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Board of Commissioners
Douglas Jones, *Chairperson*
Kenneth Frazier, *Co-Chairperson*
Colbert Lovett, *Commissioner*
Robyn Bussey, *Commissioner*
Andreana Jackson, *Commissioner*

Michael Spann
Executive Director

September 26, 2025

To: The Board of Commissioners of the Housing Authority of the City of East Point, GA

From: Michael Spann, Executive Director

Re: September 30, 2025 Annual and Regular Board Meeting

Dear Commissioners:

The annual and regular board meeting of the Board of Commissioners of the Authority will be held Tuesday, September 30, 2025, at 5:30 PM **in-person** at 3056 Norman Berry Drive (Central Office). Please use the side entry, Community and Training room.

Included with this communication are the agendas and board packets for the meeting.

I look forward to seeing you on Tuesday!

Sincerely,

Michael Spann
Secretary, Board of Commissioners
Executive Director



THE HOUSING AUTHORITY OF THE CITY
OF EAST POINT, GEORGIA

ANNUAL MEETING AGENDA

September 30, 2025

1.

Call to Order/Roll Call

2.

Motion to adopt the Agenda for the September 30, 2025 Annual Meeting

3.

New Business:

3.1

Nominations for position of Chair of the Board of Commissioners

3.2

Vote for the position of Chair of the Board of Commissioners

3.3

Nominations for position of Vice-Chair of the Board of Commissioners

3.4

Vote for the position of Vice-Chair of the Board of Commissioners

3.5

Motion to adjourn Annual Meeting

September 30, 2025

**Regular Meeting of the Board of Commissioners of the
Housing Authority of the City of East Point, GA**

5:30 PM

3056 Norman Berry Drive, East Point, GA

MISSION STATEMENT

It is the mission of the East Point Housing Authority to provide and encourage the development of quality affordable housing for individuals and families while promoting self-sufficiency and neighborhood revitalization.

1. Call to Order/Roll Call

1.1 Ms. Bussey, Mr. Calloway, Mr. Frazier, Ms. Jackson, Mr. Jones, Dr. Lovett

1.2 Moment of Silence/Prayer

2. Motion to adopt the Agendas for September 30, 2025 Regular Board Meeting

3. Welcome Vecino Group Representative Wesley Brown, Director of Development - Southeast

Comment: Presentation by the Vecino Group

4. Old Business

4.1 Motion to approve minutes of August 26, 2025 Regular Board Meeting

Comment: Minutes of the August 26, 2025 Regular Board Meeting will be distributed prior to board meeting.

4.2 Public Housing Update

Comment: Mr. Spann will provide an update as it relates to Martel and Hurd Homes property.

Receive comments from Mr. Spann

4.3 Aya Tower Property Update

Comment: Mr. Spann will provide an update as it relates to the Aya Tower property.

Receive comments from Mr. Spann, and/or Mrs. Furin

4.4 Hillcrest Homes Update

Comment: Mr. Spann will provide an update as it relates to Hillcrest Homes.

Receive comments from Mr. Spann, and/or Mrs. Furin

4.5 East Point Community & Economic Development Corporation (EPCEDC) Update

Comment: Mr. Spann will provide an update as it relates to EPCEDC.

Receive comments from Mr. Spann and/or Mrs. Furin

4.6 Norman Berry Village (NBV) Update

Comment: Mr. Spann will provide an update on Norman Berry Village. Reference Tab item #5.3.

Receive comments from Mr. Spann and/or Mrs. Furin

5. New Business

5.1 Solicitation of Public Comment

Comment: Public comment(s) will be taken according to the sign-in sheet

5.2 Executive Director Reports

Comment: Mr. Spann will provide insight and answer questions regarding financial and program reports, strategic plan updates and other agency issues. The Executive Director Report includes activity for the month of August 2025, and Financials for the month of June 2025. All reports were previously distributed with the board package.

Receive comments from Mr. Spann

5.3 Approve Resolution No. 2025-09-01 for Required Updates to Admissions and Continued Occupancy Policy (ACOP)

Discuss required updates to the ACOP. Required updates were previously distributed. Vote needed from board to approve changes to existing ACOP. Resolution and any attachments will be distributed prior to board meeting.

Receive comments from Mr. Spann, Ms. Wilkins and/or Mrs. Furin.

5.4 Approve Resolution No. 25-09-02 Related to Norman Berry Village

Comment: Resolution approving the Housing Authority of the City of East Point, Georgia and the East Point Community and Economic Development Corporation, Inc being sole member/manager of authority's member of the General Partner. Resolution and any attachments will be distributed prior to board meeting.

Receive comments from Mr. Spann

5.5 Discuss 2026 Operating Budget; and Approve Resolution No. 25-10-03, Proposed EPHA Annual Operating Budget for FY 2026 (10/1/25- 9/30/26)

Comment: Mr. Spann will discuss and answer questions concerning the proposed 2026 operating budget. The budget is based on anticipated subsidy, other sources of anticipated revenue, and anticipated expenses for the Public Housing and Housing Choice Voucher programs. Resolution and any attachments will be distributed prior to board meeting.

Receive comments from Mr. Spann

5.6 Approve Resolution No. 25-10-04 writing off bad debt (Tenants' Accounts Receivable)

Comment: Periodically it becomes necessary to correct Public Housing tenant accounts by identifying such accounts have a high probability of being uncollected and have been turned over to collections. Resolution and any attachments will be distributed prior to board meeting.

Receive comments from Mr. Spann

5.7 Approve Resolution Number 25-10-05 Property Disposition "Write-off Appliances"

Comments: Declaring certain property to be excess and obsolete and concurring in the determination that the property has no value other than scrap value and approving the disposition of the property for cost of removal. Non-operable appliances have been stripped for useable parts and the remaining shells need to be disposed of for scrap value. Resolution and any attachments will be distributed prior to board meeting.

Comment: Receive comments from Mr. Spann

5.8 Motion to enter into Executive Session

5.9 Motion to reconvene in Open Public Session

5.10 Motion to Adjourn

EAST POINT HOUSING AUTHORITY
STATEMENT OF FINANCIAL POSITION
Aug-25

Public Housing Assets		Aug-25	Jul-25	+/- Prior Month
Public Housing Bank Balance	(1)	370,751	284,064	\$ 86,687
Line of Credit Control (Capital Fund Program)	(2)	119,564	119,564	\$ -
Line of Credit Control (Operating Fund)	(3)	333,160	149,938	\$ 183,222
Public Housing Assets		823,475	553,566	\$ 269,909
Housing Choice Voucher Assets		Aug-25	Jul-25	
Housing Choice Voucher Bank Balance		756,085	702,288	\$ 53,797
Total HCV Assets	(4)	756,085	702,288	\$ 53,797
Other Assets		Aug-25	Jul-25	
Land Fund (PH)		1,490,705	1,490,705	\$ -
FSS Escrow (HCV & PH)		309,626	368,187	\$ (58,561)
PH-FSS/ROSS		63,538	63,538	\$ -
Revolving (pass through only)	(5)	115,052	397,087	\$ (282,035)
Total Other Restricted Assets:		1,978,921	2,319,517	\$ (340,596)
				\$ -
Total Federalized Restricted Assets		3,558,481	3,575,371	\$ (16,890)
Non-Federalized Assets		Aug-25	Jul-25	+/- Prior Month
Enterprise Fund	(6)	1,238,911	1,229,269	\$ 9,642
Bank OZK (East Point Community & Economic Development)	(7)	97,581	97,581	\$ -
Bank OZK (EPCEDC)	(8)	5,723	5,208	\$ 515
Bank OZK (Collection II)		3,495	3,495	\$ -
MBS (Multi-Bank Securities-EPHA)	(9)	489,835	488,809	\$ 1,026
MBS (Multi-Bank Securities-FAIRBURN)		100,545	100,281	\$ 264
NBV 5-Yr PH (monthly subsidy)		\$ 5,818	\$ 3,044	\$ 2,774
Total Unrestricted Assets:	10	1,936,090	1,924,643	\$ 11,447
Grand Total Net Assets:	(11)	5,494,571	5,500,014	\$ (5,443)

(1) Public Housing bank balance as of August 31, 2025

(2) Electronic Line of Credit Control (ELOCC - Capital Funds) in HUD system as of August 31, 2025

(3) Reflects Operating Fund in ELOCC as of August 31, 2025

(4) Housing Choice Voucher (HCV) bank balance as of August 31, 2025

(5) Revolving Fund balance per bank statement as of August 31, 2025

(6) Enterprise Fund bank balance as of August 31, 2025; \$890.49 Interest Earned-MBS Securities 8/4/25; \$7,105.31 MBS Securities Deposit 8/4/25; Wingate Management Co. LLC \$1,646.91

(7) EPCEDC funds at Bank OZK as of August 31, 2025

(8) EPCEDC funds at Bank OZK as of August 31, 2025

(9) EPHA funds at MBS (Multi-Bank Securities) as of August 31, 2025

(10) Total Unrestricted (Non-Federalized) Assets consist of funds earned through the revenue-producing activities of the authority.

