depositories and are secured as required by HUD regulations. The Authority may designate as an official depository any bank or savings and loan association whose principal office is located in Georgia. Also, the Authority may establish time deposit accounts such as NOW and Super NOW accounts, money accounts and certificates of deposit. Section 401(e) of the annual contribution contract authorize the Authority to invest in the following types of securities:

i. Obligations of the Federal Government which are backed by the full faith and credit of the Federal Government.

ii. Obligations of any agency or instrumentality of the Federal Government if the payment of interest and principal on such obligations is fully guaranteed by the Federal Government.

iii. Obligations of the Federal Intermediate Credit Banks, the Federal Home Loan Banks, the Federal National Mortgage Association, the Banks for Cooperatives, and the Federal Land Banks which mature no later than 18 months after the date of purchase.

As required by the annual contributions contract, the Authority prepares cash forecasts for each program to determine the amount of funds available for investment and to maximize investment earnings. During the fiscal year and at year-end, all cash was held in the form of interest bearing accounts. The deposits and the above described investments with an original maturity of ninety days or less are considered cash and cash equivalents for the Statement of Cash Flows.

NOTE 1: Summary of Significant Accounting Policies: (Continued)

G. *Assets, Liabilities, and Net Assets or Equity* (Continued)

Fair value of financial instruments
The carrying amount of the Authority's financial instruments at June 30, 2009, including cash, investments, accounts receivable and accounts payable closely approximates fair value.

Capital Assets
Capital assets are recorded at historical cost at the date of acquisition. Assets are depreciated on a straight-line basis over the following years:

Dwelling structures	20 years
Non-dwelling structures	20 years
Dwelling structures improvements	20 years
Site improvements	20 years
Dwelling equipment	5 years
Office furniture and equipment	5 years
Maintenance equipment	5 years
Automobiles and vehicles	5 years

The Authority capitalizes purchases of items with an initial cost that exceeds $100 and a useful life greater than one year.

Deferred Revenue
Deferred revenues consist of rental payments made by tenants in advance of their due date.

Vacation Leave Compensation
The Housing Authority of the City of Monticello allows its full time employees to accumulate vacation leave, and such leave is fully vested when earned. Eligible employees with less than three years of service earn 6 hours per month; three to fifteen years of service earn 10 hours per month; over fifteen years of service earn 12 hours per month. The current portion of accumulated vacation pay and salary related payments is not considered to be material.

NOTE 1: Summary of Significant Accounting Policies: (Continued)

Net Assets

Invested in Capital Assets
Invested in capital assets represents funds received for development and modernization of the Authority's dwelling units. In addition, this amount represents capital assets purchased through operations and grant programs.

Net Assets
Net assets include assets remaining after deducting liabilities and net assets invested in capital assets and provides a basis of assessing the liquidity and financial flexibility of the Authority.

Estimates
The preparation of the financial statements in conformity with accounting principles generally accepted in the United States requires management to make estimates and assumptions that affect the amounts reported in the financial statements and accompanying notes. Actual results may differ from those estimates.

NOTE 2: Stewardship, Compliance, and Accountability

The Authority appeared to have met its responsibilities regarding stewardship, compliance, and accountability for its fund.

NOTE 3: Detail Notes on All Programs

A. ASSETS

Deposits and Investments
The Authority's deposits include deposits with financial institutions. The carrying amount of the Authority's deposits for cash and investments was $214,475. The total amount of bank balances and certificate of deposits were $219,990. All deposits and certificates of deposit were adequately secured by the Authority's financial institutions with F.D.I.C. coverage and securities pledged in the entity's name.

The Authority's cash and investments consist of checking accounts and certificate of deposits. The Authority's checking accounts are considered cash and cash equivalents. The Authority considers all highly liquid investments with a maturity of three months or less when purchased to be cash and cash equivalents.

The Authority's investments consist of certificate of deposits from FDIC insured state banks with an original maturity in excess of ninety days. Investments are stated at cost, which approximates fair value.

NOTE 3: Detail Notes on All Programs

Inventories

Inventories are valued at cost, which approximates market, using the first-in/first-out (FIFO) method. The costs of inventories are recorded as expenses when consumed rather than when purchased.

