

JONESBORO HOUSING AUTHORITY
BOARD OF COMMISSIONERS MEETING
THURSDAY, SEPTEMBER 27, 2018
AGENDA

1. Call to Order
2. Resolution to Approve July 17, 2018 Meeting Minutes
3. Resolution to Approve Revision of Public Housing Budget for FY 10/1/2017 - 9/30/2018
4. Resolution to Approve Public Housing Budget for FY 10/01/2018 - 9/30/2019
5. Resolution to Approve Revision of Section 8 Housing Choice Voucher (HCV) Budget for FY 10/01/2017 - 9/30/18
6. Resolution to Approve Section 8 Housing Choice Voucher (HCV) Budget for FY 10/01/2018 - 9/30/2019
7. Finance Report
8. Executive Session if needed

September 27, 2018

ISSUE SUMMARY:

RESOLUTION TO APPROVE MEETING MINUTES FOR JULY 17, 2018

FROM: PAUL G. WRIGHT, EXECUTIVE DIRECTOR

IMPORTANCE:

High

ACTION REQUIRED:

A Resolution is required to Approve Meeting Minutes for July 17, 2018.

**HOUSING AUTHORITY OF THE CITY
OF JONESBORO, GEORGIA
COMMISSIONERS MEETING
JULY 17, 2018**

The Board of Commissioners of the City of Jonesboro Housing Authority held their monthly meeting on July 17, 2018 at 6:00 PM. The meeting was held in the JHA conference room located at 207 Hightower Street, Jonesboro Georgia, 30236. Commissioner Chairman Allen Roark, Commissioner Vice Chairman, and Commissioner Therese Guidry were in attendance. Executive Director Paul Wright along with Deputy Director Demetrice Mitchell were present. Rebekah Lester was also in attendance to take minutes.

Call to Order:

The meeting was called to order by Commissioner Chairman Allen Roark

RESOLUTION #1024

**A RESOLUTION TO APPROVE ALLEN ROARK AS
AN AUTHORIZED BANK SIGNER**

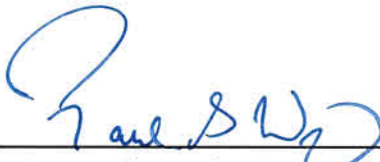
A Motion to Approve Allen Roark as an Authorized Bank Signer was made by Commissioner Therese Guidry and was seconded by Commissioner Vice Chairman Roger Swint. The Motion passed unanimously. **(RESOLUTION #1024)**

BE IT RESOLVED, the Board of Commissioners of the HACJ do hereby Approve Commissioner Chairman Allen Roark as an Authorized Bank Signer.

(Resolution #1024)



Chairman, Allen M. Roark



Executive Director, Paul G. Wright

**HOUSING AUTHORITY OF THE CITY
OF JONESBORO, GEORGIA
COMMISSIONERS MEETING
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RESOLUTION #1025

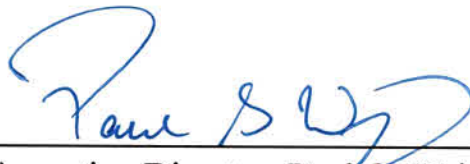
A RESOLUTION TO APPROVE JUNE 19, 2018 MINUTES

A Motion to Approve June 19, 2018 Meeting Minutes was made by Commissioner Therese Guidry and was seconded by Commissioner Vice Chairman Roger Swint. The Motion passed unanimously. **(RESOLUTION #1025)**

BE IT RESOLVED, the Board of Commissioners of the HACJ do hereby Approve Meeting Minutes for June 19, 2018. **(Resolution #1025)**



Chairman, Allen M. Roark



Executive Director, Paul G. Wright

**HOUSING AUTHORITY OF THE CITY
OF JONESBORO, GEORGIA
COMMISSIONERS MEETING
JULY 17, 2018**

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RESOLUTION #1026

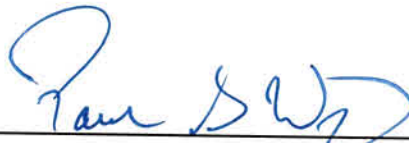
A RESOLUTION TO APPROVE NEW BOARD CHAIRMAN

A Motion to Approve New Board Chairman was made by Commissioner Therese Guidry and was seconded by Commissioner Vice Chairman Roger Swint. The Motion passed unanimously. **(RESOLUTION #1026)**

BE IT RESOLVED, the Board of Commissioners of the HACJ do hereby Approve New Board Chairman. **(Resolution #1026)**



Chairman, Allen M. Roark



Executive Director, Paul G. Wright

**HOUSING AUTHORITY OF THE CITY
OF JONESBORO, GEORGIA
COMMISSIONERS MEETING
JULY 17, 2018**

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RESOLUTION #1027

A RESOLUTION TO APPROVE NEW VICE CHAIRMAN

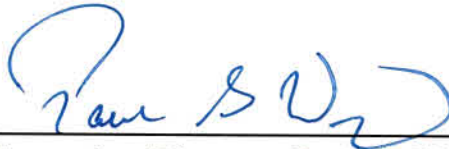
A Motion to Approve New Vice Chairman was made by Commissioner Therese Guidry and was seconded by Commissioner Chairman Allen Roark. The Motion passed unanimously. **(RESOLUTION #1027)**

BE IT RESOLVED, the Board of Commissioners of the HACJ do hereby Approve New Vice Chairman. **(Resolution #1027)**

Being no further business, a motion to adjourn was made by Commissioner Chairman Allen Roark and was seconded by Commissioner Therese Guidry, the vote was unanimous and the meeting was adjourned.



Chairman, Allen M. Roark



Executive Director, Paul G. Wright



Housing Authority of the City of Jonesboro Georgia
P.O. Box 458
Jonesboro, Georgia 30237



TTY (770)478-4805

Fax (770)-478-2528

(770) 478-7282

Sign in sheet for Board Meeting held on September 27, 2018.

1. Rebekah Lester

2. ALLEN ROARK

3. Roger Swint

4. Therese Qualey

5. Paul B Wynn

6. Demetrius H. Mitchell

7. _____

8. _____

9. _____

10. _____

JONESBORO HOUSING AUTHORITY
OPERATING STATEMENT - SECTION 8 CONTRACT NUMBER A-3495 PROJECT NUMBERS GA. 228 VO

September 30, 2018

	Current Period	PUM	Current Year	PUM	Year Budget	PUM	Over/Under
PUM	1,699.00	1.00	20,014.00	1.00	22,524.00	1.00	2,510.00
OPERATING RECEIPTS							
RENTAL INCOME							
3110 DWELLING RENTAL	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3120 EXCESS UTILITIES	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3190 NONDWELLING RENTAL	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL RENTAL INCOME	0.00	0.00	0.00	0.00	0.00	0.00	0.00
OPERATING INCOME							
3300 INTEREST ON OPERATING RES	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3300.1 FRAUD RECOVERY	6,424.29	3.78	88,546.66	4.42	89,650.00	3.98	1,103.34
3300.10 FRAUD INCOME	6,424.31	3.78	88,546.66	4.42	89,650.00	3.98	1,103.34
3301 PORT INCOME-ADMIN	12,346.27	7.27	169,847.69	8.49	170,000.00	7.55	152.31
3302 PORT INCOME-HAP	211,017.00	124.20	3,075,850.00	153.68	0.00	0.00	-3,075,850.0
3400 OPERATING SUBSIDY	1,171,213.00	689.35	13,653,604.9	682.20	13,653,605.0	606.18	0.10
3610 INTEREST ON GEN FUND INVESTS	103.10	0.06	533.85	0.03	445.00	0.02	-88.85
3690 OTHER INCOME	0.00	0.00	59,397.29	2.97	59,900.00	2.66	502.71
TOTAL OPERATING INCOME	1,407,527.97	828.44	17,136,327.0	856.22	14,063,250.0	624.37	-3,073,077.0
7110 RECEIPTS FROM OFF-SITE UTILS	0.00	0.00	0.00	0.00	0.00	0.00	0.00
7530 REC-NONEXP EQUIP NOT REPLD	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL OPERATING RECEIPTS	1,407,527.97	828.44	17,136,327.0	856.22	14,063,250.0	624.37	-3,073,077.0
OPERATING EXPENSES							
HAP & PRELIM EXPENSE							
4715 HOUSING ASSISTANCE PAYMENTS	1,068,549.00	628.93	12,536,915.6	626.41	12,545,245.0	556.97	8,329.32
4715.9 HAP - PORTABLE EXPENSE	208,514.00	122.73	3,075,850.00	153.68	0.00	0.00	-3,075,850.0
4718 HOUSING ASSIST-FSS ESCROW	9,269.00	5.46	125,289.00	6.26	125,289.00	5.56	0.00
4719 RIVERWOOD OPTOUT HAP	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4010 PRELIM ADMIN EXP-PRIOR TO ACC	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4012 PRELIM ADMIN EXP-AFTER ACC	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL HAP & PRELIM EXPENSE	1,286,332.00	757.11	15,738,054.6	786.35	12,670,534.0	562.53	-3,067,520.6
TOTAL OPER REC AVAIL FOR ADMIN	121,195.97	71.33	1,398,272.37	69.86	1,392,716.00	61.83	-5,556.37

