

Washington State Auditor's Office
Financial Statements and Federal Single Audit Report

**Housing Authority of the County of King
(King County Housing Authority)**

Audit Period
January 1, 2010 through December 31, 2010

Report No. 1006520

Issue Date
September 30, 2011



WASHINGTON
BRIAN SONNTAG
STATE AUDITOR



**Washington State Auditor
Brian Sonntag**

September 30, 2011

Board of Commissioners
King County Housing Authority
Tukwila, Washington

Report on Financial Statements and Federal Single Audit

Please find attached our report on the King County Housing Authority's financial statements and compliance with federal laws and regulations.

We are issuing this report in order to provide information on the Housing Authority's financial condition.

Sincerely,

BRIAN SONNTAG, CGFM
STATE AUDITOR

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Federal Summary

King County Housing Authority January 1, 2010 through December 31, 2010

The results of our audit of the King County Housing Authority are summarized below in accordance with U.S. Office of Management and Budget Circular A-133.

FINANCIAL STATEMENTS

An unqualified opinion was issued on the financial statements of the business-type activities and the aggregate discretely presented component units.

Internal Control Over Financial Reporting:

- ***Significant Deficiencies:*** We identified deficiencies in the design or operation of internal control over financial reporting that we consider to be significant deficiencies.
- ***Material Weaknesses:*** We identified no deficiencies that we consider to be material weaknesses.

We noted no instances of noncompliance that were material to the financial statements of the Housing Authority.

FEDERAL AWARDS

Internal Control Over Major Programs:

- ***Significant Deficiencies:*** We reported no deficiencies in the design or operation of internal control over major federal programs that we consider to be significant deficiencies.
- ***Material Weaknesses:*** We identified no deficiencies that we consider to be material weaknesses.

We issued an unqualified opinion on the Housing Authority's compliance with requirements applicable to each of its major federal programs.

We reported no findings that are required to be disclosed under section 510(a) of OMB Circular A-133.

Identification of Major Programs:

The following were major programs during the period under audit:

<u>CFDA No.</u>	<u>Program Title</u>
14.042	Move to Work Operating Subsidy (Shown on SEFA as 14.OPS)
81.042	ARRA - Weatherization Assistance for Low Income (Recovery Act)
81.042	Weatherization Assistance for Low Income
14.871	Housing Choice Vouchers (Shown on SEFA as 14.HCV)
14.872	Public Housing Capital Fund (Shown on SEFA as 14.CFP)
14.884	ARRA - Public Housing Capital Fund Competitive Cluster (Recovery Act)
14.885	ARRA - Public Housing Capital Fund Stimulus Formula Cluster (Recovery Act)

The dollar threshold used to distinguish between Type A and Type B programs, as prescribed by OMB Circular A-133, was \$3,000,000.

The Housing Authority qualified as a low-risk auditee under OMB Circular A-133.

Schedule of Audit Findings and Responses

King County Housing Authority January 1, 2010 through December 31, 2010

1. **Other auditors reported that related entities of the Housing Authority do not have adequate internal controls over accounting.**

Background

Housing Authority management, taxpayers, bondholders, creditors, banks, the state Legislature, and state and federal agencies rely on the information in financial statements and reports to make decisions. It is the responsibility of Housing Authority management to design and follow effective internal controls to provide reasonable assurance regarding the reliability of financial reporting.

Government Auditing Standards, prescribed by the Comptroller General of the United States, require the auditor to communicate internal control deficiencies, as defined below in the Applicable Laws and Regulations section, as a finding. Auditing guidance also allows the auditor to report significant deficiencies identified by other auditors. Therefore, these findings have been included in our report.

Description of Condition

Tax Credit Partnerships

Housing authorities create tax credit partnerships as separate limited liability partnerships or limited liability companies to obtain private funding for low-income housing projects. The Housing Authority is the general (or managing) partner and the investor is the limited partner. The King County Housing Authority had 23 such partnerships in 2010. Because they have a significant operational or financial relationship with the Housing Authority, they are included in its financial reporting. As private companies, the partnerships are audited by auditors other than those at the State Auditor's Office. The audited financial statements are combined and presented in the Housing Authority's financial statements.

The other auditors identified significant deficiencies in internal controls for 11 of the 23 Tax Credit Partnerships, as follows:

Sixth Place Apartments Limited Liability Partnership:

Not all construction costs incurred were recorded, resulting in work in progress, contractor's payable, and retention being understated by \$789,521

Salmon Creek Housing Limited Liability Partnership:

Depreciation expense was not recorded, resulting in depreciation expense and accumulated depreciation being understated by \$1,000,871.

Soosette Creek Limited Liability Company:

- Retained earnings did not include the total amount of prior year losses, resulting in retained earnings being understated by \$486,728.
- Depreciation expense was recorded for more than a reasonable amount, resulting in depreciation expense and accumulated depreciation being overstated by \$1,934,123.

Seola Crossing Limited Liability Partnership:

Depreciation expense was not recorded in accordance with the depreciable lives stated in the financial statements, resulting in depreciation expense and accumulated depreciation being overstated by \$278,908.

Colonial Gardens Limited Partnership:

Depreciation expense was not recorded, resulting in depreciation expense and accumulated depreciation being understated by \$169,441.

Woodridge Park Liability Partnership:

Transfer of property to KCHA was not recorded, resulting in fixed assets, and non-recourse debt being overstated, and gain on transfer at fair market value being understated by \$471,160.

Seatac Limited Partnership:

- Additions to fixed assets were not capitalized, resulting in fixed assets being understated and net loss being overstated by \$121,412.
- Involuntary conversions of fixed assets and the gain on the involuntary conversion from the fire that occurred were not recorded, resulting in fixed assets being understated and net loss being overstated by \$653,082.

Cones Limited Partnership:

Excessive depreciation expense was taken on fixed assets, resulting in depreciation expense and accumulated depreciation being understated by \$93,112.

Nia Apartments Limited Liability Company:

Depreciation expense was not recorded accurately, resulting in depreciation expense and accumulated depreciation being understated by \$682,895.

Eastbridge Apartments Limited Liability Company:

- Depreciation expense was not recorded, resulting in depreciation expense and accumulated depreciation being understated by \$759,867.
- ASC 835 (FAS 62) assets on bonds were not capitalized, resulting in fixed assets being understated and interest expense being overstated by \$281,175.

Egis Housing Limited Partnership:

Additions to building were not capitalized, resulting in fixed assets being understated and net loss being overstated by \$216,740.

Effect of Condition

The tax credit partnerships corrected all of the errors listed above in their accounting records and financial statements.

Recommendation

The other auditors recommended the tax credit partnerships take the following actions, which include improvements to their internal controls over financial reporting:

- Record all the costs incurred for construction projects
- Record depreciation and amortization expense in accordance with the methods listed in their notes to the financial statements
- Record all prior year's net loss into retained earnings
- Record the transfer of property made to the King County Housing Authority
- Capitalize material additions to fixed assets
- Record involuntary conversions when they occur
- Record the interest incurred on bonds during the construction period to fixed assets.

Housing Authority's Response

The King County Housing Authority strenuously disagrees with the SAO in its classification of these SAS 115 letters as a finding. Our disagreement is based on the following issues:

- 1) *The outside auditors clearly state in their correspondence to the management of the limited partnerships "this communication is intended solely for the information and use of management, the Partnership, and others within the organization, and is not intended to be and should not be used by anyone other than these specified parties." This language exists for a very explicit reason: to allow private auditors to convey issues to management in an educational manner. While it is common for the SAO to rely on the work of component unit private auditors for attestation purposes, it is not commonplace to include such management letters as a finding for the primary government. Indeed, the wording above makes it*

clear that the private auditors are not expecting or allowing others to rely on their management letter.

- 2) The management letters are discussing deficiencies that do not even rise to the level of a "material weakness". Instead, they are categorized as a "significant deficiency" which is "less severe than a material weakness". It is inconsistent for the SAO to report these lower-level management letter items as findings, the SAO's most serious reporting level.*
- 3) Notwithstanding the above, we disagree with the private auditor's assertion that the issues they identified even rise to the level of being a significant deficiency. It has been the strategy of the partnerships to have the CPA firm suggest final closing entries rather than having the management companies make them, as the CPA firm has the necessary technical background. Indeed, this procedure is part of the internal control process, not a deficiency.*
- 4) Although such management letters existed during the 2009 audit, the SAO chose to not include such letters in their 2009 report, and they gave no indication they had any issues with the letters. It was only after the time had passed for KCHA to make the objection listed in (3) above to the private auditor that the SAO changed their position on the management letters. This is inherently unfair.*

Auditor's Remarks

The Washington State Auditor's Office performs its audits in accordance with *Government Audit Standards*, issued by the Comptroller General of the United States. As stated below, these standards require us to include information about significant deficiencies in internal control that were noted during the audits of the Housing Authority and its related entities. We reaffirm our finding.

Applicable Laws and Regulations

Government Auditing Standards, July 2007 Revision – Section 5.11, states that auditors should report significant deficiencies and material weaknesses in internal control.

Statement on Auditing Standards No. 115, issued by the Auditing Standards Board of the American Institute of Certified Public Accountants, defines material weakness and significant deficiency as follows:

a. **Material weakness:**

A material weakness is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis.

b. **Significant deficiency:**

A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material

weakness, yet important enough to merit attention by those charged with governance.

State law (RCW 43.09.200) states:

The state auditor shall formulate, prescribe, and install a system of accounting and reporting for all local governments, which shall be uniform for every public institution, and every public office, and every public account of the same class.

The system shall exhibit true accounts and detailed statements of funds collected, received, and expended for account of the public for any purpose whatever, and by all public officers, employees, or other persons.

The accounts shall show the receipt, use, and disposition of all public property, and the income, if any, derived therefore; all sources of public income, and the amounts due and received from each source; all receipts, vouchers, and other documents kept, or required to be kept, necessary to isolate and prove the validity of every transaction; all statements and reports made or required to be made, for the internal administration of the office to which they pertain; and all reports published or required to be published, for the information of the people regarding any and all details of the financial administration of public affairs.

Budgeting, Accounting and Reporting System (BARS) Manual, Part 3, Accounting, Chapter 1, Accounting Principles and General Procedures, Section B, Internal Control, states in part:

Internal control is a management process for keeping an entity on course in achieving its business objectives, as adopted by the governing body. This management control system should ensure that resources are guarded against waste, loss and misuse; that reliable data is obtained, maintained, and fairly disclosed in financial statement and other reports; and resource use is consistent with laws, regulations and policies.

Each entity is responsible for establishing and maintaining an effective system of internal control throughout their government.

Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters in Accordance with *Government Auditing Standards*

**King County Housing Authority
January 1, 2010 through December 31, 2010**

Board of Commissioners
King County Housing Authority
Tukwila, Washington

We have audited the financial statements of the business-type activities and the aggregate discretely presented component units of the King County Housing Authority, King County, Washington, as of and for the year ended December 31, 2010, which collectively comprise the Housing Authority's basic financial statements, and have issued our report thereon dated September 20, 2011. During the year ended December 31, 2010, the Housing Authority implemented Governmental Accounting Standards Board *Statement No. 53 - Accounting and Financial Reporting for Derivative Instruments*.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Other auditors audited the financial statements of the tax credit partnerships identified in Note 10, as described in our report on the Authority's financial statements. Those financial statements were not audited in accordance with *Governmental Auditing Standards*.

INTERNAL CONTROL OVER FINANCIAL REPORTING

In planning and performing our audit, we considered the Housing Authority's internal control over financial reporting as a basis for designing our auditing procedures for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Housing Authority's internal control over financial reporting. Accordingly, we do not express an opinion on the effectiveness of the Housing Authority's internal control over financial reporting.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of Housing Authority's financial statements will not be prevented, or detected and corrected on a timely basis.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and would not necessarily identify all deficiencies

in internal control that might be deficiencies, significant deficiencies or material weaknesses. We did not identify any deficiencies in internal control over financial reporting that we consider to be material weaknesses, as defined above. However, we identified certain deficiencies in internal control over financial reporting, described in the accompanying Schedule of Audit Findings and Responses as Finding 1 that we consider to be significant deficiencies in internal control over financial reporting. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

COMPLIANCE AND OTHER MATTERS

As part of obtaining reasonable assurance about whether the Housing Authority's financial statements are free of material misstatement, we performed tests of the Housing Authority's compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion.

The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

The Housing Authority's response to the finding identified in our audit is described in the accompanying Schedule of Audit Findings and Responses. We did not audit the Housing Authority's response and, accordingly, we express no opinion on it.

This report is intended for the information and use of management, the Board of Commissioners, federal awarding agencies and pass-through entities. However, this report is a matter of public record and its distribution is not limited. It also serves to disseminate information to the public as a reporting tool to help citizens assess government operations.

A handwritten signature in black ink, appearing to read "Brian Sonntag", with a stylized, flowing script.

BRIAN SONNTAG, CGFM
STATE AUDITOR

September 20, 2011

Independent Auditor's Report on Compliance with Requirements That Could Have a Direct and Material Effect on Each Major Program and on Internal Control over Compliance in Accordance with OMB Circular A-133

**King County Housing Authority
January 1, 2010 through December 31, 2010**

Board of Commissioners
King County Housing Authority
Tukwila, Washington

COMPLIANCE

We have audited the compliance of the King County Housing Authority, King County, Washington, with the types of compliance requirements described in the U.S. Office of Management and Budget (OMB) *Circular A-133 Compliance Supplement* that could have a direct and material effect on each of its major federal programs for the year ended December 31, 2010. The Housing Authority's major federal programs are identified in the Federal Summary. Compliance with the requirements of laws, regulations, contracts and grants applicable to each of its major federal programs is the responsibility of the Housing Authority's management. Our responsibility is to express an opinion on the Housing Authority's compliance based on our audit.

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

In our opinion, the Housing Authority complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended December 31, 2010.

INTERNAL CONTROL OVER COMPLIANCE

The management of the Housing Authority is responsible for establishing and maintaining effective internal control over compliance with requirements of laws, regulations, contracts and grants applicable to federal programs. In planning and performing our audit, we considered the Housing Authority's internal control over compliance with the requirements that could have a direct and material effect on a major federal program in order to determine our auditing procedures for the purpose of expressing our opinion on compliance and to test and report on internal control over compliance in accordance with OMB Circular A-133, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the Housing Authority's internal control over compliance.

A deficiency in internal control over compliance exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect and correct noncompliance with a type of compliance requirement of a federal program on a timely basis. *A material weakness in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis.

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

This report is intended for the information of management, the Board of Commissioners, federal awarding agencies and pass-through entities. However, this report is a matter of public record and its distribution is not limited. It also serves to disseminate information to the public as a reporting tool to help citizens assess government operations.

A handwritten signature in black ink, appearing to read "Brian Sonntag", is positioned above the printed name and title.

BRIAN SONNTAG, CGFM
STATE AUDITOR

September 20, 2011

Independent Auditor's Report on Financial Statements

King County Housing Authority January 1, 2010 through December 31, 2010

Board of Commissioners
King County Housing Authority
Tukwila, Washington

We have audited the accompanying financial statements of the business-type activities and the aggregate discretely presented component units of the King County Housing Authority, King County, Washington, as of and for the year ended December 31, 2010, which collectively comprise the Housing Authority's basic financial statements as listed on page 14. These financial statements are the responsibility of the Housing Authority's management. Our responsibility is to express opinions on these financial statements based on our audit.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. The financial statements of the tax credit partnerships identified in Note 10 were not audited in accordance with *Governmental Auditing Standards*. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinions.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the business-type activities and the aggregate discretely presented component units of the King County Housing Authority, as of December 31, 2010, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in conformity with accounting principles generally accepted in the United States of America.

As described in Note 2, during the year ended December 31, 2010, the Housing Authority implemented Governmental Accounting Standards Board *Statement No. 53 - Accounting and Financial Reporting for Derivative Instruments*.

In accordance with *Government Auditing Standards*, we have also issued our report on our consideration of the Housing Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an

integral part of an audit performed in accordance with *Government Auditing Standards* and should be considered in assessing the results of our audit.

The management's discussion and analysis on pages 15 through 21 is not a required part of the basic financial statements but is supplementary information required by the Governmental Accounting Standards Board. We have applied certain limited procedures, which consisted principally of inquiries of management regarding the methods of measurement and presentation of the required supplementary information. However, we did not audit the information and express no opinion on it.

Our audit was performed for the purpose of forming opinions on the financial statements that collectively comprise the Housing Authority's basic financial statements. The accompanying Schedule of Expenditures of Federal Awards is presented for purposes of additional analysis as required by U.S. Office of Management and Budget Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*. The accompanying Financial Data Schedule and HUD forms AMCC are supplemental information required by HUD. These schedules are not a required part of the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and, in our opinion, is fairly stated, in all material respects, in relation to the basic financial statements taken as a whole.

The Balance Sheet, Statement of Revenues and Expenses, and the financial statements for The Pooled Housing Refunding Revenue Bonds, Series 1998A are also presented for purposes of additional analysis. These statements are not a required part of the basic financial statements. Such supplemental information has been subjected to the auditing procedures applied in the audit of the basic financial statements and, in our opinion is fairly stated, in all material respects, in relation to the basic financial statements taken as a whole.

The Property Listing is not a required part of the basic financial statements but is supplementary information presented for purposes of additional analysis. Such information has not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we express no opinion on it.

A handwritten signature in black ink, appearing to read "Brian Sonntag", with a stylized, flowing script.

BRIAN SONNTAG, CGFM
STATE AUDITOR

September 20, 2011

Financial Section

King County Housing Authority January 1, 2010 through December 31, 2010

REQUIRED SUPPLEMENTAL INFORMATION

Management's Discussion and Analysis – 2010

BASIC FINANCIAL STATEMENTS

Balance Sheet – 2010
Statement of Revenues, Expenses and Changes in Net Assets – 2010
Statement of Cash Flows – 2010
Notes to Financial Statements – 2010

SUPPLEMENTAL INFORMATION

Schedule of Expenditures of Federal Awards – 2010
Notes to the Schedule of Expenditures of Federal Awards – 2010
Federal Data Schedule (FDS) Balance Sheet – 2010
Federal Data Schedule (FDS) Statement of Revenues and Expenses – 2010
Property Listing – 2010
Pooled Housing Refunding Revenue Bonds, Series 1998A – A Proprietary Fund of the
Housing Authority of King County – Balance Sheet – 2010
Pooled Housing Refunding Revenue Bonds, Series 1998A – A Proprietary Fund of the
Housing Authority of King County – Statement of Revenues, Expenses and Changes
in Net Assets – 2010
Pooled Housing Refunding Revenue Bonds, Series 1998A – A Proprietary Fund of the
Housing Authority of King County – Statement of Cash Flows – 2010
Pooled Housing Refunding Revenue Bonds, Series 1998A – Notes to the Financial
Statements – 2010
Actual Modernization Cost Certificate – WA19P002501-03
Actual Modernization Cost Certificate – WA19P002502-03
Actual Modernization Cost Certificate – WA19P002501-04

HOUSING AUTHORITY OF THE COUNTY OF KING

MANAGEMENT'S DISCUSSION AND ANALYSIS

This first section of the annual financial report presents a discussion and analysis of King County Housing Authority's (KCHA) financial performance during the year ended December 31, 2010. It should be read in conjunction with the Authority's financial statements, which immediately follow this section.

KCHA administers a broad range of federally and locally financed housing programs serving an area of over 2,134 square miles, covering all of King County outside of the cities of Seattle and Renton. The King County Housing Authority owns or manages 8,389 units of housing and provides rental subsidies to over 7,900 additional households. The majority of KCHA's program participants have incomes below 20% of area median income. KCHA's inventory includes 2,539 units of public housing in King County and in the city of Olympia, which lies outside of King County. In addition, KCHA manages two public housing sites with 80 units via contract in the City of Sedro-Woolley.

The financial performance discussed in the following analyses does not include tax credit partnerships. The tax credit partnerships, with 19 sites and 2,103 units, are owned by separate limited partnerships/corporations with the Authority acting as general partner/managing member. The tax credit properties are fee managed by outside private property management firms with the exception of Harrison House, Valley Park, Birch Creek, and Egis, which are managed by KCHA's Housing Management department. Because of the different corporate structure of the partnerships, their operations are not carried directly on the books of the Authority but are listed as component units on the Balance Sheet and Statement of Revenues, Expenses and Changes in Net Assets and are detailed in Note 10. With those exceptions, neither these units, nor their financial data, are included in the analysis and financial reports that follow.

2010 FINANCIAL HIGHLIGHTS

- The Authority continues to be a Moving to Work (MTW) Public Housing agency, allowing for certain financial flexibilities and empowering the Authority to waive certain sections of Section 8 and 9 of the Housing Act of 1937.
- Total assets of the Authority exceeded total liabilities at December 31, 2010 by \$381.1 million.
- Total change in net assets for 2010 was \$34 million and includes \$17.8 million in capital grant contributions.
- MTW reserves continued to serve the low and very-low income populace through an array of innovative programs and the purchase of additional affordable housing.
- Operating expenses were \$148.1 million and include \$74.8 million in housing assistance payments made to landlords, or 51% of operating expenses.
- Rental property at the Greenbridge HOPE VI redevelopment site is fully operational with project completions and occupancy at Seola Crossing, Eastbridge, Nia, and Salmon Creek. A new public housing project funded by an American Recovery and Reinvestment Act (ARRA) grant, Sixth Place Apartments, has been added to the Greenbridge site while the ongoing rehabilitation of Seola Gardens (formerly Park Lake Site II) continues.
- Significant capital projects involving ADA compliance and weatherization were undertaken and aided by funding through 18 ARRA grants.

AUTHORITY-WIDE FINANCIAL STATEMENTS

The Authority-wide financial statements are designed to be corporate-like in that all business type activities are consolidated into columnar format, presenting totals by category for the entire Authority.

These statements include a *Balance Sheet*. The balance sheet reports all financial and capital resources for the Authority. The balance sheet is presented in the format where assets equal liabilities plus “net assets”, formerly known as equity. Assets and liabilities are presented in order of liquidity, and are classified as “current” (generally, those assets convertible into cash within one year), and “non-current”.

The balance sheet presents information about the net available liquid (non-capital) assets, net of liabilities, for the entire Authority. Net assets are reported in three broad categories:

Net Assets, Invested in Capital Assets, Net of Related Debt: This component of net assets consists of all capital assets, reduced by the outstanding balances of any bonds, mortgages, notes or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.

Restricted Net Assets: This component of net assets consists of restricted assets when constraints are placed on the asset by external forces such as creditors (e.g. debt covenants), grantors, contributors, laws, regulations, etc., net of any offsetting, associated liabilities. Restrictions on assets imposed voluntarily by KCHA do not result in restricted net assets.

Unrestricted Net Assets: This component of net assets consists of net assets that do not meet the definition of “Net Assets Invested in Capital Assets, Net of related Debt”, or “Restricted Net Assets”.

The Authority-wide financial statements also include a *Statement of Revenues, Expenses and Changes in Net Assets* (similar to an income statement). This statement includes operating revenues, such as rental income, operating expenses such as administrative, utilities, and maintenance, and non-operating revenue and expenses, such as grant revenue, investment income and interest expense. The focus of the Statement of Revenues, Expenses and Changes in Net Assets is the “Change in Net Assets” which is similar to Net Income or Loss.

Finally, a *Statement of Cash Flows* is included, which discloses net cash provided by, or used for operating activities, non-capital financing activities, capital and related financing activities, and investing activities.

FINANCIAL ANALYSIS OF THE AUTHORITY

Condensed Balance Sheet:

Table A-1 presents the Authority’s *Condensed Balance Sheet* for 2010 and 2009. The purpose of the statement is to provide a snapshot of the financial condition of the Authority at a certain point in time. Presented are the assets, liabilities, and net assets of the Authority at the end of the year. Supplementary information is provided in the accompanying notes that further explain and support the data presented in table A-1.

Current and other assets, excluding capital assets, for the year ended December 31, 2010 total \$437.5 million and are comprised of \$132.1 million in cash, cash equivalents, and investments and \$305.4 million in accounts, notes and financing lease receivables. The \$22.4 million increase from the prior year is due to a \$9.7 million increase in cash, cash equivalents, and investments and a \$12.7 million increase in accounts, notes, and financing leases receivable. The increase in accounts receivable was mainly attributable to the increase in grant receivables related to Birch Creek, Sixth Place Apartments, and Seola Gardens capital projects.

Capital assets for the year ended December 31, 2010 are \$280.4 million. Included in this category are land and improvements, buildings and improvements, personal property, and construction-in-progress. The \$26.2 million net increase in capital assets from 2009 is primarily attributable to a \$15.8 million increase in construction-in-progress related to the Greenbridge project and ARRA funded capital projects. Another \$10.2 million of assets were added with the purchase of Westminster, Park Royal, and the Central Office Annex. Additionally, the Authority reacquired the Woodridge Park property from the Tax Credit Partnership by assuming the property's outstanding debt. More detailed information about the Authority's capital assets is presented in the notes to the financial statements.

Total liabilities, excluding the non-current portion of long-term debt, totaled \$83.3 million at December 31, 2010, an increase of \$28.9 million from 2009. This increase is due primarily to the reclassification from long-term to current of lines of credit related to Birch Creek and the Greenbridge project.

Total net assets increased by \$33.7 million during 2010. Net assets represent the Authority's equity, a portion of which is restricted for certain uses. The \$22 million increase in unrestricted net assets resulted primarily from an \$8 million increase in unrestricted cash and investments, a \$26 million increase in capital assets, and a \$15 million increase in long-term debt mainly attributable to continuing construction in relation to Greenbridge and Seola Gardens.

Table A-1, Condensed Balance Sheet ⁽¹⁾

	2010	2009
Assets:		
Current and other assets	\$ 437,531,903	\$ 415,107,526
Capital assets	280,405,014	254,222,252
Total Assets	<u>\$ 717,936,917</u>	<u>\$ 669,329,778</u>
Liabilities:		
Current and other liabilities	\$ 83,320,039	\$ 54,457,448
Long-term debt, net of current	253,428,366	263,027,769
Total Liabilities	<u>336,748,405</u>	<u>317,485,217</u>
Net Assets:		
Invested in capital assets, net of related debt	(34,439,403)	101,367,860
Restricted	15,671,646	22,453,022
Unrestricted	399,956,270	228,023,679
Total Net Assets	<u>381,188,513</u>	<u>351,844,561</u>
Liabilities and Net Assets	<u>\$ 717,936,918</u>	<u>\$ 669,329,778</u>

(1) Component units are not included.

Condensed Statement of Revenues, Expenses, and Changes in Net Assets:

The purpose of the “Condensed Statement of Revenues, Expenses and Changes in Net Assets” is to present the revenues earned by the Authority (both operating and non-operating) and the expenses incurred (operating and non-operating), and any other revenues, expenses, gains and losses received or spent by the Authority. Table A-2 represents the Authority’s Condensed Statement of Revenues, Expenses, and Changes in Net Assets for 2010 and 2009:

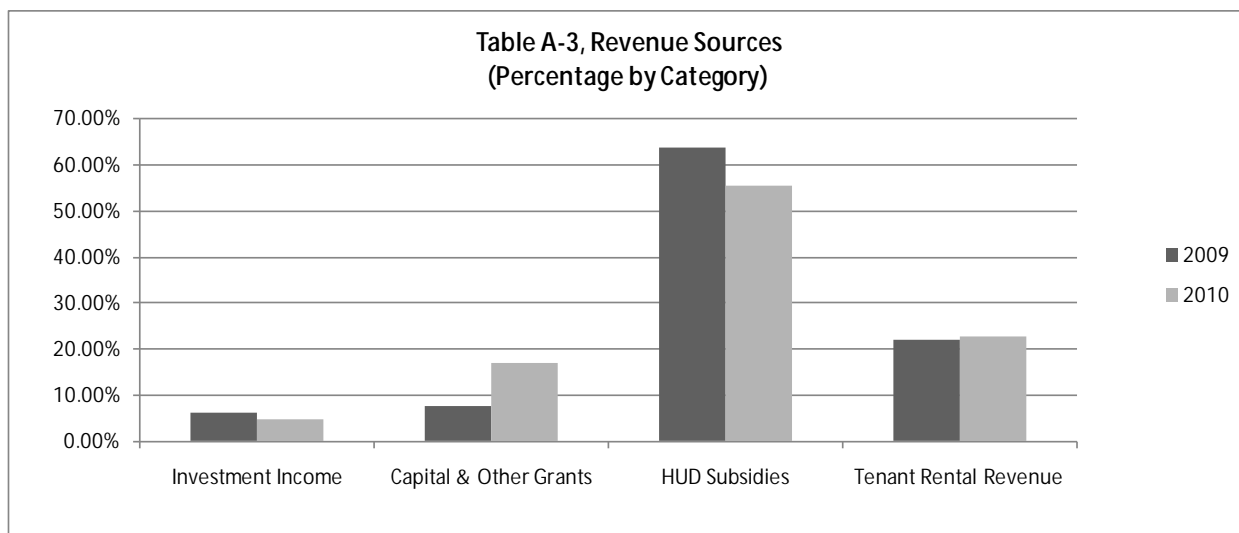
Table A-2, Condensed Statement of Revenues, Expense, and Changes in Net Assets ⁽¹⁾

	2010	2009
Operating Revenues	\$ 45,790,338	\$ 39,851,358
Nonoperating revenues	130,087,204	121,125,914
Total Revenues	175,877,542	160,977,272
Operating expenses	148,155,839	132,448,348
Nonoperating expenses	11,811,143	12,034,639
Total Expenses	159,966,981	144,482,987
Excess or deficiency before contributions	15,910,560	16,494,285
Capital grant contributions	17,856,451	18,317,852
Change in Net Assets	33,767,011	34,812,137
Beginning Net Assets	351,844,561	317,032,423
Accounting Adjustment ⁽²⁾	\$ (4,423,059)	\$ -
Ending Net Assets	<u>\$ 381,188,513</u>	<u>\$ 351,844,561</u>

(1) Component units are not included.