(11) Grand Total Net Assets are a combination of both Federalized and Non-Federalized (Unrestricted) Assets

EXECUTIVE DIRECTOR'S REPORT – AUGUST 2025

DEVELOPMENT

NORMAN BERRY VILLAGE (Notes from OneStreet Residential Development team):

Milestones:

- Building permit received: September 18, 2025
- Target for construction loan closing: October 15, 2025
- Developer Fee payment to EPHA at closing: \$205,000

Accomplishments:

- Capital partner due diligence is ongoing with weekly coordination between all parties.
- The Freddie Mac forward commitment for the permanent loan is the critical path to closing.
- The building permit application was approved by City of East Point and the permit has been issued.
- OneStreet and the Contractor have finalized the renovation budget and Owner – Contractor agreement.
- The resident relocation and construction phasing plan has been finalized.
- OneStreet Management continues to communicate with residents and has hired a full-time relocation specialist and recertification specialist to support residents during the renovation.
- **HILLCREST SENIOR APARTMENTS:** Developer fee (Phase I) and tax obligation (\$106.5k) to EPHA remain outstanding, along with Asset Management fees for all operating years (4 years). EPHA staff are in receipt of audits from Hillcrest I & II as well as Financials through June 2025. Town Hall meeting with Hillcrest I & II residents and local government officials scheduled for September 9, 2025.
- **AYA TOWER:** Ongoing meetings with United Health Care, Morehouse School of Medicine, and Grady Health Systems; looking to establish collaborative health care offerings for residents at Aya Tower.
- Requested financials and audits from Vecino for Aya tower
- **MARTEL/HURD HOMES:** Unit renovations including 8 vacant townhomes at Martel Homes ongoing; window installation completed.
- Architect under contract for Hurd and Martel burn units and will deliver initial plans in early October
- **GATEWAY AT EAST POINT:** East Point Housing Authority is 10% owner of Gateway (Norman Berry Dr & Cleveland Ave). Town Hall meeting with residents and local government officials scheduled for September 23, 2025.
- **1586 CONNALLY DRIVE (OFF ROAD ATLANTA):** Application for East Point City's Streetscape Grant was submitted in March with an announcement expected in May 2025; no announcement as of May 31, 2025. Community study/survey for building use in planning and ongoing: Resident Services Coordinator in process of conducting survey of Aya Tower residents and public for ideas on possible uses for 1586 Connally Drive. Met with City of East Point Arts Director (C Swain) regarding city's input on space use.

EAST POINT COMMUNITY AND ECONOMIC DEVELOPMENT CORPORATION (EPCEDC)

- 2964 Randall Street parcel is fenced, and landscape is being maintained
- 1654 Connally Drive property is currently leased as of August 2025
- 1354 Gus Thornhill Jr. currently leased as of August 2025

Property Address	Date Acquired	Rental Status (Occupied or Vacant)	AFFORDABLE Housing Type	Monthly Rent	HAP Portion (If Choice Voucher)	Status (Vacant Land/ Improved)	Lease Expiration Date
1654 Connally Dr.	May 2020	Occupied Aug. 2025	< 80% AMI	\$1,792		Improved	8/14/2026
2864 Randall St.	Mar. 2021					Vacant Land	
1354 Gus Thornhill Jr. Dr.	Oct. 2021	Aug. 2025	< 80% AMI	\$1,740		Improved	8/15/2026

- The Board of Directors (Board) of the East Point Community and Economic Development Corporation, Inc. (EPCEDC) met on Tuesday, August 26, 2025 at the main office of the HACEPG, 3056 Norman Berry Drive, East Point, GA 30344, at 4:50PM for a regular meeting. The last meeting was the Annual meeting on May 14, 2025.

COMMUNITY PARTNERS

Heart Filled Helping Hands, Inc.,

- Approved to provide hot meals for the children of the Afterschool program.

Future Seekers Inc. (FSI)

- Future Seekers kicked off Fall 2025 After School programming for Middle & High School, grades 6-12; currently serving fourteen (14) children as of 8/31/2025; actively recruiting new students

Star-C

- Star-C providing After School academic enrichment and homework help for students in grades K-5.

Mount Paran Church

- Mount Paran on site each Tuesday evening for Bible Study; currently averaging 18-20 residents per week

Resident Council

- Resident Council attended GAHRA's 2025 Resident Leadership Development Conference "R.I.S.E.:" Resilience, Identity, Strength and Empowerment. The conference was held in North Augusta, SC. The purpose of the conference is to provide opportunities for personal development in addition to enhancing leadership skills that will enable residents and housing authorities to work together to improve the quality of life for families residing in public housing.

TRAINING

- Staff attended SHRM Georgia State Council webinar, Empowering Compliance: A Strategic Guide to Associate Development in 2025.
- Staff completed Admissions and Continued Occupancy Policy (ACOP) training

HUD NEWS

PHADA ADVOCATE – September 17, 2025

- Congress must act by September 30 to avoid a shutdown, with a continuing resolution (CR) becoming increasingly likely. The sharp political divides are expected to make negotiations especially challenging.
- Congress dismissed the Administration's sweeping State Rental Assistance Program (SRAP) proposal, which sought to block grant rental programs and slash resources by \$26 billion.
- The House bill cuts key HUD programs deeply—slashing public housing capital funds by 28.6% and reducing operating funds—while the Senate holds capital funding steady and cuts operating funds by 11%.
- Voucher renewals are at risk. Even the Senate's 5.7% increase for renewals falls short, while the House's flat renewals and fee cuts would further undermine voucher use and put families at risk.
- Other HUD programs, including HOME, CDBG, and resident self-sufficiency initiatives like FSS and ROSS, face major cuts under the House plan, while the Senate generally maintains funding.

FY 26 House Proposed Budget for Selected HUD Accounts (IN \$MILLIONS)

	FY 25 ENACTED	FY 26 PHADA RECOM- MENDED	FY 26 WHITE HOUSE PROPOSED	FY 26 HOUSE PROPOSED	FY 26 SENATE PROPOSED	% CHANGE FY 25 ENACTED TO SENATE PROPOSED
Public Housing Operating Fund	\$5,476	\$5,720	\$36,200 for these programs and others under a State Rental Assistance Program (SRAP)	\$4,975	\$4,873	-11.0%
Public Housing Capital Fund	\$3,200	\$5,000		\$2,286	\$3,200	—
Public Housing Shortfall	\$25	\$580		\$25	\$214	+756%
Voucher Contract Renewals	\$32,141	\$35,639		\$32,145	\$33,974	+5.7%
Voucher Administrative Fees*	\$2,741	\$3,445		\$1,945	\$2,876	+4.9%
Tenant Protection Vouchers	\$337	\$500		\$375	\$430	+27.6%
Project Based Rental Assistance	\$16,490	\$17,950		\$16,727	\$17,800	+7.9%
Incremental Vouchers	\$45	\$241	\$25	\$30	\$45	—
Choice Neighborhoods	\$75	\$300	\$0	\$0	\$40	-46.7%
HOME	\$1,250	\$2,000	\$0	\$0	\$1,250	—
CDBG	\$3,300	\$4,200	\$0	\$3,300	\$3,100	-6.1%
FSS	\$141	\$200	\$0	\$125	\$156	+10.6%
ROSS	\$40	\$40	\$0	\$35	\$45	+12.5%
Jobs-Plus	\$15	\$15	\$0	\$15	\$10	-33.3%

*Less fees for special purposes.

The FY 26 Budget requests funding for a new State Rental Assistance program, which would provide HUD funding directly to states (FY 26 WH Proposed).
\$30 million for emergency capital needs with \$10 million set-aside for safety/security (FY 26 House Proposed).