JONESBORO HOUSING AUTHORITY
OPERATING STATEMENT - SECTION 8 CONTRACT NUMBER A-3495 PROJECT NUMBERS GA. 228 VO
September 30, 2018

	Current Period	PUM	Current Year	PUM	Year Budget	PUM	Over/Under
ADMINISTRATION							
4110 ADMINISTRATIVE SALARIES	66,681.03	39.25	859,886.97	42.96	880,253.00	39.08	20,366.03
4130 LEGAL EXPENSE	-18,459.16	10.86	8,061.72	0.40	29,100.00	1.29	21,038.28
4140 STAFF TRAINING	0.00	0.00	1,400.00	0.07	4,000.00	0.18	2,600.00
4150 TRAVEL	1,458.07	0.86	2,108.39	0.11	3,500.00	0.16	1,391.61
4170 ACCOUNTING FEES	250.00	0.15	3,350.00	0.17	3,500.00	0.16	150.00
4171 AUDITING FEES	525.00	0.31	6,300.00	0.31	6,400.00	0.28	100.00
4180 OFFICE RENT	3,098.92	1.82	38,716.18	1.93	42,400.00	1.88	3,683.82
4181 COMPENSATED ABSENCE	3,453.70	2.03	3,453.70	0.17	2,000.00	0.09	-1,453.70
4190 SUNDRY	9,988.27	5.88	49,965.83	2.50	48,800.00	2.17	-1,165.83
4190.1 OFFICE SUPPLIES	3,296.03	1.94	34,558.95	1.73	35,000.00	1.55	441.05
4190.2 OFFICE EQUIPMENT	1,217.00	0.72	4,333.89	0.22	5,200.00	0.23	866.11
4190.3 OFFICE EQUIP MAINT	980.36	0.58	30,046.73	1.50	34,000.00	1.51	3,953.27
4190.4 COMPUTER SOFTWARE	0.00	0.00	0.00	0.00	2,000.00	0.09	2,000.00
4190.4 COMPUTER SUPPORT	651.80	0.38	8,998.60	0.45	12,000.00	0.53	3,001.40
4190.5 CRIMINAL BACKGROUN	600.00	0.35	3,200.00	0.16	3,200.00	0.14	0.00
TOTAL ADMINISTRATION EXPENSE	73,741.02	43.40	1,054,380.96	52.68	1,111,353.00	49.34	56,972.04
GENERAL EXPENSE							
4400 MAINT & OPERATIONS	0.00	0.00	0.00	0.00	500.00	0.02	500.00
4410 LABOR	0.00	0.00	22.00	0.00	1,000.00	0.04	978.00
4420 MATERIALS	542.70	0.32	4,105.40	0.21	3,600.00	0.16	-505.40
4430 CONTRACT COSTS	31,690.28	18.65	119,476.85	5.97	123,600.00	5.49	4,123.15
4510 INSURANCE	11,502.15	6.77	41,706.70	2.08	42,650.00	1.89	943.30
4530 TERMINAL LEAVE PAYMENTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4540 EMPLOYEE BENEFIT CONT	9,142.20	5.38	288,160.99	14.40	316,839.00	14.07	28,678.01
4570 COLLECTION LOSSES	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4590 OTHER GENERAL EXPENSE	5,526.82	3.25	82,797.34	4.14	85,000.00	3.77	2,202.66
TOTAL GENERAL EXPENSE	58,404.15	34.38	536,269.28	26.79	573,189.00	25.45	36,919.72
TOTAL ROUTINE EXPENSE	132,145.17	77.78	1,590,650.24	79.48	1,684,542.00	74.79	93,891.76

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OPERATING STATEMENT - SECTION 8 CONTRACT NUMBER A-3495 PROJECT NUMBERS GA. 228 VO
September 30, 2018

	Current Period	PUM	Current Year	PUM	Year Budget	PUM	Over/Under
NONROUTINE MAINTENANCE							
4610 EXTRAORDINARY MAINTENANCE	0.00	0.00	0.00	0.00	1,000.00	0.04	1,000.00
4620 CAS LOSSES-NONCAP-NET	0.00	0.00	0.00	0.00	1,000.00	0.04	1,000.00
TOTAL NONROUTINE MAINTENANCE	0.00	0.00	0.00	0.00	2,000.00	0.09	2,000.00
4800 DEPRECIATION EXPENSE	7,163.25	4.22	7,163.25	0.36	0.00	0.00	-7,163.25
TOTAL OPERATING EXPENSE	139,308.42	81.99	1,597,813.49	79.83	1,686,542.00	74.88	88,728.51
CAPITAL EXPENDITURES							
7520 REPLACE-NONEXPEND EQUIP	0.00	0.00	0.00	0.00	0.00	0.00	0.00
7540 PROPERTY BETTER & ADDITIONS	0.00	0.00	0.00	0.00	0.00	0.00	0.00
7560 CASUALTY LOSS-CAP-NET	0.00	0.00	0.00	0.00	0.00	0.00	0.00
7580 PROCEEDS DISP OF PROP	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL CAPITAL EXPENDITURES	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL OPER. EXP-CURRENT YEAR	139,308.42	81.99	1,597,813.49	79.83	1,686,542.00	74.88	88,728.51
6010 PR YR ADJ AFFECT RES RECPT	0.00	0.00	0.00	0.00	0.00	0.00	0.00
7016 PROV FOR OPER RESERVE	0.00	0.00	0.00	0.00	-293,826.00	13.05	-293,826.00
RESIDUAL RECEIPTS/(DEFICIT)	-18,112.45	10.66	-199,541.12	9.97	0.00	0.00	199,541.12