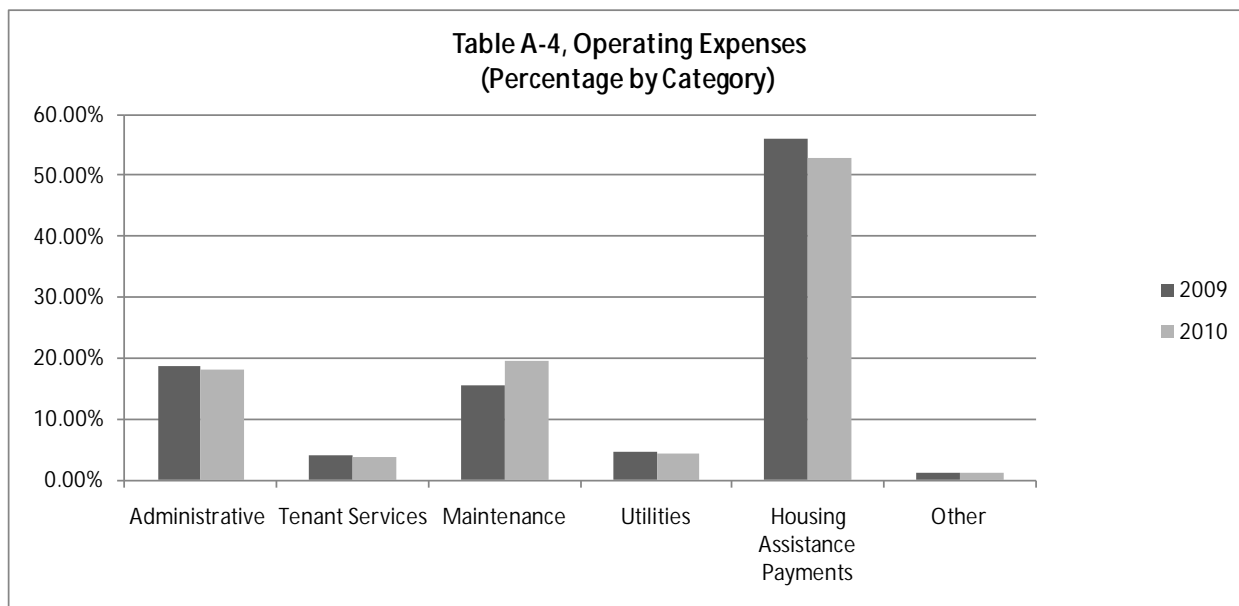
(2) Restatement of Beginning Net Assets to reflect implementation of GASB 53. See Footnote 2.

Revenues are classified as operating, non-operating or capital grant contributions. Table A-3 shows the sources of revenues for 2010 and 2009 as a percentage of all revenues. The overall contribution for each revenue type remained relatively constant from 2009 to 2010. The steady decline in investment interest rates has continued to make the Authority more reliant on HUD subsidies while ARRA funds result in a slight increase in capital grant revenue.



Operating expenses are amounts paid for providing housing services to the Authority's tenants and administering the various programs. Total operating expenses for 2010 were \$141.4 million (excluding depreciation), a \$15.6 million increase compared to 2009. The increase is primarily the result of a \$4.8 million increase in HUD housing assistance payments as well as a \$2.4 million increase in administrative expense.

Table A-4 demonstrates that the mix of operating expenses as a percentage of total expenses has remained relatively static from 2009 to 2010.



CAPITAL ASSETS, NET OF ACCUMULATED DEPRECIATION

During 2010, net capital assets increased by \$26.2 million. An increase of \$36.3 million, driven primarily by capital construction costs and ARRA-funded rehabilitation projects, was offset by \$11.4 million of net capital asset disposals. Major capital asset disposals included \$6.8 million of public housing units at Park Lake II that were demolished as part of the HOPE VI redevelopment project. Information about the Authority's capital assets is further presented in the financial statements Note 6 – Capital Assets.

Table A-5, Capital Assets, net of Accumulated Depreciation

	2010	2009
Land - Non Depreciable	\$57,667,372	\$57,056,844
Land Improvements	22,718,300	20,870,992
Land	80,385,672	77,927,836
Buildings and Improvements	211,255,668	207,567,675
Furniture, Equipment & Machinery	3,112,164	3,142,077
Construction in Progress	<u>98,982,338</u>	<u>76,086,359</u>
	393,735,843	364,723,947
 Total accumulated depreciation	 <u>(113,330,829)</u>	 <u>(110,501,695)</u>
 Net Capital Assets	 <u><u>\$280,405,014</u></u>	 <u><u>\$254,222,252</u></u>

LONG TERM DEBT & OTHER NONCURRENT LIABILITIES

The Authority has issued various forms of debt for the purpose of acquiring and rehabilitating projects located throughout King County. At year-end, the Authority had \$253 million in net long-term bonds and notes outstanding (as shown in table A-6) which represents a \$9.3 million decrease over the prior year-end balance. Included in the other noncurrent liabilities category are payments in lieu of taxes, deferred revenues, and the fair value of interest rate swaps. For more information on the Authority's long-term debt, please see Note 7.

Table A-6, Long Term Debt & Other Noncurrent Liabilities

	2010	2009
Long-term, net of current portion	\$253,428,366	\$262,590,938
Other noncurrent liabilities	<u>6,485,772</u>	<u>3,476,130</u>
Total long-term debt & other noncurrent liabilities	<u><u>\$259,914,138</u></u>	<u><u>\$266,067,067</u></u>

ECONOMIC FACTORS AFFECTING THE AUTHORITY'S FUTURE

The Authority receives the bulk of its operational funding from the federal Department of Housing and Urban Development which, like all federal agencies, continues to experience budget constraints. Although KCHA's Moving to Work authority gives it substantial financial flexibility, future funding depends upon Congressional appropriations.

An additional source of revenue for the Authority in 2010 was funds distributed by the American Recovery and Reinvestment Act. The Authority was a prime recipient of 18 Capital Fund Recovery Grants. These grants have enabled the Authority to engage in projects related to weatherization upgrades and the upgrading of select public housing units to Americans with Disabilities Act compliance.

The current recession, the worst in several decades, has continued to severely impact the ability of the Authority to gain access to funding sources for many of its rehabilitation projects. The tight credit market, along with the difficulty of getting Low Income Housing Tax Credit program equity partners, is a challenge that continues to require creative strategies.

The Authority continues to plan to convert the ownership structure on certain public housing complexes from Authority-owned to ownership by partnerships under the Low Income Housing Tax program. The financing generated through federal income tax credits that flows to the project in the form of partnership equity contributions helps fund the redevelopment and major renovation activities.

CONTACTING THE AUTHORITY'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, taxpayers, customers, and investors and creditors with a general overview of the Housing Authority's finances and to demonstrate KCHA's accountability for its resources. Any questions about this report, or requests for additional information, should be directed to the Director of Finance of the King County Housing Authority.

HOUSING AUTHORITY OF THE COUNTY OF KING
BALANCE SHEET
As of December 31, 2010

	<u>AUTHORITY</u>	<u>COMPONENT UNITS</u>
ASSETS:		
CURRENT ASSETS:		
Cash and cash equivalents	\$ 75,344,861	\$ 6,192,883
Restricted cash and cash equivalents	2,121,615	12,636,511
Receivables, net	17,776,746	242,346
Investments	41,030,236	-
Restricted investments	7,863,563	1,829,300
Other current assets	826,665	345,258
Total Current Assets	<u>144,963,686</u>	<u>21,246,298</u>
NONCURRENT ASSETS:		
Restricted cash and cash equivalents	\$ 5,686,467	\$ -
Land, buildings and equipment, net	280,405,014	390,917,429
Noncurrent receivables	284,106,070	-
Other noncurrent assets	2,775,680	4,021,491
Total Noncurrent Assets	<u>572,973,231</u>	<u>394,938,920</u>
TOTAL ASSETS	<u>\$ 717,936,917</u>	<u>\$ 416,185,218</u>
LIABILITIES and NET ASSETS:		
CURRENT LIABILITIES:		
Current portion of long term debt	\$ 61,416,050	\$ 1,144,866
Other current liabilities	15,418,216	10,931,498
Total Current Liabilities	<u>76,834,266</u>	<u>12,076,364</u>
LONG-TERM LIABILITIES:		
Long-term debt, net of current	253,428,366	306,457,509
Interest Rate Swaps - Fair Value	5,436,935	403,295
Other noncurrent liabilities	1,048,837	6,687,630
Total Long-Term Liabilities	<u>259,914,138</u>	<u>313,548,434</u>
TOTAL LIABILITIES	<u>336,748,404</u>	<u>325,624,798</u>
NET ASSETS:		
Invested in capital assets, net of related debt	(34,439,403)	83,315,054
Restricted net assets	15,671,646	12,636,511
Unrestricted net assets	399,956,270	(5,391,145)
TOTAL NET ASSETS	<u>381,188,513</u>	<u>90,560,420</u>
TOTAL LIABILITIES and NET ASSETS	<u>\$ 717,936,917</u>	<u>\$ 416,185,218</u>

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

HOUSING AUTHORITY OF THE COUNTY OF KING
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET ASSETS
For the 12 Month Period Ended December 31, 2010

	AUTHORITY	COMPONENT UNITS
OPERATING REVENUES		
Tenant revenue	\$ 35,355,618	\$ 23,616,577
Other revenue	10,434,720	998,427
Total Operating Revenues	45,790,338	24,615,004
OPERATING EXPENSES		
Administrative	25,657,975	6,244,600
Tenant services	5,351,961	-
Maintenance	27,782,413	3,035,283
Utilities	6,156,982	2,909,586
Housing assistance payments	74,835,937	-
Depreciation	6,674,218	12,045,050
Other expenses	1,696,354	1,610,844
Total Operating Expenses	148,155,839	25,845,363
Operating Income (Loss)	(102,365,501)	(1,230,359)
NONOPERATING REVENUE (EXPENSE)		
HUD subsidies and grant revenue	110,828,961	-
Other government grants	13,128,631	-
Investment income	9,304,227	126,690
Interest expense	(11,811,143)	(8,641,157)
Net gain (loss) on disposal of capital assets	(3,174,615)	-
Net Nonoperating Revenues (Expenses)	118,276,061	(8,514,467)
INCOME (LOSS) before contributions	15,910,560	(9,744,826)
Capital grant contributions	17,856,451	
Partner contributions (disbursements)		15,164,707
CHANGE IN NET ASSETS	\$ 33,767,011	\$ 5,419,881
Total Net Assets -- beginning	351,844,561	85,140,539
Deduct: Prior Period Adjustment	(4,423,059)	
Total Net Assets -- ending	\$ 381,188,513	\$ 90,560,420

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

HOUSING AUTHORITY OF THE COUNTY OF KING
STATEMENT OF CASH FLOWS
For the 12 Month Period Ended December 31, 2010

	AUTHORITY
CASH FLOWS FROM OPERATING ACTIVITIES:	
Receipts from tenants	\$ 32,179,128
Payments to employees	(18,924,734)
Payments to suppliers of goods and services	(41,016,993)
Payments to landlords	(69,195,196)
Payments received from (made to) other housing authorities	(4,102,786)
Other receipts (payments)	1,574,115
Net cash provided by (used in) operating activities	<u>(99,486,465)</u>
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES:	
Receipts from HUD	107,884,456
Receipts from other governments	13,179,212
Net cash provided by noncapital financing activities	<u>121,063,668</u>
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES:	
Capital grant contributions	17,856,451
Purchase of capital assets	(59,052,269)
Proceeds from issuance of capital debt	51,883,358
Principal payments on capital debt	(35,923,182)
Interest paid on capital debt	(11,412,135)
Other receipts (payments)	1,903,693
Net cash used in capital and related financing activities	<u>(34,744,084)</u>
CASH FLOWS FROM INVESTING ACTIVITIES:	
Net sale (purchase) of investments	(22,505,053)
Investment in notes and financing leases	(1,156,046) a)
Payments received on notes and financing leases	20,865,010
Investment income -- notes and financing leases	5,220,649
Investment income -- other	1,424,768
Other receipts (payments)	(3,576,327)
Net cash provided by investing activities	<u>273,001</u>
Net Increase in Cash and Cash Equivalents	(12,893,880)
Cash and cash equivalents -- beginning of the year	96,046,824
Cash and cash equivalents -- end of the year	<u>\$ 83,152,944</u>
Reconciliation of operating income (loss) to net cash provided (used) by operating activities:	
Operating income (loss)	(102,365,501)
Adjustment to reconcile operating income to net cash:	
Depreciation expense	6,674,218
Change in assets and liabilities:	
Receivables and other assets	(2,451,445)
Accounts and other payables	(1,343,738)
Net cash provided by (used in) operating activities	<u>\$ (99,486,465)</u>

Non-cash transactions that would have been reported in the capital and investing sections if the transactions had involved a cash exchange.

- a) Excludes \$25.7 million of notes and financing leases received in exchange for capital assets -- \$8 million from Salmon Creek, \$8.6 million for Eastbridge, \$5.1 million from Zephyr, and \$3.9 million for Sixth Place Apts.

The accompanying notes are an integral part of these financial statements

HOUSING AUTHORITY OF THE COUNTY OF KING
NOTES TO FINANCIAL STATEMENTS
December 31, 2010

The following notes are an integral part of the financial statements of the Housing Authority of the County of King.

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the Authority have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard setting body for establishing governmental accounting and financial reporting principles. The significant accounting policies are described below.

a) THE AUTHORITY

The Housing Authority of the County of King (the "Authority") was created in 1939 as a municipal corporation under the provisions of the State Housing Authorities Law (RCW 35.82) and the Housing Cooperation Law (RCW 35.83) in response to the Federal Housing Act of 1937. The Act created the United States Housing Authority, empowering it to make loans and annual contributions to local public housing agencies to assist in the development, acquisition and administration of low rent projects. The programs authorized under the Act, as amended, are now administered by the Department of Housing and Urban Development (HUD). The Authority is not a component unit of King County.

The Authority operates in all of King County, except within the cities of Seattle and Renton, and in the city of Olympia. The Authority also serves as the management agent for the Housing Authority of the City of Sedro-Woolley in Skagit County. King County covers 2,134 square miles, and with more than 1.9 million people it ranks as the most populous county in Washington State, and the 14th most populous county in the nation. The County is the financial, economic and industrial center of the entire Pacific Northwest region. The Authority's jurisdiction encompasses an area of over 2,100 square miles and a population estimated at 1.7 million representing almost 30% of the state's total population. The Authority has its central office in Tukwila. A five-member Board of Commissioners appointed for five-year terms by the Metropolitan-King County Council governs the Authority. The Authority's commissioners serve without pay.

The Authority has been granted a broad range of powers to provide housing assistance to low-income households. The nationally recognized definition of a low-income family is a household earning less than 80 percent of the area's median income, adjusted for family size. The Authority administers federally and locally financed housing programs that serve a variety of housing needs including the following:

FEDERALLY ASSISTED HOUSING PROGRAMS

Low Rent Public Housing –The Authority owns, operates or maintains 56 housing projects consisting of 2,539 units of public housing of which 1,097 units are for the low-income elderly and disabled. The properties were acquired through bonds and notes guaranteed by HUD and through grants from HUD. Revenues consist of rents and other fees collected from tenants and an operating subsidy received from HUD. Typically residents pay 30% of their adjusted income in rents. Two thirds of public housing residents earn less than 20% of the area median income, with almost 80% having some form of entitlement payment as their main source of income. The Authority's subsidy is received under an Annual Contributions Contract to offset the cost of operating the units. HUD also provides funds to maintain and improve the public housing projects under the Capital Fund Program. Historically, all additions to land, structures and equipment of public housing are accomplished through these capital grant funds.

Tenant Based Housing Choice Vouchers—The Authority provides rental assistance payments to approximately 7,947 households who live in private rental housing. Funded by HUD pursuant to Section 8 of the U.S. Housing Act, this program allows participating families and individuals to choose their own housing with the use of a housing voucher. Generally the participant pays no more than 30% of income towards rent and the Authority pays the remainder. The Authority targets this program to the elderly, disabled households and families that are homeless or at the risk of homelessness. Program participants average 15% of area median income.

Project Based Section 8 Housing - The Authority owns seven developments with 446 units subsidized under the Section 8 program. Under this program, subsidies attach to qualifying housing units rather than to qualifying individuals or families. The Authority built three of these projects comprising 174 units under the Section 8 New Construction program. The Authority purchased the other four projects comprising 272 units under the Preservation Program to prevent loss of affordability upon their sale by private owners.

UNASSISTED LOCALLY FINANCED HOUSING PROGRAMS

Tax-Exempt Bond Financed - The Authority owns 18 apartment complexes totaling 2,722 units through the issuance of tax-exempt bonds. These properties receive no operating subsidy from the Federal government or any other State or local source. The Authority acquired the properties in order to place selected housing developments within the public domain so that rents could be maintained as low as possible over time. Typically these units have a broad mix of residents with the majority having income below 80% of area median. Of the eighteen complexes, Cascadian, Fairwood, and Woodbridge Park were formerly owned by Tax Credit Partnerships. Westminster was a new purchase by the Authority in 2010.

Homeownership - The Authority owns four mobile home parks located in South King County comprising 430 manufactured home sites. Under this program, the residents own their manufactured homes and pay rent to the Authority for the land on which the home sits.

Tax Credit - In 1994, the Authority began partnering with limited partnerships and limited liability corporations (hereafter referred to as “partnerships”) to acquire and develop additional affordable housing (see Note 7). The Authority is general partner/managing member (hereafter referred to as “general partner”) in 18 partnerships representing 26 housing complexes comprising 2,103 units. During 2010, Woodridge Park was acquired by the Authority from the Tax Credit Partnership and was folded into the bond-financed portfolio.

Miscellaneous Local Programs - The Authority has an inventory of 13 different housing developments comprising 149 units of housing. The units are generally leased to non-profit service providers for the benefit of the economically disadvantaged, developmentally disabled, transitional, homeless and other groups who have traditionally experienced barriers in finding housing.

OTHER PROGRAMS

Housing Repair and Weatherization. - The Authority receives federal and state money to provide housing rehabilitation loans and weatherization grants to low-income homeowners and renters. The Authority has been administering these types of programs since 1975. In 2010, the Authority assisted 1,303 homes with structural upgrades, air quality improvements and energy efficiencies.

Human Service Programs -- The Authority serves a wide variety of people with special needs such as the elderly, the physically and developmentally disabled, the homeless and the mentally ill. The Authority provides resident focused programs in its developments by working in partnership with nearly 20 different agencies that provide human services programs including job/education training and self-sufficiency programs. For example, Head Start classrooms operate at two sites, Boys and Girls Club programs operate at six sites, and three career/computer centers are located in the Authority’s developments. Counseling, educational, recreational, nutrition and transportation services are provided by community-based organizations like the YWCA, Senior Services, and Hopelink. These contracted services are partially funded using federal grants, which the Authority receives in a competitive process for periods of one to three years.

DEVELOPMENT

HOPE VI Redevelopment Projects – The Authority was awarded a \$35 million HOPE VI grant in November 2001 to revitalize Park Lake Homes Site I public housing development in the unincorporated King County neighborhood of White Center. The project, named Greenbridge to symbolize the vision and character of the new community, provides quality rental housing and homeownership opportunities for a diverse mixture of residents and newcomers. This quality new housing includes a range of housing types to suit seniors, adults with disabilities, large families, low- to moderate-income renters, and first-time and other homebuyers. The housing includes 180 public housing units, 120 project based Section 8 units, 148 work-force units, and 457 for-sale-lots. All of the rental housing is fully operational, which was accomplished through project completions and occupancy of Seola Crossing family housing, Nia elderly and younger disabled housing, and Salmon Creek and Eastbridge family housing.

An additional 24-unit family public housing project, Sixth Place Apartments has been added to the redevelopment site, although it is not part of the HOPE VI Redevelopment Project. This project, funded with an ARRA Capital Fund Recovery Competition Grant, will complete construction and be occupied in the summer of 2011.

The Authority was awarded a \$20 million HOPE VI grant in September 2008 to revitalize Park Lake Homes Site II public housing development in the unincorporated King County neighborhood of White Center, four blocks south of the Greenbridge HOPE VI site. The redevelopment has been named Seola Gardens. Continuing the quality housing initiative of Greenbridge, Seola Gardens will provide the same mix of housing opportunities. For rental households, the redevelopment includes 112 public housing units, 10 project based Section 8 units, and 55 HUD Section 202 elderly units. There will be an additional 110 lots available to provide homeownership opportunities. The first rental housing phase, 25 units of family housing in the Zephyr Apartments project, will complete construction and be occupied in the summer of 2011. The second rental housing phase, Providence Joseph House Apartments, comprises 65 units of senior and younger disabled housing. It begins construction in May 2011 for an expected rent-up in the last quarter of 2012. The last rental phase, the Fairwind Apartments 87 units of family housing will begin construction in the spring of 2012 for occupancy in the second half of 2013.

b) BASIS OF ACCOUNTING

Accounting records are maintained according to the proprietary fund model that is similar to private business enterprises. The Authority applies all relevant Governmental Accounting Standards Board (GASB) pronouncements and all Financial Accounting Standards Board (FASB) pronouncements and Accounting Principles Board (APB) opinions issued on or before November 30, 1989, unless those pronouncements conflict with or contradict GASB pronouncements, in which case, GASB prevails. As allowed by GASB reporting standards, the Authority has elected not to apply FASB Statements and Interpretations, APB opinions, and Accounting Research Bulletins of the Committee of Accounting Procedures issued after November 30, 1989.

c) ACCOUNTS ORGANIZED BY FUNDS

The accounts of the Authority are organized on the basis of funds and account groups, each of which is considered a separate accounting entity. Each fund is accounted for by a separate set of self-balancing accounts that comprise its assets, liabilities, fund balance, revenues and expenditures. Each fund is, with limited exceptions, an independent fund and is restricted by contract or regulation from assisting or being assisted financially by any other fund. A list of developments is provided in Appendix A. The Authority administers the Housing Authority of the City of Sedro-Woolley. Its financial statements are audited separately and are not combined with the Authority's statements.

d) USE OF ESTIMATES

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

e) COMPONENT UNITS

The Authority serves as general partner in several partnerships (see Note 7). These partnerships constitute component units of the Authority as defined by GASB Statement 14 because they are separate legal entities and subject to the Authority's will and financial accountability. As the general partner/managing member, the Authority has issued bonds and other debt instruments to finance the purchase and renovation of rental housing on behalf of the partnerships. The Authority also oversees the day-to-day operation of these properties.

For Federal tax purposes, all of the partnerships have a calendar year-end. Each partnership is audited separately. Copies of the audited statements can be obtained by contacting the Authority.

f) REVENUES AND EXPENSES

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

The basis for recognition of revenues and expenses is the accrual basis of accounting. Revenues are recorded when earned. Expenses are recorded when incurred. Revenue from operating subsidies and grants is classified as non-operating revenue. Revenue from capital grants is classified as capital grant contributions.

g) CASH, CASH EQUIVALENTS AND INVESTMENTS

Cash consists of Federal Depository Insurance Corporation (FDIC) insurable deposits with original maturities of less than three months. Cash equivalents are short-term, highly liquid investments that are readily convertible to known amounts of cash. Investments include deposits with original maturities exceeding three months, and securities and other assets held by trustees. Most assets held by trustees are restricted for specific uses including capital additions and improvements and debt service. Restricted accounts at December 31, 2010 include the following:

	RESTRICTED		
	Cash & Cash Equivalents	Investments	Total
Capital improvements	\$ 2,814,976	\$ 2,071,701	\$ 4,886,677
Debt service	387,182	5,791,863	6,179,045
Tenant security deposits	1,084,928		1,084,928
Other	3,520,997	-	3,520,997
	<u>\$ 7,808,083</u>	<u>\$ 7,863,563</u>	<u>\$ 15,671,646</u>

h) RECEIVABLES

Receivables consist primarily of rents due from tenants, cost reimbursements due from grantors, and loans and accrued interest due from the tax credit properties. Annually, tenant receivables are analyzed and the allowance for doubtful accounts adjusted. Other receivable allowances are established for uncertain collectibles. No allowances existed at December 31 other than the allowance for tenant accounts receivable.

i) INVENTORIES

Inventory consists of supplies purchased primarily for use in maintenance of the rental units. The perpetual method is used to account for inventory. As such, purchases are recorded into the inventory account and, as items are used, the inventory account is reduced and the expense account is charged. Periodically throughout the year, physical counts are taken of all supplies on hand and the inventory records are adjusted. The weighted average method is used to value the inventory.

j) CAPITAL ASSETS

Capital assets are recorded at historical cost in the land, structures, and equipment accounts and at appraised fair market value at date of receipt if contributed. The Authority defines capital assets as tangible items with an initial individual cost of at least \$5,000 if the item is equipment and \$100,000 if the item is real property or a capital improvement. Capital assets are depreciated using the straight-line method with depreciation commencing in the acquisition year and ceasing in the disposal year. Capital project costs clearly associated with the acquisition, development, and construction of a real estate project, including indirect costs and interest, are capitalized as a cost of that project. See Note 4 for the capital asset components and balances at December 31, 2010 and activity.

Depreciable lives for the capital asset categories follow:

Land	no depreciation
Buildings and land improvements	12-60 years
Personal property	3-10 years
Construction-in-progress	no depreciation

Maintenance and repairs are charged to expense when incurred. Management reviews land, structures, and equipment for possible impairment whenever events or circumstances indicate the carrying amount of an asset may not be recoverable. If there is an indication of impairment, management prepares an estimate of future cash flows expected to result from the use of the asset and its eventual disposition. If these cash flows are less than the carrying amount of the asset, an impairment loss is recognized to write down the asset to its estimated fair value. Preparation of estimated expected future cash flows is inherently subjective and is based on management's best estimate of assumptions concerning expected future conditions.

k) TAX LIABILITY

The Authority is by law exempt from all federal, state, and local taxes and assessments. Several developments make a Payment in Lieu of Taxes (PILOT) based on contracts with local jurisdictions.

l) COMPENSATED ABSENCES

It is the Authority's policy to pay 100% of accumulated annual leave when an employee terminates employment from the Authority. As such, the value of annual leave earned but not used at year-end is accrued. Sick leave does not vest and is only paid to those separating from the Authority as retirees as defined by the state pension system. Because the amount of such payments is difficult to estimate, an accrual is made only when the actual payment amount is known.

m) INTERFUND ACCOUNTS

The Authority maintains a master paying and receiving account. All cash receipts and disbursements flow through this master account, except for disbursements to landlords under the Section 8 Voucher program, which flows through a separate checking account (Section 8 Fund). Interfund payables and receivables (due to/from relationships) are created and used to account for ownership of the funds.

n) DERIVATIVE FINANCIAL INSTRUMENTS

The fair value of interest rate swap agreements (See Note 6) is determined by dealer quote. These values represent the estimated amount the Authority would receive or pay to terminate the agreements taking into consideration current interest rates.

o) COMMITMENTS

The Authority has entered into various long-term contracts for the development of the Greenbridge and other housing projects. As of December 31, 2010, the Authority was obligated under these contracts to purchase approximately \$37 million of goods and services.

p) ACCOUNTING SOFTWARE

During 2010, the Authority converted to a new accounting software system created by UNIT4 (formerly Agresso.) As part of the conversion process, a new chart of accounts was created.

NOTE 2-ACCOUNTING CHANGES

In accordance with GASB Statement No. 53, *Accounting and Financial Reporting for Derivative Instruments*, derivative instruments are required to be reported in the financial statements of state and local governments for reporting periods no later than the fiscal year beginning after June 15, 2009. For the Authority, 2010 was the initial period for GASB 53 reporting.

The implementation of GASB Statement No. 53 requires the Fair Market Value of the derivative instruments to be reported on the Balance Sheet. The recording of the Fair Market Value of the derivatives at 12/31/2009 resulted in a Prior Period Adjustment on the Statement of Revenues, Expenses, and Changes in Net Assets. For details of this Prior Period Adjustment, please see Note 3.

Changes in Fair Market Value of the derivatives would be reported on either the Balance Sheet (deferred inflows/outflows) or the Statement of Revenues, Expenses, and Changes in Net Assets depending on the effectiveness of the derivative. For this determination, derivative effectiveness is tested at the end of each year. For more information on the Authority's derivative instruments, please see Note 9.

NOTE 3-PRIOR PERIOD ADJUSTMENT

As a result of implementing GASB Statement No. 53, the Authority reported a Prior Period Adjustment in order to record the Fair Market Value of derivative instruments at 12/31/2009. The values were as follows:

Bank of America, Overlake Demand Bond Swap	-\$1,835,754
Wachovia, 2005 Bond Pool A	-\$1,365,515
Bank of America, 2005 Bond Pool B	-\$ 613,142
Bank of America, 2005 Bond Pool C	<u>-\$ 608,648</u>
	-\$4,423,059

It was the judgment of the Authority that the adjustment did not possess the materiality warranted to make restating the 2009 Annual Financial Statements practical.

NOTE 4 - CASH DEPOSITS AND INVESTMENTS

The Authority is restricted in its cash deposits and investments to those allowed by RCW 35.82.070(6). In general, deposits must be made with qualified financial institutions whose deposits are insured by the Federal Deposit Insurance Corporation (FDIC).

Insurance and Collateralization

Deposits that are in excess of the \$250,000 insured amount must be continuously and fully (100%) secured. Collateral, comprised of identifiable U.S. Government securities as prescribed by HUD, are pledged or set aside to secure these deposits. The Public Deposit Protection Act in effect in the State of Washington set up a multiple financial institution collateral pool to insure public deposits. This protection is in the form of securities pledged as collateral to the Public Deposit Protection Commission (PDPC) by all qualified depositories. In 1994, the Authority received a waiver from HUD that enabled it to make deposits in excess of \$250,000 in a qualified public depository because HUD determined that there were "adequate safeguards against the loss of Public Housing Authority funds."

Interest Rate Risk

As a means of limiting its exposure to fair value losses arising from rising interest rates, the Authority's investment policy limits the maximum maturity of an investment to not greater than three years. Exceptions may be made for collateralization of repurchase agreements using investments not exceeding 30 years and for the investment of reserve funds, which can be invested up to 30 years if matched to an anticipated future cash flow.

Credit Risk

The Department of Housing and Urban Development (HUD), Washington State law, and the Authority's investment policy all limit the instruments in which the Authority may invest. Not all Authority funds have the same restrictions. Following are some of the instruments in which any Authority funds, including Federal funds, may be invested:

- 1) Direct obligations of the Federal government backed by the full faith and credit of the United States
 - a) U.S. Treasury Bills.
 - b) U.S. Treasury Notes and Bonds.
- 2) Obligations of Federal government agencies, such as:
 - a) Government National Mortgage Association (GNMA) mortgage-backed securities.
 - b) GNMA participation securities.
 - c) Maritime Administration Bonds.
 - d) Small Business Administration Bonds.

- 3) Securities of Government Sponsored Agencies, such as:
 - a) Federal Home Loan Mortgage Corporation (FHLMC) notes and bonds.
 - b) Federal National Mortgage Association (FNMA) notes and bonds.
 - c) Federal Home Loan Bank (FHLB) notes and bonds.
 - d) Federal Farm Credit Bank (FFCB) notes and bonds.
 - e) Student Loan Marketing Association (SLMA) notes and bonds.
- 4) Demand and savings accounts.
- 5) Money Market Deposit accounts.
- 6) Certain mutual funds.