	A	B	C	D	E	F	G	H	I	J	K	L	M	N
AMOUNT UTILITY PYMTS. \$	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TENANTS RECEIVING UTILITY PYMT.-Hurd #	0	0	0	0	0	0	0	0	0	0	0	0	0	0
AMOUNT UTILITY PYMTS. \$	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
NORMAN BERRY VILLAGE														
Units Online	12	12	12	12	12	12	12	12	12	12	12	12	12	12
Units Leased	9	9	9	9	9	10	10	10	10	10	10	10	11	12
Units Vacant	3	3	3	3	3	2	2	2	2	2	2	2	1	0
NORMAN BERRY SUBSIDY	\$5,818	\$3,044	\$3,044	\$3,044	\$3,314	\$3,314	\$3,192	\$3,192	\$2,687	\$2,687	\$2,687	\$2,873	\$2,924	
# INTERIM CERTIFICATIONS Processed EPHA	3	6	12	13	16	13	171	6	8	12	13	15		
# ANNUAL RECERTIFICATIONS Processed EPHA	12	9	16	22	13	16	15	9	18	15	22	9		
PIC Submission To HUD														
Public Housing East Point	20	22	32	41	22	0	171	14	29	29	46	0		
Total PIC Fatal Errors														
East Point Housing	2	1	6	4	0	0	0	3	0	2	6	0		
Prepaid Debits Cards-PH														
Participants	52	53	51	47	52	51	52	52	52	51	48	48		
Amount	\$8,498	\$8,498	\$7,802	\$7,309	\$7,953	\$7,829	\$8,269	\$8,332	\$8,332	\$8,517	\$7,577	\$8,222		
HCV FAMILY SELF SUFFICIENCY														
FSS Participants	30	30	30	26	26	28	24	24	21	25	25	26		
FSS Participant Terminations/End of Program	0	0	0	0	1	1	0	0	0	2	1	0		
FSS Participant Ports	0	0	0	0	0	0	0	0	0	0	0	0		
Target Participation Number	40	40	40	75	75	75	75	75	75	75	75	75		
Unemployed	10	9	9	8	7	11	9	9	7	7	7	4		
New Employment	0	0	0	0	3	0	1	0	0	0	0	2		
Disabled	4	3	4	4	4	5	0	0	4	4	4	3		
FSS Graduates	1	1	0	0	0	1	1	0	0	2	0	0		
Escrow Accounts Active	13	14	14	10	9	9	10	11	12	14	14	14		
% Of Active Accounts Earning Escrow	43%	47%	47%	38%	35%	32%	42%	46%	57%	56%	56%	54%		
% Of Accounts Not Earning Escrow	57%	53%	53%	62%	65%	68%	58%	54%	43%	43%	44%	46%		
Monthly Contribution	\$6,415	\$6,903	\$6,882	\$5,511	\$5,260	\$5,509	\$6,076	\$6,430	\$6,258	\$6,693	\$7,366	\$5,771		
Escrow Disbursed	\$43,317	\$26,801	\$1,066	\$0	\$0	\$33,346	\$4,205	\$0	\$0	\$16,918	\$0	\$0		
Escrow Loss	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,283	\$0	\$0		
Interest Added	\$0	\$0	\$26	\$0	\$0	\$21	\$0	\$0	\$23	\$0	\$0	\$0		
Tenant Account Adjustment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1	\$0	\$0		
Total HCV FSS Escrow	\$99,695	\$136,597	\$156,495	\$130,653	\$145,142	\$139,882	\$167,698	\$165,827	\$159,397	\$153,116	\$177,023	\$169,607		
Enrolled in Higher Ed/GED	2	2	2	2	2	1	2	0	0	0	0	0		
Higher Education Graduate	0	0	0	0	0	0	0	0	0	0	0	0		
GED Earned	0	0	0	0	0	0	0	0	0	0	0	0		
Vocational Training Program	0	0	0	0	5	5	0	0	0	0	0	0		
Vocational Training Program Graduate	0	0	0	0	0	0	0	0	0	0	0	0		
PUBLIC HOUSING FAMILY SELF SUFFICIENCY														
FSS Participants	32	35	36	34	33	33	33	33	34	34	34	33		
FSS Participant Terminations/End of Program	1	2	0	0	0	1	1	1	0	0	0	0		
Target Participation Number	35	35	35	35	35	35	35	35	35	35	35	35		
Unemployed	12	13	9	7	6	9	11	14	12	12	10	10		
New Employment	0	0	0	0	3	1	1	0	0	0	1	0		
Disabled	2	2	1	1	1	3	4	4	2	3	3	3		
FSS Graduate	1	3	0	0	0	1	0	1	0	0	0	0		
Escrow Accounts Active	15	20	18	16	15	15	16	15	16	16	18	19		
Escrow Accounts Total (includes Inactive Escrows)	22	27	26	26	25	25	26	26	26	26	26	26		
Monthly Contribution	\$7,108	\$7,506	\$7,559	\$6,833	\$6,412	\$6,834	\$8,401	\$7,678	\$8,019	\$8,019	\$9,733	\$10,185		
Escrow Disbursed	\$13,442	\$12,986	\$0	\$0	\$0	\$0	\$913	\$0	\$0	\$0	\$2,014	\$2,207		
Escrow Loss	\$305	\$0	\$2,000	\$0	\$5,000	\$12,865	\$18,753	\$3,002	\$0	\$0	\$0	\$0		
Interest Added	\$0	\$0	\$33	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$33		
Tenant Account Adjustment	\$0	\$0	\$0	\$0	\$0	\$33	\$0	\$0	\$33	\$0	\$0	\$314		
Total PH FSS Escrow	\$206,125	\$212,764	\$218,244	\$212,652	\$205,819	\$204,410	\$210,408	\$221,673	\$216,997	\$208,945	\$200,926	\$193,207		
Enrolled in Higher Ed/GED	2	2	1	1	1	1	0	0	0	0	0	0		
Higher Education Graduate	0	0	0	0	0	0	0	0	0	0	0	0		
GED Earned	0	0	0	0	0	0	0	0	0	0	0	0		
Vocational Training Program	3	1	5	5	5	5	5	2	2	2	2	2		
Vocational Training Program Graduate	0	0	0	0	0	0	0	0	0	0	0	0		
VASH VOUCHERS AWARDED														
VASH VOUCHERS AWARDED	75	75	50	50	50	75	50	50	50	50	50	50		
VASH VOUCHERS LEASED	47	46	45	44	45	45	46	45	45	45	46	45		
VASH VOUCHERS ISSUED	4	0	1	2	0	4	1	0	2	2	1	0		
VASH VOUCHERS SEARCHING	4	1	1	1	2	3	1	0	2	2	1	0		
INSPECTIONS PENDING RTAs SUBMITTED	0	0	0	2	0	0	0	1	2	2	0	1		
VASH VOUCHERS AVAILABLE	29	29	1	2	27	26	2	3	3	3	2	3		
VASH VOUCHERS TERMINATED / EOP	1	1	1	0	1	2	0	1	1	1	0	0		
VASH VOUCHERS PORTED	0	0	0	0	0	1	0	1	0	0	0	0		
INFORMATION TECHNOLOGY														
WORKFLOW ALLOCATION %'s														
PUBLIC HOUSING	5%	5%	5%	10%	10%	10%	10%	10%	0%	10%	10%	10%		
HOUSING CHOICE VOUCHER	5%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%		
COMPLIANCE	0%	0%	0%	0%	0%	0%	0%	10%	10%	10%	0%	0%		
INFORMATION TECHNOLOGIES	40%	35%	35%	30%	20%	30%	30%	10%	10%	10%	5%	30%		
ADMINISTRATION/EXECUTIVE OFFICE	50%	50%	50%	50%	60%	50%	50%	60%	70%	70%	75%	50%		
LANDLORD PORTAL PARTICIPATION	1225	1212	1212	1208	1194	1186	1178	1173	1155	1149	1056	1046		
STAFFING														
FULL TIME EMPLOYEES	12	15	15	16	16	17	17	17	17	17	15	15		
PART TIME EMPLOYEES	1	0	0	2	2	1	2	1	1	1	1	1		
CONTRACT EMPLOYEES	2	2	2	3	3	3	3	3	3	3	3	3		
TEMP EMPLOYEE	0	0	0	0	0	0	0	0	0	0	1	1		
NEW EMPLOYEES	0	0	0	0	0	0	0	0	0	0	0	0		
OPEN POSITIONS	2	1	1	0	0	0	0	0	0	0	1	2		
PAYROLL HOURS MONTHLY REPORT														
Maintenance Hours Overtime	10	14	11	9	9	7	6	7	9	18	17	5		
Maintenance Hours Double Time	0	0	0	0	0	0	0	0	0	0	0	0		
Admin Staff Hours Overtime	0	0.25	1	2.5	0	0	0	0	0	0	0	0		
Admin Staff Hours Double Time	0	0	0	0	0	0	0	0	0	0	0	0		

Name	Check Number	Date	Amount	Notes
Utility Check	14132	08/05/2025	\$203.00	
Utility Check	14133	08/05/2025	\$203.00	
Utility Check	14134	08/05/2025	\$203.00	
Utility Check	14135	08/05/2025	\$28.00	
Utility Check	14136	08/05/2025	\$149.00	
Utility Check	14137	08/05/2025	\$203.00	
Utility Check	14138	08/05/2025	\$172.00	
Utility Check	14139	08/05/2025	\$49.00	
Utility Check	14140	08/05/2025	\$20.00	
Utility Check	14141	08/05/2025	\$3.00	
Utility Check	14142	08/05/2025	\$190.67	
Utility Check	14143	08/05/2025	\$203.00	
Utility Check	14144	08/05/2025	\$208.00	
Utility Check	14145	08/05/2025	\$203.00	
Utility Check	14146	08/05/2025	\$203.00	
Utility Check	14147	08/05/2025	\$235.00	
Utility Check	14148	08/05/2025	\$138.00	
Utility Check	14149	08/05/2025	\$178.00	
Utility Check	14150	08/05/2025	\$138.00	
Utility Check	14151	08/05/2025	\$168.00	
Utility Check	14152	08/05/2025	\$124.00	
Utility Check	14153	08/05/2025	\$208.00	
Utility Check	14154	08/05/2025	\$153.00	
Utility Check	14155	08/05/2025	\$178.00	
Utility Check	14156	08/05/2025	\$178.00	
Utility Check	14157	08/05/2025	\$177.00	
Utility Check	14158	08/05/2025	\$178.00	
Utility Check	14159	08/05/2025	\$178.00	
Utility Check	14160	08/05/2025	\$33.00	
Utility Check	14161	08/05/2025	\$65.00	
Utility Check	14162	08/05/2025	\$178.00	
Utility Check	14163	08/05/2025	\$203.00	
Utility Check	14164	08/05/2025	\$203.00	
Utility Check	14165	08/05/2025	\$235.00	
Utility Check	14166	08/05/2025	\$65.00	
Utility Check	14167	08/05/2025	\$178.00	
Utility Check	14168	08/05/2025	\$178.00	
Utility Check	14169	08/05/2025	\$178.00	
Utility Check	14170	08/05/2025	\$155.00	
Utility Check	14171	08/05/2025	\$203.00	
Utility Check	14172	08/05/2025	\$235.00	
Utility Check	14173	08/05/2025	\$148.00	
Utility Check	14174	08/05/2025	\$148.00	
Utility Check	14175	08/05/2025	\$165.00	
Utility Check	14176	08/05/2025	\$165.00	
Utility Check	14177	08/05/2025	\$165.00	
Utility Check	14178	08/05/2025	\$145.00	
Utility Check	14179	08/05/2025	\$56.00	
Utility Check	14180	08/05/2025	\$123.00	
Utility Check	14181	08/05/2025	\$148.00	
Utility Check	14182	08/05/2025	\$190.00	
Utility Check	14183	08/05/2025	\$165.00	
Utility Check	14184	08/05/2025	\$24.00	