JONESBORO HOUSING AUTHORITY
BALANCE SHEET-SECTION 8 CONTRACT NUMBER A-2848 PROJECT NUMBERS GA. 228 VO

For Month Ended September 2018

ASSETS		
CASH		
1111	GEN. FUND (DEV AND/OR OPERATIO	100,242.86
1112	GEN FUND (UNAPPLIED DBT SVC FD	0.00
1114	SECURITY DEPOSIT FUND	0.00
1117	PETTY CASH FUND	50.00
1118	CHANGE FUND	0.00
TOTAL CASH		100,292.86
ACCOUNTS RECEIVABLE		
1121	FRAUD	342,129.17
1122	TENANTS	0.00
1120	ALLOW FOR DOUBTFUL ACCT (1135)	-17,212.59
1124	PORTABILITY	139,914.31
1125	HUD	34,926.28
1127	ADVANCES FOR SEC & UTIL DEP	0.00
1129	OTHER	28,136.00
1130	NOTES AND MORTGAGES RECEIVABLE	0.00
1145	ACCRUED INTEREST RECEIVABLE	193.25
TOTAL ACCOUNTS RECEIVABLE		528,086.42
ADVANCES		
1155	LIMITED REVOLVING FUND	0.00
1156	UNLIMITED REVOLVING FUND	0.00
1157	OTHER	0.00
TOTAL ADVANCES		0.00
INVESTMENTS		
1162	GENERAL FUND	122,920.71
1163	HOMEOWNERSHIP RESERVE FUNDS	0.00
1165	INVESTMENTS-FSS ESCROW	185,764.94
TOTAL INVESTMENTS		308,685.65
DEBT AMORTIZATION FUNDS		
1171	DEBT SERVICE FUND	0.00
1172	ADVANCE AMORTIZATION FUND	0.00
1173	INVESTMENTS	0.00
1174	ACC INTEREST RECEIVABLE-INVEST	0.00
1176	HUD ANNUAL CONTR RECEIVABLE	0.00
1177	DEPOSITS WITH HUD	0.00
TOTAL DEBT AMORTIZATION FUNDS		0.00
DEFERRED CHARGES		
1211	PREPAID INSURANCE	11,440.93
1212	INSURANCE DEPOSITS	0.00
1255	MAINTENANCE WORK IN PROCESS	0.00
1260	INVENTORIES-MATERIALS	0.00
1270	INVENTORIES-EQUIPMENT	0.00
1290	OTHER	849.00
TOTAL DEFERRED CHARGES		12,289.93

JONESBORO HOUSING AUTHORITY
BALANCE SHEET-SECTION 8 CONTRACT NUMBER A-2848 PROJECT NUMBERS GA. 228 VO

For Month Ended September 2018

LAND STRUCTURES AND EQUIPMENT		
1400	STRUCTURE & EQUIPMNT (1470-1475)	349,777.48
1499	PROPERTY OFFSET	-349,777.48
1403	BUILDINGS	204,752.53
1404	EQUIPMENT	155,969.02
1405	LESS: ACCUMULATED DEPRECIATION	-335,578.09
TOTAL LAND STRUCTURES AND AND EQUIPMEN		<u>25,143.46</u>
1510	PAYMENTS FOR OFF-SITE UTILITIE	0.00
DEFERRED OUTFLOWS OF RESOURCES		
1600	DEFERRED OUTFLOWS	155,605.35
TOTAL DEFERRED OUTFLOWS OF RESOURCES		<u>155,605.35</u>
UNDISTRIBUTED DEBITS		
1620	INELIGIBLE EXPENDITURES	0.00
1690	UNDISTRIBUTED EXPENSE	0.00
TOTAL UNDISTRIBUTED DEBITS		<u>0.00</u>
BID GUARANTEES		
1820	UNDEPOSITED BID GUARANTEES	0.00
1830	LESS: RETURN. BID GUAR.-CONTRA	0.00
TOTAL BID GUARANTEES		<u>0.00</u>
ADVANCES FOR DEBT AMORTIZATION		
1860	ADVANCES FROM GEN FD TO D/S FD	0.00
1870	REFUNDS DUE GEN FUND FM D/S FD	0.00
TOTAL ADVANCES FOR DEBT AMORTIZATION		<u>0.00</u>
TOTAL ASSETS		<u><u>1,130,103.67</u></u>

JONESBORO HOUSING AUTHORITY
BALANCE SHEET-SECTION 8 CONTRACT NUMBER A-2848 PROJECT NUMBERS GA. 228 VO

For Month Ended September 2018

LIABILITIES		
ACCOUNTS PAYABLE		
2111	VENDORS AND CONTRACTORS	0.00
2112	CONTRACT RETENTIONS	0.00
2113	PERFORMANCE DEPOSITS	0.00
2114	TENANTS SECURITY DEPOSITS	0.00
2118	HUD	0.00
	OTHER-2115-2117-2119	9,518.67
TOTAL ACCOUNTS PAYABLE		9,518.67
NOTES PAYABLE		
2122	PROJECT LOAN NOTES-HUD	0.00
2123	ADMINISTRATIVE NOTES-HUD	0.00
2126	PROJECT LOAN NOTES--NON-HUD	0.00
2129	SUNDRY NOTES	0.00
TOTAL NOTES PAYABLE		0.00
ACCRUED LIABILITIES		
2131.1	INT. PAY.-DEV NOTES & BONDS-HUD	0.00
2131.2	INT. PAY.-ADMIN. NOTES-HUD	0.00
2131.3	INT. PAY.-OTHER NOTES-HUD	0.00
2132	INTEREST PAYABLE-NOTES-NON-HUD	0.00
2133	INTEREST PAYABLE-BONDS-NON-HUD	0.00
2137	PAYMENTS IN LIEU OF TAXES	0.00
	OTHER-2134-2135-2136-2139	65,254.63
2138	ACCRUED PENSION LIABILITY	513,532.85
TOTAL ACCRUED LIABILITIES		578,787.48
TRUST AND DEPOSIT LIABILITIES		
2161	HOMEBUYERS OWNERSHIP RESERVE	0.00
2162	HOMEBUYERS NONROUTINE MTCE RES	0.00
2165	MORTGAGORS TAXES AND INSURANCE	0.00
2166	MORTGAGORS MAINTENANCE RESERVE	0.00
2168	ANN CONTR SECU/UTIL DEP FUNDS	0.00
2180	FSS PARTICIPANT ESCROW	0.00
2181	FSS ESCROW ACCOUNTS	185,764.94
TOTAL TRUST AND DEPOSIT LIABILITIES		185,764.94
DEFERRED INFLOWS OF RESOURCES		
2182	DEFERRED INFLOWS	66,998.24
TOTAL DEFERRED INFLOWS OF RESOURCES		66,998.24
TOTAL TRUST AND DEPOSIT LIABILITIES		0.00
DEFERRED CREDITS		
2210	PREPAID ANNUAL CONTRIBUTION	0.00
2240	TENANTS PREPAID RENTS	0.00
2241	PREPAID MONTHLY PMTS-HMEBUYERS	0.00
2250.1	INV INC-HB OWNER RSRV-UNAPPLIED	0.00
2250.2	INV INC-HB OWNER RSRV-APPLIED	0.00
2251.1	INV INC-HB NR MTCE RSV-UNAPPLIED	0.00
2251.2	INV INC-HB NR MTCE RSRV-APPLIED	0.00
2280	UNEARNED REVENUE	0.00
2290	OTHER	0.00
2690	UNDISTRIBUTED CREDIT	342,129.17
TOTAL DEFERRED CREDITS		342,129.17
FIXED LIABILITIES		
2311	PERMANENT NOTES-HUD	0.00
2321	SERIES A NOTES & BONDS ISSUED	0.00
2322	SERIES A NOTES & BONDS RETIRED	0.00

JONESBORO HOUSING AUTHORITY
BALANCE SHEET-SECTION 8 CONTRACT NUMBER A-2848 PROJECT NUMBERS GA. 228 VO

For Month Ended September 2018

2331	SERIES B NOTES & BONDS ISSUED	0.00
2332	SERIES B NOTES & BONDS RETIRED	0.00
2341	NEW H/A BONDS ISSUED	0.00
2342	NEW H/A BONDS RETIRED	0.00
2351	OTHER NOTES PAYABLE TO HUD	0.00

TOTAL FIXED LIABILITIES	<u>0.00</u>
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CONTRACT AWARDS

1810	CONTRACT AWARDS-CONTRA	0.00
1800	LESS: UNCOMPLETED CONTRACTS	0.00

TOTAL CONTRACT AWARDS	<u>0.00</u>
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TOTAL LIABILITIES	<u><u>1,183,198.50</u></u>
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SURPLUS

2700	CURRENT YR INCOME/LOSS	-199,541.12
2802	INVEST IN CAPITAL ASSETS	25,143.46
2806	RETAINED EARNINGS	121,302.83
2807	RETAINED EARNINGS - HAP	0.00
2821	OPERATING RSRV-LEASED PROJECT	0.00
2823	OPERATING RSVR-HOMEOWNERSHIP	0.00
2824	OPERATING RSVR-SEC 23 HAP	0.00
2825	CONTIN RSVR-UNFUNDED SEC 23	0.00
2826	OPERATING RSVR-SEC 8 HAP	0.00
2827	PROJ ACCOUNT-UNFUNDED- SEC 8	0.00