In addition to the above, non-federal funds and federal funds subject to the Authority's Moving To Work Agreement with HUD may be invested in the following which are allowed by the State of Washington:

- 7) Banker's acceptances purchased on the secondary market.
- 8) Commercial paper.
- 9) Bonds of the State of Washington or any local government of the State of Washington that have one of the three highest credit ratings of a nationally recognized rating agency.
- 10) General obligation bonds of a state other than the State of Washington and general obligation bonds of a local government of a state other than the State of Washington that have one of the three highest credit ratings of a nationally recognized rating agency.
- 11) Utility revenues bonds or warrants of any city of town in the State of Washington.
- 12) Bonds or warrants of a local improvement district that is within the protection of the local improvement guaranty fund law.

Concentration of Credit Risk

The Authority diversifies its investments by security type and institution. The investment policy states: "With the exception of U.S. Treasury securities, investment agreements for trustee held funds, and authorized pools, no more than 15% of the Authority's total investment portfolio will be invested in a single security type or with a single financial institution. There is no custodial credit risk for cash and investments.

Other Information:

The Authority has established arrangements with US Bank for safekeeping of investments.

Valuation and Classification

Cash equivalents include deposits and investments that are readily convertible to cash. Instruments with an original maturity date of over 3 months are classified as investments. Cash and investments held for the future payment of long-term liabilities are classified as non-current assets. Cash and investments legally or contractually restricted as to use are classified as restricted.

Cash equivalents include an investment in a Local Government Investment Pool (the Pool). The Pool is not registered with the Securities and Exchange Commission (SEC), but adheres to SEC Rule 2(a)(7) of the Investment Company Act of 1940 that requires portfolio diversification, divestiture considerations and action if the market value of the portfolio deviates more than .5 percent from the amortized costs. Government pools that adhere to the SEC rule can report their investments at amortized costs if the remaining maturities of the debt securities are 90 days or less. As of December 31, 2010, the pool had an average days-to-maturity of 55 days and therefore is reported at cost. Government securities are reported at fair value.

A summary of cash and investments at December 31, 2010 follows:

	UNRESTRICTED	RESTRICTED	TOTAL
CASH and CASH EQUIVALENTS:			
Cash on hand	\$ 7,300	\$ -	\$ 7,300
Depository accounts	15,987,630	1,955,185	17,942,815
Washington State Investment Pool	59,349,931	4,312,805	63,662,736
U.S. Treasury money market	-	387,182	387,182
Other money market	-	1,152,911	1,152,911
TOTAL CASH AND CASH EQUIVALENTS	\$ 75,344,861	\$ 7,808,083	\$ 83,152,944
INVESTMENTS:			
FNMA, FHLB, FFCB, and FHLMC bonds	\$ 41,030,236	\$ -	\$ 41,030,236
U.S. Treasury money market	-	2,976,890	2,976,890
Repurchase agreement	-	973,898	973,898
JP Morgan Chase Investment Agreement, 6.92%, 7/1/2024	-	686,696	686,696
Private Debt Obligations:			
Westdeutsche Landesbank Gironzentrale, 5.42%, 7/1/2028	-	2,209,431	2,209,431
Bank of America 6.1% 7/1/2028	-	1,016,648	1,016,648
TOTAL INVESTMENTS	\$ 41,030,236	\$ 7,863,563	\$ 48,893,799
TOTAL	\$ 116,375,097	\$ 15,671,646	\$ 132,046,743

Credit Ratings: The Washington State Pool is unrated. All other investments are rated AAA.

NOTE 5—NOTE AND FINANCING LEASE RECEIVABLES

The notes and financing leases held by the Authority are primarily the result of the Authority's transactions with the tax credit partnerships. At December 31, 2010, all of the financing leases and developer fee notes, and \$186.7 million of the other notes were receivable from tax credit partnerships. The notes are received for fees earned by the Authority from developing the rental properties and for funds advanced to the partnerships to purchase and rehabilitate the properties. The notes earn interest at varying rates up 8.5% per annum. The Authority acquires financing leases when it purchases or develops rental properties then transfers substantially all of the risks and benefits of ownership to the partnerships under financing lease. See Note 7 - Tax Credit Partnerships, for further discussion of the Authority's financial relationship with the partnerships.

A summary of the notes and direct financing leases receivable at December 31, 2010 follows.

	Beginning Balance	Additions	Payments	Ending Balance	Current Portion
Developer fee notes	\$ 12,626,715	\$ 1,226,906	\$ (1,681,752)	\$ 12,171,869	\$ 8,492,822
Other notes	164,773,631	21,999,833	(48,178)	186,725,286	241,557
Total Notes	177,400,346	23,226,739	(1,729,930)	198,897,155	8,734,379
Financing Leases, net	101,722,405	3,605,000	(19,135,080)	86,192,325	1,014,838
Notes & Financing Leases Receivable	\$ 279,122,751	\$ 26,831,739	\$ (20,865,010)	\$ 285,089,480	\$ 9,749,217

The construction of the Zephyr Apartments, Eastbridge Apartments, and Sixth Place Apartments under a Low Income Housing Tax Credit transaction resulted in an \$8.7 million addition to the other notes receivable. Continued redevelopment of the Springwood Apartments by Soosette Creek LLC under a Low Income Housing Tax Credit transaction resulted in an increase in other note receivables (a Line of Credit) of \$11.1 million in 2010. See Note 7 for further information on the tax credit properties.

The maturity schedule for notes receivable follow:

FISCAL YEAR	PRINCIPAL	INTEREST **	TOTAL
2011	\$ 8,734,379	\$ 1,587,859	\$ 10,322,238
2012	112,301,435	1,667,434	113,968,869
2013	1,837,064	1,456,214	3,293,278
2014	1,558,378	1,573,314	3,131,692
2015	313,411	1,567,171	1,880,582
2016-2019	2,676,199	6,215,409	8,891,608
2020-2024	3,888,271	7,603,058	11,491,328
2025-2029	10,475,077	6,953,959	17,429,036
2030-2034	5,855,979	5,314,542	11,170,522
2035-2039	16,626,170	4,587,965	21,214,135
2040-2044	18,876,488	3,318,792	22,195,280
2045-2049	1,534,770	149,995	1,684,766
2050-2054	2,244,631	60,328	2,304,959
2055-2059	11,974,900	481,146	12,456,046
NOTE RECEIVABLE BALANCE	<u>\$ 198,897,155</u>	<u>\$ 42,537,185</u>	<u>\$ 241,434,338</u>

** On amortizing notes.

The maturity schedule for financing leases receivable follows:

FISCAL YEAR	PRINCIPAL	INTEREST **	TOTAL
2011	\$ 1,014,838	\$ 2,369,208	\$ 3,384,046
2012	23,237,045	2,310,468	25,547,513
2013	1,134,414	2,247,868	3,382,282
2014	4,801,959	2,180,076	6,982,035
2015	1,274,692	1,913,424	3,188,116
2016-2019	5,894,015	6,840,781	12,734,795
2020-2024	9,595,911	6,295,067	15,890,979
2025-2029	27,279,565	3,210,622	30,490,187
2030-2034	3,214,426	840,670	4,055,096
2035-2039	1,229,245	391,990	1,621,235
2040-2044	7,157,661	83,909	7,241,570
2045-2049	131,053	31,663	162,716
2050-2054	227,500	15,801	243,301
FINANCING LEASE RECEIVABLE	<u>\$ 86,192,325</u>	<u>\$ 28,731,545</u>	<u>\$ 114,923,870</u>

** Unearned interest.

NOTE 6 – CAPITAL ASSETS

The components and activity of land, structures and equipment follow.

	Beginning Balances	Additions	Disposals	Adjustments	Ending Balances
NONDEPRECIABLE:					
Land	\$ 52,527,831	\$ 5,190,583	\$ (51,042)		\$ 57,667,372
Land Improvements	4,529,013				4,529,013
Construction-in-progress					
Greenbridge Project	66,726,311	30,216,238	(25,679,311)	4,118,058	75,381,296
Other	9,360,048	14,983,994	(743,000)		23,601,042
Total Nondepreciable	<u>133,143,203</u>	<u>50,396,518</u>	<u>(26,479,056)</u>	<u>4,118,058</u>	<u>161,178,723</u>
DEPRECIABLE:					
Land Improvements	20,870,993	-	(2,681,706)		18,189,287
Buildings	207,567,675	7,797,181	(4,109,188)		211,255,668
Equipment	3,142,076	862,187	(892,099)		3,112,164
Total Depreciable	<u>231,580,744</u>	<u>8,659,368</u>	<u>(7,682,993)</u>	<u>-</u>	<u>232,557,119</u>
TOTAL CAPITAL ASSETS:	364,723,947	59,055,886	(34,162,049)	4,118,058	393,735,842
Accumulated depreciation	<u>(110,501,695)</u>	<u>(6,558,869)</u>	<u>3,729,736</u>	<u>-</u>	<u>(113,330,828)</u>
NET CAPITAL ASSETS	<u>\$ 254,222,252</u>	<u>\$ 52,497,017</u>	<u>\$ (30,432,313)</u>	<u>\$ 4,118,058</u>	<u>\$ 280,405,014</u>

Capital asset activity resulted primarily from transactions associated with the Greenbridge redevelopment project and the purchases of Park Royal, Westminster, and the Central Office Annex. Additionally, Woodridge Park was reacquired from the Tax Credit Partnership by assuming the property's outstanding debt. . Other major capital asset activities were capital projects funded by the American Recovery and Reinvestment Act of 2009.

Of the \$59 million of additions to the capital assets, approximately \$30.2 million was attributable to the Greenbridge project construction in process while another \$7.6 million of construction in process was a result of capital projects funded by ARRA. Other capital asset additions include \$2.7 million for the purchase of Westminster, \$2.3 million for the acquisition of Woodridge Park, and \$3.5 and \$1.7 million for the purchase of the Central Office Annex and Park Royal, respectively.

Of the \$34.1 million net capital asset dispositions, approximately \$6.7 million represents the disposal of public housing assets at Park Lake Site II. Approximately \$8 million of disposals from the Greenbridge construction in process represented capital assets sold to the Salmon Creek Apartments LLC, \$8.6 to Eastbridge, \$5.1 million to Zephyr, and \$3.9 million to Sixth Place Apartments.

Beginning in 2010, Land Improvements not subject to depreciation will be presented separately on its own line. This amount was included with Land in prior periods. The variance between the prior period's ending balance for Land and 2010's beginning balance for Land is the balance of non-depreciable Land Improvements.

NOTE 7 - LONG TERM DEBT OBLIGATIONS

The Authority has issued various forms of debt for the purpose of acquiring and rehabilitating projects located throughout King County. The debt is secured by revenue pledges and deeds of trust on property and equipment. Compliance with all indentures has been met. During the year, lines of credit were refinanced to take advantage of lower interest rates. The components of outstanding debt at December 31, 2010 and the activity are stated below.

	Beginning Balance	Additions	Retirements/ Payments	Ending Balance	Current Portion
Revenue Bonds	\$ 143,146,588	\$ -	\$ (6,034,097)	\$ 137,112,491	\$ 4,445,402
Demand Bonds	88,810,000	-	\$ (1,090,000)	87,720,000	1,543,104
Mortgage Notes	2,632,890	165,994	\$ (74,806)	2,724,078	96,321
Financing Lease	2,270,764	-	\$ (223,224)	2,047,540	252,581
Lines of Credit	55,574,978	34,314,740	\$ (13,038,975)	76,850,743	55,069,824
Notes Payable	6,449,020	1,950,000	\$ (9,457)	8,389,563	8,819
	<u>\$ 298,884,240</u>	<u>\$ 36,430,734</u>	<u>\$ (20,470,559)</u>	<u>\$ 314,844,416</u>	<u>\$ 61,416,050</u>

Details of each issuance of long-term obligations follow:

	Fiscal Year Issued	Amount Issued	Interest Rates	Fiscal Year Maturity	Amount Outstanding	Current Portion
Revenue Bonds:						
<i>Tax Credit:</i>						
Cascadian	1994	\$ 8,385,000	4.00-6.50%	2025	\$ 5,840,000	\$ 260,000
Fairwood	1995	5,260,000	3.80-5.60%	2026	3,682,104	160,000
Rural Housing	1997	2,230,000	4.50-5.75%	2028	1,707,009	60,000
Laurelwood	1997	2,500,000	4.40-6.00%	2028	1,864,464	65,000
Heritage Park	1998	4,950,000	4.15-5.60%	2030	3,865,015	120,000
Windsor Heights	1998	10,650,000	4.00-5.40%	2029	8,075,548	280,000
Alpine Ridge	1999	2,875,000	4.25-6.40%	2031	2,380,423	60,000
Colonial Gardens	1999	4,950,000	3.75-6.20%	2031	4,090,000	-
Somerset	1999	3,605,000	4.80-6.80%	2014	3,605,000	-
Somerset (Kv)	1999	2,535,000	4.80-6.80%	2031	2,099,355	55,000
Eastwood Square	2001	4,000,000	5.35-5.45%	2041	3,680,000	50,000
Somerset	2001	3,895,000	5.00%	2033	3,360,000	80,000
Southwood Square	2001	5,000,000	2.25-6.00%	2032	4,171,514	105,000
Greenbridge - Nia	2006	3,000,000	5.41-5.87%	2037	2,970,000	30,000
Seola Crossing 1	2006	1,650,000	6.38%	2047	1,632,761	6,157
Seola Crossing 2	2006	5,050,000	6.38%	2047	4,997,239	18,843
Egis	2007	8,000,000	4.00%	2027	6,995,000	280,000
Soosette Creek	2008	37,500,000	0.00-0.65%	2058	36,295,000	1,630,000
Total tax credit		<u>\$ 116,035,000</u>			<u>\$ 101,310,432</u>	<u>\$ 3,260,000</u>
<i>Other:</i>						
Northlake House	1980	\$ 1,170,000	8.00%	2012	\$ 18,160	\$ 18,160
Condos	1991	325,000	5.25-7.35%	2010	-	-
Spiritwood / Newport	1992	5,705,000	3.50-6.50%	2013	(0)	-
Woodridge Park	1995	4,860,000	4.50-6.35%	2026	3,408,008	145,000
1998 Pool	1998	32,955,000	4.35-5.65%	2029	24,406,987	870,000
Central Office Building	2000	2,000,000	4.35-5.32%	2016	848,903	152,241
Meadows	2005	1,570,989	4.61%	2010	(0)	-
Greenbridge - Eastbridge Apts.	2008	7,120,000	5.65%	2029	7,120,000	-
Total other		<u>\$ 55,705,989</u>			<u>\$ 35,802,059</u>	<u>\$ 1,185,401</u>
Total revenue bonds		<u>\$ 171,740,989</u>			<u>\$ 137,112,491</u>	<u>\$ 4,445,402</u>

Details of each issuance of long-term obligations follow– continued:

	Fiscal Year Issued	Amount Issued	Interest Rates	Fiscal Year Maturity	Amount Outstanding	Current Portion
<u>Demand Bonds:</u>						
<i>Tax Credit:</i>						
Overlake	2000	\$ 23,725,000	0.28-2.61%	2043	\$ 23,485,000	\$ 85,000
Total tax credit		<u>\$ 23,725,000</u>			<u>\$ 23,485,000</u>	<u>\$ 85,000</u>
<i>Other:</i>						
Landmark	2002	\$ 18,500,000	0.28-2.56%	2043	\$ 17,950,000	\$ 470,000
2005 Pool	2005	46,290,000	0.33%	2035	42,035,000	943,104
Salmon Creek	2008	4,250,000	1.10-2.61%	2048	4,250,000	45,000
Total other		<u>\$ 69,040,000</u>			<u>\$ 64,235,000</u>	<u>\$ 1,458,104</u>
Total demand bonds		<u><u>\$ 92,765,000</u></u>			<u><u>\$ 87,720,000</u></u>	<u><u>\$ 1,543,104</u></u>
<u>Mortgage Notes:</u>						
<i>Tax Credit:</i>						
Rural Housing	1998	\$ 1,350,949	7.25%	2033	\$ 1,153,765	\$ 24,265
Total tax credit		<u>\$ 1,350,949</u>			<u>\$ 1,153,765</u>	<u>\$ 24,265</u>
<i>Other:</i>						
Parkway - 2	1995	1,568,000	9.25%	2035	\$ 1,439,342	16,371
Westminster	2010	165,994	7.00%	2013	\$ 130,971	55,685
Total other		<u>\$ 1,733,994</u>			<u>\$ 1,570,313</u>	<u>\$ 72,056</u>
Total mortgage notes		<u><u>\$ 3,084,943</u></u>			<u><u>\$ 2,724,078</u></u>	<u><u>\$ 96,321</u></u>
<u>Financing Lease:</u>						
ESCO	2005	\$ 3,900,000	3.90%	2018	\$ 2,047,540	\$ 252,581
Total financing leases		<u>\$ 3,900,000</u>			<u>\$ 2,047,540</u>	<u>\$ 252,581</u>
<u>Lines of Credit:</u>						
<i>Tax Credit:</i>						
Soosette Creek	2008	\$ 27,500,000	1.40%	2011	\$ 10,925,112	\$ 10,925,112
Zephyr	2009	4,500,000	1.28%	2012	2,846,264	-
Soosette Creek	2010	12,500,000	1.38%	2011	\$ 12,500,000	12,500,000
Total tax credit		<u>\$ 44,500,000</u>			<u>\$ 26,271,376</u>	<u>\$ 23,425,112</u>
<i>Other:</i>						
Burien Park	2010	1,214,764	1.55%	2013	1,109,113	425,311
Greenbridge - LOC	2010	\$ 18,000,000	1.01%	2011	\$ 10,934,845	\$ 10,934,845
Greenbridge - Nia	2010	15,000,000	1.02 % - 1.5 %	2011	5,403,550	5,403,550
Meadows	2010	2,800,000	2%	2011	2,705,783	2,705,783
Seola Gardens	2010	20,000,000	1.38% -1.51%	2013	8,676,025	-
Sixth Place Apts	2010	5,500,000	1.37% - 1.68%	2011	3,307,167	3,307,167
Bank of America Line of Credit:	2010	10,000,000	1.26%	2012	9,574,828	
Pacific Court					687,700	-
Westminster					2,577,129	-
Central Office Annex					6,310,000	-
Key Bank Line of Credit:	2010	9,250,000	2.04%	2011	8,868,056	8,868,056
Wonderland Estates					5,618,056	5,618,056
Pacific Court					1,000,000	1,000,000
Newporter Apts					500,000	500,000
Park Royal					1,750,000	1,750,000
Total		<u>\$ 81,764,764</u>			<u>\$ 50,579,367</u>	<u>\$ 31,644,712</u>
Total lines of credit		<u><u>\$ 126,264,764</u></u>			<u><u>\$ 76,850,743</u></u>	<u><u>\$ 55,069,824</u></u>

Details of each issuance of long-term obligations follow– continued:

	Fiscal Year Issued	Amount Issued	Interest Rates	Fiscal Year Maturity	Amount Outstanding	Current Portion
Notes Payable:						
<i>Tax Credit:</i>						
Somerset - Bellevue	2000	\$ 700,000	1.00%	2030	\$ 700,000	\$ -
Somerset	2000	400,000	1.00%	2032	368,951	3,246
Eastwood Square	2001	600,000	6.95%	2041	563,612	5,573
Overlake - 2, 3	2001	1,456,000	3.42%	2042	750,000	-
Overlake - 4	2001	1,500,000	1.00%	2050	1,500,000	-
Overlake - 5	2001	500,000	1.00%	2050	500,000	-
Southwood Square	2001	380,000	1.00%	2053	380,000	-
Greenbridge - Nia	2007	328,000	0.00%	2022	328,000	-
Seola Crossing II	2007	250,000	6.38%	2058	250,000	-
Soosette Creek	2010	1,950,000	0.65%	2060	1,949,000	-
<i>Total tax credit</i>		<u>\$ 8,064,000</u>			<u>\$ 7,289,563</u>	<u>\$ 8,819</u>
<i>Other:</i>						
Hidden Village - Bellevue	1992	\$ 200,000	5.00%	2042	\$ 200,000	\$ -
Spiritwood - Bellevue	1992	400,000	5.00%	2042	400,000	-
Spiritwood - State	1992	207,843	5.00%	2043	207,843	-
Hidden Village - State	1992	292,157	5.00%	2044	292,157	-
<i>Total other</i>		<u>\$ 1,100,000</u>			<u>\$ 1,100,000</u>	<u>\$ -</u>
Total notes payable		<u>\$ 9,164,000</u>			<u>\$ 8,389,563</u>	<u>\$ 8,819</u>
TOTAL LONG-TERM OBLIGATIONS		<u>\$ 406,919,696</u>			<u>\$ 314,844,416</u>	<u>\$ 61,416,050</u>

The schedule of principal payments follows:

Debt Service - Principal	Revenue Bonds	Demand Bonds	Mortgage Notes	Financing Lease	Lines of Credit	Notes	Total
2011	\$ 4,445,401	\$ 1,543,104	\$ 96,321	\$ 252,581	\$ 55,069,824	\$ 8,819	\$ 61,416,050
2012	4,765,504	1,122,216	103,746	262,608	\$ 21,780,919	25,701	28,060,695
2013	5,079,214	1,178,392	63,298	273,034	\$ -	19,026	6,612,965
2014	10,333,398	1,231,728	51,725	283,874	\$ -	25,768	11,926,493
2015	5,628,546	1,297,324	56,067	295,144	\$ -	24,209	7,301,291
2016-2019	25,695,000	6,024,286	275,606	680,299	-	292,193	32,967,384
2020 -2024	27,995,000	10,082,999	497,574	-	-	773,944	39,349,517
2025-2029	31,939,136	12,889,331	712,076	-	-	548,038	46,088,581
2030-2034	8,826,292	16,490,876	807,101	-	-	719,816	26,844,085
2035-2039	9,060,000	7,414,742	60,564	-	-	476,773	17,012,078
2040-2044	2,385,000	27,625,000	-	-	-	1,067,331	31,077,331
2045-2049	960,000	820,000	-	-	-	38,949	1,818,949
2050-2054	-	-	-	-	-	2,169,998	2,169,998
2055-2059	-	-	-	-	-	250,000	250,000
2060-2064	-	-	-	-	-	1,949,000	1,949,000
Total	<u>\$ 137,112,492</u>	<u>\$ 87,719,999</u>	<u>\$ 2,724,078</u>	<u>\$ 2,047,540</u>	<u>\$ 76,850,743</u>	<u>\$ 8,389,563</u>	<u>\$ 314,844,416</u>

The schedule of interest payments follows:

Debt Service - Interest	Revenue Bonds	Demand Bonds	Mortgage Notes	Financing Lease	Lines of Credit	Notes	Total
2011	\$ 9,140,421	\$ 1,337,274	\$ 222,710	\$ 75,365	\$ -	\$ 61,917	\$ 10,837,687
2012	7,304,577	1,336,086	215,286	65,337	-	83,552	9,004,837
2013	6,955,112	1,334,836	208,401	54,911	-	90,227	8,643,487
2014	6,754,609	1,333,524	204,217	44,071	-	96,829	8,433,250
2015	6,283,649	1,332,149	199,875	32,801	-	98,388	7,946,862
2016-2019	22,245,377	5,314,219	748,164	30,161	-	377,977	28,715,898
2020 -2024	20,151,891	6,605,365	782,138	-	-	436,783	27,976,176
2025-2029	11,906,599	6,554,237	534,083	-	-	427,221	19,422,141
2030-2034	5,052,501	6,490,358	199,148	-	-	416,527	12,158,534
2035-2039	2,387,318	5,800,847	89,457	-	-	226,020	8,503,641
2040-2044	699,066	4,473,215	-	-	-	96,195	5,268,476
2045-2049	85,220	37,402	-	-	-	65,097	187,719
2050-2054	-	-	-	-	-	60,485	60,485
2055-2059	-	-	-	-	-	44,768	44,768
2060-2064	-	-	-	-	-	-	-
Total	\$ 98,966,339	\$ 41,949,513	\$ 3,403,479	\$ 302,646	\$ -	\$ 2,581,986	\$ 147,203,962

The schedule of debt service payments follows:

Debt Service - Total	Revenue Bonds	Demand Bonds	Mortgage Notes	Financing Lease	Lines of Credit	Notes	Total
2011	\$ 13,585,822	\$ 2,880,378	\$ 319,031	\$ 327,945	\$ 55,069,824	\$ 70,736	\$ 72,253,737
2012	12,070,081	2,458,303	319,032	327,945	21,780,919	109,253	37,065,533
2013	12,034,326	2,513,229	271,699	327,945	-	109,253	15,256,452
2014	17,088,007	2,565,252	255,942	327,945	-	122,597	20,359,743
2015	11,912,196	2,629,473	255,942	327,945	-	122,597	15,248,153
2016-2019	47,940,377	11,338,505	1,023,770	710,459	-	670,171	61,683,281
2020 -2024	48,146,891	16,688,364	1,279,712	-	-	1,210,727	67,325,693
2025-2029	43,845,736	19,443,568	1,246,159	-	-	975,259	65,510,722
2030-2034	13,878,793	22,981,235	1,006,249	-	-	1,136,343	39,002,619
2035-2039	11,447,318	13,215,588	150,021	-	-	702,792	25,515,719
2040-2044	3,084,066	32,098,215	-	-	-	1,163,525	36,345,806
2045-2049	1,045,220	857,402	-	-	-	104,046	2,006,668
2050-2054	-	-	-	-	-	2,230,483	2,230,483
2055-2059	-	-	-	-	-	294,768	294,768
2060-2064	-	-	-	-	-	1,949,000	1,949,000
Total	\$ 236,078,831	\$ 129,669,512	\$ 6,127,557	\$ 2,350,186	\$ 76,850,743	\$ 9,022,549	\$ 462,048,378

NOTE 8-DEMAND BONDS

The Authority had \$87.8 million in outstanding variable rate demand bonds on three projects and one 8-project bond pool. The Landmark Apartments (Landmark) had \$18 million, the Village at Overlake Station (Overlake) had \$23.5 million, Salmon Creek Apartments had \$4.3 million and the 2005 bond pool (comprised of the Carriage House, Cottonwood, Newporter, Timberwood, Cove East, Woodside East, Aspen Ridge and Bellepark East projects) had \$42 million outstanding, respectively, at December 31, 2010. The bonds for each have the following common characteristics:

- Credit enhancements have been obtained for each of the bond issuances. For Overlake the credit enhancement is in the form of a Letter of Credit (LOC) and is equal to the outstanding bond balance plus one interest payment, priced at .20% of the facility. For the 2005 Pool, the credit enhancement is in the form of a direct pay credit enhancement agreement issued by the Federal Home Loan Mortgage Corporation priced at .30% of the facility.
- The credit enhancements are intended to not only provide security to bondholders, but also to pay periodic interest payments for which the Authority regularly reimburses the credit enhancement providers.
- The Banc of America Securities LLC acts as remarketing agent, reselling at market rates any bonds sold by bondholders. It has committed to repurchasing bonds for its own portfolio if the bonds cannot be resold on the open market.
- Interest rates are recalculated weekly, based on the rate at which bonds can be remarketed.
- The bonds are subject to an annual remarketing fee of .05% of the outstanding amount of the bonds or \$5,000 whichever is greater.
- Underlying source of repayment for the bonds is the revenues produced by the respective properties.
- In conjunction with the sale of these bonds, the Authority entered into interest rate swap agreements as a cash flow hedge to reduce the volatility related to variable rate interest debt.
- Bonds are convertible to fixed rate at the Authority's option.

The Landmark bond matures in 2042. At December 31, 2010 the variable rate on the bonds was 0.40%. The Landmark 2002 variable rate demand note bonds have a year-end principal balance of \$17,950,000, after a December 1, 2010 principal payment of \$225,000. An Irrevocable Letter of Credit, issued by Bank of America, was extended from an expiration of July 10, 2009 to July 10, 2011. The LOC guarantees payment of the variable rate bonds. There is currently no swap agreement in place.

The Overlake bonds mature in 2040. At December 31, 2010 the variable rates on the bonds was 0.42%. The Letter of Credit was extended in 2010 for an additional two years and supports the variable rate bonds only. Under the swap contract terms, the Authority pays a fixed rate of 4.11% and receives a variable rate equal to 70% of the 1 Month USD-LIBOR-BBA on the declining notional amount. As of December 31, 2010, the notional amount was \$22,515,000 and the fair market value of the swap contract was (\$1,648,537).

Salmon Creek Apartments bond matures in 2047. At December 31, 2010 the variable rate on the bond was 0.40%. The Salmon Creek variable rate demand bond had a year-end principle balance of \$4,250,000. This bond has a swap agreement in place, but not held by the Authority. The interest the Authority pays through the swap agreement is 3.9%.

The 2005 bond pool bonds mature in 2035. At December 31, 2010 the variable rate on the bonds was 0.40%. The credit enhancement agreement is for a fixed term of 15 years and, upon maturity of the credit facility, the Authority will either refinance the bond issue or obtain another credit enhancement. The Authority has entered into three swap contracts with respect to the bonds. Under the swap contract terms, the Authority pays a fixed rate of 3.9%; 3.5%; and 3.6% and receives a variable rate equal to the weekly weighted average of SIFMA resets for the respective period on the applicable notional amounts. As of December 31, 2010, the notional amounts were \$22,773,000, \$9,985,495, and \$9,109,000 respectively and the aggregate fair market value of the swaps was (\$3,788,398).

NOTE 9- DERIVATIVE INSTRUMENTS

a) *Summary of Derivative Instruments*

At December 31, 2010, the Authority had the following derivative instruments outstanding:

	Changes in Fair Value		Fair Value at December 31, 2010		Notional
	Classification	Amount	Classification	Amount	
Governmental Activities					
Investment derivatives:					
Pay-fixed interest rate swaps					
B of A, Overlake Swap	Investment Income	\$ 187,217	Investment	\$ (1,648,537)	\$ 22,515,000
Wachovia, 2005 Pool A	Investment Income	(839,768)	Investment	(2,205,283)	\$ 22,773,000
B of A, 2005 Pool B	Investment Income	(164,623)	Investment	(777,764)	\$ 9,109,000
B of A, 2005 Pool C	Investment Income	(196,703)	Investment	(805,351)	\$ 9,985,496
		<u>\$ (1,013,876)</u>		<u>\$ (5,436,935)</u>	

1. Fair Value of derivatives is recorded in "Interest Rate Swaps - Fair Value" in Balance Sheet
2. Changes in Fair Value of derivatives are recorded in "Interest Income" in Statement of Revenues, Expenses, and Changes in Net Assets

b) *Investment Derivative Risks*

- The credit ratings of the swap counterparties are as follows: Bank of America, N.A. (A+/Aa3/A+) and Wells Fargo Bank, N.A. (AA-/Aa2/AA)
- The potential loss if the counterparties fail to fulfill their obligations is \$9,507,112.
- The swap providers' obligations under the swap are supported by contractual obligations of Bank of America, N.A. and Wells Fargo Bank, N.A, as successor in interest to Wachovia Bank, N.A.
- Significant concentration of credit risk exists with Bank of America as it holds three of the four swap contracts.