East Point Ace Hardware	14185	08/07/2025	\$129.10
Electro Graphic Products	14186	08/07/2025	\$225.88
George Boyd & Sons Tire Company	14187	08/07/2025	\$534.85
Scott Accounting & Computer Serv	14188	08/07/2025	\$762.00
Cintas	14189	08/07/2025	\$25.62
Ariana Wilkins	14190	08/07/2025	\$171.18
Michael Tolbert	14191	08/07/2025	\$250.00
Arrow Exterminators	14192	08/07/2025	\$640.00
Tonya Woodard	14193	08/07/2025	\$512.00
Wilcox Heating and AC	14194	08/07/2025	\$5,510.00 HVAC Services
Staples Business Advantage	14195	08/07/2025	\$877.16
Digital Life Advisor	14196	08/07/2025	\$3,500.00 Computer Tech Manangement Services
Quenton Garrett	14197	08/07/2025	\$1,400.00 Private Duty Police Patrol for Martel & Hurd Homes
Demarco Locklin	14198	08/07/2025	\$500.00
Apex Environmental Services	14199	08/07/2025	\$125.00
Rose Marie Allen	14200	08/07/2025	\$49.00
Barron And Barron P.C.	14201	08/14/2025	\$1,680.00 Legal Services
East Point Ace Hardware	14202	08/14/2025	\$54.34
Housing Insurance Services	14203	08/14/2025	\$20,587.00 Commercial Property Insurance
George Boyd & Sons Tire Company	14204	08/14/2025	\$89.15
Housing Authority Risk Retention Gr	14205	08/14/2025	\$5,984.00 Commercial Liability Insurance
Cintas	14206	08/14/2025	\$33.15
Norman Berry Village	14207	08/14/2025	\$5,818.00 Subsidy
Tara Mobley	14208	08/14/2025	\$206.18
Denise Jones	14209	08/14/2025	\$1,350.00 PH-FSSC Coordinator Salary
Michael Tolbert	14210	08/14/2025	\$2,150.00 Maintenance Contractor Services
Tonya Woodard	14211	08/14/2025	\$100.00
Mary Jane Brewster	14212	08/14/2025	\$100.00
Carolyn Avington	14213	08/14/2025	\$2,363.32 Accounting Services
Angela Range	14214	08/14/2025	\$100.00
Arrow Exterminators	14215	08/14/2025	\$45.00
Wilcox Heating and AC	14216	08/14/2025	\$520.00
McCright & Associates LLC	14217	08/14/2025	\$1,806.08 Section 8 Inspections
Avington & Associates	14218	08/14/2025	\$3,442.50 Accounting Services
William Bullock	14219	08/14/2025	\$950.00
Carahsoft Technology Corporation	14220	08/14/2025	\$1,266.79 Social Services offered via Credit Verifications
Alexis Thomas	14221	08/14/2025	\$509.64
Hayes Construction and Renovation	14222	08/14/2025	\$2,965.50 1087 Calhooun Ave. construction Final Payment-Final Payment for VUP 1114 Maria Head
Evans, Brenda	14223	08/14/2025	\$100.00
Quenton Garrett	14224	08/14/2025	\$400.00
LonDreann Y Hoyer	14225	08/14/2025	\$810.00
Demarco Locklin	14226	08/14/2025	\$300.00
Rose Marie Allen	14227	08/14/2025	\$28.00
East Point Ace Hardware	14228	08/21/2025	\$25.97
System 5 Electronics Inc.	14229	08/21/2025	\$90.00
Cintas	14230	08/21/2025	\$25.62
Denise Jones	14231	08/21/2025	\$1,383.23 PH-FSSC Coordinator Salary
Michael Tolbert	14232	08/21/2025	\$450.00
Michael Spann	14233	08/21/2025	\$431.24
Creative MultiCare Inc.	14234	08/21/2025	\$735.00
Tonya Woodard	14235	08/21/2025	\$336.00
Wilcox Heating and AC	14236	08/21/2025	\$5,767.00 HVAC Services
William Bullock	14237	08/21/2025	\$600.00
Digital Life Advisor	14238	08/21/2025	\$3,500.00 Computer Tech Manangement Services
Verizon Connect Fleet USA LLC	14239	08/21/2025	\$564.00
BP	14240	08/21/2025	\$718.68

Quenton Garrett	14241	08/21/2025	\$800.00	
Demarco Locklin	14242	08/21/2025	\$600.00	
Star-C Corporation	14243	08/21/2025	\$4,887.50	Summer Camp
Rose Marie Allen	14244	08/21/2025	\$140.00	
Tonya Woodard	14245	08/25/2025	\$149.00	
Jessica Tyler	14246	08/25/2025	\$149.00	
Angela Range	14247	08/25/2025	\$149.00	
Moses, Markisha	14248	08/25/2025	\$149.00	
Perry, Dorene	14249	08/25/2025	\$149.00	
Jones, Denise	14250	08/25/2025	\$706.33	
AFLAC	14251	08/28/2025	\$1,261.52	EE Insurance
East Point Ace Hardware	14252	08/28/2025	\$55.96	
Cintas	14253	08/28/2025	\$25.62	
Georgia Municipal Association	14254	08/28/2025	\$16,714.57	EE Retirement Contribution
Michael Tolbert	14255	08/28/2025	\$500.00	
Tonya Woodard	14256	08/28/2025	\$130.00	
Jessica Tyler	14257	08/28/2025	\$30.00	
Michael Spann	14258	08/28/2025	\$32.99	
Mary Jane Brewster	14259	08/28/2025	\$100.00	
Angela Range	14260	08/28/2025	\$130.00	
Wilcox Heating and AC	14261	08/28/2025	\$595.00	
A Estes Backflow Testing LLC	14262	08/28/2025	\$3,465.00	Internal repair kit, labor and retesting Install replacement device, labor and materials
FUSION CONNECT, LLC	14263	08/28/2025	\$1,431.03	Telephone Communications Services
William Bullock	14264	08/28/2025	\$800.00	
Digital Life Advisor	14265	08/28/2025	\$242.00	
Carahsoft Technology Corporation	14266	08/28/2025	\$578.39	
Alexis Thomas	14267	08/28/2025	\$509.64	
Haves Construction and Renovation	14268	08/28/2025	\$1,855.00	1137 Calhoun Ave. (Light Rehab)
Hillside Landscaping Maintenance L	14269	08/28/2025	\$9,150.00	Landscaping Services
Moses, Markisha	14270	08/28/2025	\$30.00	
John Mason	14271	08/28/2025	\$1,000.00	Aya Towers Res. Svcs. Coordinator
Perry, Dorene	14272	08/28/2025	\$30.00	
Evans, Brenda	14273	08/28/2025	\$100.00	
Quenton Garrett	14274	08/28/2025	\$600.00	
Francois Perfect Paints LLC	14275	08/28/2025	\$1,875.00	Final VUP for 1078 Maria Head Terr
LonDreann Y Hoyer	14276	08/28/2025	\$300.00	
Demarco Locklin	14277	08/28/2025	\$500.00	
Valerie D Mire-Hunt	14278	08/28/2025	\$34.91	
Rose Marie Allen	14279	08/28/2025	\$143.50	
Tolbert, Michael	14280	08/28/2025	\$1,500.00	Maintenance Contractor Services
Parker, Tymeshia	72191	08/05/2025	\$53.00	
Long, Danita Lashea	72192	08/05/2025	\$203.00	
Parker, Tymeshia	72193	08/05/2025	\$72.00	
City of East Point	72194	08/07/2025	\$421.63	
Fox Appliance Parts	72195	08/07/2025	\$398.25	
Shante Montford	72196	08/07/2025	\$5,000.00	FSS withdraw from her account
Gwinnett Lawn Care & Landscaping	72197	08/07/2025	\$323.00	
Republic Services #800	72198	08/07/2025	\$650.71	
GAHRA	72199	08/07/2025	\$1,800.00	Resident Leadership Conference Aug. 28-28, 2025
Trudiligence	72200	08/07/2025	\$35.49	
Sherwin Williams Co	72201	08/07/2025	\$377.60	
WEX Bank	72202	08/07/2025	\$111.15	
Dewana Coleman	72203	08/07/2025	\$4,878.75	FSS graduate
City of East Point	72204	08/14/2025	\$0.00	
Continuation Check				
City of East Point	72205	08/14/2025	\$1,522.60	Utility Services
Home Depot	72206	08/14/2025	\$7,675.57	Industrial Supplies

Bank of America	72207	08/14/2025	\$4,087.97	Agency Travel & Training
Walton Electric Membership Corpor	72208	08/14/2025	\$509.93	
MRI Software LLC	72209	08/14/2025	\$1,044.90	Social Service Verification
Michael Tolbert	72210	08/21/2025	\$3,500.00	Maintenance Contractor Services
Comcast	72211	08/21/2025	\$487.08	
Hurns Holding Company Inc.	72212	08/21/2025	\$8,725.00	1061 & 1063 Calhoun Ave. 50% dwn pymt.
GMA Workers Compensation Self-ir	72213	08/25/2025	\$1,047.00	Customer ID #283 (2022 Annual Premium)
Eunike Strozier	72214	08/26/2025	\$43,316.75	FSS Graduate- Eunike Strozier
City of East Point Continuation Check	72215	08/28/2025	\$0.00	
City of East Point Continuation Check	72216	08/28/2025	\$0.00	
City of East Point Continuation Check	72217	08/28/2025	\$0.00	
City of East Point	72218	08/28/2025	\$4,367.61	Utility Services
Fox Appliance Parts	72219	08/28/2025	\$40.65	
Comcast	72220	08/28/2025	\$249.85	
Family Support Registry	72221	08/28/2025	\$390.84	
A C S Security	72222	08/28/2025	\$64.00	
East Point Housing Authority	72223	08/28/2025	\$2,780.00	Amelia Turner 1074 Calhoun rent payment
Matrix Trust Company (DEN)	72224	08/28/2025	\$11,139.66	EE Retirement Contribution
AT&T	72225	08/28/2025	\$75.00	
Trudilgence	72226	08/28/2025	\$739.34	
Sherwin Williams Co	72227	08/28/2025	\$891.00	
Better Buy Glass	72228	08/28/2025	\$723.85	
Turner, Amelia K.	72229	08/28/2025	\$5,783.25	FSS Graduate- Ameila Turner
MRI Software LLC	72230	08/28/2025	\$754.15	
Grand Total			\$257,639.37	