TOTAL SURPLUS FROM OPERATIONS	<u>-53,094.83</u>
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2840	CUM HUD ANNUAL CONTRIBUTIONS	0.00
2850	CUMULATIVE DONATIONS	0.00
2855	CUM PROCEEDS-SALE OF DWELLINGS	0.00
2856	CUM CONT HB FOR PROPERTY	0.00
2860	BOOK VALUE PROJ CONVEYED HUD	0.00
2870	LESS: CONTRACT PMTS TO HUD	0.00
2880	DEVELOPMENT COST-UNDEV PROJECT	0.00
2890	CAPITAL ASSETS CONVEYED TO HB	0.00

TOTAL SURPLUS	<u>-53,094.83</u>
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TOTAL SURPLUS AND LIABILITIES	<u><u>1,130,103.67</u></u>
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Proof	0.00
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Real Estate Assessment Center

Financial Assessment Subsystem (FASS-PH)

COPY

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PHA Information

PHA Code: GA228 Fiscal Year End Date:09/30/2018
 PHA Name: Housing Authority of the City of Jonesboro
 Submission Type: Unaudited/Single Audit

CLIENT COPY

Submit

Certification Statement

This is to certify that, to the best of my knowledge and belief,
 the information contained in this submission - including but not
 limited to the accompanying FDS is
 accurate and complete for the period described on data element
 lines G9000-010, G2000-021, and G2000-031.
 By selecting Submit Financial Data, I declare that the foregoing
 is true and correct.

Congratulations! Your submission has been successfully transmitted to FASS-PH.

Date/Time: Thu Dec 06 15:38:23 EST 2018
 Confirmation Key: 8660000000.289305.56.12.RVS

Line Item #	Description	Total
290	Total Assets and Deferred Outflow of Resources	\$1,543,353
600	Total Liabilities, Deferred Inflows of Resources and Equity - Net Assets/Position	\$1,543,353
70000	Total Revenue	\$17,488,193
96900	Total Operating Expenses	\$1,913,055
97000	Excess of Operating Revenue over Operating Expenses	\$15,575,138
10000	Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	\$-229,837

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JONESBORO HOUSING AUTHORITY
BALANCE SHEET INPUT DATA
SEPTEMBER 30, 2018

CLIENT COPY

LINE #	ACCOUNT	OPERATING FUND AMOUNT	CAPITAL FUND AMOUNT	PUBLIC HOUSING TOTAL	HOUSING VOUCHERS 14.871	PIH FAMILY SELF SUFF 14.896	DHAP 97.109	STATE AND LOCAL	TOTAL
111	CASH - UNRESTRICTED	139,209		139,209	100,293	-		251,764	491,266
113	CASH - OTHER RESTRICTED			-	185,765		8,570		194,335
114	CASH - TENANT S/D	6,300		6,300					6,300
122	A/R HUD			-	34,926				34,926
124	A/R OTHER GOVT - PORT			-	139,914				139,914
125	A/R OTHER MISC	260		260	20,000				20,260
126	A/R TENANTS	3,229		3,229					3,229
126.1	ALLOW. DOUBTFUL ACCTS - TENANTS	(3,201)		(3,201)					(3,201)
126.2	ALLOW. DOUBTFUL ACCTS - OTHER			-					-
128	A/R - FRAUD RECOVERY			-	342,129				342,129
	FRAUD ALLOWANCE				(342,129)				(342,129)
128.1	ALLOW DOUBTFULL ACCTS - FRAUD			-	(17,213)				(17,213)
129	ACCRUED INTEREST REC	-		-	193		4	119	316
131	INVESTMENTS			-	122,921				122,921
	FSS ESCROW								-
	PREPAID EXPENSES	3,632		3,632	12,290				15,922
142	INVENTORIES			-					-
143	ALLOW FOR OBSOLETE INV.			-					-
143.1	INTERPROGRAM-DUE FROM			-	8,136				8,136
144	LAND	23,897		23,897					23,897
161	BUILDINGS	1,868,129		1,868,129	204,753		63,730		2,136,612
162	FURNITURE, EQUIP. & MACHINERY	19,211		19,211	155,969		59,573		234,753
164	LEASEHOLD IMPROVEMENTS			-					-
165	ACCUM. DEPRECIATION	(1,637,435)		(1,637,435)	(335,578)		(57,890)		(2,030,903)
	DEFERRED OUTFLOWS OF RESOURCES	14,413		14,413	155,605				170,018
	TOTAL ASSETS	437,644	-	437,644	787,974	-	73,987	251,883	1,551,488
190									
	BANK OVERDRAFT			-					-
311	A/P <= 90 DAYS	12,845		12,845	41,849	-	-		54,694
	ACCTS PAYABLE - PORTS			-					-
312	ACCRUED WAGES/PAYROLL TAXES			-	249	-	-		249
321	ACCRUED COMP ABSENCES- CURRENT	2,605		2,605	8,169		-		10,774
	A/P RESIDENT PART	11,155		11,155					11,155
	A/P SECTION 8			-					-
331	A/P OTHER GOVT PILOT	3,375		3,375					3,375
333	TENANT SECURITY DEPOSITS	6,300		6,300					6,300
341	DEFERRED REVENUES	1,361		1,361			-		1,361
342	CURRENT PORTION - LT DEBT			-					-
343	OTHER CURRENT LIABILITIES			-					-
345	INTERPROGRAM DUE TO	8,136		8,136			-		8,136
353	OTHER NON CURRENT LIAB - FSS ESCROW				185,765				185,765
400	DEFERRED INFLOWS OF RESOURCES	5,191		5,191	66,998				72,189
354	ACCRUED COMP LEAVE- NON-CURRENT	7,813		7,813	24,506		-		32,319
357	ACCRUED PENSION & OPEB LIAB	46,391		46,391	513,533				559,924
	TOTAL LIABILITIES	105,172	-	105,172	841,069	-	-	-	946,241
300									
	INVEST IN CAPITAL ASSETS, NET DEBT	273,802		273,802	25,143		65,413		364,358
508.1	RESTRICTED ASSETS			-			10,216		10,216
511.1	UNRESTRICTED NET ASSETS	58,670		58,670	(78,238)		(1,642)	251,883	230,673
512.1	TOTAL EQUITY	332,472	-	332,472	(53,095)	-	73,987	251,883	605,247
513									
	TOTAL LIABILITIES & EQUITY	437,644	-	437,644	787,974	-	73,987	251,883	1,551,488