NOTE 10 -TAX CREDIT PROPERTIES

Low Income Housing Tax Credit (LIHTC)

The tax credit program is the result of Federal legislation, which allows investors certain tax incentives for investing in low-income housing. Investors also are allowed to deduct any losses passed through to them from the partnerships. Under terms of the tax code, the buildings must continue to serve the targeted population for 15 years. The Authority has the option to purchase them at the expiration of this compliance period.

The Authority currently is a general partner in the following tax credit partnerships: Laurelwood (Federal Way), the Rural Preservation projects (Enumclaw and North Bend), Windsor Heights (Sea Tac), Heritage Park (Bothell), Colonial Gardens (Shoreline), Alpine Ridge (Bothell), Somerset Gardens (Bellevue), Overlake Station (Redmond), Southwood Square (Kent), Arbor Heights (White Center), Harrison House (Kent) and Green River (aka Valley Park) (Auburn), Seola Crossing (White Center), Egis (scattered sites), Soosette Creek (Kent), Eastbridge (Seattle), Sixth Place (White Center), and Zephyr (Seattle).

Typically, at the time of closing, the Authority will earn a developer's fee for its role in bringing the project to fruition. Developer fees are paid primarily from available cash flows and development proceeds. Under the various partnership agreements, any outstanding developer fees are generally required to be paid within 10 to 15 years of the project's placed-in-service date and may accrue interest on unpaid balances. Certain tax credit projects also incur a management fee and sometimes a construction management fee owed to the general partner. These incurred fees and interest are reflected in the Authority's operating income and totaled \$1,226,095 in 2010.

The financing for the tax credit partnerships was structured as direct financing leases from the Authority to the partnerships. Upon issuance of the bonds, the Authority purchases the projects. The Authority retains ownership of the buildings, and leases them to the partnerships under terms of a long term financing lease, which is treated as a sale for tax purposes. Payments from the partnerships are sufficient to pay the outstanding bonds, but the Authority remains contingently liable for their payment. The debt interest expense and an offsetting amount of interest income are reflected on the Authority's books and total \$2,180,448 for the year.

Although the bonds are the primary source of funds for the purchase of the developments, other funding is usually required. Lines of credit, both taxable and non-taxable, are secured by the Authority to pay some of the acquisition costs and most of the rehabilitation costs. These lines are retired primarily using proceeds from the sale of Low Income Housing Tax Credits to the limited partners usually within two to three years of the partnership's inception. The Authority also may receive grant funds or other loans to assist in purchasing the properties and in preserving affordability within the projects. Because of limitations posed by the Internal Revenue Service, all such funds are lent to the partnerships. These advances are accounted for as part of the financing lease if the proceeds are used for purchasing the property and are accounted for as notes receivable from the partnerships if the proceeds are used for rehabilitating the property. A summary of the Authority's long-term debt is reflected in Note 7. A summary of notes receivable and investments in direct financing leases with the partnerships is reflected in Note 5.

On October 7, 2010 the Tax Credit Partnership of Woodridge Park was dissolved. Financial data for these partnerships is not reflected in the component units column on the 2010 financial statements. Assets and liabilities of these partnerships were transferred to the Authority and are reflected on its general ledger.

Summarized partnership information for the year ended December 31, 2010 is as follows:

Partnership Name	Alpine Ridge	Colonial Gardens	Cones	Eastbridge	Egis	Green River Homes	Greenbridge Foundation
Fiscal Year Acquired / Sold	1999	1999	2003	2010	2007	2004	2007
ASSETS, LIABILITIES AND NET ASSETS:							
ASSETS							
Cash and investments	\$ 524,927	\$ 890,049	\$ 640,481	\$ 361,451	\$ 1,284,839	\$ 524,356	\$ 414,528
Receivables and other	57,925	92,540	11,840	267,212	862,656	62,316	199,333
Capital assets, net	3,030,213	5,287,215	9,075,220	22,808,523	65,875,548	7,565,345	9,294,671
Total Assets	<u>\$ 3,613,065</u>	<u>\$ 6,269,804</u>	<u>\$ 9,727,541</u>	<u>\$ 23,437,186</u>	<u>\$ 68,023,043</u>	<u>\$ 8,152,017</u>	<u>\$ 9,908,532</u>
LIABILITIES							
Current liabilities	\$ 83,857	\$ 166,729	\$ 822,479	\$ 1,160,059	\$ 219,712	\$ 58,203	\$ 41,413
Long-term liabilities	2,765,650	4,541,395	4,610,810	23,291,319	51,019,332	4,907,140	10,925,000
NET ASSETS	763,558	1,561,680	4,294,252	(1,014,192)	16,783,999	3,186,674	(1,057,881)
Total Liabilities & Net Assets	<u>\$ 3,613,065</u>	<u>\$ 6,269,804</u>	<u>\$ 9,727,541</u>	<u>\$ 23,437,186</u>	<u>\$ 68,023,043</u>	<u>\$ 8,152,017</u>	<u>\$ 9,908,532</u>
REVENUE, EXPENSES AND CHANGE IN NET ASSETS:							
OPERATING REVENUES	\$ 483,520	\$ 854,133	\$ 837,109	\$ 603,167	\$ 2,324,980	\$ 595,274	\$ 247,645
OPERATING EXPENSES							
Administrative	35,074	118,151	202,228	183,799	1,081,885	192,604	60,467
Operating and maintenance	288,307	362,071	317,404	215,247	680,162	186,920	111,401
Depreciation	96,513	169,441	274,658	759,867	1,817,162	344,484	256,309
Total Operating Expense	419,894	649,663	794,290	1,158,913	3,579,209	724,008	428,177
Total Operating Income	63,626	204,470	42,819	(555,746)	(1,254,229)	(128,734)	(180,532)
NONOPERATING REVENUES (EXPENSES)							
Grant Revenue	-	-	-	-	-	-	-
Investment income	12,228	17,557	2,093	14	-	-	599
Interest expense	(152,395)	(248,785)	(184,104)	(423,560)	(814,270)	(182,485)	(110,767)
Gain (loss) on disposal of assets	-	-	-	-	-	-	-
Total nonoperating revenues (expenses)	(140,167)	(231,228)	(182,011)	(423,546)	(814,270)	(182,485)	(110,168)
Total Net Income (Loss)	(76,541)	(26,758)	(139,192)	(979,292)	(2,068,499)	(311,219)	(290,700)
Contributions (distributions)	-	-	(5,796)	(34,900)	-	-	-
CHANGE IN NET ASSETS	(76,541)	(26,758)	(144,988)	(1,014,192)	(2,068,499)	(311,219)	(290,700)
Beginning Net Assets	840,099	1,588,438	4,439,240	-	18,852,498	3,497,893	(767,184)
Adjustment for accounting change							
Restated Beginning Net Assets	840,099	1,588,438	4,439,240	-	18,852,498	3,497,893	(767,184)
Total Ending Net Assets	<u>\$ 763,558</u>	<u>\$ 1,561,680</u>	<u>\$ 4,294,252</u>	<u>\$ (1,014,192)</u>	<u>\$ 16,783,999</u>	<u>\$ 3,186,674</u>	<u>\$ (1,057,881)</u>

Continued - Summarized partnership information for the year ended December 31, 2010:

Partnership Name	Harrison House Apts. 2004	Heritage Park 1999	Kona Village 1999	Laurelwood Gardens 1997	Nia 2008	Overlake TOD Housing 2000	Rural Housing 1997
Fiscal Year Acquired / Sold							
ASSETS, LIABILITIES AND NET ASSETS:							
ASSETS							
Cash and investments	\$ 570,216	\$ 846,288	\$ 1,700,086	\$ 986,547	\$ 369,352	\$ 2,410,575	\$ 657,674
Receivables and other	128,582	110,832	152,936	57,243	272,282	280,854	100,769
Capital assets, net	7,147,286	5,577,490	14,239,964	3,453,460	18,897,698	32,247,247	3,980,485
Total Assets	<u>\$ 7,846,084</u>	<u>\$ 6,534,610</u>	<u>\$ 16,092,986</u>	<u>\$ 4,497,250</u>	<u>\$ 19,539,332</u>	<u>\$ 34,938,676</u>	<u>\$ 4,738,928</u>
LIABILITIES							
Current liabilities	\$ 73,972	\$ 156,176	\$ 234,108	\$ 62,293	\$ 24,156	\$ 275,499	\$ 129,874
Long-term liabilities	6,090,767	4,579,893	12,591,942	3,053,690	8,244,292	28,500,472	3,675,239
NET ASSETS	1,681,345	1,798,541	3,266,936	1,381,267	11,270,884	6,162,705	933,815
Total Liabilities & Net Assets	<u>\$ 7,846,084</u>	<u>\$ 6,534,610</u>	<u>\$ 16,092,986</u>	<u>\$ 4,497,250</u>	<u>\$ 19,539,332</u>	<u>\$ 34,938,676</u>	<u>\$ 4,738,928</u>
REVENUE, EXPENSES AND CHANGE IN NET ASSETS:							
OPERATING REVENUES	\$ 647,704	\$ 832,543	\$ 1,769,070	\$ 849,300	\$ 612,863	\$ 3,302,778	\$ 819,897
OPERATING EXPENSES							
Administrative	207,830	166,179	317,714	174,830	206,211	569,638	289,777
Operating and maintenance	189,351	292,588	534,358	390,026	187,536	757,585	245,608
Depreciation	322,104	183,828	413,721	185,076	793,622	1,109,892	216,557
Total Operating Expense	719,285	642,595	1,265,793	749,932	1,187,369	2,437,115	751,942
Total Operating Income	(71,581)	189,948	503,277	99,368	(574,506)	865,663	67,955
NONOPERATING REVENUES (EXPENSES)							
Grant Revenue	-	-	-	-	-	-	-
Investment income	-	999	15,615	-	59	5,442	7,274
Interest expense	(236,950)	(218,780)	(679,609)	(149,354)	(326,054)	(1,256,306)	(132,308)
Gain (loss) on disposal of assets	-	-	-	-	-	-	-
Total nonoperating revenues (expenses)	(236,950)	(217,781)	(663,994)	(149,354)	(325,995)	(1,250,864)	(125,034)
Total Net Income (Loss)	(308,531)	(27,833)	(160,717)	(49,986)	(900,501)	(385,201)	(57,079)
Contributions (distributions)	-	-	-	-	-	-	-
CHANGE IN NET ASSETS	(308,531)	(27,833)	(160,717)	(49,986)	(900,501)	(385,201)	(57,079)
Beginning Net Assets	1,989,876	1,826,374	3,427,653	1,431,253	12,171,385	6,547,906	990,894
Adjustment for accounting change							
Restated Beginning Net Assets	1,989,876	1,826,374	3,427,653	1,431,253	12,171,385	6,547,906	990,894
Total Ending Net Assets	<u>\$ 1,681,345</u>	<u>\$ 1,798,541</u>	<u>\$ 3,266,936</u>	<u>\$ 1,381,267</u>	<u>\$ 11,270,884</u>	<u>\$ 6,162,705</u>	<u>\$ 933,815</u>

Continued - Summarized partnership information for the year ended December 31, 2010:

Partnership Name Fiscal Year Acquired / Sold	Salmon Creek 2009	Seatac 1998	Seola Crossing 2007	Sixth Place 2010	South- wood Square 2001	Soosette Creek 2008	Zephyr 2010	GRAND TOTAL
ASSETS, LIABILITIES AND NET ASSETS:								
ASSETS								
Cash and investments	\$ 536,468	\$ 2,801,439	\$ 930,363	\$ -	\$ 1,024,667	\$ 2,581,282	\$ 603,106	\$ 20,658,694
Receivables and other	256,327	176,201	443,690	-	91,642	983,915	-	4,609,095
Capital assets, net	21,112,049	14,405,807	36,479,941	4,694,323	7,299,040	93,336,153	5,109,751	390,917,429
Total Assets	<u>\$ 21,904,844</u>	<u>\$ 17,383,447</u>	<u>\$37,853,994</u>	<u>\$ 4,694,323</u>	<u>\$ 8,415,349</u>	<u>\$ 96,901,350</u>	<u>\$ 5,712,857</u>	<u>\$ 416,185,218</u>
LIABILITIES								
Current liabilities	\$ 435,874	\$ 906,623	\$ 81,073	\$ 1,387,156	\$ 135,615	\$ 4,328,026	\$ 10,095	\$ 10,792,992
Long-term liabilities	8,082,848	10,832,835	19,189,798	3,307,167	5,916,660	93,002,695	5,702,662	314,831,606
NET ASSETS	13,386,122	5,643,989	18,583,123	-	2,363,074	(429,371)	100	90,560,620
Total Liabilities & Net Assets	<u>\$ 21,904,844</u>	<u>\$ 17,383,447</u>	<u>\$37,853,994</u>	<u>\$ 4,694,323</u>	<u>\$ 8,415,349</u>	<u>\$ 96,901,350</u>	<u>\$ 5,712,857</u>	<u>\$ 416,185,218</u>
REVENUE, EXPENSES AND CHANGE IN NET ASSETS:								
OPERATING REVENUES	\$ 774,085	\$ 2,680,800	\$ 1,715,156	\$ -	\$ 1,022,311	\$ 3,642,669	\$ 100	\$ 24,615,104
OPERATING EXPENSES								
Administrative	213,996	548,015	274,762	-	220,189	1,181,151	-	6,244,500
Operating and maintenance	400,175	959,067	663,058	-	310,764	464,085	-	7,555,713
Depreciation	645,021	450,754	1,302,019	-	218,817	2,485,205	-	12,045,050
Total Operating Expense	1,259,192	1,957,836	2,239,839	-	749,770	4,130,441	-	25,845,263
Total Operating Income	(485,107)	722,964	(524,683)	-	272,541	(487,772)	100	(1,230,159)
NONOPERATING REVENUES (EXPENSES)								
Grant Revenue	-	-	-	-	-	-	-	-
Investment income	42	45,202	491	-	18,707	368	-	126,690
Interest expense	(395,448)	(472,208)	(932,161)	-	(308,093)	(1,417,520)	-	(8,641,157)
Gain (loss) on disposal of assets	-	-	-	-	-	-	-	-
Total nonoperating revenues (expenses)	(395,406)	(427,006)	(931,670)	-	(289,386)	(1,417,152)	-	(8,514,467)
Total Net Income (Loss)	(880,513)	295,958	(1,456,353)	-	(16,845)	(1,904,924)	100	(9,744,626)
Contributions (distributions)	15,211,373	-	-	-	(5,970)	-	-	15,164,707
CHANGE IN NET ASSETS	14,330,860	295,958	(1,456,353)	-	(22,815)	(1,904,924)	100	5,420,081
Beginning Net Assets	(944,738)	5,348,031	20,039,476	-	2,385,889	1,475,553	-	85,140,539
Adjustment for accounting change								-
Restated Beginning Net Assets	(944,738)	5,348,031	20,039,476	-	2,385,889	1,475,553	-	85,140,539
Total Ending Net Assets	<u>\$ 13,386,122</u>	<u>\$ 5,643,989</u>	<u>\$18,583,123</u>	<u>\$ -</u>	<u>\$ 2,363,074</u>	<u>\$ (429,371)</u>	<u>\$ 100</u>	<u>\$ 90,560,620</u>

NOTE 11 – SUPPLEMENTAL FINANCIAL INFORMATION

Following are details of selected financial statement line items.

Other Revenue:

Portability administrative fee from other authorities	\$	1,653,935	
Developer fees		1,226,095	
Unit Upgrade		4,934,324	
Other		2,620,366	\$ 10,434,720

Net Gain (Loss) on Disposal of Capital Assets:

Demolition of Park Lake II Public Housing		(3,188,535)	
Other	\$	13,920	\$ (3,174,615)

Current Receivables:

Grants: HUD, Section 8 program	\$	44,823	
Grants: HUD, other programs		3,551,251	
Sixth Place ARRA Receivable		3,307,167	
Grants: Other		642,085	
Notes and financing leases		9,749,217	
Interest: Notes and financing lease		1,036,940	
Tenants		241,829	
Other		2,510,600	\$ 21,083,913

Other Current Assets:

Prepaid insurance and other	\$	587,306	
Materials & mobile home inventory		239,359	\$ 826,665

Noncurrent Receivables:

Notes and financing leases	\$	275,344,083	
Noncurrent interest		8,761,987	\$ 284,106,070

Other Noncurrent Assets:

Investment in tax credit properties and other	\$	625,572	
Unamortized bond issuance costs		2,150,108	\$ 2,775,680

Other Current Liabilities:

Accounts payable	\$	4,757,003	
Contract retention		1,809,185	
Interest payable		2,362,831	
Accrued compensated absences		2,050,113	
Tenant security deposits		1,356,155	
Accrued wages and benefits		1,231,518	
Family Self Sufficiency escrow		625,752	
Prepaid revenue and other		1,225,660	\$ 15,418,216

Other Noncurrent Liabilities:

Deferred revenue	\$	748,749	
Noncurrent interest		300,088	\$ 1,048,837

NOTE 12 - PENSION PLAN

Substantially all the Authority's full-time and qualifying part-time employees participate in one of the following statewide retirement systems administered by the Washington State Department of Retirement Systems, under cost-sharing multiple-employer public employee defined benefit and defined contribution retirement plans. The Department of Retirement Systems (DRS), a department within the primary government of the State of Washington, issues a publicly available comprehensive annual financial report (CAFR) that includes financial statements and required supplementary information for each plan. The DRS CAFR may be obtained by writing to: Department of Retirement Systems, Communications Unit, P.O. Box 48380, Olympia, WA 98504-8380; or it may be downloaded from the DRS website at www.drs.wa.gov. The following disclosures are made pursuant to GASB Statements No. 27, *Accounting for Pensions by State and Local Government Employers* and No. 50, *Pension Disclosures, an Amendment of GASB Statements No. 25 and No. 27*.

Public Employees' Retirement System (PERS) Plans 1, 2, and 3

Plan Description

PERS is a cost-sharing multiple-employer retirement system comprised of three separate plans for membership purposes: Plans 1 and 2 are defined benefit plans and Plan 3 is a defined benefit plan with a defined contribution component.

Membership in the system includes: elected officials; state employees; employees of the Supreme, Appeals, and Superior courts (other than judges currently in a judicial retirement system); employees of legislative committees; community and technical colleges, college and university employees not participating in national higher education retirement programs; judges of district and municipal courts; and employees of local governments.

PERS members who joined the system by September 30, 1977 are Plan 1 members. Those who joined on or after October 1, 1977 and by either, February 28, 2002 for state and higher education employees, or August 31, 2002 for local government employees, are Plan 2 members unless they exercise an option to transfer their membership to Plan 3. PERS members joining the system on or after March 1, 2002 for state and higher education employees, or September 1, 2002 for local government employees have the irrevocable option of choosing membership in either PERS Plan 2 or PERS Plan 3. The option must be exercised within 90 days of employment. An employee is reported in Plan 2 until a choice is made. Employees who fail to choose within 90 days default to PERS Plan 3. Notwithstanding, PERS Plan 2 and Plan 3 members may opt out of plan membership if terminally ill, with less than five years to live.

PERS Plan 1 and Plan 2 defined benefit retirement benefits are financed from a combination of investment earnings and employer and employee contributions. PERS retirement benefit provisions are established in Chapters 41.34 and 41.40 RCW and may be amended only by the State Legislature.

PERS Plan 1 members are vested after the completion of five years of eligible service. Plan 1 members are eligible for retirement after 30 years of service, or at the age of 60 with five years of service, or at the age of 55 with 25 years of service. The monthly benefit is 2 percent of the average final compensation (AFC) per year of service. (AFC is the monthly average of the 24 consecutive highest-paid service credit months.) The retirement benefit may not exceed 60 percent of AFC. The monthly benefit is subject to a minimum for PERS Plan 1 retirees who have 25 years of service and have been retired 20 years, or who have 20 years of service and have been retired 25 years. Plan 1 members retiring from inactive status prior to the age of 65 may receive actuarially reduced benefits. If a survivor option is chosen, the benefit is further reduced. A cost-of living allowance (COLA) is granted at age 66 based upon years of service times the COLA amount, which is increased 3 percent annually. Plan 1 members may also elect to receive an optional COLA that provides an automatic annual adjustment based on the Consumer Price Index. The adjustment is capped at 3 percent annually. To offset the cost of this annual adjustment, the benefit is reduced.

PERS Plan 1 provides duty and non-duty disability benefits. Duty disability retirement benefits for disablement prior to the age of 60 consist of a temporary life annuity payable to the age of 60. The allowance amount is \$350 a month, or two-thirds of the monthly AFC, whichever is less. The benefit is reduced by any workers' compensation benefit and is payable as long as the member remains disabled or until the member attains the age of 60. A member with five years of covered employment is eligible for non-duty disability retirement. Prior to the age of 55, the allowance amount is 2 percent of the AFC for each year of service reduced by 2 percent for each year that the member's age is less than 55. The total benefit is limited to 60 percent of the AFC and is actuarially reduced to reflect the choice of a survivor option. A cost-of living allowance is granted at age 66 based upon years of service times the COLA amount (based on the consumer Price Index), capped at 3 percent annually. To offset the cost of this annual adjustment, the benefit is reduced.

PERS Plan 1 members can receive credit for military service while actively serving in the military, if such credit makes them eligible to retire. Members can also purchase up to 24 months of service credit lost because of an on-the-job injury.

PERS Plan 2 members are vested after the completion of five years of eligible service. Plan 2 members are eligible for normal retirement at the age of 65 with five years of service. The monthly benefit is 2 percent of the AFC per year of service. (AFC is the monthly average of the 60 consecutive highest-paid service months.)

PERS Plan 2 members who have at least 20 years of service credit and are 55 years of age or older are eligible for early retirement with a reduced benefit. The benefit is reduced by an early retirement factor (ERF) that varies according to age, for each year before age 65.

PERS Plan 2 members who have 30 or more years of service credit and are at least 55 years old can retire under one of two provisions:

- With a benefit that is reduced by 3 percent for each year before age 65.
- With a benefit that has a smaller (or no) reduction (depending on age) that imposes stricter return-to-work rules.

PERS Plan 2 retirement benefits are also actuarially reduced to reflect the choice, if made, of a survivor option. There is no cap on years of service credit; and a cost-of-living allowance is granted (based on the Consumer Price Index), capped at 3 percent annually.

The surviving spouse or eligible child or children of a PERS Plan 2 member who dies after leaving eligible employment having earned ten years of service credit may request a refund of the member's accumulated contributions. Effective July 22, 2007, said refund (adjusted as needed for specified legal reductions) is increased from 100 percent to 200 percent of the accumulated contributions if the member's death occurs in the uniformed service to the United States while participating in *Operation Enduring Freedom* or *Persian Gulf*, *Operation Iraqi Freedom*.

PERS Plan 3 has a dual benefit structure. Employer contributions finance a defined benefit component and member contributions finance a defined contribution component. The defined benefit portion provides a monthly benefit that is 1 percent of the AFC per year of service. (AFC is the monthly average of the 60 consecutive highest-paid service months.)

Effective June 7, 2006, PERS Plan 3 members are vested in the defined benefit portion of their plan after ten years of service; or after five years of service, if twelve months of that service are earned after age 44; or after five service credit years earned in PERS Plan 2 prior to June 1, 2003. Plan 3 members are immediately vested in the defined contribution portion of their plan.

Vested Plan 3 members are eligible for normal retirement at age 65, or they may retire early with the following conditions and benefits:

- If they have at least ten service credit years and are 55 years old, the benefit is reduced by an ERF that varies with age, for each year before age 65.
- If they have 30 service credit years and are at least 55 years old, they have the choice of a benefit that is reduced by 3 percent for each year before age 65; or a benefit with a smaller (or no) reduction factor (depending on age) that imposes stricter return-to-work rules.

PERS Plan 3 defined benefit retirement benefits are also actuarially reduced to reflect the choice, if made, of a survivor option. There is no cap on years of service credit and Plan 3 provides the same cost-of-living allowance as Plan 2.

PERS Plan 3 defined contribution retirement benefits are solely dependent upon the results of investment activities.

The defined contribution portion can be distributed in accordance with an option selected by the member, either as a lump sum or pursuant to other options authorized by the Director of the Department of Retirement Systems.

PERS Plan 2 and Plan 3 provide disability benefits. There is no minimum amount of service credit required for eligibility. The Plan 2 monthly benefit amount is 2 percent of the AFC per year of service. For Plan 3, the monthly benefit amount is 1 percent of the AFC per year of service.

These disability benefit amounts are actuarially reduced for each year that the member's age is less than 65, and to reflect the choice of a survivor option. There is no cap on years of service credit, and a cost-of-living allowance is granted (based on the Consumer Price Index) capped at 3 percent annually.

PERS Plan 2 and Plan 3 members may have up to ten years of interruptive military service credit; five years at no cost and five years that may be purchased by paying the required contributions. Effective July 24, 2005, a member who becomes totally incapacitated for continued employment while serving the uniformed services, or a surviving spouse or eligible children, may apply for interruptive military service credit. Additionally, PERS Plan 2 and Plan 3 members can also purchase up to 24 months of service credit lost because of an on-the-job injury.

PERS members may also purchase up to five years of additional service credit once eligible for retirement. This credit can only be purchased at the time of retirement and can be used only to provide the member with a monthly annuity that is paid in addition to the member's retirement benefit.

Beneficiaries of a PERS Plan 2 or Plan 3 member with ten years of service who is killed in the course of employment receive retirement benefits without actuarial reduction, if the member was not at normal retirement age at death. This provision applies to any member killed in the course of employment, on or after June 10, 2004, if found eligible by the Department of Labor and Industries.

A one-time duty-related death benefit is provided to the estate (or duly designated nominee) of a PERS member who dies in the line of service as a result of injuries sustained in the course of employment, or if the death resulted from an occupational disease or infection that arose naturally and proximately out of said member's covered employment, if found eligible by the Department of Labor and Industries.

There are 1,189 participating employers in PERS. Membership in PERS consisted of the following as of the latest actuarial valuation date for the plans of June 30, 2009:

Retirees and Beneficiaries Receiving Benefits	74,857
Terminated Plan Members Entitled to But Not Yet Receiving Benefits	28,074
Active Plan Members Vested	105,339
Active Plan Members Non-vested	53,896
Total	262,166

Funding Policy

Each biennium, the state Pension Funding Council adopts Plan 1 employer contribution rates, Plan 2 employer and employee contribution rates, and Plan 3 employer contribution rates. Employee contribution rates for Plan 1 are established by statute at 6 percent for state agencies and local government unit employees, and at 7.5 percent for state government elected officials. The employer and employee contribution rates for Plan 2 and the employer contribution rate for Plan 3 are developed by the Office of the State Actuary to fully fund Plan 2 and the defined benefit portion of Plan 3. All employers are required to contribute at the level established by the Legislature. Under PERS Plan 3, employer contributions finance the defined benefit portion of the plan and member contributions finance the defined contribution portion. The Director of the Department of Retirement Systems sets Plan 3 employee contribution rates. Six rate options are available ranging from 5 percent to 15 percent; two of the options are graduated rates dependent on the employee's age. As a result of the implementation of the Judicial Benefit Multiplier Program in January 2007, a second tier of employer and employee rates was developed to fund, along with investment earnings, the increased retirement benefits of those justices and judges that participate in the program. The methods used to determine the contribution requirements are established under state statute in accordance with Chapters 41.40 and 41.45 RCW.

The required contribution rates expressed as a percentage of current-year covered payroll, as of December 31, 2010, are as follows:

	<i>PERS Plan 1</i>	<i>PERS Plan 2</i>	<i>PERS Plan 3</i>
Employer*	5.31% **	5.31% **	5.31% ***
Employee	6.00% ****	3.90% ****	*****

* The employer rates include the employer administrative expense fee currently set at 0.16%.

** The employer rate for state elected officials is 7.89% for Plan 1 and 5.31% for Plan 2 and Plan 3.

*** Plan 3 defined benefit portion only.

**** The employee rate for state elected officials is 7.50% for Plan 1 and 3.90% for Plan 2.

***** Variable from 5.0% minimum to 15.0% maximum based on rate selected by the PERS 3 member.

Both the Authority and the employees made the required contributions. The Authority's required contributions for the years ended December 31 were as follows:

	PERS Plan 1	PERS Plan 2	PERS Plan 3
2010	\$ 57,696	\$ 606,184	\$ 161,340
2009	\$ 67,343	\$ 707,921	\$ 141,312
2008	\$ 66,324	\$ 662,006	\$ 109,401

NOTE 13 - CONDUIT DEBT OBLIGATIONS

The Authority has issued debt instruments for the purpose of providing capital financing for specific non-governmental corporations that are not part of the Authority's financial reporting entity. In general, the Authority issues such conduit debt, but the Authority is not responsible for the payment of the original debt. That debt is secured solely by payments received by the Authority from the various non-governmental corporations, and by the Deeds of Trust to the underlying properties. Owners of the debt have no recourse to any other revenues of the Authority.