Housing Authority City of East Point - Financial Reporting**Fiscal Year 2025****Allocated Costs****June 30, 2025****Income & Expense Report**

Account Number	Account Description	Allocated Costs all Programs	Total Allocated Costs
4110	Administrative salaries	347,195.71	347,195.71
4130	Legal expense	27,841.35	27,841.35
4140	Staff Training & Travel	7,641.04	7,641.04
4170	Auditing & Accounting fees	22,199.68	22,199.68
4190	Sundry	142,220.00	142,220.00
4210	Ten Serv Salaries	0.00	0.00
4220	Ten Serv Recreation	0.00	0.00
4230	Ten Serv Contract Costs	0.00	0.00
4310	Water	0.00	0.00
4320	Electricity	0.00	0.00
4330	Gas	0.00	0.00
4390	Sewer	0.00	0.00
4390	Garbage	0.00	0.00
4410	Labor - Maintenance	0.00	0.00
4420	Material - Maintenance	0.00	0.00
4430	Contract - Maintenance	15,468.00	15,468.00
4510	Insurance	0.00	0.00
4520	PILOT	0.00	0.00
4530	Terminal leave payments	0.00	0.00
4540	Benefits	82,467.00	82,467.00
4570	Collection losses	0.00	0.00
4590	Other general expenses	0.00	0.00
4610	Extraordinary maintenance	0.00	0.00
4620	Casualty losses-capitalized-net		0.00
	Interest Expense		0.00
	Compensated Absences		0.00
Total Allocated Expenses		645,032.78	645,032.78

Amount Allocated to Each Program

Name of Site/Program	All Programs	Total Allocation
Housing Choice Voucher	185,317.92	185,317.92
Enterprise Fund	166,160.44	166,160.44
OJ Hurd Homes	56,182.36	56,182.36
Martel Homes	237,436.57	237,436.57
Total	645,097.28	645,097.28

Housing Authority City of East Point - Financial Reporting
Fiscal Year 2025
Allocated Costs
June 30, 2025
Sundry Detail

Allocated Costs
all Programs

		Prior Period	Current Month	Y-T-D Amount
4180.10	Cellular	1,283.00	104.00	1,387.00
4190.00	Misc	8,082.00	905.00	8,987.00
4190.01	Telephone	8,617.00	(1.00)	8,616.00
4190.02	Postage	6,744.00	193.00	6,937.00
4190.03	Copier Costs	3,231.00	775.00	4,006.00
4190.04	Memberships, Fees & Subscriptions	3,763.00	-	3,763.00
4190.05	Office Supplies	6,367.00	838.00	7,205.00
4190.05	Office Furniture		-	
4190.07	Misc. Vehicle Maintenance		-	
4190.09	Advertising - Newspaper/TV	707.00	87.00	794.00
4190.08	Housing Forms	1,202.00	-	1,202.00
4190.12	Background Check/Credit Reports	439.00	-	439.00
4190.13	Misc. Software/Hardware	19,235.00	1,273.00	20,508.00
4190.14	Relocation Costs		-	
4190.15	Sundry - Contract Costs		-	
4190.17	Prof Services - Contracts	71,376.00	7,000.00	78,376.00
	Subtotal	131,046.00	11,174.00	142,220.00

Housing Authority City of East Point - Financial Reporting
Fiscal Year 2025
Martel Homes
June 30, 2025
Income & Expense Report

75.00%

Account Number	Account Description	Program Budget	June 30, 2025 Total	Budget Y-T-D	Total Y-T-D	% Expended
3110	Dwelling rental	321,860.00	31,840.00	241,395.00	257,658.00	80.00%
3120	Excess utilities	0.00	0.00	0.00	0.00	
3610	Interest	0.00	0.00	0.00	0.00	
3690	Other income	116,667.00	14,294.00	87,500.25	54,454.00	47.00%
	Transfer from Operations	302,335.00	0.00	226,751.25	60,000.00	20.00%
	Shortfall	0.00			149,939.00	
8020	Subsidy	836,798.00	76,437.00	627,598.50	652,234.00	78.00%
	Subsidy from Reserves (Offset)		0.00		0.00	
	Total Revenues	1,577,660.00	122,571.00	1,183,245.00	1,174,285.00	74.00%
4110	Administrative salaries	230,165.00	14,273.00	172,623.75	150,172.00	65.00%
4130	Legal expense	7,500.00	1,795.00	5,625.00	15,622.00	208.00%
4140	Staff Training & Travel	5,000.00	819.00	3,750.00	4,437.00	89.00%
4170	Accounting and auditing fees	10,667.00	0.00	8,000.25	0.00	0.00%
4190	Sundry	95,111.00	1,432.00	71,333.25	42,242.00	44.00%
4210	Ten Serv Salaries	0.00	0.00	0.00	0.00	
4220	Ten Serv Recreation	0.00	0.00	0.00	0.00	
4230	Ten Serv Contract Costs	44,883.00	466.00	33,662.25	22,415.00	50.00%
4310	Water	7,524.00	1,114.00	5,643.00	6,218.00	83.00%
4320	Electricity	27,096.00	2,244.00	20,322.00	20,156.00	74.00%
4330	Gas	11,136.00	390.00	8,352.00	5,454.00	49.00%
4390	Sewer	5,911.00	562.00	4,433.25	3,986.00	67.00%
4390	Garbage	22,852.00	1,981.00	17,139.00	17,983.00	79.00%
4410	Labor - Maintenance	95,635.00	9,960.00	71,726.25	117,123.00	122.00%
4420	Material - Maintenance	149,713.00	9,224.00	112,284.75	43,302.00	29.00%
4430	Contract - Maintenance	293,819.00	39,065.00	220,364.25	303,246.00	103.00%
4510	Insurance	98,838.00	6,579.00	74,128.50	60,792.00	62.00%
4520	PILOT	22,600.00	0.00	16,950.00	0.00	0.00%
4530	Terminal leave payments	0.00	0.00	0.00	0.00	
4540	Benefits	120,123.00	1,841.00	90,092.25	78,748.00	66.00%
4570	Collection losses	17,975.00	0.00	13,481.25	0.00	0.00%
4590	Other general expenses	16,090.00	3,910.00	12,067.50	25,554.00	159.00%
4610	Extraordinary maintenance	0.00	0.00	0.00	0.00	
4620	Casualty losses-capitalized-net	85,000.00	0.00	63,750.00	0.00	0.00%
	Interest Expense	0.00	0.00	0.00	0.00	
	Compensated Absences	0.00	0.00	0.00	0.00	
6120	FSS Escrow				0.00	
	Allocated Overhead	241,334.00	16,225.00	181,000.50	237,436.00	98.00%
		0.00				
	Total Expenses	1,608,972.00	111,880.00	1,206,729.00	1,154,886.00	72.00%
	Net Income/(Loss)	(31,312.00)	10,691.00	(23,484.00)	19,399.00	

Housing Authority City of East Point - Financial Reporting
Fiscal Year 2025
Martel Homes
June 30, 2025
Income & Expense Report

75.00%

Account Number	Account Description	Program Budget	Monthly Budget	Actual Month Total	% Expended	Budget Y-T-D	Prior Month Total Y-T-D	Current Month YTD	% Expended
3110	Dwelling rental	321,860.00	26,821.67	31,840.00	119.00%	241,395.00	225,818.00	257,658.00	80.00%
3120	Excess utilities	0.00	0.00	0.00		0.00			
3610	Interest	0.00	0.00	0.00		0.00			
3690	Other income	116,667.00	9,722.25	14,294.00	147.00%	87,500.25	40,160.00	54,454.00	47.00%
	Transfer from Operations	302,335.00	25,194.58	0.00	0.00%	226,751.25	60,000.00	60,000.00	20.00%
	Shortfall			0.00			149,939.00	149,939.00	100.00%
8020	Subsidy	836,798.00	69,733.17	76,437.00	110.00%	627,598.50	575,797.00	652,234.00	78.00%
				0.00					
Total Revenues		1,577,660.00	131,471.67	122,571.00	93.00%	1,183,245.00	1,051,714.00	1,174,285.00	74.00%
4110	Administrative salaries	230,165.00	19,180.42	14,273.00	74.00%	172,623.75	135,899.00	150,172.00	65.00%
4130	Legal expense	7,500.00	625.00	1,795.00	287.00%	5,625.00	13,827.00	15,622.00	208.00%
4140	Staff Training & Travel	5,000.00	416.67	819.00	197.00%	3,750.00	3,618.00	4,437.00	89.00%
4170	Accounting and auditing fe	10,667.00	888.92	0.00	0.00%	8,000.25			0.00%
4190	Sundry	95,111.00	7,925.92	1,432.00	18.00%	71,333.25	40,810.00	42,242.00	44.00%
4210	Ten Serv Salaries	0.00	0.00	0.00		0.00			
4220	Ten Serv Recreation	0.00	0.00	0.00		0.00			
4230	Ten Serv Contract Costs	44,883.00	3,740.25	466.00	100.00%	33,662.25	21,949.00	22,415.00	50.00%
4310	Water	7,524.00	627.00	1,114.00	178.00%	5,643.00	5,104.00	6,218.00	83.00%
4320	Electricity	27,096.00	2,258.00	2,244.00	99.00%	20,322.00	17,912.00	20,156.00	74.00%
4330	Gas	11,136.00	928.00	390.00	42.00%	8,352.00	5,064.00	5,454.00	49.00%
4390	Sewer	5,911.00	492.58	562.00	114.00%	4,433.25	3,424.00	3,986.00	67.00%
4390	Garbage	22,852.00	1,904.33	1,981.00	104.00%	17,139.00	16,002.00	17,983.00	79.00%
4410	Labor - Maintenance	95,635.00	7,969.58	9,960.00	125.00%	71,726.25	107,163.00	117,123.00	122.00%
4420	Material	149,713.00	12,476.08	9,224.00	74.00%	112,284.75	34,078.00	43,302.00	29.00%
4430	Contract	293,819.00	24,484.92	39,065.00	160.00%	220,364.25	264,181.00	303,246.00	103.00%
4510	Insurance	98,838.00	8,236.50	6,579.00	80.00%	74,128.50	54,213.00	60,792.00	62.00%
4520	PILOT	22,600.00	1,883.33	0.00	0.00%	16,950.00			0.00%
4530	Terminal leave payments	0.00	0.00	0.00		0.00			
4540	Benefits	120,123.00	10,010.25	1,841.00	18.00%	90,092.25	76,907.00	78,748.00	66.00%
4570	Collection losses	17,975.00	1,497.92	0.00	0.00%	13,481.25	0.00	0.00	0.00%
4590	Other general expenses	16,090.00	1,340.83	3,910.00	292.00%	12,067.50	21,644.00	25,554.00	159.00%
4610	Extraordinary maintenance	0.00	0.00	0.00		0.00			
4620	Additional Budget Requests	85,000.00	7,083.33	0.00	0.00%	63,750.00			0.00%
	Interest Expense	0.00	0.00	0.00		0.00			
	Compensated Absences	0.00	0.00	0.00		0.00			
6120	FSS Escrow	0.00	0.00	0.00		0.00			
	Allocated Overhead	241,334.00	20,111.17	16,225.00	81.00%	181,000.50	221,211.00	237,436.00	98.00%
Total Expenses		1,608,972.00	134,081.00	111,880.00	20.43	1,206,729.00	1,043,006.00	1,154,886.00	72.00%
Net Income/(Loss)		(31,312.00)	(2,609.33)	10,691.00		(23,484.00)	8,708.00	19,399.00	