JONTSBORO HOUSING AUTHORITY
REVENUE AND EXPENSE INPUT
SEPTEMBER 30, 2018

LINE #	ACCOUNT	OPERATING FUND AMOUNT	CAPITAL FUND AMOUNT	PUBLIC HOUSING TOTAL	HOUSING VOUCHERS 14.871	PIH FAMILY SELF - SUFF 14.896	DHAP 97.109	STATE AND LOCAL	TOTAL
70300	NET TENANT RENTAL REVENUE	106,470		106,470					106,470
70400	TENANT REVENUE - OTHER	15,915		15,915					15,915
70600	HUD PHA OPERATING GRANTS	150,195	40,751	190,946	13,566,281	87,324			13,844,551
	ACCURE NRA SHORTFALL				34,926				34,926
70610	CAPITAL GRANTS	-		-					-
70800	OTHER GOV'T GRANTS	-		-					-
	FSS FORFEITURE	-		-	48,312				48,312
71100	INVEST INCOME - UNRESTRICTED	-		-	533		3	114	650
71400	FRAUD RECOVERY	-		-	177,094				177,094
71500	OTHER REVENUE	3,492		3,492	11,085				14,577
	PORT IN REVENUE	-		-	3,075,850				3,075,850
	PORT IN ADMIN FEE	-		-	169,848				169,848
700	TOTAL REVENUE	276,072	40,751	316,823	17,083,929	87,324	3	114	17,488,193
91100	ADMIN. SALARIES	52,598		52,598	794,394	65,493			912,485
91200	AUDITING FEES	2,700		2,700	6,300				9,000
91300	MANAGEMENT FEES	-		-					-
91310	ACCOUNTING	-		-					-
91400	ADVERTISING & MARKETING	-		-					-
91500	BENEFITS-ADMIN.	21,830		21,830	266,330	21,831			309,991
91600	OFFICE EXPENSES	7,638		7,638	174,568				182,206
91700	LEGAL EXPENSES	410		410	8,062				8,472
91800	TRAVEL	3,196		3,196	2,108				5,304
91810	ALLOCATED OVERHEAD	-		-					-
91900	SUNDRY	-		-				285	285
	TOTAL ADMINISTRATIVE	88,372	-	88,372	1,251,762	87,324	-	285	1,427,743
92100	TENANT SERVICES-SALARIES	-		-					-
92200	RELOCATION COST	-		-					-
92300	BENEFITS-TENANT SERVICES	-		-					-
92400	TENANT SERVICES-OTHER	750		750					750
	TOTAL TENANT SERVICES	750	-	750	-	-	-	-	750
93100	WATER	21,135		21,135					21,135
93200	ELECTRIC	4,217		4,217					4,217
93300	GAS	26,442		26,442					26,442
93400	FUEL	-		-					-
93600	SEWER	23,943		23,943					23,943
	TOTAL UTILITIES	75,737	-	75,737	-	-	-	-	75,737
94100	MAINTENANCE-SALARIES	40,565		40,565					40,565
94200	MAINTENANCE MATERIALS	24,359		24,359	4,128				28,487
94300	GARBAGE AND TRASH	6,420		6,420					6,420
	HEATING & COOLING	1,678		1,678					1,678
	LANDSCAPE & GROUNDS	25,243		25,243					25,243
	UNIT TURNAROUND	-		-					-
	ELECTRICAL	-		-					-
	PLUMBING	14,941		14,941					14,941
	EXTERMINATION	1,058		1,058					1,058
	ROUTINE	-		-	119,477				119,477
	MISC. CONTRACTS	1,028		1,028					1,028
94500	BENEFITS-MAINTENANCE	16,468		16,468					16,468
	TOTAL MAINTENANCE	131,760	-	131,760	123,605	-	-	-	255,365
95100	PROTECTIVE SERV - LABOR	-		-					-
95200	PROTECTIVE SERV- OTHER CONTRACT	-		-					-
95300	PROTECTIVE SERV- OTHER	-		-					-
95500	BENEFITS - PROT SERVICES	-		-					-
	TOTAL PROTECTIVE SERVICES	-	-	-	-	-	-	-	-
96110	PROPERTY INSURANCE	8,659		8,659	2,239				10,898
96120	LIABILITY INSURANCE	1,911		1,911	9,518				11,429
96130	WORKMAN'S COMPENSATION	1,741		1,741	29,400				31,141
96140	ALL OTHER INSURANCE	36		36	551				587
96200	OTHER GENERAL EXPENSE	2,785		2,785	82,797				85,582
96210	COMPENSATED ABSENCES	2,955		2,955	3,454				6,409
96300	PILOT	3,375		3,375					3,375
96400	BAD DEBTS-TENANTS	4,039		4,039					4,039
	TOTAL GENERAL EXPENSES	25,501	-	25,501	127,959	-	-	-	153,460
96710	INTEREST EXP - MORTGAGE	-		-					-
97200	CASUALTY LOSSES - NON-CAP	-		-					-
97100	EXTRAORDINARY MAINTENANCE	-		-					-
	HAP PORT EXPENSE	-		-	3,075,850				3,075,850
97300	HAPS	-		-	12,536,916				12,536,916
	HAP ESCROW	-		-	125,289				125,289
97400	DEPRECIATION EXP	50,613		50,613	7,163		9,144		66,920
900	TOTAL EXPENSES	372,733	-	372,733	17,248,544	87,324	9,144	285	17,718,031
	NET OPERATIONS	(96,661)	40,751	(55,910)	(164,615)	-	(9,141)	(171)	(229,838)
10010	OPERATING TRANSFER IN	40,751		40,751					40,751
10020	OPERATING TRANSFER OUT	-	(40,751)	(40,751)					(40,751)
	NET AFTER TRANSFER	(55,910)	-	(55,910)	(164,615)	-	(9,141)	(171)	(229,838)
11020	MEMO - Required Annual Debt Principal Payment								
11030	BEGINNING EQUITY	388,382	-	388,382	111,520	-	83,128	252,054	835,084
11040	PRIOR PERIOD ADJUSTMENTS	-	-	-					-
	EQUITY TRANSFER	-	-	-					-
	ENDING EQUITY	332,472	-	332,472	(53,095)	-	73,987	251,883	605,246
11170	ADMIN FEE EQUITY (Section 8 HCV)								
11180	HAP EQUITY (Section 8 HCV)								
11190	UNIT MONTHS AVAILABLE	360			22,524				
11210	UNIT MONTHS LEASED	359			20,014				

JONESBORO HOUSING AUTHORITY
EQUITY / NRA COMPUTATION
SEPTEMBER 30, 2018

		A/C 2802 INVESTMENT IN FIXED ASSETS	A/C 2807 NRA RESTRICTED	A/C 2806 ADM UNRESTRICTED	TOTAL HCV		
BALANCE PER AUDIT - 10/1/2017		32,306.71	108,911.87	(29,698.57)	111,520.01		
<u>REVENUE</u>							
HAP GRANTS	A/C 3026	-	12,381,508.00		12,381,508.00		
HAP ADMIN	A/C 3027			1,184,773.00	1,184,773.00		
FSS GRANT	A/C 3029			87,323.90	87,323.90		
FRAUD COLLECTIONS	A/C 3301	-	88,546.66	88,546.66	177,093.32		
FSS FORFEITURE	A/C 3710	-	48,311.87		48,311.87		
PORT IN				3,075,850.00	3,075,850.00		
					-		
					-		
					-		
<u>INTEREST INCOME/OTHER</u>							
INTEREST INCOME - ADMIN	A/C 3300			533.85	533.85		
PORT ADMIN FEES EARNED	A/C 330001			169,847.69	169,847.69		
OTHER INCOME	A/C 3690	-	-	11,085.42	11,085.42		
					-		
<u>EXPENSE</u>		-	-	-	-	17,136,327.05	TOTAL REVENUE
HAP EXPENSE - HCV	A/C 471501	-	(12,536,915.68)		(12,536,915.68)		
HAP EXPENSE - UTILITY	A/C 471504	-	-		-		
HAP - HOMEOWNERSHIP	A/C 471503	-	-		-		
HAP EXPENSE - TENANT PROTECTION	A/C 471511	-	-		-		
HAP EXPENSE - TP UTILITIES	A/C 471514	-	-		-		
HAP EXPENSE - FSS ESCROW	A/C 471520	-	(125,289.00)		(125,289.00)	(15,738,054.68)	TOTAL HAP
HAP - VASH	A/C 471521	-	-		-		
HAP - VASH UTILITIES	A/C 471524	-	-		-		
PORT - IN				(3,075,850.00)	(3,075,850.00)		
					-		
<u>OPERATING EXPENSES</u>	A/C 4110-4800			(1,510,489.59)	(1,510,489.59)		
FSS COORDINATOR - SALARIES				(65,492.93)	(65,492.93)	(1,597,813.49)	TOTAL EXPENSE
FSS COORDINATOR - BENEFITS				(21,830.97)	(21,830.97)		
					-		
ANNUAL ADJUSTMENT TO IFA		(7,163.25)		7,163.25			
ACCRUE NRA SHORTFALL			34,926.28				
BALANCE PER BOOKS @ SEPT 30, 2018		25,143.46	(0.00)	(78,238.29)	(53,094.83)		AGREED TO PHA COMPUTATION
					-		
					-		