Non-governmental Corporation	Project Description	Date of Issue	Balance 12/31/2010
Baptist Rest Home Association	Refinancing of an existing 82 unit building known as Fred Lind Manor, located in Seattle, WA	May 1, 1997	\$3,650,000
Auburn North Associates Limited Partnership	Purchase of land and construction of a 296-unit complex for elderly or disabled, low-income persons in Auburn Washington, known as Auburn Court Apartments.	December 1, 1997	\$11,445,000
Manufactured Housing Community Preservationists	Acquisition and rehabilitation of a 93-unit mobile home park in the city of Redmond, Washington, known as Avon Villa Mobile Home Park.	December 2, 1997	\$2,400,000*
Seaview Apartments Limited Partnership	Acquisition and rehabilitation of a 72-unit multifamily development in Des Moines, Washington.	December 1, 1998	\$2,060,000
St. Andrews Housing Group	Acquisition of a 59-unit apartment complex located on Mercer Island, Washington, known as Ellsworth House.	October 20, 1999	\$2,689,213
Vashon Island Community Care	Construction of a 40-unit assisted living and 30-bed skilled nursing facility on Vashon Island to be known as Vashon Community Care Center.	September 1, 2001	\$6,565,000
Evergreen Court Associates Ltd	Acquisition and rehabilitation of 111-unit Washington Court assisted living in Bellevue to be rehabilitated into a 82-unit complex known as Evergreen Court	September 7, 2001	\$6,124,478
Angle Lake Apartments	Construction of an 80-unit independent living, senior housing facility located in SeaTac.	November 14, 2002	\$5,500,000*
Radcliffe Place, LLC	Construction of a 135 unit senior housing facility located in Kent know as Radcliffe Place Senior Apartments	December 22, 2004	\$9,827,222
Wild Garden Housing LLC-DASH	Refinancing of three affordable housing projects owned by DASH that comprise a total of 136 apartment units in Bellevue known as Glendale, Wildwood Court and Garden Grove.	August 1, 2005	\$7,120,736
Summerfield	Acquisition of an existing 52 unit affordable apartment complex in the City of Bellevue known as Summerfield Apartments	September 1, 2005	\$3,250,000
Eernisse Apartments	Construction of a 26 unit affordable rental townhouse project on Vashon Island known as Eernisse Apartments.	December 20, 2005	\$1,615,950
Young Women's Association of Seattle, King and Snohomish County (YWCA)	Acquisition, rehabilitation, or construction of housing for persons of low income to be located on multiple sites within King County, Snohomish County, and the City of Seattle	June 27, 2007	\$15,040,000
280 Clark Limited Partnership	To finance or refinance a portion of the costs of acquiring, constructing and rehabilitating the 280 Clark Apartments to provide housing for low-income persons in King County	November 1, 2007	\$4,500,000*
Young Women's Association of Seattle, King and Snohomish County (YWCA)	Construction of 98 rental dwelling units as part of the YWCA Family Village in Issaquah	December 23, 2009	\$14,450,000

*Original Issue Amount

NOTE 14 – CONSTRUCTION COMMITMENTS

At December 31, 2010 the Authority had the following contractual obligations on construction projects:

Ballinger	\$ 61,609
Boulevard Manor	1,587,072
Briarwood	1,017,083
Casa Juanita	199,080
Cascade Homes	3,964,171
Eastbridge	948,758
Eastridge	98,595
Evergreen Court	25,246
Forest Glen/Avondale	989,002
Juanita Trace	48,281
Lakehouse	8,935
Merlino	581,806
Northridge I & II	374,802
Notch	8,269
Pacific Court	138,745
Seola Gardens	3,197,160
Southridge House	659,067
Valli Kee	7,876
Wellswood	6,484
Total	\$ 13,922,041

NOTE 15 - RISK MANAGEMENT

The Authority is exposed to perils commonly associated with the ownership and rental of real property. Perils including bodily injury to individuals; property damage by fire and forces of nature; loss of assets from theft and employee dishonesty; and liability for public officials' and employees' conduct are handled through a combination of purchased commercial insurance, voluntary self-insurance, participation in a risk-sharing pool or group, and contractual risk transfer via indemnification agreements.

For Public Housing, the Authority secures third-party liability insurance primarily through the Housing Authority Risk Retention Pool (HAARP), a public entity risk-sharing pool. The General Liability limit, including Washington Stop-Gap or Employer's Liability, is \$2,000,000 per occurrence on an occurrence basis with a \$1,000 deductible. Contractor's Pollution Liability limit is \$1,000,000 on a claims-made basis with a \$10,000 per claim self-insured retention provided through Colony Insurance Company. Automobile Liability insurance is \$5,000,000 in total limits provided through a combination of Philadelphia Insurance Company with \$1,000,000 liability limit and excess liability of \$4,000,000 provided by Princeton Excess and Specialty. Property insurance including Rental Income coverage through HARRP has a standard limit of \$3,000,000 replacement cost basis, with higher limits available upon request. Property deductible is \$50,000 per loss. The Authority has secured Fidelity coverage through HARRP for \$100,000 per occurrence for all employees, and \$500,000 for employees with greater exposure.

Bond Financed Projects are covered for property insurance through HARRP. The general liability is covered through the Housing Authority Risk Retention Group (HARRG) with \$2,000,000 per occurrence limit. Additionally, liability sub-limits are provided for fire damage liability and athletic sports liability, at \$50,000 and \$250,000, respectively. Excess Liability limit of \$3,000,000 is provided by Lexington Insurance Company.

Tax Credit Partnership properties are covered for general liability with total limits of \$5,000,000 per occurrence basis provided by Great American Specialty Insurance (\$1,000,000 each occurrence, \$2,000,000 general aggregate, per designated location) on the primary level, and \$4,000,000 aggregate limit excess of the primary, with a \$10,000 self-insured retention. Lexington Landmark provides property insurance for buildings and Contents values on replacement cost basis, with Business Income including Extra Expense covered according to reported values, all subject to a \$10,000 deductible, except as respects Flood at noted locations, for a deductible of \$250,000 which are covered under National Flood Insurance Policies, subject to \$1,000 deductibles.

Excess Liability limit of \$10,000,000 is provided over all of the above liability coverages, except the Contractors Pollution, which brings total liability coverage to a limit of \$15,000,000. This coverage is with Lexington Insurance Company.

Public Officials Errors and Omissions and Employment Practices Liability is provided on all properties with a \$5,000,000 limit with a \$75,000 Self-Insured Retention with Illinois Union Insurance Company.

No closed claims are known to have exceeded the applicable limits of insurance secured from any of the mentioned providers.

NOTE 16 – SUBSEQUENT EVENTS

In February of 2011, the Authority received approval for disposition of 60 public housing units at Green River Homes via a negotiated sale for \$4.5 million. The Authority had requested this disposition in order to transfer the source of funds for these units from public housing subsidy to Section 8 project-based funds.

**HOUSING AUTHORITY OF THE COUNTY OF KING
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS**

For the Year Ended December 31, 2010

GRANTOR PROGRAM TITLE	FEDERAL CFDA NUMBER	OTHER ID NUMBER	PASS THROUGH ENTITY	CURRENT YEAR EXPENDITURES	DEBT LIABILITY BALANCE
<u>DIRECT ASSISTANCE</u>					
U.S. DEPARTMENT OF AGRICULTURE					
RURAL RENTAL HOUSING LOANS:					
RAINIER I	10.415	LOAN			415,355
RAINIER II	10.415	LOAN			576,883
SI VIEW	10.415	LOAN			161,527
TOTAL - U.S. DEPARTMENT OF AGRICULTURE				-	1,153,765
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD)					
SUPPORTIVE HOUSING FOR PERSONS WITH DISABILITIES:					
MAINSTREAM	14.181			2,439,232	
SECTION 8 NEW CONSTRUCTION:					
BURIEN PARK	14.182	WA19-8023-007		639,282	-
NORTHLAKE HOUSE	14.182	WA19-0049-002		271,288	-
NORTHWOOD	14.182	WA19-8023-006		252,371	-
MULTIFAMILY HOUSING SERVICE COORDINATOR:					
SENIOR HOUSING (2002)	14.191	WA19HS00003		-	-
SENIOR HOUSING (2004)	14.191	WA19HS02005		48,415	-
SECTION 8 HAP PROGRAM SPECIAL ALLOCATIONS:					
HIDDEN VILLAGE	14.195	WA19M000184		408,999	-
PARKWAY	14.195	WA19M000203		354,872	1,421,663
SECTION 8 HAP PROGRAM ADDITIONAL SUPPORT:					
WESTMINSTER MANOR	14.317	WA19M000148		33,956	75,286
ECONOMIC DEVELOPMENT INITIATIVE:					
HUD TRANSPORTATION GRANT EDI	14.251	B09SPWA0286		787,179	-
SECTION 8 MODERATE REHABILITATION:					
TITUSVILLE	14.856	S0023K		84,396	-
REVITALIZATION SEVERLY DISTRESSED PUBLIC HOUSING:					
HOPE VI	14.866	WA19URD0021101		112,689	-
HOPE VI	14.866	WA19URD0021108		3,144,025	-
RESIDENT OPPORTUNITY AND SELF SUFFICIENCY:					
AUBURN COMPUTER CENTERS	14.870	WA002RNN041A005		3,052	-
SOMALI/SOMALI BANTU PROGRAM	14.870	WA002REF014A007		113,222	-
GREENBRIDGE COMPUTER CENTER	14.870	WA002RNN009A006		62,178	-
SPRINGWOOD CDC	14.870	WA002REF015A006		29,364	-
KENT EXPANDED COMPUTER CENTER	14.870	WA002RNN002A007		77,243	-
FSS PROJECT COORDINATOR-2009	14.870	WA002RFS196A008		20,477	-
FSS PROJECT COORDINATOR-2010	14.870	WA002RFS196A009		38,884	-
HOUSING CHOICE VOUCHERS:					
SECTION 8 HOUSING CHOICE VOUCHERS	14.871			3,145,510	-
VETERAN'S AFFAIRS SUPPORTIVE HOUSING	14.VSH			920,561	-
MOVING TO WORK DEMONSTRATION PROGRAM:					
SECTION 8 HOUSING CHOICE VOUCHERS	14.HCV			90,819,291	-
OPERATING SUBSIDY	14.OPS			7,889,630	-
CAPITAL FUND PROGRAM					
CFP-2006	14.CFP	WA19P002501-06		1,263,469	-
CFP-2006	14.CFP	WA19P002502-06		236,740	-
CFP-2009	14.CFP	WA19P002501-09		3,816,358	-
CFP-2010	14.CFP	WA19P002501-10		2,963,643	-
RHF-2009	14.CFP	WA19R002501-09		204,868	-
RHF-2010	14.CFP	WA19R002501-10		643,932	-
PUBLIC HOUSING CAPITAL FUND COMPETITIVE (RECOVERY ACT FUNDED):					
Ballinger	14.884	WA00200010109E		271,033	-
Briarwood	14.884	WA00200015209R		1,080,484	-
Northridge II	14.884	WA00200015309E		228,662	-
Forest Glen	14.884	WA00200020109R		591,701	-
College Place	14.884	WA00200020309E		137,547	-
Juanita Trace I	14.884	WA00200020709E		81,804	-
Casa Juanita	14.884	WA00200025109E		180,374	-
Greenbridge Phase V	14.884	WA00200034109F		588,789	-
Boulevard Manor	14.884	WA00200035009R		57,371	-
Yardley Arms	14.884	WA00200035209E		273,609	-
Riverton Terrace	14.884	WA00200035409E		303,430	-
Valli Kee	14.884	WA00200040109E		316,003	-
Cascade Homes	14.884	WA00200040309E		157,145	-
Eastridge House	14.884	WA00200045109E		91,805	-
Kings Court	14.884	WA00200050509E		82,306	-
Wayland Arms	14.884	WA00200055009E		188,739	-
Southridge	14.884	WA00200055209E		280,017	-
PUBLIC HOUSING CAPITAL FUND FORMULA (RECOVERY ACT FUNDED):					
ARRA-2009	14.885	WA19S002501-09		3,816,623	-
HEALTHY HOMES DEMONSTRATION GRANT (RECOVERY ACT FUNDED):					
HEALTHY HOMES GRANT	14.908	WALHH018608		357,756	-
TOTAL - U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD)				129,910,324	1,496,948

U.S. DEPARTMENT OF HOMELAND SECURITY

ASSISTANCE TO FIREFIGHTERS GRANT PROGRAM - FIRE PREVENTION AND SAFETY

FIRE PREVENTION - SAFE-T-ELEMENT	97.044	EMW-2009-FP-00435		378,294	
TOTAL - U.S. DEPARTMENT OF AGRICULTURE				378,294	-

SUBTOTAL DIRECT ASSISTANCE

130,288,618 2,650,713

PASS-THROUGH ASSISTANCE

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD)

COMMUNITY DEVELOPMENT BLOCK GRANT/ENTITLEMENT GRANT:

BELLEVUE HOUSING REPAIR (2008)	14.218	CDBG-218	1	-	-
BELLEVUE HOUSING REPAIR (2009)	14.218	CDBG-229	1	74,530	-
BELLEVUE HOUSING REPAIR (2010)	14.218	CDBG-242	1	148,070	-
KING COUNTY HOUSING REPAIR (2003)	14.218	C03461	2	22,734	-
KINGS COURT COMM. FACILITY REHAB. (2009)	14.218	D37817 D	2	1,348	-

COMMUNITY DEVELOPMENT BLOCK GRANT ARRA ENTITLEMENT (Recovery Act Funded):

BELLEVUE HOUSING REPAIR (2009) ARRA Funded	14.253	CDBG-R	1	75,037	-
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TOTAL - U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD)

321,718 -

U.S. DEPARTMENT OF ENERGY

WEATHERIZATION ASSISTANCE FOR LOW INCOME PERSONS:

2009	81.042	F09-43103-413 DOE	3	22,878	
2009 ARRA Funded	81.042	F09-431AR-413 DOE	3	2,756,418	
2010	81.042	F10-43104-413 BPA	3	65,342	

TOTAL - U.S. DEPARTMENT OF ENERGY

2,844,638 -

U.S. DEPARTMENT OF HUMAN AND HEALTH SERVICES

LOW-INCOME HOME ENERGY ASSISTANCE:

2009	93.568	F09-43101-413 HHS	3	1,950,452	-
2010	93.568	F11-43101-413	3	86,024	-

TOTAL U.S. DEPARTMENT OF HUMAN AND HEALTH SERVICES

2,036,476 -

AMERICORPS

AMERICORPS - (2008-2009)	94.006	ESD K501	4	-	-
AMERICORPS - (2009-2010)	94.006	ESD K983	4	32,634	-
AMERICORPS - (2010-2011)	94.006	ESD K1394	4	25,168	-

TOTAL - AMERICORPS

57,801 -

SUBTOTAL PASS-THROUGH ASSISTANCE

5,260,633 -

TOTAL ASSISTANCE

135,549,251 2,650,713

Pass Through Entity:

1 City of Bellevue, WA	3 Washington State Department of Commerce
2 King County, Washington	4 Washington State Employment Security Department

NOTE 1 - BASIS OF ACCOUNTING

The Schedule of Financial Assistance is prepared on the same basis of accounting as the King County Housing Authority's financial statements. (See Note 1 in the Notes to the Financial Statements.)

NOTE 2 - PROGRAM COSTS

The amounts shown as current year expenditures represent only the federal portion of the program costs. Entire program costs, including The Authority's portion, may be more than shown.

HOUSING AUTHORITY OF THE COUNTY OF KING
Federal Data Schedule (FDS)
Balance Sheet
As of December 31, 2010

		Supportive Housing for Persons with Disabilities	Section 8 - New Construction	Multifamily Housing Service coordinators	Section 8 - Special Allocation	Section 8 - HAP Program Additional Support	Section 8 - Moderate Rehabilitation	Hope VI
		14.181	14.182	14.191	14.195	14.317	14.856	14.866
111	Cash:	\$ -	\$ 299,581	\$ -	\$ 131,904	\$ -	\$ 54,764	\$ -
112	Cash - unrestricted	-	-	-	-	-	-	-
113	Cash - restricted - modernization and development	-	814,816	-	2,061,737	-	-	-
114	Cash - other restricted	-	35,662	-	35,952	-	-	-
115	Cash - tenant security deposits	-	-	-	-	-	-	-
116	Cash - restricted for payment of current liability	-	-	-	-	-	-	-
117	Total cash	-	1,150,059	-	2,229,593	-	54,764	-
118	Accounts and notes receivables:	-	-	-	-	-	-	-
119	AR - PHA projects	-	-	-	-	-	-	-
120	AR - HUD other projects	-	-	26,034	-	-	-	13,677
121	Accounts receivable - other government	-	-	-	4,731	-	-	-
122	Accounts receivable - miscellaneous	-	-	-	(0)	-	-	-
123	Accounts receivable- tenants	-	0	-	28,532	-	-	-
124	Allowance for doubtful accounts - tenants	-	-	-	(3,000)	-	-	-
125	Allowance for doubtful accounts - other	-	-	-	-	-	-	-
126	Notes and mortgages receivable- current	-	-	-	-	-	-	-
127	Fraud recovery	-	-	-	-	-	-	-
128	Allowance for doubtful accounts - fraud	-	-	-	-	-	-	-
129	Accrued interest receivable	-	-	-	-	-	-	-
130	Total receivables, net of allowances	-	0	26,034	30,263	-	-	13,677
131	Current investments:	-	-	-	-	-	-	-
132	Investments - unrestricted	-	-	-	-	-	-	-
133	Investments - restricted	-	-	-	351,979	-	-	-
134	Prepaid expenses and other assets	629	14,116	-	8,865	-	34	-
135	Inventories	-	-	-	-	-	-	-
136	Interprogram - due from	-	-	-	-	-	-	-
137	TOTAL CURRENT ASSETS	629	1,164,176	26,034	2,620,700	-	54,798	13,677
138	NONCURRENT ASSETS:	-	-	-	-	-	-	-
139	Fixed assets:	-	-	-	-	-	-	-
140	Land	-	935,327	-	1,535,732	-	-	-
141	Buildings	-	9,757,795	-	4,238,362	-	-	-
142	Furniture, equipment & machinery - dwellings	-	-	-	-	-	-	-
143	Furniture, equipment & machinery - administration	-	15,088	-	-	-	-	-
144	Leasehold improvements	-	923,428	-	44,000	-	-	-
145	Accumulated depreciation	-	(4,662,746)	-	(3,712,627)	-	-	-
146	Work in progress	-	1,720	-	(0)	-	-	35,190,353
147	Net fixed assets	-	6,970,613	-	2,105,467	-	-	35,190,353
148	Other non-current assets:	-	-	-	-	-	-	-
149	Notes and mortgages receivable - non-current	-	(0)	-	76,043	-	-	-
150	Other assets	-	-	-	2,181,510	-	-	35,190,353
151	TOTAL NONCURRENT ASSETS	-	6,970,613	-	2,181,510	-	-	35,190,353
152	TOTAL ASSETS	\$ 629	\$ 8,134,789	\$ 26,034	\$ 4,802,210	\$ -	\$ 54,798	\$ 35,204,029
153	LIABILITIES AND EQUITY:	-	-	-	-	-	-	-
154	LIABILITIES:	-	-	-	-	-	-	-
155	Current liabilities:	-	-	-	-	-	-	-
156	Bank overdraft	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
157	Accounts payable < 90 days	33	18,163	276	23,741	-	33	-
158	Accounts payable > 90 days past due	-	-	-	-	-	-	-
159	Accrued wage/payroll taxes payable	2,258	29,447	1,188	22,169	-	170	-
160	Accrued compensated absences	3,835	29,920	-	20,092	-	207	-
161	Accrued contingency liability	-	-	-	-	-	-	-
162	Accrued interest payable	-	1,701	-	70,469	-	-	-
163	Accounts Payable - HUD PHA Programs	-	-	-	-	-	1,483	-
164	Accounts Payable - PHA projects	-	-	-	-	-	-	-
165	Accounts payable - other government	-	-	-	-	-	-	-
166	Tenant security deposits	-	35,648	-	34,657	-	-	-
167	Deferred revenue	-	-	-	-	-	0	-
168	Current portion of L-T debt - capital projects	-	443,471	-	108,939	-	-	-
169	Current portion of L-T debt - operating borrowings	-	-	-	-	-	-	-
170	Other current liabilities	-	-	-	-	-	-	-
171	Accrued liabilities - other	-	-	-	-	-	-	-
172	Interprogram - due to	-	-	-	-	-	-	-
173	Loan Liability - current	-	-	-	-	-	-	-
174	TOTAL CURRENT LIABILITIES	6,126	558,351	1,464	280,067	-	1,894	-
175	Noncurrent liabilities:	-	-	-	-	-	-	-
176	Long-term debt, net of current - capital projects	-	683,802	-	4,362,863	-	-	-
177	Long-term debt, net of current - operating borrowings	-	-	-	-	-	-	-
178	Non-current liabilities- other	-	3,342	-	9,756	-	-	-
179	Accrued compensated absences - non-current	-	-	-	-	-	-	-
180	Loan Liability - non-current	-	-	-	-	-	-	-
181	FASB 5 liabilities	-	-	-	-	-	-	-
182	Accrued pension and OPEB liabilities	-	-	-	-	-	-	-
183	TOTAL NONCURRENT LIABILITIES	-	687,144	-	4,372,619	-	-	-
184	TOTAL LIABILITIES	6,126	1,245,495	1,464	4,652,686	-	1,894	-
185	EQUITY:	-	-	-	-	-	-	-
186	Invested in capital assets, net of related debt	-	5,843,339	-	(2,366,335)	-	-	35,190,353
187	Restricted net assets	-	814,830	-	2,415,011	-	-	-
188	Unrestricted net assets	(5,497)	231,124	24,571	100,848	-	52,904	13,677
189	TOTAL EQUITY	(5,497)	6,889,294	24,571	149,523	-	52,904	35,204,029
190	TOTAL LIABILITIES AND EQUITY	\$ 629	\$ 8,134,789	\$ 26,035	\$ 4,802,210	\$ -	\$ 54,798	\$ 35,204,029

		Resident Opportunity and Self-Sufficiency	Section 8 Housing Choice Vouchers	Moving-To-Work Demonstration Program	Competitive Capital Fund Stimulus Grant	Formula Capital Fund Stimulus Grant	Veteran's Affairs Supportive Housing	Disaster Housing Assistance Program
		14.870	14.871	14.881	14.884	14.885	14.VSH	97.109
111	Cash:							
112	Cash - unrestricted	\$ -	\$ 2,711,492	\$ 16,010,725	\$ -	\$ -	\$ -	\$ -
113	Cash - restricted - modernization and development	-	-	-	-	-	-	-
114	Cash - other restricted	-	625,752	-	-	-	-	-
115	Cash - tenant security deposits	-	-	-	-	-	-	-
116	Cash - restricted for payment of current liability	-	-	-	-	-	-	-
117	Total cash	-	3,337,244	16,010,725	-	-	-	-
118	Accounts and notes receivable:							
119	AR - PHA projects	-	67,696	-	-	-	-	-
120	AR - HUD other projects	79,853	24,507	(0)	2,715,397	(0)	8,451	3,447
121	Accounts receivable - other government	-	-	-	-	-	-	-
122	Accounts receivable - miscellaneous	-	-	136,451	-	-	-	-
123	Accounts receivable- tenants	-	-	-	-	-	-	-
124	Allowance for doubtful accounts - tenants	-	-	-	-	-	-	-
125	Allowance for doubtful accounts - other	-	-	-	-	-	-	-
126	Notes and mortgages receivable- current	-	-	-	-	-	-	-
127	Fraud recovery	-	-	-	-	-	-	-
128	Allowance for doubtful accounts - fraud	-	-	-	-	-	-	-
129	Accrued interest receivable	-	-	-	-	-	-	-
130	Total receivables, net of allowances	79,853	92,203	136,451	2,715,397	(0)	8,451	3,447
131	Current investments:							
132	Investments - unrestricted	-	-	35,982,881	-	-	-	-
133	Investments - restricted	-	-	-	-	-	-	-
134	Prepaid expenses and other assets	-	7,533	17,738	-	-	-	-
135	Inventories	-	-	-	-	-	-	-
136	Interprogram - due from	-	-	-	-	-	-	-
137	TOTAL CURRENT ASSETS	79,853	3,436,981	52,147,795	2,715,397	(0)	8,451	3,447
138	NONCURRENT ASSETS:							
139	Fixed assets:							
140	Land	-	710,375	-	-	-	-	-
141	Buildings	-	1,527,609	-	-	-	-	-
142	Furniture, equipment & machinery - dwellings	-	-	-	-	-	-	-
143	Furniture, equipment & machinery - administration	-	225,881	-	-	-	-	-
144	Leasehold improvements	-	-	-	-	-	-	-
145	Accumulated depreciation	-	(324,667)	-	-	-	-	-
146	Work in progress	-	-	5,000	-	-	-	-
147	Net fixed assets	-	2,139,197	5,000	-	-	-	-
148	Other non-current assets:							
149	Notes and mortgages receivable - non-current	-	-	15,000,000	-	-	-	-
150	Other assets	-	-	-	-	-	-	-
151	TOTAL NONCURRENT ASSETS	-	2,139,197	15,000,000	-	-	-	-
152	TOTAL ASSETS	\$ 79,853	\$ 5,576,178	\$ 67,152,795	\$ 2,715,397	\$ (0)	\$ 8,451	\$ 3,447
153	LIABILITIES AND EQUITY:							
154	LIABILITIES:							
155	Current liabilities:							
156	Bank overdraft	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
157	Accounts payable < 90 days	-	59,948	169,727	-	-	-	-
158	Accounts payable > 90 days past due	-	-	-	-	-	-	-
159	Accrued wage/payroll taxes payable	-	195,582	86,215	-	-	-	-
160	Accrued compensated absences	-	277,755	118,671	-	-	-	-
161	Accrued contingency liability	-	-	-	-	-	-	-
162	Accrued interest payable	-	-	-	-	-	-	-
163	Accounts Payable - HUD PHA Programs	-	8,507	-	-	-	-	-
164	Accounts Payable - PHA projects	-	-	-	-	-	-	-
165	Accounts payable - other government	-	-	-	-	-	-	-
166	Tenant security deposits	-	-	-	-	-	-	-
167	Deferred revenue	-	0	(0)	-	-	(0)	-
168	Current portion of L-T debt - capital projects	-	-	48,131,563	-	-	-	-
169	Current portion of L-T debt - operating borrowings	-	-	-	-	-	-	-
170	Other current liabilities	-	625,752	-	-	-	-	-
171	Accrued liabilities - other	-	-	77,600	-	-	-	-
172	Interprogram - due to	-	-	-	2,715,397	-	-	-
173	Loan Liability - current	-	-	-	-	-	-	-
174	TOTAL CURRENT LIABILITIES	-	1,167,545	48,583,776	2,715,397	-	(0)	-
175	Noncurrent liabilities:							
176	Long-term debt, net of current - capital projects	-	-	-	-	-	-	-
177	Long-term debt, net of current - operating borrowings	-	-	-	-	-	-	-
178	Non-current liabilities- other	-	-	-	-	-	-	-
179	Accrued compensated absences - non-current	-	-	-	-	-	-	-
180	Loan Liability - non-current	-	-	-	-	-	-	-
181	FASB 5 liabilities	-	-	-	-	-	-	-
182	Accrued pension and OPEB liabilities	-	-	-	-	-	-	-
183	TOTAL NONCURRENT LIABILITIES	-	-	-	-	-	-	-
184	TOTAL LIABILITIES	-	1,167,545	48,583,776	2,715,397	-	(0)	-
185	EQUITY:							
186	Invested in capital assets, net of related debt	-	2,139,197	(48,126,563)	-	-	-	-
187	Restricted net assets	-	625,752	-	-	-	-	-
188	Unrestricted net assets	79,853	1,643,683	66,695,583	-	-	8,451	3,447
189	TOTAL EQUITY	79,853	4,408,633	18,569,020	-	-	8,451	3,447
190	TOTAL LIABILITIES AND EQUITY	\$ 79,853	\$ 5,576,178	\$ 67,152,795	\$ 2,715,397	\$ -	\$ 8,451	\$ 3,447

HOUSING AUTHORITY OF THE COUNTY OF KING
Federal Data Schedule (FDS)
Balance Sheet
As of December 31, 2010

		State/Local Programs	Business Activities	Americorp	Other Federal Programs	Other Federal Programs	COCC	AMP 101
				94,006	14,251	14,908		
111	Cash:	\$ 288,528	\$ 13,543,359	\$ (0)	\$ -	\$ -	\$ 27,809,252	\$ 262,684
112	Cash - unrestricted	-	-	-	-	-	-	-
113	Cash - restricted - modernization and development	-	-	-	-	-	-	-
114	Cash - other restricted	-	12,408,298	-	-	-	556,340	-
115	Cash - tenant security deposits	-	1,009,036	-	-	-	4,278	22,061
116	Cash - restricted for payment of current liability	-	-	-	-	-	-	-
117	Total cash	288,528	26,960,692	(0)	-	-	28,369,870	284,745
118	Accounts and notes receivables:							
119	AR - PHA projects	-	-	-	-	-	-	-
120	AR - HUD other projects	-	(0)	-	-	48,013	-	7,964
121	Accounts receivable - other government	585,893	24,462	27,000	-	-	-	-
122	Accounts receivable - miscellaneous	-	12,786,895	-	-	-	27,555	-
123	Accounts receivable- tenants	-	134,080	-	-	-	(0)	300
124	Allowance for doubtful accounts - tenants	-	(3,000)	-	-	-	-	(623)
125	Allowance for doubtful accounts - other	-	-	-	-	-	-	-
126	Notes and mortgages receivable- current	-	-	-	-	-	-	-
127	Fraud recovery	-	-	-	-	-	-	-
128	Allowance for doubtful accounts - fraud	-	-	-	-	-	-	-
129	Accrued interest receivable	-	-	-	-	-	-	-
130	Total receivables, net of allowances	585,893	12,942,437	27,000	-	48,013	27,554	7,641
131	Current investments:							
132	Investments - unrestricted	-	-	-	-	-	5,047,355	-
133	Investments - restricted	-	7,828,446	-	-	-	-	-
134	Prepaid expenses and other assets	10,492	302,524	167	-	-	52,304	10,139
135	Inventories	-	182,980	-	-	-	55,949	-
136	Interprogram - due from	-	-	-	-	-	-	180,041
137	TOTAL CURRENT ASSETS	884,913	48,217,080	27,167	-	48,013	33,553,033	482,566
138	NONCURRENT ASSETS:							
139	Fixed assets:							
140	Land	-	38,081,573	-	-	-	4,346,094	1,960,510
141	Buildings	-	96,976,672	-	-	-	6,276,278	7,865,821
142	Furniture, equipment & machinery - dwellings	-	35,400	-	-	-	-	-
143	Furniture, equipment & machinery - administration	15,260	229,043	-	-	-	1,707,644	138,992
144	Leasehold improvements	-	8,363,094	-	-	-	34,438	2,029,068
145	Accumulated depreciation	(15,260)	(46,199,411)	-	-	-	(2,686,662)	(4,923,856)
146	Work in progress	-	40,925,101	-	2,435,000	-	1,781,996	303,197
147	Net fixed assets	-	138,411,472	-	2,435,000	-	11,459,787	7,373,732
148	Other non-current assets:							
149	Notes and mortgages receivable - non-current	209,641	186,017,021	-	-	-	2,800,000	-
150	Other assets	-	6,925,100	-	-	-	1,286,277	-
151	TOTAL NONCURRENT ASSETS	209,641	331,353,593	-	2,435,000	-	15,546,064	7,373,732
152	TOTAL ASSETS	\$ 1,094,554	\$ 379,570,673	\$ 27,167	\$ 2,435,000	\$ 48,013	\$ 49,099,096	\$ 7,856,298
153	LIABILITIES AND EQUITY:							
154	LIABILITIES:							
155	Current liabilities:							
156	Bank overdraft	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
157	Accounts payable < 90 days	45,039	2,692,052	450	-	-	278,264	119,828
158	Accounts payable > 90 days past due	-	-	-	-	-	-	-
159	Accrued wage/payroll taxes payable	18,740	93,028	1,239	-	-	472,368	21,338
160	Accrued compensated absences	-	125,559	-	-	-	970,339	14,739
161	Accrued contingency liability	-	-	-	-	-	-	-
162	Accrued interest payable	-	2,105,870	-	-	-	-	-
163	Accounts Payable - HUD PHA Programs	-	440	-	-	-	-	-
164	Accounts Payable - PHA projects	-	-	-	-	-	-	-
165	Accounts payable - other government	-	-	-	-	-	-	-
166	Tenant security deposits	-	1,050,507	-	-	-	3,911	22,061
167	Deferred revenue	-	865,145	-	-	-	(0)	-
168	Current portion of L-T debt - capital projects	-	8,701,853	-	-	-	90,477	18,340
169	Current portion of L-T debt - operating borrowings	-	-	-	-	-	-	-
170	Other current liabilities	8,898	1,247,578	-	-	-	80,312	11,868
171	Accrued liabilities - other	-	193,503	-	-	-	48,618	-
172	Interprogram - due to	-	-	-	-	-	-	-
173	Loan Liability - current	-	-	-	-	-	-	-
174	TOTAL CURRENT LIABILITIES	72,676	17,075,535	1,689	-	-	1,944,288	208,174
175	Noncurrent liabilities:							
176	Long-term debt, net of current - capital projects	-	208,201,393	-	-	-	6,688,385	130,211
177	Long-term debt, net of current - operating borrowings	-	-	-	-	-	-	-
178	Non-current liabilities- other	-	25,967,090	-	-	-	413,614	7,080
179	Accrued compensated absences - non-current	-	-	-	-	-	-	-
180	Loan Liability - non-current	-	-	-	-	-	-	-
181	FASB 5 liabilities	-	-	-	-	-	-	-
182	Accrued pension and OPEB liabilities	-	-	-	-	-	-	-
183	TOTAL NONCURRENT LIABILITIES	-	234,168,484	-	-	-	7,101,998	137,291
184	TOTAL LIABILITIES	72,676	251,244,019	1,689	-	-	9,046,286	345,465
185	EQUITY:							
186	Invested in capital assets, net of related debt	-	(78,491,774)	-	2,435,000	-	4,680,926	7,225,182
187	Restricted net assets	-	20,195,273	-	-	-	556,707	(0)
188	Unrestricted net assets	1,021,878	186,623,155	25,478	-	48,013	34,815,177	285,652
189	TOTAL EQUITY	1,021,878	128,326,654	25,478	2,435,000	48,013	40,052,810	7,510,833
190	TOTAL LIABILITIES AND EQUITY	\$ 1,094,554	\$ 379,570,673	\$ 27,167	\$ 2,435,000	\$ 48,013	\$ 49,099,096	\$ 7,856,298