Capital Assets

The capital assets (at cost) of the Housing Authority of the City of Monticello at June 30, 2009 consisted of the following:

	Balance at June, 2008	Additions	Transfers	Balance at June, 2009
Nondepreciable Capital Assets:				
Land (nondepreciable)	$ 284,285	-	-	$ 284,285
Construction in progress	46,900	60,335	(65,417)	41,818
Total Nondepreciable Assets	331,185	60,335	(65,417)	326,103
Depreciable capital assets:				
Buildings and improvements	2,716,686	-	65,417	2,782,103
Furniture, equip., vehicles	26,106	9,781	-	35,887
Total Depreciable Assets	2,742,792	9,781	65,417	2,817,990
Less accumulated depreciation for:				
Buildings and improvements	(1,925,911)	(116,545)	-	(2,042,456)
Furniture, equip., vehicles	(26,105)	(2,242)	-	(28,347)
Total Accumulated Depreciation	(1,952,016)	(118,787)	-	(2,070,803)
Total Depreciable Assets, net	790,776	(109,006)	65,417	747,187
Total Capital Assets, Net	$ 1,121,961	$ (48,671)	-	$ 1,073,290

B. LIABILITIES

Pension Plan Obligation

The Authority provides a defined contribution pension plan through the Housing Renewal and Local Agency Plan for eligible full-time employees. The Board of Commissioners authorized participation in this plan. The Authority contributes an amount equal to 8.0% of each employee's annual compensation to the plan. Employees are not required to contribute to the plan. Contributions totaled $8,231 for the year ended June 30, 2009.

NOTE 3: Detail Notes on All Programs (continued)

C. NET ASSETS

Schedule of Changes in Net Assets:

	Invested In Capital Assets	Unrestricted Net Assets	Total
Balance - beginning of year	$ 1,121,961	$ 192,540	$ 1,314,501
Decrease in net assets	-	(33,091)	(33,091)
Changes in invested in capital assets	(48,671)	48,671	-
Balance - end of year	$ 1,073,290	$ 208,120	$ 1,281,410

NOTE 4: Related Party Transactions

There were no related party transactions for the year ended June 30, 2009.

NOTE 5: Claims and Judgments

At June 30, 2009, the Authority was not a defendant to any lawsuit whose outcome would be material to the financial statements. No provision was made in the audited financial statements for any contingent liabilities. In the opinion of management, there is no legal matter that will have a materially adverse effect on the Authority's financial position.

NOTE 6: Risk Management

The Authority carries commercial insurance against all risks of loss, including property and general liability, auto, worker's comp, fidelity, and public officials liability insurance. There have been no significant reductions in insurance coverage in the prior year, and settled claims from these risks have not exceeded commercial insurance coverage in any of the last three fiscal years.

NOTE 7: Conduit Type Debt

Debt related to the original acquisition and early modernization of the public housing developments is funded, guaranteed and serviced by the United States Department of HUD. There is no debt or pledge of faith and credit on part of the Authority. Accordingly, this debt has not been recorded in the financial statements of the Housing Authority.

HUD no longer provides the Authority with debt service information since the Authority has no obligation for the debt.

HOUSING AUTHORITY OF THE CITY OF MONTICELLO
Monticello, Georgia

STATEMENT AND CERTIFICATION OF ACTUAL
CAPITAL FUND PROGRAM COSTS

June 30, 2009

Annual Contributions Contract A – 3489

1. The actual capital fund program costs of GA 203-501 (2007) are as follows:

	GA 203-501 (2007)
Funds approved	$ 86,449
Funds expended	86,449
Excess (deficiency) of funds approved	$ -

Funds advanced	$ 86,449
Funds expended	86,449
Excess (deficiency) of funds advanced	$ -

2. Costs incurred during the current audit period totaled $23,516.

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

4. The Actual Modernization Cost Certificate, submitted to HUD, is in agreement with the Authority's records.

See auditor's report.

HOUSING AUTHORITY OF THE CITY OF MONTICELLO
Monticello, Georgia

STATEMENT OF CAPITAL FUND PROGRAM COSTS – UNCOMPLETED

June 30, 2009

Annual Contributions Contract A – 3489

1. The capital fund program costs of GA 203-501 (2008) are as follows:

	GA 203-501 (2008)
Funds approved	$ 91,928
Funds expended	58,367
Excess (deficiency) of funds approved	$ 33,561
Funds advanced	$ 58,367
Funds expended	58,367
Excess (deficiency) of funds advanced	$ -

2. Costs incurred during the current audit period totaled $58,367.

See auditor's report.

Member:
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Georgia Society of CPA's

Kendall L. Davis, P.C.