HOUSING AUTHORITY OF THE CITY OF JONESBORO
FINANCIAL DATA SCHEDULE – BALANCE SHEET
SEPTEMBER 30, 2017

	Project Total	14,896 PIH Family Self- Sufficiency Program	14,871 Housing Choice Vouchers	97,109 Disaster Housing Assistance Grant	2 State/Local	Subtotal	ELIM	Total
311 Bank Overdraft	\$0					\$0		\$0
312 Accounts Payable <= 90 Days	\$18,984		\$26,437			\$45,421		\$45,421
313 Accounts Payable >90 Days Past Due	\$0					\$0		\$0
321 Accrued Wage/Payroll Taxes Payable	\$0					\$0		\$0
322 Accrued Compensated Absences - Current Portion	\$1,866		\$7,306			\$9,172		\$9,172
324 Accrued Contingency Liability	\$0					\$0		\$0
325 Accrued Interest Payable	\$0					\$0		\$0
331 Accounts Payable - HUD PHA Programs								
332 Account Payable - PHA Projects	\$0					\$0		\$0
333 Accounts Payable - Other Government	\$2,325		\$100,644			\$102,969		\$102,969
341 Tenant Security Deposits	\$6,100					\$6,100		\$6,100
342 Unearned Revenue			\$0			\$0		\$0
343 Current Portion of Long-term Debt - Capital Projects/Mortgage								
344 Current Portion of Long-term Debt - Operating Borrowings	\$0					\$0		\$0
345 Other Current Liabilities	\$10,405					\$10,405		\$10,405
346 Accrued Liabilities - Other	\$0					\$0		\$0
347 Inter Program - Due To	\$0					\$0		\$0
348 Loan Liability - Current								
310 Total Current Liabilities	\$39,680	\$0	\$134,387	\$0	\$0	\$174,067		\$174,067
351 Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue								
352 Long-term Debt, Net of Current - Operating Borrowings	\$0					\$0		\$0
353 Non-current Liabilities - Other	\$0		\$161,981			\$161,981		\$161,981
354 Accrued Compensated Absences - Non Current	\$5,597		\$21,916			\$27,513		\$27,513
355 Loan Liability - Non Current								
356 FASB 5 Liabilities	\$0					\$0		\$0
357 Accrued Pension and OPEB Liabilities	\$46,391		\$513,533			\$559,924		\$559,924
350 Total Non-Current Liabilities	\$51,988	\$0	\$697,430	\$0	\$0	\$749,418		\$749,418
300 Total Liabilities	\$91,668	\$0	\$831,817	\$0	\$0	\$923,485		\$923,485
400 Deferred Inflow of Resources	\$5,191		\$66,998			\$72,189		\$72,189
508.4 Net Investment in Capital Assets	\$321,895	\$0	\$32,307	\$74,556	\$0	\$428,758		\$428,758
511.4 Restricted Net Position	\$0	\$0	\$108,912	\$10,216	\$0	\$119,128		\$119,128
512.4 Unrestricted Net Position	\$66,487	\$0	(\$29,699)	(\$1,644)	\$252,054	\$287,198		\$287,198
513 Total Equity - Net Assets / Position	\$388,382	\$0	\$111,520	\$83,128	\$252,054	\$835,084		\$835,084
600 Total Liabilities, Deferred Inflows of Resources and Equity - Net	\$485,241	\$0	\$1,010,335	\$83,128	\$252,054	\$1,830,758		\$1,830,758



U. S. Department of Housing and Urban Development

Region IV
Five Points Plaza
40 Marietta Street
Atlanta, Georgia 30303-2806

DEC 12 2018

Mr. Paul Wright
Executive Director
Housing Authority of the City of Jonesboro
P.O. Box 458
Jonesboro, Georgia 30237-0458

Dear Mr. Wright,

Thank you for completing your Section 8 Management Assessment Program (SEMAP) Certification for the Housing Authority of the City of Jonesboro (HACJ). We appreciate your time and attention to the SEMAP process. SEMAP enables HUD to better manage the Section 8 tenant-based program by identifying PHA capabilities and deficiencies related to the administration of the Section 8 program.

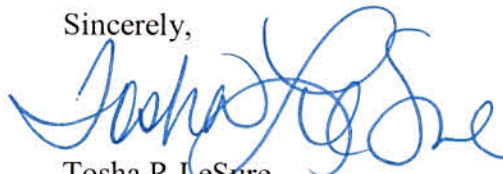
The HACJ's final SEMAP score for the fiscal year ended September 30, 2018 is **93** percent. This results in an overall performance of **High**. The following are your scores on each indicator:

Indicator	1	Selection from Waiting List	15
Indicator	2	Reasonable Rent	20
Indicator	3	Determination of Adjusted Income	20
Indicator	4	Utility Allowance Schedule	5
Indicator	5	HQS Quality Control	5
Indicator	6	HQS Enforcement	10
Indicator	7	Expanding Housing Opportunities	5
Indicator	8	Payment Standards	0
Indicator	9	Timely Annual Reexaminations	10
Indicator	10	Correct Tenant Rent Calculation	5
Indicator	11	Pre-Contract HQS	0
Indicator	12	Continuing HQS Inspections	10
Indicator	13	Lease-Up	20
Indicator	14	Family Self-Sufficiency	10
Indicator	15	Deconcentration Bonus	0

Please note that Indicator 8, HQS Payment Standards and Indicator 11, Pre-Contract HQS, received failed scores of 0 points. This score is based on information self-certified by the PHA. For each indicator with a zero rating, please provide our office with a written corrective action plan within 45 days of the date of this letter.

If you have any questions, please do not hesitate to contact Shonda Fleming, Portfolio Management Specialist at (678) 732-2748 or via email at shonda.l.fleming@hud.gov.

Sincerely,



Tosha R LeSure
Interim Director
Office of Public Housing

Capital Fund Program - Five Year Action Plan

Part I: Summary						
Housing Authority of the City of PHA Name/Number Jonesboro		Locality (City/County & State) Jonesboro, GA				
Development Number and Name	Work Statement for Year 1 FFY 2018	Work Statement for Year 2 FFY 2019	Work Statement for Year 3 FFY 2020	Work Statement for Year 4 FFY 2021	Work Statement for Year 5 FFY 2022	Revision No:
A. Name GA-228						
B. Physical Improvements Subtotal	Annual Statement					
C. Management Improvements						
D. PHA-Wide Non-dwelling Structures and Equipment						
E. Administration						
F. Other						
G. Operations		62,824	62,824	62,824	62,824	62,824
H. Demolition						
I. Development						
J. Capital Fund Financing - Debt Service						
K. Total CFP Funds		62,824	62,824	62,824	62,824	62,824
L. Total Non-CFP Funds	0	0	0	0	0	0
M. Grand Total	0	62,824	62,824	62,824	62,824	62,824

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 8/30/2011

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 8/30/2011

3 of 6

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 8/30/2011

form HUD-50075.2 (4/2008)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 8/30/2011

5 of 6

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 8/30/2011

form HUD-50075.2 (4/2008)

Part I: Summary		PHA Name: Housing Authority of the City of Jonesboro		Grant Type and Number Capital Fund Program Grant No.: Date of CFFP:		GA01P228501-18 Replacement Housing Factor Grant No:		FFY of Grant: 2018 FFY of Grant Approval:	
Type of Grant		☒ Original Annual Statement		☐ Reserve for Disasters/Emergencies		☐ Revised Annual Statement (revision no: 0)			
☐ Performance and Evaluation Report for Period Ending:		☐ Final Performance and Evaluation Report							
Line	Summary by Development Account	Total Estimated Cost		Revised ²		Obligated		Total Actual Cost ¹	
		Original						Expended	
1	Total non-CFP Funds								
2	1406 Operations (may not exceed 20% of line 21) ³	62,824.00							
3	1408 Management Improvements								
4	1410 Administration (may not exceed 10% of line 21)								
5	1411 Audit								
6	1415 Liquidated Damages								
7	1430 Fees and Costs								
8	1440 Site Acquisition								
9	1450 Site Improvement								
10	1460 Dwelling Structures								
11	1465.1 Dwelling Equipment - Nonexpendable								
12	1470 Non-dwelling Structures								
13	1475 Non-dwelling 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								
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment								
19	1502 Contingency (may not exceed 8% of line 20)								
20	Amount of Annual Grant: (sum of line 2 - 19)	62,824.00		0.00		0.00		0.00	
21	Amount of line 20 Related to LBP Activities								
22	Amount of line 20 Related to Section 504 Activities								
23	Amount of line 20 Related to Security - Soft Costs								
24	Amount of line 20 Related to Security - Hard Costs								
25	Amount of line 20 Related to Energy Conservation Measures								

¹ To be completed for the Performance and Evaluation Report.