HOUSING AUTHORITY OF THE COUNTY OF KING
Federal Data Schedule (FDS)
Balance Sheet
As of December 31, 2010

		AMP 105	AMP 150	AMP 152	AMP 153	AMP 201	AMP 203	AMP 206
111	Cash:							
112	Cash - unrestricted	\$ -	\$ 9,316	\$ 174	\$ 182,197	\$ 5,812	\$ 256,075	\$ 135,399
113	Cash - restricted - modernization and development	-	-	-	-	-	-	-
114	Cash - other restricted	-	-	-	-	-	-	-
115	Cash - tenant security deposits	-	-	10,367	11,775	10,378	21,550	9,330
100	Cash - restricted for payment of current liability	-	-	-	-	-	-	-
	Total cash	-	9,316	10,541	193,972	16,190	277,625	144,729
121	Accounts and notes receivables:							
122	AR - PHA projects	-	-	-	-	-	-	-
124	AR - HUD other projects	-	-	49,490	13,003	21,093	16,217	17,767
125	Accounts receivable - other government	-	-	-	-	-	-	-
126	Accounts receivable - miscellaneous	-	-	-	-	-	(0)	-
126	Accounts receivable - tenants	-	-	5,561	(0)	237	29,654	(0)
126	Allowance for doubtful accounts - tenants	-	-	(312)	(1,783)	(1,099)	(3,651)	(1,535)
127	Allowance for doubtful accounts - other	-	-	-	-	-	-	-
128	Notes and mortgages receivable - current	-	-	-	-	-	-	-
128	Fraud recovery	-	-	-	-	-	-	-
128	Allowance for doubtful accounts - fraud	-	-	-	-	-	-	-
129	Accrued interest receivable	-	-	-	-	-	-	-
120	Total receivables, net of allowances	-	-	54,738	11,219	20,231	42,220	16,232
131	Current investments:							
132	Investments - unrestricted	-	-	-	-	-	-	-
142	Investments - restricted	-	-	-	-	-	-	-
143	Prepaid expenses and other assets	-	5	9,744	11,732	5,471	10,313	4,825
144	Inventories	-	-	-	125	-	-	-
150	Interprogram - due from	-	-	560,066	58,568	503,016	79,424	-
	TOTAL CURRENT ASSETS	-	9,321	635,089	275,616	544,907	409,581	165,787
161	NONCURRENT ASSETS:							
162	Fixed assets:							
163	Land	-	-	-	-	-	-	-
164	Buildings	-	-	246,728	224,064	285,906	1,740,113	404,865
165	Furniture, equipment & machinery - dwellings	-	-	4,065,943	5,856,503	3,495,676	4,961,837	3,013,698
166	Furniture, equipment & machinery - administration	-	-	-	-	-	-	-
167	Leasehold improvements	-	-	49,354	32,976	6,467	75,175	61,450
168	Accumulated depreciation	-	-	143,913	149,697	755,969	2,786,585	395,582
169	Work in progress	-	-	(2,805,763)	(2,391,548)	(2,529,756)	(5,408,451)	(3,071,725)
160	Net fixed assets	-	-	3,249,548	197,571	662,836	1,908,019	87,160
171	Other non-current assets:							
172	Notes and mortgages receivable - non-current	-	-	-	-	-	-	-
173	Other assets	-	-	-	-	-	-	-
180	TOTAL NONCURRENT ASSETS	-	-	4,949,724	4,069,263	2,677,098	6,063,279	891,029
190	TOTAL ASSETS	\$ -	\$ 9,321	\$ 5,584,812	\$ 4,344,880	\$ 3,222,005	\$ 6,472,861	\$ 1,056,817
311	LIABILITIES AND EQUITY:							
312	LIABILITIES:							
313	Current liabilities:							
314	Bank overdraft	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
315	Accounts payable < 90 days	-	4	240,096	46,750	309,092	40,386	18,489
316	Accounts payable > 90 days past due	-	-	-	-	-	-	-
317	Accrued wage/payroll taxes payable	-	98	16,478	21,165	13,369	23,543	8,913
318	Accrued compensated absences	-	44	15,828	17,461	18,485	33,949	12,684
319	Accrued contingency liability	-	-	-	-	-	-	-
320	Accrued interest payable	-	-	-	-	-	-	-
321	Accounts Payable - HUD PHA Programs	-	-	-	-	-	-	-
322	Accounts Payable - PHA projects	-	-	-	-	-	-	-
323	Accounts payable - other government	-	-	-	-	-	-	-
324	Tenant security deposits	-	-	10,367	11,775	10,378	21,550	9,330
325	Deferred revenue	-	-	-	-	-	0	-
326	Current portion of L-T debt - capital projects	-	-	9,850	9,573	9,068	21,748	8,284
327	Current portion of L-T debt - operating borrowings	-	-	-	-	-	-	-
328	Other current liabilities	-	-	142,960	5,575	24,979	6,305	-
329	Accrued liabilities - other	-	-	-	-	-	-	-
330	Interprogram - due to	-	-	-	-	-	-	-
331	Loan Liability - current	-	-	-	-	-	-	-
332	TOTAL CURRENT LIABILITIES	-	146	435,579	112,298	385,370	147,481	57,699
333	Noncurrent liabilities:							
334	Long-term debt, net of current - capital projects	-	-	70,016	68,007	64,440	154,520	58,866
335	Long-term debt, net of current - operating borrowings	-	-	-	-	-	-	-
336	Non-current liabilities- other	-	34,585	5,569	2,123	2,663	5,292	23
337	Accrued compensated absences - non-current	-	-	-	-	-	-	-
338	Loan Liability - non-current	-	-	-	-	-	-	-
339	FASB 5 liabilities	-	-	-	-	-	-	-
340	Accrued pension and OPEB liabilities	-	-	-	-	-	-	-
341	TOTAL NONCURRENT LIABILITIES	-	34,585	75,584	70,129	67,103	159,812	58,889
342	TOTAL LIABILITIES	-	34,731	511,164	182,428	452,473	307,293	116,588
508	EQUITY:							
509	Invested in capital assets, net of related debt	-	-	4,869,858	3,991,684	2,603,591	5,887,011	823,880
510	Restricted net assets	-	-	(0)	-	-	-	-
511	Unrestricted net assets	-	(25,410)	203,791	170,768	165,942	278,557	116,349
512	TOTAL EQUITY	-	(25,410)	5,073,649	4,162,452	2,769,532	6,165,568	940,228
600	TOTAL LIABILITIES AND EQUITY	\$ -	\$ 9,321	\$ 5,584,812	\$ 4,344,880	\$ 3,222,005	\$ 6,472,861	\$ 1,056,817

HOUSING AUTHORITY OF THE COUNTY OF KING
Federal Data Schedule (FDS)
Balance Sheet
As of December 31, 2010

		AMP 207	AMP 251	AMP 301	AMP 302	AMP 340	AMP 341	AMP 343
111	Cash:							
112	Cash - unrestricted	\$ 248,301	\$ 89,237	\$ 3,513	\$ 503,670	\$ 144,418	\$ 8,769	\$ 196,874
113	Cash - restricted - modernization and development	-	-	-	-	-	-	-
114	Cash - other restricted	-	-	-	-	-	-	-
115	Cash - tenant security deposits	15,118	6,142	-	-	-	-	-
120	Cash - restricted for payment of current liability	-	-	-	-	-	-	-
	Total cash	263,419	95,379	3,513	503,670	144,418	8,769	196,874
121	Accounts and notes receivables:							
122	AR - PHA projects	-	-	-	-	-	-	-
124	AR - HUD other projects	21,470	20,488	-	30,656	0	-	-
125	Accounts receivable - other government	-	-	-	-	-	-	-
126	Accounts receivable - miscellaneous	-	-	(0)	-	25,000	-	45,000
126	Accounts receivable- tenants	0	2,139	(0)	4,089	-	-	-
126	Allowance for doubtful accounts - tenants	(1,395)	(359)	(528)	(1,716)	-	-	-
127	Allowance for doubtful accounts - other	-	-	-	-	-	-	-
128	Notes and mortgages receivable- current	-	-	-	-	-	-	-
128	Fraud recovery	-	-	-	-	-	-	-
129	Allowance for doubtful accounts - fraud	-	-	-	-	-	-	-
129	Accrued interest receivable	-	-	-	-	-	-	-
120	Total receivables, net of allowances	20,075	22,268	(528)	33,029	25,000	-	45,000
131	Current investments:							
132	Investments - unrestricted	-	-	-	-	-	-	-
142	Investments - restricted	-	-	-	-	0	-	-
143	Prepaid expenses and other assets	7,271	5,517	-	0	4,070	-	22
144	Inventories	-	-	-	-	-	-	-
150	Interprogram - due from	15,592	44,782	-	-	-	-	-
	TOTAL CURRENT ASSETS	306,356	167,945	2,985	536,699	173,487	8,769	241,896
161	NONCURRENT ASSETS:							
162	Fixed assets:							
163	Land	816,743	62,146	-	-	-	-	-
163	Buildings	3,912,641	3,169,505	-	-	-	-	-
164	Furniture, equipment & machinery - dwellings	-	-	-	-	-	-	-
165	Furniture, equipment & machinery - administration	91,639	-	-	-	-	-	-
166	Leasehold improvements	999,743	583,879	-	-	-	-	-
167	Accumulated depreciation	(4,636,605)	(1,710,924)	-	-	-	-	-
160	Work in progress	113,147	152,876	-	-	448	-	-
	Net fixed assets	1,297,308	2,257,482	-	-	448	-	-
171	Other non-current assets:							
174	Notes and mortgages receivable - non-current	-	-	-	-	16,035,154	8,673,132	8,076,843
180	Other assets	-	-	-	-	200	-	-
190	TOTAL NONCURRENT ASSETS	1,297,308	2,257,482	-	-	16,035,802	8,673,132	8,076,843
	TOTAL ASSETS	\$ 1,603,666	\$ 2,425,427	\$ 2,985	\$ 536,699	\$ 16,209,289	\$ 8,681,900	\$ 8,318,739
311	LIABILITIES AND EQUITY:							
312	LIABILITIES:							
313	Current liabilities:							
321	Bank overdraft	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
322	Accounts payable < 90 days	61,338	27,213	-	21,754	8,262	316	7,918
323	Accounts payable > 90 days past due	-	-	-	-	-	-	-
324	Accrued wage/payroll taxes payable	13,125	11,193	-	710	1,611	104	719
325	Accrued compensated absences	21,839	13,674	-	1,991	3,098	-	723
326	Accrued contingency liability	-	-	-	-	-	-	-
327	Accrued interest payable	-	-	-	-	-	-	84,745
331	Accounts Payable - HUD PHA Programs	-	-	-	-	-	-	-
332	Accounts Payable - PHA projects	-	-	-	-	-	-	-
333	Accounts payable - other government	-	-	-	-	-	-	-
341	Tenant security deposits	15,118	6,142	600	-	-	-	-
342	Deferred revenue	-	-	-	-	424	-	-
343	Current portion of L-T debt - capital projects	14,523	16,064	-	34,982	25,000	-	45,000
344	Current portion of L-T debt - operating borrowings	-	-	-	-	-	-	-
345	Other current liabilities	2,635	4,566	-	-	-	-	-
346	Accrued liabilities - other	-	-	-	-	-	-	-
347	Interprogram - due to	-	-	-	-	-	-	-
348	Loan Liability - current	-	-	-	-	-	-	-
310	TOTAL CURRENT LIABILITIES	128,577	78,852	600	59,437	38,394	420	139,105
351	Noncurrent liabilities:							
352	Long-term debt, net of current - capital projects	103,240	114,164	-	248,620	6,855,000	7,120,000	4,205,000
353	Long-term debt, net of current - operating borrowings	-	-	-	-	-	-	-
354	Non-current liabilities- other	2,160	3,189	100	-	-	-	-
355	Accrued compensated absences - non-current	-	-	-	-	-	-	-
356	Loan Liability - non-current	-	-	-	-	-	-	-
357	FASB 5 liabilities	-	-	-	-	-	-	-
358	Accrued pension and OPEB liabilities	-	-	-	-	-	-	-
350	TOTAL NONCURRENT LIABILITIES	105,400	117,353	100	248,620	6,855,000	7,120,000	4,205,000
300	TOTAL LIABILITIES	233,977	196,204	700	308,057	6,893,394	7,120,420	4,344,105
508	EQUITY:							
511	Invested in capital assets, net of related debt	1,179,545	2,127,254	-	(283,602)	(6,879,552)	(7,120,000)	(4,250,000)
512	Restricted net assets	1	-	-	-	0	-	-
513	Unrestricted net assets	190,143	101,969	2,285	512,244	16,195,447	8,681,481	8,224,633
600	TOTAL LIABILITIES AND EQUITY	\$ 1,603,666	\$ 2,425,427	\$ 2,985	\$ 536,699	\$ 16,209,289	\$ 8,681,900	\$ 8,318,739

HOUSING AUTHORITY OF THE COUNTY OF KING
Federal Data Schedule (FDS)
Balance Sheet
As of December 31, 2010

		AMP 344	AMP 345	AMP 350	AMP 352	AMP 354	AMP 355	AMP 401
111	Cash:							
112	Cash - unrestricted	\$ 0	\$ -	\$ 71,984	\$ 38,554	\$ 471,087	\$ 61,569	\$ 79,794
113	Cash - restricted - modernization and development	-	-	-	-	-	-	-
114	Cash - other restricted	-	-	-	-	-	-	-
115	Cash - tenant security deposits	-	-	5,365	5,200	14,875	-	21,795
116	Cash - restricted for payment of current liability	-	-	-	-	-	-	-
117	Total cash	0	-	77,349	43,754	485,962	61,569	101,589
118	Accounts and notes receivables:							
119	AR - PHA projects	-	-	-	-	-	-	-
120	AR - HUD other projects	-	-	75,524	10,733	37,641	-	281,492
121	Accounts receivable - other government	-	-	-	-	-	-	-
122	Accounts receivable - miscellaneous	-	-	-	-	106,035	99,803	(0)
123	Accounts receivable- tenants	-	-	0	0	44,593	-	18,659
124	Allowance for doubtful accounts - tenants	-	-	(2,907)	(940)	(979)	-	(4,521)
125	Allowance for doubtful accounts - other	-	-	-	-	-	-	-
126	Notes and mortgages receivable- current	-	3,307,167	-	-	-	-	-
127	Fraud recovery	-	-	-	-	-	-	-
128	Allowance for doubtful accounts - fraud	-	-	-	-	-	-	-
129	Accrued interest receivable	-	-	-	-	-	-	-
130	Total receivables, net of allowances	-	3,307,167	72,617	9,794	187,289	99,803	295,630
131	Current investments:							
132	Investments - unrestricted	-	-	-	-	-	-	-
133	Investments - restricted	-	-	-	-	423	-	-
134	Prepaid expenses and other assets	-	-	5,325	5,024	7,960	652	12,772
135	Inventories	-	-	-	-	-	-	2,037
136	Interprogram - due from	-	588,789	1,125	83,371	97,105	-	115,169
137	TOTAL CURRENT ASSETS	0	3,895,956	156,416	141,942	778,740	162,025	527,197
138	NONCURRENT ASSETS:							
139	Fixed assets:							
140	Land	-	-	72,003	227,040	973,765	-	540,599
141	Buildings	-	-	2,455,077	4,127,589	7,505,585	-	5,691,535
142	Furniture, equipment & machinery - dwellings	-	-	-	-	-	-	-
143	Furniture, equipment & machinery - administration	-	-	30,642	-	39,801	-	107,484
144	Leasehold improvements	-	-	60,123	160,031	421,300	-	1,865,782
145	Accumulated depreciation	-	-	(1,608,264)	(1,800,889)	(2,359,590)	-	(4,251,827)
146	Work in progress	-	-	172,072	165,297	441,527	-	3,843,786
147	Net fixed assets	-	-	1,181,653	2,879,068	7,022,388	-	7,797,360
148	Other non-current assets:							
149	Notes and mortgages receivable - non-current	3,921,075	-	-	-	48,208,723	6,853,492	-
150	Other assets	-	-	-	-	-	-	-
151	TOTAL NONCURRENT ASSETS	3,921,075	-	1,181,653	2,879,068	55,231,112	6,853,492	7,797,360
152	TOTAL ASSETS	\$ 3,921,075	\$ 3,895,956	\$ 1,338,068	\$ 3,021,010	\$ 56,009,851	\$ 7,015,517	\$ 8,324,558
153	LIABILITIES AND EQUITY:							
154	LIABILITIES:							
155	Current liabilities:							
156	Bank overdraft	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
157	Accounts payable < 90 days	-	-	9,082	44,110	70,512	1,394	95,536
158	Accounts payable > 90 days past due	-	-	-	-	-	-	-
159	Accrued wage/payroll taxes payable	-	-	9,201	9,619	23,026	1,043	27,493
160	Accrued compensated absences	-	-	9,996	10,339	110,166	1,991	22,198
161	Accrued contingency liability	-	-	-	-	-	-	-
162	Accrued interest payable	-	-	-	-	30,242	69,803	-
163	Accounts Payable - HUD PHA Programs	-	-	-	-	-	-	-
164	Accounts Payable - PHA projects	-	-	-	-	-	-	-
165	Accounts payable - other government	-	-	-	-	-	-	-
166	Tenant security deposits	-	-	5,365	5,200	14,875	-	21,795
167	Deferred revenue	-	-	-	-	(0)	-	(0)
168	Current portion of L-T debt - capital projects	-	3,307,167	4,925	4,673	294,245	30,000	4,926
169	Current portion of L-T debt - operating borrowings	-	-	-	-	-	-	-
170	Other current liabilities	-	-	2,690	6,815	7,858	-	160,279
171	Accrued liabilities - other	-	-	-	-	853	-	-
172	Interprogram - due to	-	-	-	-	-	-	-
173	Loan Liability - current	-	-	-	-	-	-	-
174	TOTAL CURRENT LIABILITIES	-	3,307,167	41,259	80,754	551,777	104,232	332,227
175	Noncurrent liabilities:							
176	Long-term debt, net of current - capital projects	2,846,264	-	35,008	33,225	7,503,931	3,268,000	35,007
177	Long-term debt, net of current - operating borrowings	-	-	-	-	-	-	-
178	Non-current liabilities- other	-	-	1,764	36,165	45,373	-	157,439
179	Accrued compensated absences - non-current	-	-	-	-	-	-	-
180	Loan Liability - non-current	-	-	-	-	-	-	-
181	FASB 5 liabilities	-	-	-	-	-	-	-
182	Accrued pension and OPEB liabilities	-	-	-	-	-	-	-
183	TOTAL NONCURRENT LIABILITIES	2,846,264	-	36,772	69,390	7,549,304	3,268,000	192,446
184	TOTAL LIABILITIES	2,846,264	3,307,167	78,031	150,144	8,101,081	3,372,232	524,674
185	EQUITY:							
186	Invested in capital assets, net of related debt	(2,846,264)	(3,307,167)	1,141,720	2,841,171	(775,788)	(3,298,000)	7,757,427
187	Restricted net assets	-	-	-	-	423	-	0
188	Unrestricted net assets	3,921,075	3,895,956	118,317	29,695	48,684,135	6,941,285	42,458
189	TOTAL EQUITY	1,074,811	588,789	1,260,037	2,870,866	47,908,770	3,643,285	7,799,885
190	TOTAL LIABILITIES AND EQUITY	\$ 3,921,075	\$ 3,895,956	\$ 1,338,068	\$ 3,021,010	\$ 56,009,851	\$ 7,015,517	\$ 8,324,558

HOUSING AUTHORITY OF THE COUNTY OF KING
Federal Data Schedule (FDS)
Balance Sheet
As of December 31, 2010

		AMP 402	AMP 403	AMP 404	AMP 408	AMP 450	AMP 451	AMP 502
111	Cash:							
112	Cash - unrestricted	\$ 30,697	\$ 309,808	\$ 57,954	\$ 92,614	\$ 9,274	\$ 52,764	\$ 205,309
113	Cash - restricted - modernization and development	-	-	-	-	-	-	-
114	Cash - other restricted	-	-	-	-	-	-	-
115	Cash - tenant security deposits	-	17,025	5,700	4,000	-	3,550	9,450
116	Cash - restricted for payment of current liability	-	-	-	-	-	-	-
117	Total cash	30,697	326,833	63,654	96,614	9,274	56,314	214,759
118	Accounts and notes receivables:							
119	AR - PHA projects	-	-	-	-	-	-	-
120	AR - HUD other projects	-	14,154	164	0	-	2	2,758
121	Accounts receivable - other government	-	-	-	-	-	-	-
122	Accounts receivable - miscellaneous	-	-	(0)	-	-	-	-
123	Accounts receivable - tenants	-	(0)	9,241	(0)	-	275	2,456
124	Allowance for doubtful accounts - tenants	-	(634)	(1,945)	(272)	-	(73)	(56)
125	Allowance for doubtful accounts - other	-	-	-	-	-	-	-
126	Notes and mortgages receivable - current	-	-	-	-	-	-	-
127	Fraud recovery	-	-	-	-	-	-	-
128	Allowance for doubtful accounts - fraud	-	-	-	-	-	-	-
129	Accrued interest receivable	-	-	-	-	-	-	-
130	Total receivables, net of allowances	-	13,520	7,460	(272)	-	203	5,159
131	Current investments:							
132	Investments - unrestricted	-	-	-	-	-	-	-
133	Investments - restricted	-	-	-	-	-	-	-
134	Prepaid expenses and other assets	0	11,515	17,625	2,269	4	3,374	1,119
135	Inventories	-	0	-	-	-	-	-
136	Interprogram - due from	-	84,865	-	-	-	35,278	-
137	TOTAL CURRENT ASSETS	30,698	436,733	88,739	98,612	9,278	95,169	221,036
138	NONCURRENT ASSETS:							
139	Fixed assets:							
140	Land	-	1,961,029	70,795	1,616,552	-	64,197	17,177
141	Buildings	3,070,388	6,325,152	3,207,835	1,389,548	-	1,561,652	2,529,087
142	Furniture, equipment & machinery - dwellings	-	-	-	-	-	-	-
143	Furniture, equipment & machinery - administration	-	55,349	-	-	-	-	50,547
144	Leasehold improvements	-	491,987	242,308	90,551	-	76,234	681,497
145	Accumulated depreciation	(474,515)	(3,169,718)	(1,673,750)	(551,594)	-	(930,214)	(1,807,060)
146	Work in progress	-	2,544,161	29,910	14,715	-	78,610	720,138
147	Net fixed assets	2,595,874	8,207,960	1,877,097	2,559,774	-	850,479	2,191,386
148	Other non-current assets:							
149	Notes and mortgages receivable - non-current	-	-	-	-	-	-	-
150	Other assets	-	-	-	-	-	-	-
151	TOTAL NONCURRENT ASSETS	2,595,874	8,207,960	1,877,097	2,559,774	-	850,479	2,191,386
152	TOTAL ASSETS	\$ 2,626,571	\$ 8,644,693	\$ 1,965,836	\$ 2,658,385	\$ 9,278	\$ 945,648	\$ 2,412,422
153	LIABILITIES AND EQUITY:							
154	LIABILITIES:							
155	Current liabilities:							
156	Bank overdraft	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
157	Accounts payable < 90 days	4,395	114,448	7,301	7,065	4	22,534	19,942
158	Accounts payable > 90 days past due	-	-	-	-	-	-	-
159	Accrued wage/payroll taxes payable	465	18,740	4,168	7,123	87	9,378	15,166
160	Accrued compensated absences	83	22,893	4,315	10,779	39	10,375	15,841
161	Accrued contingency liability	-	-	-	-	-	-	-
162	Accrued interest payable	-	-	-	-	-	-	-
163	Accounts Payable - HUD PHA Programs	-	-	-	-	-	-	-
164	Accounts Payable - PHA projects	-	-	-	-	-	-	-
165	Accounts payable - other government	-	-	-	-	-	-	-
166	Tenant security deposits	-	17,025	5,700	4,000	-	3,550	9,450
167	Deferred revenue	-	-	-	-	-	-	-
168	Current portion of L-T debt - capital projects	-	19,170	4,673	4,142	-	2,854	9,573
169	Current portion of L-T debt - operating borrowings	-	-	-	-	-	-	-
170	Other current liabilities	-	6,035	-	-	-	2,475	-
171	Accrued liabilities - other	-	-	-	-	-	-	-
172	Interprogram - due to	-	-	-	-	-	-	-
173	Loan Liability - current	-	-	-	-	-	-	-
174	TOTAL CURRENT LIABILITIES	4,944	198,312	26,156	33,109	130	51,167	69,972
175	Noncurrent liabilities:							
176	Long-term debt, net of current - capital projects	-	136,239	33,225	29,433	-	20,291	68,007
177	Long-term debt, net of current - operating borrowings	-	-	-	-	-	-	-
178	Non-current liabilities- other	-	3,391	1,928	3,512	67,660	1,372	6,013
179	Accrued compensated absences - non-current	-	-	-	-	-	-	-
180	Loan Liability - non-current	-	-	-	-	-	-	-
181	FASB 5 liabilities	-	-	-	-	-	-	-
182	Accrued pension and OPEB liabilities	-	-	-	-	-	-	-
183	TOTAL NONCURRENT LIABILITIES	-	139,630	35,152	32,945	67,660	21,663	74,020
184	TOTAL LIABILITIES	4,944	337,942	61,308	66,054	67,790	72,830	143,991
185	EQUITY:							
186	Invested in capital assets, net of related debt	2,595,874	8,052,550	1,839,200	2,526,199	-	827,334	2,113,806
187	Restricted net assets	-	-	-	-	-	-	-
188	Unrestricted net assets	25,754	254,201	65,328	66,133	(58,512)	45,486	154,623
189	TOTAL EQUITY	2,621,627	8,306,751	1,904,528	2,592,331	(58,512)	872,819	2,268,430
190	TOTAL LIABILITIES AND EQUITY	\$ 2,626,571	\$ 8,644,693	\$ 1,965,836	\$ 2,658,385	\$ 9,278	\$ 945,648	\$ 2,412,422

HOUSING AUTHORITY OF THE COUNTY OF KING
Federal Data Schedule (FDS)
Balance Sheet
As of December 31, 2010