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

Board of Commissioners
Housing Authority of the City of Monticello
Monticello, Georgia

I have audited the financial statements of the Housing Authority of the City of Monticello as of and for the year ended June 30, 2009, and have issued my report thereon dated January 8, 2010. I conducted my 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 my audit, I considered the Housing Authority of the City of Monticello's internal control over financial reporting as a basis for designing my auditing procedures for the purpose of expressing my opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control over financial reporting. Accordingly, I do not express an opinion on the effectiveness of the Authority's internal control over financial reporting.

A *control deficiency* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect misstatements on a timely basis. A *significant deficiency* is a control deficiency, or combination of control deficiencies, that adversely affects the Authority's ability to initiate, authorize, record, process, or report financial data reliably in accordance with generally accepted accounting principles such that there is more than a remote likelihood that a misstatement of the Authority's financial statements that is more than inconsequential will not be prevented or detected by the Authority's internal control.

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

My 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. I did not identify any deficiencies in internal control over financial reporting that I consider to be material weaknesses, as defined above.

Compliance and other matters

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

This report is intended for the information and use of the management of the Housing Authority of the City of Monticello, the U.S. Department of Housing and Urban Development, and REAC and is not intended to be and should not be used by anyone other than these specified parties.

Kendall L. Davis, P.C.

Kendall L. Davis, P.C.
Certified Public Accountant

Hazlehurst, Georgia
January 8, 2010

Housing Authority of the City of Monticello
Monticello, Georgia

June 30, 2009

SCHEDULE OF FINDINGS AND RESPONSES

Section I – Summary of Auditor's Results:

Financial Statements

Type of report issued on the financial statements:	Unqualified
Internal control over financial reporting:	
Material weakness(es) identified?	No
Significant deficiencies identified not considered to be material weaknesses?	None Reported
Noncompliance material to the financial statements noted?	No

Section II – Financial Statement Findings:

There were no findings relating to this area for the period ended June 30, 2009.

Housing Authority of the City of Monticello
Monticello, Georgia

June 30, 2009

SUMMARY SCHEDULE OF PRIOR YEAR FINDINGS

The prior audit report for the year ended June 30, 2008 contained no audit findings.

Housing Authority of the City of Monticello
Monticello, Georgia

Schedule of Expenditures of Federal Awards

For the twelve months ended June 30, 2009

	Federal CFDA Number	Program or Award Amount	Disbursements or Expenditures
FEDERAL GRANTOR			
U. S. Department of HUD			
Direct Programs:			
Public Housing			
Low-rent Housing Program	14.850	$ 193,652	$ 193,652
Capital Fund Program	14.872	$ 178,377	81,884
TOTAL			$ 275,536

This schedule includes the federal grant activity of the Housing Authority of the City of Monticello and is presented on the full accrual basis of accounting.

See auditor's report.

FINANCIAL DATA SCHEDULE

PHA: GA203 Financial Data Schedule

Description	Project Total	Sub Total	Elimination	Total
111 Cash - Unrestricted	82,141	82,141		82,141
114 Cash - Tenant Security Deposits	5,334	5,334		5,334
115 Cash - Restricted for Payment of Current Liabilities				
100 Total Cash	87,475	87,475		87,475
126 Accounts Receivable - Tenants	697	697		697
126.1 Allowance for Doubtful Accounts -Tenants	(561)	(561)		(561)
129 Accrued Interest Receivable	1,500	1,500		1,500
120 Total Receivables, Net of Allowances for Doubtful Accounts	1,636	1,636		1,636
131 Investments - Unrestricted	127,000	127,000		127,000
142 Prepaid Expenses and Other Assets	7,770	7,770		7,770
143 Inventories	3,652	3,652		3,652
143.1 Allowance for Obsolete Inventories	(730)	(730)		(730)
145 Assets Held for Sale				
150 Total Current Assets	226,803	226,803		226,803
161 Land	284,285	284,285		284,285
162 Buildings	2,782,103	2,782,103		2,782,103
163 Furniture, Equipment & Machinery - Dwellings				
164 Furniture, Equipment & Machinery - Administration	35,887	35,887		35,887
165 Leasehold Improvements				
166 Accumulated Depreciation	(2,070,803)	(2,070,803)		(2,070,803)
167 Construction in Progress	41,818	41,818		41,818
168 Infrastructure				
160 Total Capital Assets, Net of Accumulated Depreciation	1,073,290	1,073,290		1,073,290
180 Total Non-Current Assets	1,073,290	1,073,290		1,073,290
190 Total Assets	1,300,093	1,300,093		1,300,093
312 Accounts Payable <= 90 Days	1,733	1,733		1,733
313 Accounts Payable >90 Days Past Due				
321 Accrued Wage/Payroll Taxes Payable	3,130	3,130		3,130
322 Accrued Compensated Absences - Current Portion	820	820		820
333 Accounts Payable - Other Government	4,388	4,388		4,388
341 Tenant Security Deposits	5,334	5,334		5,334
342 Deferred Revenues				