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

³ PHAs with under 250 Units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part I: Summary			
PHA Name: Housing Authority of the City of Jonesboro		Grant Type and Number Capital Fund Program Grant No: GA01P228501-18 Date of CFFP:	
FFY of Grant: 2018 FFY of Grant Approval:		Replacement Housing Factor Grant No:	
Type of Grant ☒ Original Annual Statement ☐ Revised Annual Statement (revision no: 0) ☐ Performance and Evaluation Report for Period Ending: ☐ Final Performance and Evaluation Report			
Summary by Development Account		Total Estimated Cost	
Line		Revised²	
Signature of Executive Director		Signature of Public Housing Director	
Date		Date	
Total Actual Cost¹		Obligated	
Expended			

JONESBORO HOUSING AUTHORITY
SECTION 8 - HOUSING CHOICE VOUCHER (HCV)
2019 OPERATING BUDGET
FYE 09/30/2019

	FY 2018 Budget Original	Actual @ 7/31/2018 HCV	Projected Change	Projected 9/30/2018	FY 2018 Budget Revision #1	FY 2019 Budget
OPERATING RECEIPTS						
Operating Subsidy						
Section 8 Grants - Subsidy (HCV - HAP)	12,780,212	10,288,290	2,093,218	12,381,508	12,381,508	13,003,350
Section 8 Grants - Subsidy (HCV - Admin)	1,311,987	1,058,562	213,535	1,272,097	1,272,097	1,368,603
Total Operating Subsidy	14,092,199	11,346,852	2,306,753	13,653,605	13,653,605	14,371,953
Operating Income						
Interest Earned on Operating Reserves	-	-	-	-	-	-
Fraud Recovery (Admin)	43,000	72,252	17,352	89,604	89,650	87,000
Fraud Income (HAP)	43,000	72,252	17,352	89,604	89,650	87,000
Portability Income (Admin)	150,000	145,080	24,679	169,759	170,000	175,800
Interest on General Fund Investments (Admin)	300	368	74	442	445	500
Interest on General Fund Investments (HAP)	-	-	-	-	-	-
Other Income (Admin)	1,500	9,648	1,930	11,578	11,580	5,000
Homeowner Inspection Fees	-	-	-	-	-	-
Clayton County - CDBG / DPA Income	-	-	-	-	-	-
FSS Forfeit Income (HAP)	18,000	36,221	12,091	48,312	48,320	38,000
Total Operating Revenue	255,800	335,821	73,478	409,299	409,645	393,300
TOTAL OPERATING RECEIPTS	14,347,999	11,682,673	2,380,232	14,062,905	14,063,250	14,765,253
OPERATING EXPENSES						
ADMINISTRATION:						
Salaries	880,253	694,861	165,026	859,887	880,253	952,652
Legal Expense	1,000	26,521	2,541	29,062	29,100	5,000
Staff Training	8,000	450	3,500	3,950	4,000	6,000
Travel	6,500	650	2,557	3,207	3,500	5,000
Accounting Fees	3,500	2,850	500	3,350	3,500	3,500
Auditing Fees	6,400	5,250	1,050	6,300	6,400	6,400
Office Rent	42,500	33,182	7,763	40,945	42,400	42,500
Compensated Absence	2,000	-	2,000	2,000	2,000	3,000
Sundry	45,800	38,716	9,935	48,651	48,800	49,000
Office Supplies	27,000	28,612	6,383	34,995	35,000	36,000
Office Equipment	5,200	3,116	2,017	5,133	5,200	2,400
Office Equipment Maintenance	38,000	28,066	4,960	33,046	34,000	35,000
Computer Software	3,000	-	2,000	2,000	2,000	2,000
Computer Support Services (Hardware & Software)	13,000	7,317	3,683	11,000	12,000	13,000
Criminal Background	4,000	2,600	520	3,120	3,200	3,500
Total Administration Expense	1,086,153	872,211	214,437	1,086,648	1,111,353	1,164,952
TENANT SERVICES:						
Salaries	-	-	-	-	-	-
Recreation, Pubs & Other Services	-	-	-	-	-	-
Contract Costs, Training & Other	-	-	-	-	-	-
Resident Participation	-	-	-	-	-	-
TOTAL TENANT SERVICES	-	-	-	-	-	-
ORDINARY MAINTENANCE/OPERATIONS:						
Maintenance and Operations	500	0	500	500	500	500
Contract Labor	1,000	22	804	826	1,000	1,000
Materials	800	2,662	732	3,394	3,600	3,800
Contract Costs	123,000	87,390	36,158	123,548	123,600	129,800
Total Ordinary Maintenance and Operations	125,300	90,074	38,195	128,269	128,700	135,100
GENERAL EXPENSES:						
Insurance	42,650	30,205	11,000	41,205	42,650	43,270
Payment in Lieu of Taxes (PILOT)	-	-	-	-	-	-
Employee Benefit Contribution-FICA	67,339	52,383	13,398	65,781	67,339	72,878
Employee Benefit Contribution-Health,Dental,Retire	227,575	191,523	53,304	244,827	244,900	257,070
Employee Benefits Contributions - GUT	4,750	3,404	1,031	4,435	4,600	4,560
Collection Losses	-	-	-	-	-	-
Other General Expenses / Admin Fee	87,000	68,525	15,705	84,230	85,000	86,000
TOTAL GENERAL EXPENSES:	429,315	346,040	94,437	440,477	444,489	463,778
TOTAL OPERATING EXPENSES	1,640,768	1,308,325	347,069	1,655,395	1,684,542	1,763,830
NONROUTINE EXPENDITURES						
Extraordinary Maintenance	1,000	-	1,000	1,000	1,000	1,000
Casualty losses - non capitalized	1,000	-	1,000	1,000	1,000	1,000
Capital - Replacements	-	-	-	-	-	-
Capital - Betterments and Additions	-	-	-	-	-	11,625
TOTAL NONROUTINE EXPENDITURES	2,000	-	2,000	2,000	2,000	13,625
Prior Year Adjustments (6010)	-	-	-	-	-	-
TOTAL PR YR ADJUSTMENT	-	-	-	-	-	-
HAP EXPENDITURES						
Housing Assistance Payments (HCV)	12,706,881	10,397,028	2,148,217	12,545,245	12,545,245	12,904,920
FSS Escrow	87,000	106,559	18,730	125,289	125,289	126,000
TOTAL HAP EXPENDITURES	12,793,881	10,503,587	2,166,946	12,670,533	12,670,534	13,030,920
TOTAL REVENUE	14,347,999	11,682,673	2,380,232	14,062,905	14,063,250	14,765,253
TOTAL EXPENSES	14,436,649	11,811,912	2,516,016	14,327,929	14,357,076	14,808,375
NET INCOME(LOSS) AFTER PR YR ADJ	(88,650)	(129,239)	(135,784)	(265,024)	(293,826)	(43,122)
Debt Service / Replacement Reserve						
Debt Service - Principal	-	-	-	-	-	-
Debt Service - Interest	-	-	-	-	-	-
Replacement Reserve	-	-	-	-	-	-
NET INCOME(LOSS) AFTER DEBT / REPL RES	(88,650)	(129,239)	(135,784)	(265,024)	(293,826)	(43,122)