		AMP 503	AMP 504	AMP 505	AMP 550	AMP 551	AMP 552	AMP 553
111	Cash:							
112	Cash - unrestricted	\$ 188,364	\$ 174,354	\$ 194,988	\$ 76,105	\$ 9,029	\$ 24,835	\$ 9,424
113	Cash - restricted - modernization and development	-	-	-	-	-	-	-
114	Cash - other restricted	-	-	-	-	-	-	-
115	Cash - tenant security deposits	8,400	7,975	10,025	5,075	-	5,676	-
116	Cash - restricted for payment of current liability	-	-	-	-	-	-	-
117	Total cash	196,764	182,329	205,013	81,180	9,029	30,511	9,424
118	Accounts and notes receivables:							
119	AR - PHA projects	-	-	-	-	-	-	-
120	AR - HUD other projects	11,006	9,183	25,701	1,652	-	1,178	-
121	Accounts receivable - other government	-	-	-	-	-	-	-
122	Accounts receivable - miscellaneous	-	-	-	(0)	-	-	-
123	Accounts receivable - tenants	2,694	774	(0)	(0)	-	0	-
124	Allowance for doubtful accounts - tenants	(12)	(451)	(1,155)	(279)	-	(139)	-
125	Allowance for doubtful accounts - other	-	-	-	-	-	-	-
126	Notes and mortgages receivable - current	-	-	-	-	-	-	-
127	Fraud recovery	-	-	-	-	-	-	-
128	Allowance for doubtful accounts - fraud	-	-	-	-	-	-	-
129	Accrued interest receivable	-	-	-	-	-	-	-
130	Total receivables, net of allowances	13,688	9,506	24,546	1,374	-	1,039	-
131	Current investments:							
132	Investments - unrestricted	-	-	-	-	-	-	-
133	Investments - restricted	-	-	-	-	-	-	-
134	Prepaid expenses and other assets	4,173	13,175	5,306	4,876	5	6,888	-
135	Inventories	-	-	-	-	-	-	-
136	Interprogram - due from	-	-	39,641	71,426	-	157,139	-
137	TOTAL CURRENT ASSETS	214,625	205,010	274,506	158,855	9,034	195,577	9,424
138	NONCURRENT ASSETS:							
139	Fixed assets:							
140	Land	113,808	154,682	369,033	70,350	-	66,167	-
141	Buildings	3,969,900	3,359,161	3,888,756	2,231,398	-	4,824,664	-
142	Furniture, equipment & machinery - dwellings	-	-	-	-	-	-	-
143	Furniture, equipment & machinery - administration	50,589	45,015	48,369	-	-	-	-
144	Leasehold improvements	322,380	276,581	545,532	127,940	-	146,656	-
145	Accumulated depreciation	(1,647,730)	(1,617,558)	(2,910,378)	(1,413,549)	-	(2,034,193)	-
146	Work in progress	147,716	191,754	538,356	663,368	-	2,416,958	-
147	Net fixed assets	2,956,662	2,409,635	2,479,667	1,679,508	-	5,420,252	-
148	Other non-current assets:							
149	Notes and mortgages receivable - non-current	-	-	-	-	-	-	-
150	Other assets	-	-	-	-	-	-	-
151	TOTAL NONCURRENT ASSETS	2,956,662	2,409,635	2,479,667	1,679,508	-	5,420,252	-
152	TOTAL ASSETS	\$ 3,171,287	\$ 2,614,646	\$ 2,754,173	\$ 1,838,362	\$ 9,034	\$ 5,615,829	\$ 9,424
153	LIABILITIES AND EQUITY:							
154	LIABILITIES:							
155	Current liabilities:							
156	Bank overdraft	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
157	Accounts payable < 90 days	33,856	25,891	34,686	28,239	4	48,833	-
158	Accounts payable > 90 days past due	-	-	-	-	-	-	-
159	Accrued wage/payroll taxes payable	8,102	10,681	11,865	9,512	98	10,977	-
160	Accrued compensated absences	7,775	12,758	62,227	12,029	44	35,375	-
161	Accrued contingency liability	-	-	-	-	-	-	-
162	Accrued interest payable	-	-	-	-	-	-	-
163	Accounts Payable - HUD PHA Programs	-	-	-	-	-	-	-
164	Accounts Payable - PHA projects	-	-	-	-	-	-	-
165	Accounts payable - other government	-	-	-	-	-	-	-
166	Tenant security deposits	8,400	7,975	10,025	5,075	-	5,676	-
167	Deferred revenue	-	-	(0)	-	-	-	-
168	Current portion of L-T debt - capital projects	8,033	8,285	12,982	5,961	-	5,708	-
169	Current portion of L-T debt - operating borrowings	-	-	-	-	-	-	-
170	Other current liabilities	-	-	3,385	6,529	-	106,531	-
171	Accrued liabilities - other	-	-	-	-	-	-	-
172	Interprogram - due to	-	-	-	-	-	-	-
173	Loan Liability - current	-	-	-	-	-	-	-
174	TOTAL CURRENT LIABILITIES	66,166	65,590	135,171	67,344	146	213,099	-
175	Noncurrent liabilities:							
176	Long-term debt, net of current - capital projects	57,082	58,865	92,315	42,366	-	40,583	-
177	Long-term debt, net of current - operating borrowings	-	-	-	-	-	-	-
178	Non-current liabilities- other	3,015	4,500	4,518	26,506	40,596	318	133,237
179	Accrued compensated absences - non-current	-	-	-	-	-	-	-
180	Loan Liability - non-current	-	-	-	-	-	-	-
181	FASB 5 liabilities	-	-	-	-	-	-	-
182	Accrued pension and OPEB liabilities	-	-	-	-	-	-	-
183	TOTAL NONCURRENT LIABILITIES	60,097	63,365	96,833	68,872	40,596	40,901	133,237
184	TOTAL LIABILITIES	126,262	128,955	232,004	136,216	40,742	254,000	133,237
185	EQUITY:							
186	Invested in capital assets, net of related debt	2,891,548	2,342,485	2,374,369	1,631,181	-	5,373,961	-
187	Restricted net assets	-	-	-	-	-	(0)	-
188	Unrestricted net assets	153,477	143,207	147,800	70,965	(31,708)	(121,322)	(123,813)
189	TOTAL EQUITY	3,045,025	2,485,691	2,522,169	1,702,147	(31,708)	5,361,829	(123,813)
190	TOTAL LIABILITIES AND EQUITY	\$ 3,171,287	\$ 2,614,646	\$ 2,754,173	\$ 1,838,362	\$ 9,034	\$ 5,615,829	\$ 9,424

HOUSING AUTHORITY OF THE COUNTY OF KING
Federal Data Schedule (FDS)
Balance Sheet
As of December 31, 2010

		Subtotal	Elimination	Total Authority
	Cash:			
111	Cash - unrestricted	\$ 65,054,549		\$ 65,054,549
112	Cash - restricted - modernization and development	-		-
113	Cash - other restricted	16,466,944		16,466,944
114	Cash - tenant security deposits	1,315,760		1,315,760
115	Cash - restricted for payment of current liability	-		-
100	Total cash	82,837,252		82,837,252
	Accounts and notes receivables:			
121	AR - PHA projects	67,696		67,696
122	AR - HUD other projects	3,588,714		3,588,714
124	Accounts receivable - other government	642,085		642,085
125	Accounts receivable - miscellaneous	13,226,739		13,226,739
126	Accounts receivable- tenants	283,284		283,284
126	Allowance for doubtful accounts - tenants	(33,366)		(33,366)
126	Allowance for doubtful accounts - other	-		-
127	Notes and mortgages receivable- current	3,307,167		3,307,167
128	Fraud recovery	-		-
128	Allowance for doubtful accounts - fraud	-		-
129	Accrued interest receivable	-		-
120	Total receivables, net of allowances	21,082,319		21,082,319
	Current investments:			
131	Investments - unrestricted	41,030,236		41,030,236
132	Investments - restricted	8,180,848		8,180,848
142	Prepaid expenses and other assets	585,573		585,573
143	Inventories	241,092		241,092
144	Interprogram - due from	2,715,397	(2,715,397)	(0)
150	TOTAL CURRENT ASSETS	156,672,717	(2,715,397)	153,957,320
	NONCURRENT ASSETS:			
	Fixed assets:			
161	Land	57,667,372		57,667,372
162	Buildings	211,255,668		211,255,668
163	Furniture, equipment & machinery - dwellings	35,400		35,400
164	Furniture, equipment & machinery - administration	3,076,763		3,076,763
165	Leasehold improvements	22,718,299		22,718,299
166	Accumulated depreciation	(113,330,828)		(113,330,828)
167	Work in progress	98,982,339		98,982,339
160	Net fixed assets	280,405,014		280,405,014
	Other non-current assets:			
171	Notes and mortgages receivable - non-current	280,795,081		280,795,081
174	Other assets	23,287,620	(20,508,118)	2,779,502
180	TOTAL NONCURRENT ASSETS	584,487,715	(20,508,118)	563,979,597
190	TOTAL ASSETS	\$ 741,160,435	\$ (23,223,515)	\$ 717,936,920
	LIABILITIES AND EQUITY:			
	LIABILITIES:			
	Current liabilities:			
311	Bank overdraft	\$ -		-
312	Accounts payable < 90 days	4,757,003		4,757,003
313	Accounts payable > 90 days past due	-		-
321	Accrued wage/payroll taxes payable	1,231,518		1,231,518
322	Accrued compensated absences	2,050,113		2,050,113
324	Accrued contingency liability	-		-
325	Accrued interest payable	2,362,831		2,362,831
331	Accounts Payable - HUD PHA Programs	10,430		10,430
332	Accounts Payable - PHA projects	-		-
333	Accounts payable - other government	-		-
341	Tenant security deposits	1,356,155		1,356,155
342	Deferred revenue	865,569		865,569
343	Current portion of L-T debt - capital projects	61,416,050		61,416,050
344	Current portion of L-T debt - operating borrowings	-		-
345	Other current liabilities	2,464,024		2,464,024
346	Accrued liabilities - other	320,575		320,575
347	Interprogram - due to	2,715,397	(2,715,397)	(0)
348	Loan Liability - current	-		-
310	TOTAL CURRENT LIABILITIES	79,549,663	(2,715,397)	76,834,266
	Noncurrent liabilities:			
351	Long-term debt, net of current - capital projects	253,428,366		253,428,366
352	Long-term debt, net of current - operating borrowings	-		-
353	Non-current liabilities- other	26,993,891	(20,508,118)	6,485,773
354	Accrued compensated absences - non-current	-		-
355	Loan Liability - non-current	-		-
356	FASB 5 liabilities	-		-
357	Accrued pension and OPEB liabilities	-		-
350	TOTAL NONCURRENT LIABILITIES	280,422,257	(20,508,118)	259,914,139
300	TOTAL LIABILITIES	359,971,920	(23,223,515)	336,748,405
	EQUITY:			
508	Invested in capital assets, net of related debt	(34,439,403)	-	(34,439,403)
511	Restricted net assets	24,607,997	-	24,607,997
512	Unrestricted net assets	391,019,921		391,019,921
513	TOTAL EQUITY	381,188,515	-	381,188,515
600	TOTAL LIABILITIES AND EQUITY	\$ 741,160,435	\$ (23,223,515)	\$ 717,936,920

HOUSING AUTHORITY OF THE COUNTY OF KING
Financial Data Schedule (FDS)
Statement of Revenues and Expenses
For the 12 Month Period Ending December 31, 2010

	Capital Fund Program	Section 8 Housing Choice Voucher	Low Rent Public Housing	Supportive Housing for Persons with Disabilities	Section 8 - New Construction	Multifamily Housing Service coordinators	Section 8 - Special Allocation	Section 8 - HAP Program Additional Support	Section 8 - Moderate Rehabilitation
	14.CFP	14.HCV	14.OPS	14.181	14.182	14.191	14.195	14.317	14.456
REVENUE:									
70300	Net tenant rental revenue	\$ -	\$ -	\$ -	\$ 398,155	\$ -	\$ 519,828	\$ -	\$ -
70400	Tenant revenue - other	-	-	1,950	10,214	-	16,966	-	-
70500	Total tenant revenue	-	-	1,950	408,369	-	536,794	-	-
70600	HUD PHA Operating Grants	3,548,831	90,819,291	7,889,630	2,439,232	1,162,941	48,415	763,671	33,956
70610	Capital Grants	5,580,179	-	-	-	-	-	-	84,396
70710	Management Fee	-	-	-	-	-	-	-	-
70720	Asset Management Fee	-	-	-	-	-	-	-	-
70730	Book-keeping Fee	-	-	-	-	-	-	-	-
70740	Frontline Service Fee	-	-	-	-	-	-	-	-
70750	Other Fees	-	-	-	-	-	-	-	-
70760	Total Fee Revenue	-	-	-	-	-	-	-	-
70800	Other Government Grants	-	-	-	-	-	44,779	-	-
71100	Investment Income - unrestricted	-	-	-	-	-	-	-	-
71200	Mortgage Interest Income	-	-	-	-	-	-	-	-
71300	Proceeds from disposition of assets held for sale	-	-	-	-	-	-	-	-
71310	Cost of Sale of Assets	-	-	-	-	-	-	-	-
71400	Final Recovery	-	-	-	-	-	-	-	-
71500	Other Revenue	-	-	872	4,444	-	3,921	-	0
71600	Gain (loss) on the sale of capital assets	-	-	-	-	-	-	-	143
72000	Investment income - restricted	-	-	116	1,658	-	20,916	-	-
70000	TOTAL REVENUE	9,129,010	90,819,291	7,889,630	2,442,169	1,577,402	48,415	1,370,280	33,956
EXPENSES:									
Administrative									
91100	Administrative salaries	-	-	41,131	100,296	-	180,177	-	2,238
91200	Auditing fees	-	-	965	643	-	414	-	46
91300	Management fees	-	-	50,652	76,750	-	65,154	-	2,160
91310	Book-keeping Fee	-	-	31,658	10,713	-	7,520	-	24
91400	Advertising and Marketing	-	-	-	-	-	-	-	-
91500	Employee benefit contributions - administrative	-	-	14,324	139,765	12,241	95,701	-	775
91600	Office Expenses	-	-	5,066	7,802	515	6,410	-	285
91700	Legal expense	-	-	152	4,664	-	447	-	8
91800	Travel	-	-	927	8,959	2,224	9,846	-	50
91810	Allocated Overhead	-	-	-	-	-	-	-	-
91900	Other	-	-	15,474	35,527	248	14,938	-	489
91900	Total Operating - Administrative	-	-	160,349	385,118	15,228	350,606	-	6,075
92000	Asset Management Fee	-	-	-	-	-	-	-	-
Tenant services									
92100	Tenant services - salaries	-	-	-	102,589	36,999	-	-	-
92200	Relocation costs	-	-	-	-	-	5,982	-	-
92300	Employee benefits	-	-	-	-	-	-	-	-
92400	Tenant services - other	-	-	262	7,564	395	14,441	-	14
92500	Total Tenant Services	-	-	262	110,152	37,394	20,423	-	14
Utilities									
93100	Water	-	-	56	35,932	-	39,732	-	3
93200	Electricity	-	-	239	35,828	-	19,555	-	16
93300	Gas	-	-	37	6,619	-	-	-	2
93400	Fuel	-	-	-	-	-	-	-	-
93500	Labor	-	-	-	-	-	-	-	-
93600	Sewer	-	-	14	24,975	-	49,589	-	1
93700	Employee benefits	-	-	-	-	-	-	-	-
93800	Other utilities expense	-	-	53	25,533	-	34,639	-	3
93900	Total Utilities	-	-	398	128,887	-	143,515	-	25
Ordinary maintenance & operation									
94100	Ordinary maintenance and operations - labor	-	-	-	170,797	-	131,295	-	-
94200	Ordinary maintenance and operations - material and other	-	-	1	278,093	-	186,242	-	0
94300	Ordinary maintenance and operations - contracts	-	-	-	39,559	-	128,739	-	-
94500	Employee benefit contributions - ordinary maintenance	-	-	-	-	-	-	-	-
94000	Total Maintenance	-	-	1	488,449	-	446,276	-	0
Protective services									
95100	Protective services - labor	-	-	-	-	-	-	-	-
95200	Other contract costs	-	-	-	-	-	-	-	-
95300	Protective services - other	-	-	-	-	-	-	-	-
95500	Employee benefits	-	-	-	-	-	-	-	-
95000	Total Protective Services	-	-	-	-	-	-	-	-
General expenses									
96110	Property Insurance	-	-	76	9,275	-	6,110	-	4
96120	Liability Insurance	-	-	229	6,360	-	4,922	-	12
96130	Workmen's compensation	-	-	-	-	-	-	-	-
96140	All other insurance	-	-	-	-	-	6,981	-	-
96100	Total Insurance Premiums	-	-	305	15,635	-	18,014	-	16
96200	Other General Expenses	-	-	-	-	-	1,308	-	-
96210	Compensated Absences	-	-	4,639	6,595	-	-	-	245
96300	Payments in lieu of taxes	-	-	-	828	-	-	-	-
96400	Bad debt - tenant rents	-	-	-	-	-	-	-	-
96500	Bad debt - mortgages	-	-	-	-	-	-	-	-
96600	Bad debt - other	-	-	-	-	-	-	-	-
96800	Severance expense	-	-	-	0	-	36	-	-
96000	Total Other General Expenses	-	-	4,944	23,058	-	19,387	-	261
96710	Interest on mortgage (or bonds) payable	-	-	-	-	-	276,207	-	-
96720	Interest on notes payable (short and long term)	-	-	-	24,995	-	11,911	-	-
96730	Amortization of bond issue costs	-	-	-	-	-	-	-	-
96700	Interest expense and amortization cost	-	-	-	-	-	-	-	-
96900	TOTAL OPERATING EXPENSES	-	-	165,954	1,160,660	52,622	1,298,295	-	6,375
EXCESS OPERATING REVENUE OVER OPERATING EXPENSES	9,129,010	90,819,291	7,889,630	2,276,216	416,742	(4,207)	101,984	33,956	78,163
97100	Extraordinary maintenance	-	-	-	964	-	2,500	-	-
97200	Casualty losses - non-capitalized	-	-	-	-	-	-	-	-
97300	Housing assistance payments	-	-	2,101,384	-	-	-	-	69,877
97350	HAP Portability In	-	-	-	-	-	-	-	-
97400	Depreciation expense	-	-	-	305,633	-	185,350	-	-
97500	Fraud losses	-	-	-	-	-	-	-	-
97800	Dwelling units rent expense	-	-	-	-	-	-	-	-
90000	TOTAL EXPENSES	-	-	2,267,338	1,467,256	52,622	1,456,146	-	76,252
OTHER FINANCING SOURCES (USES)									
10010	Operating transfers in	-	-	-	4,119	5,801	-	-	-
10020	Operating transfers out	(9,129,010)	(90,819,291)	(7,889,630)	-	-	-	(33,956)	-
10030	Operating transfers from/to primary government	-	-	-	-	-	-	-	-
10040	Operating transfers from/to component unit	-	-	-	-	-	-	-	-
10070	Extraordinary items, net gain/loss	-	-	-	-	-	-	-	-
10080	Special items, net gain/loss	-	-	-	-	-	-	-	-
10091	Inter-project excess cash transfer in	-	-	-	-	-	-	-	-
10092	Inter-project excess cash transfer out	-	-	-	-	-	-	-	-
10093	Transfers between programs and projects in	-	-	-	-	-	-	-	-
10094	Transfers between programs and projects out	-	-	-	-	-	-	-	-
10100	TOTAL OTHER FINANCING SOURCES	(9,129,010)	(90,819,291)	(7,889,630)	-	4,119	5,801	(33,956)	-
EXCESS (DEFICIENCY) OF TOTAL REVENUES OVER (UNDER) TOTAL EXPENSES	\$ -	\$ -	\$ -	\$ 174,832	\$ 114,264	\$ 1,594	\$ (85,866)	\$ -	\$ 8,286
MEMO ACCT INFORMATION									
11020	Required annual debt principal payments	-	-	-	512,503	-	-	-	-
11030	Beginning of year equity	-	-	-	(180,329)	6,775,029	22,977	235,389	44,618
11040	Prior period adjustments, equity transfers	-	-	-	-	-	-	-	-
11170	Administrative Fee Equity	-	-	-	-	-	-	-	-
11180	Housing Assistance Fee Equity	-	-	-	-	-	-	-	-
11190	Unit Months Available	-	-	4,200	2,088	-	1,212	-	180
11210	Number of unit months leased	-	-	4,200	2,077	-	921	-	180
11270	Excess cash	-	-	-	-	-	-	-	-
11610	Land Purchases	-	-	-	-	-	-	-	-
11620	Building Purchases	-	-	-	-	-	-	-	-
11630	Furniture and Equipment - dwelling purchases	-	-	-	-	-	-	-	-
11640	Furniture and equipment - administrative purchases	-	-	-	-	-	-	-	-
11650	Leasehold improvements purchases	-	-	-	-	-	-	-	-
11660	Infrastructure purchases	-	-	-	-	-	-	-	-
13510	CFPP debt service payments	-	-	-	-	-	-	-	-
13901	Replacement housing factor funds	-	-	-	-	-	-	-	-

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	Hope VI	Resident Opportunity and Self-Sufficiency	Section 8 Housing Choice Vouchers	Moving-To-Work Demonstration Program	Competitive Capital Fund Stimulus Grant	Formula Capital Fund Stimulus Grant	Veteran's Affairs Supportive Housing	Disaster Housing Assistance Program	State/Local Programs
	14,866	14,870	14,871	14,881	14,884	14,885	14,VSH	97,109	
REVENUE:									
70300 Net tenant rental revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
70400 Tenant revenue - other	-	-	(0)	113,345	-	-	-	-	-
70500 Total tenant revenue	-	-	(0)	113,345	-	-	-	-	-
70600 HUD PHA Operating Grants	3,256,714	344,420	3,145,510	(0)	714,450	372,853	920,561	-	0
70610 Capital Grants	-	-	-	-	4,196,369	3,443,770	-	-	-
70710 Management Fee	-	-	-	-	-	-	-	-	-
70720 Asset Management Fee	-	-	-	-	-	-	-	-	-
70730 Book-keeping Fee	-	-	-	-	-	-	-	-	-
70740 Frontline Service Fee	-	-	-	-	-	-	-	-	-
70750 Other Fees	-	-	(0)	429,023	-	-	-	-	-
70800 Total Fee Revenue	-	-	(0)	429,023	-	-	-	-	-
70900 Other Government Grants	-	-	108,459	-	-	-	-	-	8,068,432
71100 Investment Income - unrestricted	-	-	-	(0)	-	-	-	-	-
71200 Mortgage Interest Income	-	-	-	-	-	-	-	-	-
71300 Proceeds from disposition of assets held for sale	-	-	-	-	-	-	-	-	-
71310 Cost of Sale of Assets	-	-	-	-	-	-	-	-	-
71400 Fraud Recovery	-	-	-	-	-	-	-	-	-
71500 Other Revenue	-	-	25,733	2	-	-	-	-	187
71600 Gain (loss) on the sale of capital assets	-	-	-	-	-	-	-	-	-
72000 Investment income - restricted	-	-	4,768	476,026	-	-	-	-	-
70000 TOTAL REVENUE	3,256,714	344,420	3,264,471	1,018,395	4,910,819	3,816,623	920,561	-	8,068,619
EXPENSES:									
Administrative									
91100 Administrative salaries	70	-	1,911,152	1,318,322	1,270	176	-	-	856,127
91200 Auditing fees	-	-	(0)	25,136	-	-	-	-	819
91300 Management fees	-	-	26,664	1,200,784	434,829	372,677	9,012	2,820	-
91310 Book-keeping Fee	-	-	16,665	912,158	-	-	5,633	1,763	-
91400 Advertising and Marketing	-	-	-	-	-	-	-	-	-
91500 Employee benefit contributions - administrative	30,519	16,435	742,982	528,973	23,024	0	-	-	258,925
91600 Office Expenses	3,140	-	15,613	159,684	608	-	-	-	60,749
91700 Legal expense	-	-	9,188	7,811	-	-	-	-	3,640
91800 Travel	1,144	-	3,998	35,263	460	-	-	-	42,556
91810 Allocated Overhead	-	-	-	-	-	-	-	-	-
91900 Other	4,048	-	490,191	710,739	9,114	-	2,476	-	152,030
91000 Total Operating - Administrative	38,920	16,435	3,216,453	4,898,889	469,304	372,853	17,121	4,583	1,374,845
92000 Asset Management Fee	-	-	-	-	-	-	-	-	-
Tenant services									
92100 Tenant services - salaries	102,657	42,926	172,720	167,528	60,042	-	-	-	-
92200 Relocation costs	33,496	-	2,605	-	39,289	-	-	-	-
92300 Employee benefits	-	-	-	-	-	-	-	-	-
92400 Tenant services - other	3,840	285,099	150,799	1,588,596	12,548	-	-	-	22
92500 Total Tenant Services	139,993	327,984	326,124	1,756,124	111,879	-	-	-	22
Utilities									
93100 Water	-	-	717	1,452	-	-	-	-	-
93200 Electricity	-	-	9,396	6,207	-	-	-	-	-
93300 Gas	-	-	864	971	-	-	-	-	-
93400 Fuel	-	-	-	-	-	-	-	-	-
93500 Labor	-	-	-	-	-	-	-	-	-
93600 Sewer	-	-	373	351	-	-	-	-	-
93700 Employee benefits	-	-	-	-	-	-	-	-	-
93800 Other utilities expense	-	-	1,341	1,368	-	-	-	-	-
93900 Total Utilities	-	-	12,690	10,349	-	-	-	-	-
Ordinary maintenance & operation									
94100 Ordinary maintenance and operations - labor	-	-	6,582	-	77,428	-	-	-	3,454
94200 Ordinary maintenance and operations - material and other	90	-	2,349	23	54,013	-	-	-	5,359,496
94300 Ordinary maintenance and operations - contracts	3,497	-	65,516	-	1,827	-	-	-	60,440
94500 Employee benefit contributions - ordinary maintenance	-	-	-	-	-	-	-	-	-
94000 Total Maintenance	3,587	-	74,448	23	133,267	-	-	-	6,033,300
Protective services									
95100 Protective services - labor	-	-	-	-	-	-	-	-	-
95200 Other contract costs	-	-	-	-	-	-	-	-	-
95300 Protective services - other	-	-	-	-	-	-	-	-	-
95500 Employee benefits	-	-	-	-	-	-	-	-	-
95000 Total Protective Services	-	-	-	-	-	-	-	-	-
General expenses									
96110 Property Insurance	-	-	0	1,975	-	-	-	-	42
96120 Liability Insurance	0	-	7,357	3,559	-	-	-	-	7,533
96130 Workmen's compensation	-	-	-	-	-	-	-	-	-
96140 All other insurance	-	-	-	-	-	-	-	-	-
96100 Total Insurance Premiums	0	-	7,357	5,534	-	-	-	-	7,575
96200 Other General Expenses	-	-	-	-	-	-	-	-	-
96210 Compensated Absences	-	-	147,836	202,728	-	-	-	-	-
96300 Payments in lieu of taxes	-	-	-	-	-	-	-	-	-
96400 Bad debt - tenant rents	-	-	-	-	-	-	-	-	-
96500 Bad debt - mortgages	-	-	-	-	-	-	-	-	-
96600 Bad debt - other	-	-	-	-	-	-	-	-	-
96800 Severance expense	-	-	232	2,868	-	-	-	-	1,018
96000 Total Other General Expenses	0	-	155,425	211,130	-	-	-	-	8,594
96710 Interest on mortgage (or bonds) payable	-	-	-	-	-	-	-	-	-
96720 Interest on notes payable (short and long term)	-	-	-	-	-	-	-	-	-
96730 Amortization of bond issue costs	-	-	-	-	-	-	-	-	-
96750 Interest expense and amortization cost	-	-	-	-	-	-	-	-	-
96900 TOTAL OPERATING EXPENSES	182,501	344,420	3,785,140	6,876,516	714,450	372,853	17,121	4,583	7,416,761
EXCESS OPERATING REVENUE									
97000 OVER OPERATING EXPENSES	3,074,213	-	(500,670)	(5,858,121)	4,196,369	3,443,770	903,441	(4,585)	651,858
97100 Extraordinary maintenance	-	-	-	-	-	-	-	-	-
97200 Casualty losses - non-capitalized	-	-	-	-	-	-	-	-	-
97300 Housing assistance payments	-	-	2,008,162	69,943,017	-	-	700,493	13,004	-
97350 HAP Portability In	-	-	-	-	-	-	-	-	-
97400 Depreciation expense	-	-	74,500	-	-	-	-	-	-
97500 Fraud losses	-	-	-	-	-	-	-	-	-
97600 Dwelling units rent expense	-	-	-	-	-	-	-	-	-
90000 TOTAL EXPENSES	182,501	344,420	5,867,802	76,819,532	714,450	372,853	717,614	17,587	7,416,761
OTHER FINANCING SOURCES (USES)									
10010 Operating transfers in	185	-	5,666	113,314,475	-	-	2,476	-	11,815
10020 Operating transfers out	-	-	(5,839)	(67,989,210)	-	-	-	-	(536,340)
10030 Operating transfers from/to primary government	-	-	-	-	-	-	-	-	-
10040 Operating transfers from/to component unit	-	-	-	-	-	-	-	-	-
10070 Extraordinary items, net gain/loss	-	-	-	-	-	-	-	-	-
10080 Special items, net gain/loss	-	-	-	-	-	-	-	-	-
10091 Inter-project excess cash transfer in	-	-	-	-	-	-	-	-	-
10092 Inter-project excess cash transfer out	-	-	-	-	-	-	-	-	-
10093 Transfers between programs and projects in	-	-	-	-	-	-	-	-	-
10094 Transfers between programs and projects out	-	-	-	-	-	-	-	-	-
10100 TOTAL OTHER FINANCING SOURCES	185	-	(173)	45,325,266	-	-	2,476	-	(524,526)
EXCESS (DEFICIENCY) OF TOTAL REVENUE OVER (UNDER) TOTAL EXPENSES	\$ 3,074,398	\$ 0	\$ (2,583,505)	\$ (30,475,872)	\$ 4,196,369	\$ 3,443,770	\$ 205,424	\$ (17,587)	\$ 127,332
MEMO ACCT INFORMATION									
11020 Required annual debt principal payments	-	-	-	-	-	-	-	-	48,465
11030 Beginning of year equity	32,129,631	79,853	6,992,138	49,044,892	-	-	(196,973)	21,033	894,546
11040 Prior period adjustments, equity transfers	-	-	-	-	(4,196,369)	(3,443,770)	-	-	-
11170 Administrative Fee Equity	-	\$	3,782,880	-	-	-	-	-	-
11180 Housing Assistance Fee Equity	-	\$	625,752	-	-	-	-	-	-
11190 Unit Months Available	-	-	3,632	85,860	-	-	1,596	-	-
11210 Number of unit months leased	-	-	2,868	85,842	-	-	1,097	-	-
11270 Excess cash	-	-	-	-	-	-	-	-	-
11610 Land Purchases	-	-	-	-	-	-	-	-	-
11620 Building Purchases	-	-	-	-	-	-	-	-	-
11630 Furniture and Equipment - dwelling purchases	-	-	-	-	-	-	-	-	-
11640 Furniture and equipment - administrative purchases	-	-	-	-	-	-	-	-	-
11650 Leasehold improvements purchases	-	-	-	-	-	-	-	-	-
11660 Infrastructure purchases	-	-	-	-	-	-	-	-	-
13510 CFFP debt service payments	-	-	-	-	-	-	-	-	-
13901 Replacement housing factor funds	-	-	-	-	-	-	-	-	-

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	Americorp	Other Federal Programs	Other Federal Programs	Business Activities	COCC		AMP 101		AMP 105	
					Operating Fund Program	Capital Fund Program	Operating Fund Program	Capital Fund Program	Operating Fund Program	Capital Fund Program
	94.006	14.251	14.908	Total						
REVENUE:										
70300										
70400										
70500										
70600										
70700										
70710										
70720										
70730										
70740										
70750										
70760										
70800										
71000										
71200										
71300										
71310										
71400										
71500										
71600										
72000										
70000										
EXPENSES:										
91000										
91200										
91300										
91310										
91400										
91500										
91600										
91700										
91800										
91810										
91900										
91000										
92000										
92100										
92200										
92300										
92400										
92500										
93100										
93200										
93300										
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94500										
94600										
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95200										
95300										
95500										
95600										
96110										
96120										
96130										
96140										
96100										
96200										
96210										
96300										
96400										
96500										
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96900										
96710										
96720										
96730										
96700										
96900										
97000										
97100										
97200										
97300										
97400										
97500										
97600										
97700										
97800										
98000										
OTHER FINANCING SOURCES (USES)										
10010										
10020										
10030										
10040										
10070										
10080										
10091										
10092										
10093										
10094										
10100										
EXCESS (DEFICIENCY) OF TOTAL REVENUE OVER (UNDER) TOTAL EXPENSES										
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
MEMO ACCT INFORMATION										
11020										
11030										
11040										
11170										
11180										
11190										
11210										
11270										
11610										
11620										
11630										
11640										
11650										
11660										
13510										
13901										