Housing Authority City of East Point - Financial Reporting
Fiscal Year 2025
Martel Homes
June 30, 2025
Sundry Detail

		Prior Period	Current Month	Y-T-D Amount
4180.1	Cellular	961.00	158.00	1,119.00
4190.0	Misc	405.00	200.00	605.00
4190.01	Telephone	5,716.00	-	5,716.00
4190.02	Postage	976.00	193.00	1,169.00
4190.03	Copier Costs	664.00	-	664.00
4190.04	Memberships, Fees & Subscriptions	-	-	-
4190.05	Office Supplies	1,167.00	-	1,167.00
4190.07	Office Rent		-	
4190.09	Advertising - Newspaper/TV		-	
4190.08	Housing Forms		-	
4190.12	Background Check/Credit Reports	9,724.00	123.00	9,847.00
4190.13	Misc. Software/Hardware	12,055.00	758.00	12,813.00
4190.14	Relocation Costs		-	
4190.15	Sundry - Contract Costs		-	
4190.17	Prof Services - Contracts	9,142.00	-	9,142.00
	Subtotal	40,810.00	1,432.00	42,242.00

Housing Authority City of East Point - Financial Reporting
Fiscal Year 2025
OJ Hurd Homes
June 30, 2025
Income & Expense Report

75.00%

Account Number	Account Description	Program Budget	June 30, 2025 Total	Budget Y-T-D	Total Y-T-D	% Expended
3110	Dwelling rental	103,635.00	8,667.00	77,726.25	76,488.00	74.00%
3120	Excess utilities	0.00	0.00	0.00	0.00	
3610	Interest	0.00	0.00	0.00	0.00	
3690	Other income	2,624.00	125.00	1,968.00	2,500.00	95.00%
	Transfer from Operations	75,583.00	8,000.00	56,687.25	64,000.00	85.00%
8020	Subsidy	165,363.00	14,957.00	124,022.25	128,130.00	77.00%
Total Revenues		347,205.00	31,749.00	260,403.75	271,118.00	78.00%
4110	Administrative salaries	45,266.00	3,102.00	33,949.50	31,299.00	69.00%
4130	Legal expense	0.00	0.00	0.00	0.00	
4140	Staff Training & Travel	1,000.00	0.00	750.00	0.00	0.00%
4170	Accounting and auditing fees	1,333.00	0.00	999.75	0.00	0.00%
4190	Sundry	12,204.00	304.00	9,153.00	2,602.00	21.00%
4210	Ten Serv Salaries	0.00	0.00	0.00	0.00	
4220	Ten Serv Recreation	0.00	0.00	0.00	0.00	
4230	Ten Serv Contract Costs	696.00	0.00	522.00	0.00	0.00%
4310	Water	2,256.00	48.00	1,692.00	629.00	28.00%
4320	Electricity	8,509.00	507.00	6,381.75	4,564.00	54.00%
4330	Gas	1,077.00	0.00	807.75	818.00	76.00%
4390	Sewer	853.00	23.00	639.75	400.00	47.00%
4390	Garbage	3,885.00	17.00	2,913.75	298.00	8.00%
4410	Labor - Maintenance	23,269.00	2,381.00	17,451.75	27,916.00	120.00%
4420	Material - Maintenance	13,333.00	2,911.00	9,999.75	15,277.00	115.00%
4430	Contract - Maintenance	125,790.00	13,327.00	94,342.50	64,491.00	51.00%
4510	Insurance	18,432.00	3,658.00	13,824.00	5,942.00	32.00%
4520	PILOT	10,667.00	0.00	8,000.25	0.00	0.00%
4530	Terminal leave payments	0.00	0.00	0.00	0.00	
4540	Benefits	23,954.00	420.00	17,965.50	28,181.00	118.00%
4570	Collection losses	9,327.00	0.00	6,995.25	0.00	0.00%
4590	Other general expenses	8,783.00	924.00	6,587.25	6,044.00	69.00%
4610	Extraordinary maintenance	0.00	0.00	0.00	0.00	
4620	Casualty losses-capitalized-net	6,000.00	0.00	4,500.00	0.00	0.00%
	Interest Expense	0.00	0.00	0.00	0.00	
	Compensated Absences	0.00	0.00	0.00	0.00	
	Allocated Overhead	57,078.00	3,839.00	42,808.50	56,182.00	98.00%
		0.00				
Total Expenses		373,712.00	31,461.00	280,284.00	244,643.00	65.00%
Net Income/(Loss)		(26,507.00)	288.00	(19,880.25)	26,475.00	

Housing Authority City of East Point - Financial Reporting
Fiscal Year 2025
OJ Hurd Homes
June 30, 2025
Income & Expense Report

		75.00%				Prior Month	Current Month		
Account Number	Account Description	Program Budget	Monthly Budget	Actual Month Total	% Expended	Budget Y-T-D	YTD	YTD	% Expended
3110	Dwelling rental	103,635.00	8,636.25	8,667.00	100.00%	77,726.25	67,821.00	76,488.00	74.00%
3120	Excess utilities		0.00	0.00		0.00			
3610	Interest	0.00	0.00	0.00		0.00			
3690	Other income	2,624.00	218.67	125.00	57.00%	1,968.00	2,375.00	2,500.00	95.00%
	Transfer from Operations	75,583.00	6,298.58	8,000.00	127.00%	56,687.25	56,000.00	64,000.00	85.00%
8020	Subsidy	165,363.00	13,780.25	14,957.00	109.00%	124,022.25	113,173.00	128,130.00	77.00%
Total Revenues		347,205.00	28,933.75	31,749.00	110.00%	260,403.75	239,369.00	271,118.00	78.00%
4110	Administrative salaries	45,266.00	3,772.17	3,102.00	82.00%	33,949.50	28,197.00	31,299.00	69.00%
4130	Legal expense	0.00	0.00	0.00		0.00			
4140	Staff Training & Travel	1,000.00	83.33	0.00	0.00%	750.00			0.00%
4170	Accounting and auditing fe	1,333.00	111.08	0.00	0.00%	999.75			0.00%
4190	Sundry	12,204.00	1,017.00	304.00	30.00%	9,153.00	2,298.00	2,602.00	21.00%
4210	Ten Serv Salaries	0.00	0.00	0.00		0.00			
4220	Ten Serv Recreation	0.00	0.00	0.00		0.00			
4230	Ten Serv Contract Costs	696.00	58.00	0.00	0.00%	522.00			0.00%
4310	Water	2,256.00	188.00	48.00	26.00%	1,692.00	581.00	629.00	28.00%
4320	Electricity	8,509.00	709.08	507.00	72.00%	6,381.75	4,057.00	4,564.00	54.00%
4330	Gas	1,077.00	89.75	0.00	0.00%	807.75	818.00	818.00	76.00%
4390	Sewer	853.00	71.08	23.00	32.00%	639.75	377.00	400.00	47.00%
4390	Garbage	3,885.00	323.75	17.00	5.00%	2,913.75	281.00	298.00	8.00%
4410	Labor - Maintenance	23,269.00	1,939.08	2,381.00	123.00%	17,451.75	25,535.00	27,916.00	120.00%
4420	Material	13,333.00	1,111.08	2,911.00	262.00%	9,999.75	12,366.00	15,277.00	115.00%
4430	Contract	125,790.00	10,482.50	13,327.00	127.00%	94,342.50	51,164.00	64,491.00	51.00%
4510	Insurance	18,432.00	1,536.00	3,658.00	238.00%	13,824.00	27,890.00	31,548.00	171.00%
4520	PILOT	10,667.00	888.92	0.00	0.00%	8,000.25			0.00%
4530	Terminal leave payments	0.00	0.00	0.00		0.00			
4540	Benefits	23,954.00	1,996.17	420.00	21.00%	17,965.50	27,761.00	28,181.00	118.00%
4570	Collection losses	9,327.00	777.25	0.00	0.00%	6,995.25	0.00	0.00	0.00%
4590	Other general expenses	8,783.00	731.92	924.00	126.00%	6,587.25	5,120.00	6,044.00	69.00%
4610	Extraordinary maintenance	0.00	0.00	0.00		0.00			
4620	Additional Budget Request	6,000.00	500.00	0.00	0.00%	4,500.00			0.00%
	Interest Expense	0.00	0.00	0.00		0.00			
	FSS Escrow	0.00	0.00	0.00		0.00			
6120	G/L Disposition of NonExp	0.00	0.00	0.00		0.00			
			0.00	0.00		0.00			
	Allocated Overhead	57,078.00	4,756.50	3,839.00	81.00%	42,808.50	52,343.00	56,182.00	98.00%
Total Expenses		373,712.00	31,142.67	31,461.00	12.25	280,284.00	238,788.00	270,249.00	72.00%
Net Income/(Loss)		(26,507.00)	(2,208.92)	288.00		(19,880.25)	581.00	869.00	