	09/30/17	09/30/17	09/30/18	09/30/18	09/30/19	09/30/19
	BEGINNING	AUDIT	NET INCOME /	ENDING	NET INCOME /	ENDING
EQUITY	EQUITY	AJE	(LOSS)	EQUITY	(LOSS)	EQUITY
HCV RETAINED EARNINGS - ADMIN	\$92,633.57	(\$62,935.00)	(\$113,915.00)	(\$84,216.43)	(\$140,552.00)	(\$224,768.43)
DVP RETAINED EARNINGS - ADMIN	\$0.00		\$0.00	\$0.00	\$0.00	\$0.00
HCV RETAINED EARNINGS - HAP	(\$108,911.87)		(\$151,109.00)	(\$260,020.87)	\$97,430.00	(\$162,590.87)
DVP RETAINED EARNINGS - HAP	\$0.00		\$0.00	\$0.00	\$0.00	\$0.00
TOTAL EQUITY	(\$16,278.30)	(\$62,935.00)	(\$265,024.00)	(\$344,237.30)	(\$43,122.00)	(\$387,359.30)
HCV RETAINED EARNINGS - ADMIN NET PENSION	\$351,192.12		(\$113,915.00)	\$237,277.12	(\$140,552.00)	\$96,725.12

JONESBORO HOUSING AUTHORITY
LOW RENT PUBLIC HOUSING
2019 OPERATING BUDGET
FYE 09/30/19

	FY 2018 BUDGET ORIGINAL	Actual @ 7/31/2018	Projected Change	Projected 9/30/2018	FY 2018 BUDGET REVISION #1	FY 2019 BUDGET
OPERATING RECEIPTS						
Operating Subsidy						
PHA Grants - Subsidy PH	131,883	124,336	25,859	150,195	150,195	155,130
PHA Grants - Subsidy CFP - 17 (1406)	40,522	40,751	0	40,751	40,751	40,751
PHA Grants - Subsidy CFP - 18 (1406)	-	-	-	-	-	62,109
PHA Grants - Subsidy CFP - 19 (1406) / 1450	-	-	-	-	-	62,109
Total Operating Subsidy	172,405	165,087	25,858	190,946	190,946	320,099
Operating Income						
Dwelling Rental	82,000	88,976	17,795	106,771	106,800	108,800
Excess Utilities	3,100	4,023	805	4,828	5,150	5,500
Non-Dwelling Rental	11,800	9,820	1,980	11,800	11,800	11,800
Interest on General Fund Investments	10	-	10	10	10	10
Assessments - Homewoners	-	-	-	-	-	-
Other Income	5,200	3,104	621	3,725	3,750	4,200
Total Operating Revenue	102,110	105,923	21,211	127,134	127,510	130,310
TOTAL OPERATING RECEIPTS	274,515	271,010	47,070	318,080	318,456	450,409
OPERATING EXPENSES						
ADMINISTRATION:						
Salaries	53,923	42,367	10,952	53,319	53,923	59,507
Legal Expense	3,500	410	2,090	2,500	2,500	3,500
Staff Training	4,600	-	2,500	2,500	3,500	4,000
Travel	3,000	1,909	1,307	3,216	3,300	3,500
Accounting Fees	3,000	5,850	(2,722)	3,128	3,300	3,500
Auditing Fees	2,800	4,950	(2,050)	2,900	2,900	3,000
Office Rent	-	-	-	-	-	-
Compensated Absence	500	-	1,800	1,800	1,800	2,500
Sundry	5,800	3,327	965	4,292	4,300	4,800
Office Supplies	750	41	309	350	400	500
Office Equipment	1,000	-	600	600	600	1,000
Office Equipment Maintenance	300	-	300	300	300	300
Computer Software	200	-	200	200	200	200
Computer Support Services (Hardware & Software)	500	-	500	500	500	500
Criminal Background	60	-	40	40	40	60
TOTAL ADMINISTRATION EXPENSE	79,933	58,854	16,792	75,646	77,563	86,867
TENANT SERVICES:						
Salaries	-	-	-	-	-	-
Recreation, Pubs & Other Services	100	-	100	100	100	100
Contract Costs, Training & Other	500	-	500	500	500	500
Resident Participation	750	750	-	750	750	750
TOTAL TENANT SERVICES	1,350	750	600	1,350	1,350	1,350
UTILITIES:						
Water	18,270	26,112	269	26,381	27,000	25,000
Electricity	4,670	3,639	728	4,367	4,670	4,900
Gas	30,800	24,353	4,871	29,224	30,800	30,700
Fuel	-	-	-	-	-	-
Other Utilities Expense	16,510	28,295	(723)	27,572	27,600	25,000
TOTAL UTILITIES	70,249	82,399	5,145	87,544	90,070	85,600
ORDINARY MAINTENANCE/OPERATIONS:						
Salaries - Labor	40,965	32,922	7,584	40,506	40,965	42,950
Materials	22,445	19,310	3,862	23,172	23,500	25,330
Contract Costs	44,600	33,148	9,130	42,278	42,500	46,500
TOTAL ORDINARY MAINT/OPERATIONS	108,012	85,380	20,576	105,956	106,965	114,780
PROTECTIVE SERVICES:						
Labor	-	-	-	-	-	-
Materials	-	-	-	-	-	-
Contract Costs	-	-	-	-	-	-
TOTAL PROTECTIVE SERVICES	-	-	-	-	-	-
GENERAL EXPENSES:						
Insurance	9,520	9,030	1,806	10,836	10,900	11,400
Payment in Lieu of Taxes (PILOT)	1,500	-	2,350	2,350	2,350	2,500
Employee Benefits Contributions	36,533	29,205	8,841	38,046	38,100	41,100
Collection Losses	4,300	3,248	650	3,898	4,000	4,300
Other General Expenses	4,700	1,478	1,296	2,774	3,000	4,700
TOTAL GENERAL EXPENSES:	56,553	42,961	14,942	57,903	58,350	63,999
TOTAL OPERATING EXPENSES	316,096	270,344	58,055	328,399	334,298	352,596
NONROUTINE EXPENDITURES						
Extraordinary Maintenance	2,000	-	2,000	2,000	2,000	2,000
Extraordinary Maintenance - CFP 2007	-	-	-	-	-	-
Casualty losses - non capitalized	-	-	-	-	-	-
Capital - Replacements	4,240	-	2,500	2,500	2,500	4,240
Capital - Betterments and Additions	-	-	-	-	-	86,938
TOTAL NONROUTINE EXPENDITURES	6,240	-	4,500	4,500	4,500	93,178
Prior Year Adjustments (6010)	-	-	-	-	-	-
TOTAL PR YR ADJUSTMENT	-	-	-	-	-	-
TOTAL REVENUE	274,515	271,010	47,070	318,080	318,456	450,409
TOTAL EXPENSES	322,336	270,344	62,555	332,899	338,798	445,774
NET INCOME/(LOSS) AFTER PR YR ADJ	(47,821)	666	(15,485)	(14,819)	(20,342)	4,635
Debt Service / Replacement Reserve						
Debt Service - Principal	-	-	-	-	-	-
Debt Service - Interest	-	-	-	-	-	-
Replacement Reserve	-	-	-	-	-	-
NET INCOME/(LOSS) AFTER DEBT / REPL RES	(47,821)	666	(15,485)	(14,819)	(20,342)	4,635

	09/30/17	09/30/18	09/30/18	09/30/19	09/30/19
	BEGINNING	NET INCOME/	ENDING	NET INCOME	ENDING
EQUITY	EQUITY	(LOSS)	EQUITY	(LOSS)	EQUITY
PH RETAINED EARNINGS	\$66,487.28	(14,819)	\$51,668	4,635	\$56,304
TOTAL EQUITY	\$66,487.28	(\$14,819)	\$51,668	\$4,635	\$56,304
PH RETAINED EARNINGS NET PENSION LIABILITY	\$157,135.00	(14,819)	\$142,316	4,635	\$146,952