310 Total Current Liabilities	15,405	15,405		15,405
354 Accrued Compensated Absences - Non Current	3,278	3,278		3,278
350 Total Non-Current Liabilities	3,278	3,278		3,278
300 Total Liabilities	18,683	18,683		18,683
508.1 Invested In Capital Assets, Net of Related Debt	1,073,290	1,073,290		1,073,290
512.1 Unrestricted Net Assets	208,120	208,120		208,120
512.2 Unreserved, Undesignated Fund Balance				
513 Total Equity/Net Assets	1,281,410	1,281,410		1,281,410
600 Total Liabilities and Equity/Net Assets	1,300,093	1,300,093		1,300,093

PHA: GA 203 - Monticello FINANCIAL DATA SCHEDULE

Description	Project Totals	Sub Total		Total
70300 Net Tenant Rental Revenue	67,895	67,895		67,895
70400 Tenant Revenue - Other	2,260	2,260		2,260
70500 Total Tenant Revenue	70,155	70,155		70,155
70600 HUD PHA Operating Grants	210,201	210,201		210,201
70610 Capital Grants	65,335	65,335		65,335
71100 Investment Income - Unrestricted	4,908	4,908		4,908
70000 Total Revenue	350,599	350,599		350,599
91100 Administrative Salaries	50,747	50,747		50,747
91200 Auditing Fees	5,500	5,500		5,500
91500 Employee Benefit contributions - Administrative	15,867	15,867		15,867
91600 Office Expenses	15,889	15,889		15,889
91800 Travel	5,764	5,764		5,764
91000 Total Operating - Administrative	93,767	93,767		93,767
92400 Tenant Services - Other	653	653		653
92500 Total Tenant Services	653	653		653
93100 Water	1,548	1,548		1,548
93200 Electricity	2,572	2,572		2,572
93300 Gas	20,698	20,698		20,698
93000 Total Utilities	24,818	24,818		24,818
94100 Ordinary Maintenance and Operations - Labor	52,146	52,146		52,146
94200 Ordinary Maintenance and Operations - Materials and Other	15,931	15,931		15,931
94300 Ordinary Maintenance and Operations Contracts	22,513	22,513		22,513
94500 Employee Benefit Contributions - Ordinary Maintenance	19,360	19,360		19,360
94000 Total Maintenance	109,950	109,950		109,950
96110 Property Insurance	8,194	8,194		8,194
96120 Liability Insurance	1,298	1,298		1,298
96130 Workmen's Compensation	3,685	3,685		3,685
96140 All Other Insurance	2,212	2,212		2,212
96100 Total insurance Premiums	15,389	15,389		15,389
96210 Compensated Absences	416	416		416
96300 Payments in Lieu of Taxes	4,388	4,388		4,388

96400 Bad debt - Tenant Rents	773	773		773
96000 Total Other General Expenses	5,577	5,577		5,577
96900 Total Operating Expenses	250,154	250,154		250,154
97000 Excess of Operating Revenue over Operating Expenses	100,445	100,445		100,445
97100 Extraordinary Maintenance	14,749	14,749		14,749
97400 Depreciation Expense	118,787	118,787		118,787
90000 Total Expenses	383,690	383,690		383,690
10010 Operating Transfer In	16,549	16,549		16,549
10020 Operating transfer Out	(16,549)	(16,549)		(16,549)
10093 Transfers between Program and Project - In	70,417	70,417		70,417
10094 Transfers between Project and Program - Out	(70,417)	(70,417)		(70,417)
10100 Total Other financing Sources (Uses)	-	-		-
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	(33,091)	(33,091)		(33,091)
11020 Required Annual Debt Principal Payments				
11030 Beginning Equity	1,314,501	1,314,501		1,314,501
11190 Unit Months Available	696	696		696
11210 Number of Unit Months Leased	694	694		694
11270 Excess Cash	181,736	181,736		181,736
11620 Building Purchases	60,335	60,335		60,335
11640 Furniture & Equipment - Administrative Purchases	9,781	9,781		9,781