Housing Authority City of East Point - Financial Reporting
Fiscal Year 2025
OJ Hurd Homes
June 30, 2025
Sundry Detail

		Prior Period	Current Month	Y-T-D Amount
4180.1	Cellular	339.00	0.00	339.00
4190.0	Misc		0.00	
4190.01	Telephone		0.00	
4190.02	Postage		0.00	
4190.03	Copier Costs		0.00	
4190.04	Memberships, Fees & Subscriptions		0.00	
4190.05	Office Supplies	205.00	0.00	205.00
4190.07	Office Rent		0.00	
4190.09	Advertising - Newspaper/TV		0.00	
4190.08	Housing Forms		0.00	
4190.12	Background Check/Credit Reports		0.00	
4190.13	Misc. Software/Hardware	1,754.00	304.00	2,058.00
4190.14	Relocation Costs		0.00	
4190.15	Sundry - Contract Costs		0.00	
4190.17	Prof Services - Contracts		0.00	
	Subtotal	2,298.00	304.00	2,602.00

Housing Authority City of East Point
Housing Choice Voucher Financial Statements
October 2024 thru June 2025

75.00%

		Annual Budget	YTD Budget	Actual	Budget to Actual Diff	% of Budget Expended
3300	Fraud Income	8,750	6,563	5,471	(1,092)	62.52%
3300	Portable Admin Fees	212,483	159,362	105,397	(53,965)	49.60%
3400	Admin Earned	445,000	333,750	447,622	113,872	100.59%
3690	Other Income	68,560	51,420	24	(51,396)	0.04%
3690	FSS Admin Earned	87,500	65,625		(65,625)	0.00%
3610	Interest Income	25	19	27	8	108.00%
	Total Income	822,318	616,739	558,541	(58,198)	67.92%
4110	Admin Salaries	183,588	137,691	171,151	33,460	93.23%
4130	Legal Expense	2,000	1,500	5,616	4,116	0.00%
4150	Travel/Training	25,735	19,301	5,044	(14,257)	0.00%
4170	Temporary labor	-	-		-	0.00%
4171	Audit Fees	4,500	3,375	-	(3,375)	0.00%
4190	Sundry	38,080	28,560	19,959	(8,601)	52.41%
4230	Resident Service CC	62,120	46,590	1,536	(45,054)	2.47%
4300	Utilities	-	-	-	-	0.00%
4420	Maint Materials	-	-		-	0.00%
4430	Contracts Costs	28,518	21,389	39,355	17,967	138.00%
4510	Insurance Exp	25,433	19,075	22,418	3,343	88.15%
4530	Terminal Leave	-	-		-	0.00%
4540	Emp Benefits	64,167	48,125	78,718	30,593	122.68%
4590	General Exp	10,219	7,664	18,663	10,999	182.63%
9999	Additional Budget Requ	-	-	-	-	0.00%
4000	Allocated Cost Overhead	217,808	163,356	185,318	21,962	85.08%
	Total Expenses	662,168	496,626	547,778	51,152	82.72%
	Net Income/(Loss)	160,150	120,113	10,763	(109,350)	

Housing Authority City of East Point - Financial Reporting
Fiscal Year 2025
Section 8 Voucher
October 2024 thru June 2025
Sundry Detail

		Prior Period	Current Month	Y-T-D Amount
4180.10	Cellular	367.00	53.00	420.00
4170.00	Accounting Fee		0.00	
4190.00	Misc	150.00	0.00	150.00
4190.01	Telephone		0.00	
4190.02	Postage	800.00	194.00	994.00
4190.03	Copier Costs		0.00	
4190.04	Memberships, Fees & Subscriptions	300.00	0.00	300.00
4190.05	Office Supplies	1,413.00	635.00	2,048.00
4190.07	Office Rent		0.00	
4190.51	Office Furniture		0.00	
4190.09	Advertising - Newspaper/TV		0.00	
4190.12	Background Check/Credit Reports	12,604.00	437.00	13,041.00
4190.13	Misc. Software/Hardware	2,000.00	0.00	2,000.00
4190.15	Sundry - Contract Costs		0.00	
4190.17	Prof Services - Contracts	1,006.00	0.00	1,006.00
	Subtotal	18,640.00	1,319.00	19,959.00

	VMS 4/30/2025		
RNP	199,056.00		
UNP	749,367.00		
		4/30/2025	3/31/2025
Monthly Exp	169,214.00	547,778.00	378,564.00

**Housing Authority City of East Point
Unit Count/Administrative Fee Analysis
Fiscal Year 2025**

	Total Leased per month	Projected Leasing Levels	Administrative Fee Funding
October	474	505	48,842.43
November	474	505	48,842.43
December	474	505	48,842.43
January	478	555	50,270.16
February	486	555	51,111.50
March	478	555	50,270.16
April	476	555	50,059.83
May	473	555	49,744.32
June	472	555	49,639.15
July		555	0.00
August		555	0.00
September		555	0.00
Total	4,285	6,510	447,622
(Over)/Under			
	2,225		

Housing Authority City of East Point
Housing Choice Voucher Financial Statements
October 2024 thru June 2025

3300	Fraud Income		5,471	
3300	Portable Admin Fees		105,397	
	FSS Admin Earned		0	
3400	Admin Earned		447,622	
3690	Other Income		24	
3610	Interest Income		27	
	Total Income			558,541
4110	Admin Salaries		171,151	
4130	Legal Expense		5,616	
4150	Travel/Training		5,044	
4170	Temporary Labor		0	
4171	Audit Fees		0	
4190	Sundry		19,959	
4210	FSS Salary & Benefits		0	
4230	Resident Service Cc		1,536	
4300	Utilities		0	
4420	Maint Materials		0	
4430	Maint Contracts		39,355	
4510	Insurance Exp		22,418	
4530	Terminal Leave		0	
4540	Emp Benefits		78,718	
	Additional Budget Requests		0	
4590	General Exp		18,663	
4000	Allocated Costs Overhead		185,318	
	Total Expenses			547,778
	Current FY Net Income/(Loss)			10,763

**Housing Authority City of East Point
Funds Provided by HUD - Voucher Analysis (RNP)
October 2024 thru June 2025**

	HAP/UAP Funds			
8026	Provided YTD		3,978,947	
4715	HAP/UAP		3,839,559	
	Reserved for HAP - current year			139,388
	Fiscal Year End RNP as of 9/30/24 Audited			59,668
	Projected Restricted Net Position (RNP)			199,056

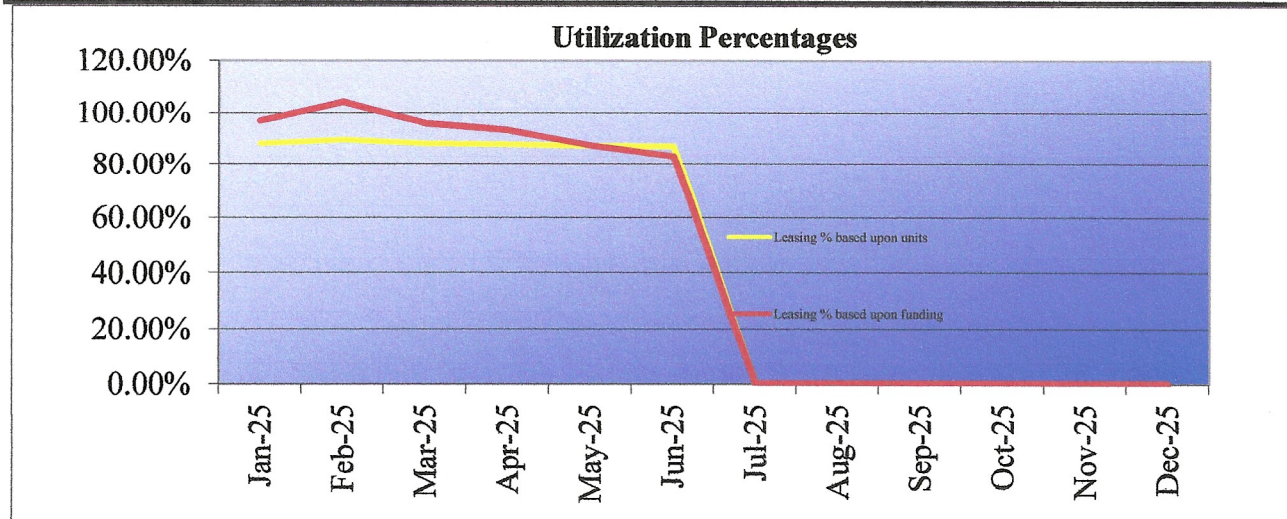
**Housing Authority City of East Point
Housing Choice Voucher Unrestricted Net Assets (UNP)
October 2024 thru June 2025**

3000	Administrative Income YTD		558,541	
4000	Administrative Expenses YTD		547,778	
	Reserved for Admin Expenses - current year			10,763
	Fiscal Year End UNP as of 9/30/24 Audited			749,367
	Projected Unrestricted Net Position (UNP)			760,130

East Point Housing Authority
HCV Leasing Data: thru June 2025
HA Num:
GA078

	Unit Months Available	Unit Months Leased	Leasing % based upon units	HAP Funding Allocated (Annual Budget Authority)	HAP Expenses Paid	Leasing % based upon funding	Per Unit HAP
Jan-25	542	478	88.19%	426,608	\$ 414,033	97.05%	\$ 866.18
Feb-25	542	486	89.67%	426,608	\$ 444,849	104.28%	\$ 915.33
Mar-25	542	478	88.19%	448,033	\$ 430,631	96.12%	\$ 900.90
Apr-25	542	476	87.82%	448,033	\$ 419,046	93.53%	\$ 880.35
May-25	542	473	87.27%	479,103	\$ 418,257	87.30%	\$ 884.26
Jun-25	542	472	87.08%	558,819	\$ 463,729	82.98%	\$ 982.48
Jul-25	542		0.00%		\$ -		
Aug-25	542		0.00%		\$ -		
Sep-25	542		0.00%		\$ -		
Oct-25	542		0.00%		\$ -		
Nov-25	542		0.00%		\$ -		
Dec-25	542		0.00%		\$ -		

YTD	6,504	2,863	44.02%	\$ 2,787,204	\$ 2,590,545	92.94%	\$ 904.84
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NRP as of 1/1/2025:	\$ 2,397
HAP Funding YTD:	\$ 2,787,204
HAP Expenditures YTD:	\$ 2,590,545
HAP Revenue (Fraud, FSS Forfeits) YTD:	
Current Remaining NRP	\$ 199,056

Current Monthly Funding (a)	\$ 2,787,204
Current Average HAP Payment (b)	\$ 905
# of Units the Current Monthly Funding Would Support (a)/(b)	3,080
# of Units Currently Leased	2,863
Excess Units Leased, Current Month	(217)

Current Year-to-Date Funding (a)	\$ 2,787,204
Current Year-to-Date Average HAP Payment (b)	\$ 905
# of Unit-Mos the Current Monthly Funding Supports (a)/(b)	3,080
# of Unit-Mos Leased Year-to-Date	2,863
Excess Unit-Mos Leased, Year-to-Date	(217)

Estimate of Next Year's Funding:	
YTD HAP Expenses	\$ 2,590,545
Number of Months	6
Monthly Average	\$431,758
Estimated 2023 Monthly Funding at 100%	\$431,758
Number of Vouchers Supported at 100%	477
Estimated 2023 Monthly Funding at 97%	\$418,805
Number of Vouchers Supported at 97%	463

	HAP	Port Ins	Total
October	479,230.40	222,319.00	256,911.40
November	468,151.65	208,670.00	259,481.65
December	491,431.60	228,330.00	263,101.60
January	485,119.60	223,267.00	261,852.60
February	482,906.20	210,244.00	272,662.20
March	469,263.00	213,992.00	255,271.00
April	470,146.22	199,888.00	270,258.22
May	480,901.62	200,349.00	280,552.62
June	470,172.62	196,221.00	273,951.62
July	484,514.65	202,709.00	281,805.65
August	483,484.63	210,049.00	273,435.63
September			
Total			2,949,284.19

This updated ACOP complies with the final rule implementing sections 102, 103, and 104 of the Housing Opportunity through the Modernization Act of 2016 (HOTMA) (P.L. 114-201).

Admissions and Continued Occupancy Policy ACOPS should be updated annually to reflect HUD and Housing Authority rules changes.

Our ACOP was last updated in 2003

Taking Applications

Applications will be accepted only on the authority's website. Unless an applicant requests reasonable accommodation.

Definition of Family

A family includes a wide range of people, regardless of their sexual orientation, gender identity, or marital status. This includes a single person, who may be elderly, displaced, disabled, near-elderly, or simply any single individual.

It also includes youth between the ages of 18 and 24 who are otherwise eligible, have left foster care or are about to leave foster care within 90 days under a proper transition plan that complies with the Social Security Act and those who are homeless or at risk of becoming homeless at age 16 or older.

Asset Eligibility

Effective January 1, 2024, PHA will deny applicant families whose net assets exceed \$100,000 (adjusted annually by HUD for inflation) and/ or the family owns a home that they have the legal right to live in and sell, and the property is suitable for the family to live in.

Families have the chance to fix the noncompliance within six (6) months. Failure to do so will result in termination.

Signing Consent Forms

Effective January 1, 2024, any family member who is required to sign a consent form fails to do so, the PHA will deny admission to applicants.

Family members who turn 18 years of age must sign Form HUD 9886-A at the next annual reexamination.

Summarized ACOP

Families have the right to revoke the HUD Form 9886-A (consent form) to PHA; however, revoking this consent form and refusing to sign a new consent form (HUD Form 9886-A) can result in termination or denial of assistance.

Denial for Criminal Activity

PHA will deny any application where a household member has been convicted of any criminal activity within five (5) years of the date of an application being selected.

The PHA may deny applications where evidence of criminal activity has been provided which did not result in a conviction.

For criminal activity more than five (5) years from the date of application selection, the PHA will consider the nature of the crime, and may deny the application for serious criminal behavior.

Security Deposit

We are increasing our security deposit from \$150.00 to \$200.00. A minimum of \$100.00 is due to the lease signing, with the remaining \$100.00 due, the first full month after the initial occupancy.

Household Allowances and Expenses

\$525.00 for any elderly family or disabled family (adjusted annually for inflation). This is an increase from \$400.00

Health and Medical Financial Hardship Exception

To receive hardship relief (Phased-In Relief), the family must have received a deduction from annual income because their sum of expenses exceeded 3 percent of annual income as of January 1, 2024.

Self-Sufficiency Incentives | Earned Income Disallowance

Effective January 1, 2024, new PHA residents and current residents not currently participating will not be eligible for Earned Income Disallowance.

Summarized ACOP

Verifications and Use of EIV

Effective January 1, 2024, upon implementation of HOTMA and subject to applicable HUD regulations and guidelines, the PHA is required to use HUD's Enterprise Income Verification (EIV) system and the Income Validation Tool (IVT) in its entirety as a third-party source to verify employment and income information for annual reexamination, and to reduce administrative subsidy payment errors in accordance with HUD administrative guidance [24 CFR § 5.233(a)(2)(i)].

Asset Verification

The PHA must verify all assets in excess of \$50,000.

Income Determinations and Safe Harbor Verification

For new residents, income will be determined based on income anticipated to be received in the next 12 months.

The PHA will determine the income of the family for the previous 12-month period and use this amount as the household income for recertification and;

In determining the income of the family for the previous 12-month period, the PHA will take into consideration any redetermination of income during the previous 12-month period resulting from an interim recertification.

The PHA will make adjustments to reflect current income if there was a change in income during the previous 12-month period that was not accounted for in a redetermination of income.

De Minimis Errors

The PHA will not be considered out of compliance with HUD requirements due to de minimis errors in calculating family income. A de minimis error is an error where the PHA determination of family income deviates from the correct income determination by no more than \$30 per month in monthly adjusted income (\$360 in annual adjusted income) per family.

Income and Household Composition Changes

Effective January 1, 2024, EIV is no longer required to verify a resident's employment and income information during an interim recertification. **EPHA will not utilize EIV for all interim re-certifications.**

Summarized ACOP

Interim Reexamination

PHA will conduct an interim reexamination of family income when they become aware that the family's annual adjusted income has changed by an amount that would result in an estimated increase of ten (10) percent or more, in annual adjusted income or another amount established through a HUD notice. PHA will consider any increases in earned income when estimating or calculating whether the family's adjusted income has increased.

Currently we perform an interim reexamination regardless of the amount of the increase. This will decrease the administrative burden of processing multiple interims for small increases.

Sporadic Income Households

Effective January 1, 2024, upon implementation of the HOTMA Final Rule and subject to applicable HUD guidance, a seasonal worker is an individual who is hired into a short-term position and the employment begins about the same time each year (such as summer or winter). Typically, the individual is hired to address seasonal demands that arise for a specific employer or industry.

Restrictions on Zero Income for More than 6 Months

If the household has an income of \$0.00 total for a period of six (6) months and cannot account for how their household expenses are paid, then the PHA will seek to terminate the household's lease and occupancy.

Repayment Agreements

If the resident owes more than \$4000, EPHA will automatically send the family a proposed termination notice. The most EPHA will agree to set up a payment plan is \$9000, unless a court, hearing officer, or the Executive Director says otherwise.

Usually, the PHA won't make a payment agreement if the family already has one, if the PHA finds out the resident has committed fraud, or if the resident has defaulted before on a previous plan.

If the resident fails to make a payment during the repayment plan, breaking the agreement, the entire amount owed becomes due in 10 days.

Income Exclusions

Summarized ACOP

Student assistance program (BIA), even amounts in excess of actual covered costs of the student, are excluded from income.

Other assistance, such as scholarships or grants not covered under HEA or BIA; the amount of assistance that is in excess of actual covered costs of the student are included in annual income.

Rent Due Dates

Rent is due on or before the first (1st) day of each month and is delinquent if not paid by the close of business on the 10th of the month. Currently rent is due on the 1st and late on the 6th business day.

Pet Policy

Small turtles are now allowed. Turtles were previously not allowed. We have received multiple requests from residents to allow turtles.