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	AMP 150		AMP 152		AMP 153		AMP 201		AMP 203	
	Operating Fund Program	Capital Fund Program	Operating Fund Program	Capital Fund Program	Operating Fund Program	Capital Fund Program	Operating Fund Program	Capital Fund Program	Operating Fund Program	Capital Fund Program
	PH		PH		PH		PH		PH	
REVENUE:										
70300 Net tenant rental revenue	\$ -	\$ -	\$ 314,085	\$ -	\$ 309,262	\$ -	\$ 214,382	\$ -	\$ 387,150	\$ -
70400 Tenant revenue - other	-	-	11,540	-	7,231	-	7,381	-	9,892	-
70500 Total tenant revenue	-	-	325,625	-	316,493	-	221,763	-	397,042	-
70600 HUD PHIA Operating Grants	-	-	-	0	-	(0)	-	(0)	-	0
70610 Capital Grants	-	-	-	-	-	-	-	-	-	-
70710 Management Fee	-	-	-	-	-	-	-	-	-	-
70720 Asset Management Fee	-	-	-	-	-	-	-	-	-	-
70730 Book keeping Fee	-	-	-	-	-	-	-	-	-	-
70740 Frontline Service Fee	-	-	-	-	-	-	-	-	-	-
70750 Other Fees	-	-	-	-	-	-	-	-	-	-
70760 Total Fee Revenue	-	-	-	-	-	-	-	-	-	-
70800 Other Government Grants	13,389	-	-	-	-	-	-	-	-	-
71100 Investment Income - unrestricted	122,264	-	-	-	-	-	-	-	-	-
71200 Mortgage Interest Income	-	-	-	-	-	-	-	-	-	-
71300 Proceeds from disposition of assets held for sale	-	-	-	-	-	-	-	-	-	-
71310 Cost of Sale of Assets	-	-	-	-	-	-	-	-	-	-
71400 Fraud Recovery	-	-	-	-	-	-	-	-	-	-
71500 Other Revenue	-	-	2,812	-	2,731	-	1,789	-	3,266	-
71600 Gain (loss) on the sale of capital assets	-	-	-	-	-	-	-	-	-	-
72000 Investment income - restricted	-	-	1,208	-	1,724	-	804	-	1,083	-
70000 TOTAL REVENUE	135,652	-	329,645	0	320,947	(0)	224,357	(0)	401,390	0
EXPENSES:										
Administrative										
91100 Administrative salaries	2,212	-	80,365	768	71,402	(0)	49,207	2,843	94,676	350
91200 Auditing fees	-	-	1,896	-	1,925	-	1,134	-	1,821	-
91300 Management fees	-	-	70,309	6,024	70,094	(0)	43,208	-	73,889	(0)
91310 Book keeping Fee	6,237	-	12,283	-	12,359	-	7,580	-	12,270	-
91400 Advertising and Marketing	-	-	-	-	-	-	-	-	-	-
91500 Employee benefit contributions - administrative	456	-	72,029	1,224	79,129	599	56,877	712	102,021	1,004
91600 Office Expenses	467	-	8,094	36	9,116	0	3,882	-	10,496	(0)
91700 Legal expense	109	-	2,485	-	1,698	-	399	-	1,787	-
91800 Travel	340	-	3,458	-	6,459	-	5,759	-	10,654	-
91810 Allocated Overhead	-	-	-	-	-	-	-	-	-	-
91900 Other	4,131	-	27,486	154	20,400	-	9,375	-	17,445	-
91900 Total Operating - Administrative	13,972	-	275,406	8,206	272,582	599	177,421	3,555	325,199	1,354
92000 Asset Management Fee	8,440	-	16,809	-	16,809	-	10,210	-	16,440	-
Tenant services										
92100 Tenant services - salaries	1,892	-	46,150	-	77,812	0	19,906	-	21,393	-
92200 Relocation costs	883	-	1,410	3,090	2,196	5,100	5,667	-	8,218	2,916
92300 Employee benefits	-	-	-	-	-	-	-	-	-	-
92400 Tenant services - other	56	-	5,010	3,096	6,959	3,096	4,407	-	11,082	0
92500 Total Tenant Services	2,831	-	52,571	6,186	86,967	8,196	29,980	-	40,693	2,916
Utilities										
93100 Water	-	-	25,865	-	53,720	-	37,925	-	67,502	-
93200 Electricity	-	-	22,671	-	22,467	-	10,739	-	13,330	-
93300 Gas	-	-	-	-	6,388	-	-	-	-	-
93400 Fuel	-	-	-	-	-	-	-	-	-	-
93500 Labor	-	-	-	-	-	-	-	-	-	-
93600 Sewer	-	-	49,451	-	35,305	-	35,941	-	58,745	-
93700 Employee benefits	-	-	-	-	-	-	-	-	-	-
93800 Other utilities expense	-	-	16,077	-	19,458	-	31,021	-	49,408	-
93900 Total Utilities	-	-	114,034	-	137,339	-	115,626	-	189,045	-
Ordinary maintenance & operation										
94100 Ordinary maintenance and operations - labor	715	-	74,490	1,106	79,753	-	76,987	-	146,512	12,887
94200 Ordinary maintenance and operations - material and other	-	-	26,545	229,812	68,161	178,958	24,346	131,862	66,099	194,229
94300 Ordinary maintenance and operations - contracts	-	-	45,536	-	34,069	-	5,193	-	17,308	43
94500 Employee benefit contributions - ordinary maintenance	-	-	-	-	-	-	-	-	-	-
94000 Total Maintenance	715	-	156,571	230,918	181,983	178,958	106,425	131,862	229,920	207,159
Protective services										
95100 Protective services - labor	-	-	-	-	-	-	-	-	-	-
95200 Other contract costs	-	-	-	-	-	-	-	-	-	-
95300 Protective services - other	-	-	-	-	-	-	-	-	-	-
95500 Employee benefits	-	-	-	-	-	-	-	-	-	-
95000 Total Protective Services	-	-	-	-	-	-	-	-	-	-
General expenses										
96110 Property Insurance	-	-	5,723	-	8,374	-	2,787	-	5,355	-
96120 Liability Insurance	0	-	4,825	-	4,294	-	3,146	-	4,961	-
96130 Workmen's compensation	-	-	-	-	-	-	-	-	-	-
96140 All other insurance	-	-	-	-	-	-	-	-	-	-
96100 Total Insurance Premiums	0	-	10,548	-	12,669	-	5,934	-	10,316	-
96200 Other General Expenses	-	-	-	-	-	-	-	-	-	-
96210 Compensated Absences	234	-	3,767	92	9,452	-	3,771	341	12,419	42
96300 Payments in lieu of taxes	-	-	-	-	-	-	-	-	-	-
96400 Bad debt - tenant rents	-	-	-	-	-	-	-	-	-	-
96500 Bad debt - mortgages	-	-	-	-	-	-	-	-	-	-
96600 Bad debt - other	-	-	-	-	-	-	-	-	-	-
96800 Severance expense	-	-	64	-	157	-	2,648	-	64	-
96000 Total Other General Expenses	234	-	14,379	92	22,278	-	12,352	341	22,799	42
96710 Interest on mortgage (or bonds) payable	-	-	-	-	-	-	-	-	-	-
96720 Interest on notes payable (short and long term)	1,491	-	4,075	-	3,968	-	3,753	-	9,008	-
96730 Amortization of bond issue costs	-	-	-	-	-	-	-	-	-	-
96700 Interest expense and amortization cost	-	-	-	-	-	-	-	-	-	-
96900 TOTAL OPERATING EXPENSES	27,643	-	631,816	245,402	721,017	187,752	455,757	135,759	832,963	211,471
EXCESS (DEFICIENCY) OF TOTAL REVENUE OVER (UNDER) TOTAL EXPENSES	\$ 135,706	\$ -	\$ (273,220)	\$ 629,757	\$ (519,234)	\$ 32,716	\$ (136,394)	\$ 4,262	\$ (64,324)	\$ 291,262
MEMO ACCT INFORMATION										
11020 Required annual debt principal payments	-	-	8,700	-	8,471	-	8,013	-	19,232	-
11030 Beginning of year equity	(161,116)	-	3,745,955	-	4,451,562	12,789	2,369,967	-	4,987,515	844,419
11040 Prior period adjustments, equity transfers	-	-	-	971,656	-	184,619	-	531,696	-	106,696
11170 Administrative Fee Equity	-	-	-	-	-	-	-	-	-	-
11180 Housing Assistance Fee Equity	-	-	-	-	-	-	-	-	-	-
11190 Unit Months Available	840	-	1,672	-	1,641	-	1,019	-	1,642	-
11210 Number of unit months leased	834	-	1,652	-	1,584	-	1,008	-	1,641	-
11270 Excess cash	-	-	-	-	-	-	-	-	-	-
11610 Land Purchases	-	-	-	-	-	-	-	-	-	-
11620 Building Purchases	-	-	1,601,413	-	217,336	-	535,959	-	397,958	-
11630 Furniture and Equipment - dwelling purchases	-	-	-	-	-	-	-	-	-	-
11640 Furniture and equipment - administrative purchases	-	-	-	-	-	-	-	-	-	-
11650 Leasehold improvements purchases	-	-	-	-	-	-	-	-	-	-
11660 Infrastructure purchases	-	-	-	-	-	-	-	-	-	-
13510 CFFP debt service payments	-	-	-	-	-	-	-	-	-	-
13901 Replacement housing factor funds	-	-	-	-	-	-	-	-	-	-

HOUSING AUTHORITY OF THE COUNTY OF KING
Financial Data Schedule (FDS)
Statement of Revenues and Expenses
For the 12 Month Period Ending December 31, 2010

	AMP 206		AMP 207		AMP 251		AMP 301		AMP 302	
	Operating Fund Program	Capital Fund Program	Operating Fund Program	Capital Fund Program	Operating Fund Program	Capital Fund Program	Operating Fund Program	Capital Fund Program	Operating Fund Program	Capital Fund Program
	PH		PH		PH		PH		PH	
REVENUE:										
70300 Net tenant rental revenue	\$ 164,957	\$ -	\$ 266,726	\$ -	\$ 202,717	\$ -	\$ -	\$ -	\$ -	\$ -
70400 Tenant revenue - other	6,064	-	(0)	-	3,487	-	-	-	50	-
70500 Total tenant revenue	171,021	-	266,726	-	206,204	-	-	-	50	-
70600 HUD PHA Operating Grants	-	-	-	0	-	(0)	-	-	-	-
70610 Capital Grants	-	-	-	-	-	-	-	-	-	-
70710 Management Fee	-	-	-	-	-	-	-	-	-	-
70720 Asset Management Fee	-	-	-	-	-	-	-	-	-	-
70730 Book-keeping Fee	-	-	-	-	-	-	-	-	-	-
70740 Frontline Service Fee	-	-	-	-	-	-	-	-	-	-
70750 Other Fees	-	-	-	-	-	-	-	-	-	-
70800 Total Fee Revenue	-	-	-	-	-	-	-	-	-	-
70800 Other Government Grants	-	-	-	-	-	-	-	-	-	-
71100 Investment Income - unrestricted	-	-	-	-	-	-	-	-	-	-
71200 Mortgage Interest Income	-	-	-	-	-	-	-	-	-	-
71300 Proceeds from disposition of assets held for sale	-	-	-	-	-	-	-	-	-	-
71310 Cost of Sale of Assets	-	-	-	-	-	-	-	-	-	-
71400 Fraud Recovery	-	-	-	-	-	-	-	-	-	-
71500 Other Revenue	1,738	-	93,049	-	2,616	-	15,906	-	35	-
71600 Gain (loss) on the sale of capital assets	-	-	-	-	-	-	-	-	(3,188,535)	-
72000 Investment income - restricted	775	-	1,468	-	1,052	-	-	-	1,230	-
70000 TOTAL REVENUE	173,535	-	361,242	0	209,871	(0)	15,906	-	(3,187,230)	-
EXPENSES:										
Administrative										
91100 Administrative salaries	36,738	-	56,168	-	48,303	451	-	-	(2,392)	-
91200 Auditing fees	776	-	1,254	-	1,090	-	-	-	1,212	-
91300 Management fees	28,991	-	47,988	-	38,655	30,118	-	-	305	-
91310 Book-keeping Fee	5,063	-	8,428	-	6,750	-	-	-	693	-
91400 Advertising and Marketing	-	-	-	-	-	-	-	-	-	-
91500 Employee benefit contributions - administrative	37,619	-	73,813	46	43,032	236	-	-	9,477	-
91600 Office Expenses	3,876	-	4,672	(0)	2,421	180	-	-	3,172	-
91700 Legal expense	790	-	939	-	107	-	-	-	211	-
91800 Travel	2,551	-	6,231	-	3,672	-	-	-	711	-
91810 Allocated Overhead	-	-	-	-	-	-	-	-	-	-
91900 Other	8,142	-	10,102	-	11,122	290	-	-	30,263	-
91000 Total Operating - Administrative	124,546	-	209,994	46	155,152	31,274	-	-	43,652	-
92000 Asset Management Fee	6,840	-	11,280	-	9,600	-	-	-	-	-
Tenant services										
92100 Tenant services - salaries	9,719	-	16,901	(0)	15,696	0	-	-	12,213	-
92200 Relocation costs	-	-	990	1,200	960	8,000	-	-	-	-
92300 Employee benefits	-	-	-	-	-	-	-	-	-	-
92400 Tenant services - other	2,188	-	2,059	(0)	2,959	0	-	-	233,191	30,656
92500 Total Tenant Services	11,907	-	19,951	1,200	19,616	8,000	-	-	245,404	30,656
Utilities										
93100 Water	22,167	-	45,648	-	28,737	-	2,358	-	23,597	-
93200 Electricity	5,053	-	6,492	-	35,299	-	3,341	-	523	-
93300 Gas	-	-	438	-	20,752	-	-	-	467	-
93400 Fuel	-	-	-	-	-	-	-	-	-	-
93500 Labor	-	-	-	-	-	-	-	-	-	-
93600 Sewer	25,379	-	42,413	-	35,449	-	-	-	7,907	-
93700 Employee benefits	-	-	-	-	-	-	-	-	-	-
93800 Other utilities expense	19,513	-	33,458	-	7,385	-	-	-	23	-
93000 Total Utilities	72,112	-	128,450	-	127,622	-	5,699	-	32,517	-
Ordinary maintenance & operation										
94100 Ordinary maintenance and operations - labor	65,008	-	117,182	-	50,544	-	163	-	1,572	-
94200 Ordinary maintenance and operations - material and other	16,701	109,717	33,035	174,281	13,273	76,265	-	-	140	-
94300 Ordinary maintenance and operations - contracts	7,303	434	2,678	1,381	10,945	-	-	-	1	-
94500 Employee benefit contributions - ordinary maintenance	-	-	-	-	-	-	-	-	-	-
94000 Total Maintenance	89,012	110,171	152,895	175,662	74,761	76,265	163	-	1,713	-
Protective services										
95100 Protective services - labor	-	-	-	-	-	-	-	-	-	-
95200 Other contract costs	-	-	-	-	-	-	-	-	-	-
95300 Protective services - other	-	-	-	-	-	-	-	-	-	-
95500 Employee benefits	-	-	-	-	-	-	-	-	-	-
95000 Total Protective Services	-	-	-	-	-	-	-	-	-	-
General expenses										
96110 Property Insurance	3,195	-	4,246	-	2,938	-	-	-	1,980	-
96120 Liability Insurance	1,454	-	2,859	-	2,848	-	-	-	(0)	-
96130 Workmen's compensation	-	-	-	-	-	-	-	-	-	-
96140 All other insurance	-	-	-	-	-	-	-	-	-	-
96100 Total Insurance Premiums	4,649	-	7,105	-	5,786	-	-	-	1,979	-
96200 Other General Expenses	-	-	-	-	-	-	-	-	-	-
96210 Compensated Absences	7,994	-	8,871	-	10,256	54	-	-	12,705	-
96300 Payments in lieu of taxes	2,544	-	-	-	-	-	-	-	-	-
96400 Bad debt - tenant rents	-	-	-	-	-	-	-	-	-	-
96500 Bad debt - mortgages	-	-	-	-	-	-	-	-	-	-
96600 Bad debt - other	-	-	-	-	-	-	-	-	-	-
96800 Severance expense	1,229	-	3,186	-	1,290	-	-	-	2,392	-
96000 Total Other General Expenses	16,415	-	19,162	-	17,332	54	-	-	17,077	-
96710 Interest on mortgage (or bonds) payable	-	-	-	-	-	-	-	-	-	-
96720 Interest on notes payable (short and long term)	3,432	-	6,005	-	6,649	-	-	-	14,477	-
96730 Amortization of bond issue costs	-	-	-	-	-	-	-	-	-	-
96750 Interest expense and amortization cost	-	-	-	-	-	-	-	-	-	-
96000 TOTAL OPERATING EXPENSES	324,264	110,171	547,336	176,908	410,733	115,593	5,861	-	354,840	30,656
EXCESS (DEFICIENCY) OF OVER OPERATING REVENUE	(150,729)	(110,171)	(186,094)	(176,908)	(200,861)	(115,593)	10,045	-	(3,542,069)	(30,656)
Extraordinary maintenance	-	-	19,498	-	-	-	-	-	-	-
Casualty losses - non-capitalized	-	-	-	-	-	-	-	-	-	-
Housing assistance payments	-	-	-	-	-	-	-	-	-	-
HAP Portability-In	-	-	-	-	-	-	-	-	-	-
Depreciation expense	67,953	-	20,025	-	93,436	-	-	-	29,191	-
Fraud losses	-	-	-	-	-	-	-	-	-	-
Dwelling units rent expense	-	-	-	-	-	-	-	-	-	-
90000 TOTAL EXPENSES	392,217	110,171	586,859	176,908	504,169	115,593	5,861	-	384,031	30,656
OTHER FINANCING SOURCES (USES)										
10010 Operating transfers in	158,836	182,217	334,598	193,210	216,743	125,840	350	-	425,358	30,656
10020 Operating transfers out	(129,023)	-	(343,991)	-	(186,465)	-	(6,826)	-	-	-
10030 Operating transfers from/to primary government	-	-	-	-	-	-	-	-	-	-
10040 Operating transfers from/to component unit	-	-	-	-	-	-	-	-	-	-
10070 Extraordinary items, net gain/loss	-	-	-	-	-	-	-	-	-	-
10080 Special items, net gain/loss	-	-	-	-	-	-	-	-	-	-
10091 Inter-project excess cash transfer in	-	-	-	-	-	-	-	-	-	-
10092 Inter-project excess cash transfer out	-	-	-	-	-	-	-	-	-	-
10093 Transfers between programs and projects in	-	-	-	-	-	-	-	-	-	-
10094 Transfers between programs and projects out	-	-	-	-	-	-	-	-	-	-
10100 TOTAL OTHER FINANCING SOURCES	29,813	182,217	(9,393)	193,210	30,278	125,840	(6,476)	-	425,358	30,656
EXCESS (DEFICIENCY) OF TOTAL REVENUE OVER (UNDER) TOTAL EXPENSES	\$ (188,860)	\$ 72,046	\$ (235,010)	\$ 16,302	\$ (264,019)	\$ 10,247	\$ 3,569	\$ -	\$ (3,145,903)	\$ -
MEMO ACCT INFORMATION										
11020 Required annual debt principal payments	7,326	-	12,821	-	141,05	-	-	-	30,907	-
11030 Beginning of year equity	1,057,051	-	1,480,490	41,455	2,254,656	77,833	(1,284)	-	3,251,994	122,552
11040 Prior period adjustments, equity transfers	-	-	-	66,451	-	150,505	-	-	-	-
11170 Administrative Fee Equity	-	-	-	-	-	-	-	-	-	-
11180 Housing Assistance Fee Equity	-	-	-	-	-	-	-	-	-	-
11190 Unit Months Available	684	-	1,121	-	944	-	-	-	-	-
11210 Number of unit months leased	679	-	1,107	-	911	-	-	-	-	-
11220 Excess cash	-	-	-	-	-	-	-	-	-	-
11410 Land Purchases	-	-	-	-	-	-	-	-	-	-
11620 Building Purchases	-	72,046	-	82,753	-	160,752	-	-	-	-
11630 Furniture and Equipment - dwelling purchases	-	-	-	-	-	-	-	-	-	-
11640 Furniture and equipment - administrative purchases	-	-	-	-	-	-	-	-	-	-
11650 Leasehold improvements purchases	-	-	-	-	-	-	-	-	-	-
11660 Infrastructure purchases	-	-	-	-	-	-	-	-	-	-
13510 CFFP debt service payments	-	-	-	-	-	-	-	-	-	-
13901 Replacement housing factor funds	-	-	-	-	-	-	-	-	-	-

HOUSING AUTHORITY OF THE COUNTY OF KING
Financial Data Schedule (FDS)
Statement of Revenues and Expenses
For the 12 Month Period Ending December 31, 2010

	AMP 340		AMP 341		AMP 343		AMP 344		AMP 345	
	Operating Fund Program	Capital Fund Program	Operating Fund Program	Capital Fund Program	Operating Fund Program	Capital Fund Program	Operating Fund Program	Capital Fund Program	Operating Fund Program	Capital Fund Program
REVENUE:	PH									
70300 Net tenant rental revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
70400 Tenant revenue - other	300	-	-	-	-	-	-	-	-	-
70500 Total tenant revenue	300	-	-	-	-	-	-	-	-	-
70600 HUD PHIA Operating Grants	-	-	-	-	-	-	-	-	-	-
70610 Capital Grants	-	-	-	-	-	-	-	-	-	-
70710 Management Fee	-	-	-	-	-	-	-	-	-	-
70720 Asset Management Fee	7,725	-	-	-	-	-	-	-	-	-
70730 Book-keeping Fee	-	-	-	-	-	-	-	-	-	-
70740 Frontline Service Fee	-	-	-	-	-	-	-	-	-	-
70750 Other Fees	-	-	-	-	-	-	-	-	-	-
70800 Total Fee Revenue	7,725	-	-	-	-	-	-	-	-	-
70900 Other Government Grants	-	-	-	-	-	-	-	-	-	-
71100 Investment Income - unrestricted	865,488	-	82,576	-	380,993	-	1,785	-	-	-
71200 Mortgage Interest Income	-	-	-	-	-	-	-	-	-	-
71300 Proceeds from disposition of assets held for sale	-	-	-	-	-	-	-	-	-	-
71310 Cost of Sale of Assets	-	-	-	-	-	-	-	-	-	-
71400 Fraud Recovery	-	-	-	-	-	-	-	-	-	-
71500 Other Revenue	0	-	-	-	-	-	-	-	-	-
71600 Gain (loss) on the sale of capital assets	-	-	-	-	-	-	-	-	-	-
72000 Investment Income - restricted	52	-	202	-	256	-	-	-	-	-
70000 TOTAL REVENUE	873,565	-	82,867	-	381,249	-	1,785	-	-	-
EXPENSES:										
Administrative										
91100 Administrative salaries	910	-	-	-	0	-	-	-	-	-
91200 Auditing fees	-	-	-	-	-	-	-	-	-	-
91300 Management fees	1,045	-	-	-	1,917	-	-	-	-	-
91310 Book-keeping Fee	16,935	-	8,100	-	7,920	-	-	-	-	-
91400 Advertising and Marketing	-	-	-	-	-	-	-	-	-	-
91500 Employee benefit contributions - administrative	7,038	-	-	-	3,677	-	-	-	-	-
91600 Office Expenses	1,063	-	659	-	920	-	-	-	-	-
91700 Legal expense	-	-	-	-	-	-	-	-	-	-
91800 Travel	1,145	-	362	-	387	-	-	-	-	-
91810 Allocated Overhead	-	-	-	-	-	-	-	-	-	-
91900 Other	25,211	-	940	-	88,913	-	-	-	-	-
91900 Total Operating - Administrative	53,367	-	10,061	-	103,733	-	-	-	-	-
92000 Asset Management Fee	22,440	-	10,000	-	10,560	-	-	-	-	-
Tenant services										
92100 Tenant services - salaries	22,685	-	-	-	11,312	-	-	-	-	-
92200 Relocation costs	1,175	-	1,745	-	450	-	-	-	-	-
92300 Employee benefits	-	-	-	-	-	-	-	-	-	-
92400 Tenant services - other	36,856	-	2,400	-	10,578	-	-	-	-	-
92500 Total Tenant Services	60,716	-	4,145	-	22,340	-	-	-	-	-
Utilities										
93100 Water	-	-	-	-	-	-	-	-	-	-
93200 Electricity	-	-	-	-	-	-	-	-	-	-
93300 Gas	-	-	-	-	-	-	-	-	-	-
93400 Fuel	-	-	-	-	-	-	-	-	-	-
93500 Labor	-	-	-	-	-	-	-	-	-	-
93600 Sewer	-	-	-	-	-	-	-	-	-	-
93700 Employee benefits	-	-	-	-	-	-	-	-	-	-
93800 Other utility expense	-	-	-	-	-	-	-	-	-	-
93000 Total Utilities	-	-	-	-	-	-	-	-	-	-
Ordinary maintenance & operation										
94100 Ordinary maintenance and operations - labor	-	-	-	-	-	-	-	-	-	-
94200 Ordinary maintenance and operations - material and other	-	-	-	-	-	-	-	-	-	-
94300 Ordinary maintenance and operations - contracts	303	-	-	-	198	-	-	-	-	-
94500 Employee benefit contributions - ordinary maintenance	-	-	-	-	-	-	-	-	-	-
94000 Total Maintenance	303	-	-	-	198	-	-	-	-	-
Protective services										
95100 Protective services - labor	-	-	-	-	-	-	-	-	-	-
95200 Other contract costs	-	-	-	-	-	-	-	-	-	-
95300 Protective services - other	-	-	-	-	-	-	-	-	-	-
95500 Employee benefits	-	-	-	-	-	-	-	-	-	-
95000 Total Protective Services	-	-	-	-	-	-	-	-	-	-
General expenses										
96110 Property Insurance	-	-	-	-	-	-	-	-	-	-
96120 Liability Insurance	0	-	42	-	88	-	-	-	-	-
96130 Workmen's compensation	-	-	-	-	-	-	-	-	-	-
96140 All other insurance	-	-	-	-	-	-	-	-	-	-
96100 Total Insurance Premiums	0	-	42	-	88	-	-	-	-	-
96200 Other General Expenses	-	-	-	-	-	-	-	-	-	-
96210 Compensated Absences	948	-	-	-	1,626	-	-	-	-	-
96300 Payments in lieu of taxes	-	-	-	-	-	-	-	-	-	-
96400 Bad debt - tenant rents	-	-	-	-	-	-	-	-	-	-
96500 Bad debt - mortgages	-	-	-	-	-	-	-	-	-	-
96600 Bad debt - other	-	-	-	-	-	-	-	-	-	-
96800 Severance expense	-	-	-	-	-	-	-	-	-	-
96000 Total Other General Expenses	948	-	42	-	1,714	-	-	-	-	-
96710 Interest on mortgage (or bonds) payable	424,256	-	-	-	169,490	-	-	-	-	-
96720 Interest on notes payable (short and long term)	-	-	-	-	-	-	-	-	-	-
96730 Amortization of bond issue costs	-	-	-	-	-	-	-	-	-	-
96700 Interest expense and amortization cost	-	-	-	-	-	-	-	-	-	-
96000 TOTAL OPERATING EXPENSES	562,031	-	25,048	-	308,037	-	-	-	-	-
EXCESS OPERATING REVENUE OVER OPERATING EXPENSES	311,534	-	57,819	-	73,211	-	1,785	-	-	-
Extraordinary maintenance	-	-	-	-	-	-	-	-	-	-
97300 Casualty losses - non-capitalized	-	-	-	-	-	-	-	-	-	-
97300 Housing assistance payments	-	-	-	-	-	-	-	-	-	-
97350 HAP Portability-In	-	-	-	-	-	-	-	-	-	-
97400 Depreciation expense	-	-	-	-	-	-	-	-	-	-
97500 Fraud losses	-	-	-	-	-	-	-	-	-	-
97600 Dwelling units rent expense	-	-	-	-	-	-	-	-	-	-
90000 TOTAL EXPENSES	562,031	-	25,048	-	308,037	-	-	-	-	-
OTHER FINANCING SOURCES (USES)										
10010 Operating transfers in	327,865	-	2,542,954	-	21,403,601	-	1,074,969	-	-	-
10020 Operating transfers out	(234,903)	-	(1,039,464)	-	(17,501,292)	-	(1,943)	-	-	-
10030 Operating transfers from/to primary government	-	-	-	-	-	-	-	-	-	-
10040 Operating transfers from/to component unit	-	-	-	-	-	-	-	-	-	-
10070 Extraordinary items, net gain/loss	-	-	-	-	-	-	-	-	-	-
10080 Special items, net gain/loss	-	-	-	-	-	-	-	-	-	-
10091 Inter-project excess cash transfer in	-	-	-	-	-	-	-	-	-	-
10092 Inter-project excess cash transfer out	-	-	-	-	-	-	-	-	-	-
10093 Transfers between programs and projects in	-	-	-	-	-	-	-	-	-	-
10094 Transfers between programs and projects out	-	-	-	-	-	-	-	-	-	-
10100 TOTAL OTHER FINANCING SOURCES	92,962	-	1,503,490	-	3,902,309	-	1,073,026	-	-	-
EXCESS (DEFICIENCY) OF TOTAL REVENUE OVER (UNDER) TOTAL EXPENSES	\$ 404,496	\$ -	\$ 1,561,309	\$ -	\$ 3,975,521	\$ -	\$ 1,074,811	\$ -	\$ -	\$ -
MEMO ACCT INFORMATION										
11020 Required annual debt principal payments	45,000	-	-	-	-	-	-	-	-	-
11030 Beginning of year equity	8,911,399	-	171	-	(887)	-	-	-	-	-
11040 Prior period adjustments, equity transfers	-	-	-	-	-	-	-	-	-	588,789
11170 Administrative Fee Equity	-	-	-	-	-	-	-	-	-	-
11180 Housing Assistance Fee Equity	-	-	-	-	-	-	-	-	-	-
11190 Unit Months Available	924	-	119	-	600	-	-	-	-	-
11210 Number of unit months leased	908	-	119	-	594	-	-	-	-	-
11270 Excess cash	-	-	-	-	-	-	-	-	-	-
11610 Land Purchases	-	-	-	-	-	-	-	-	-	-
11620 Building Purchases	-	-	-	-	-	-	-	-	-	588,789
11630 Furniture and Equipment - dwelling purchases	-	-	-	-	-	-	-	-	-	-
11640 Furniture and equipment - administrative purchases	-	-	-	-	-	-	-	-	-	-
11650 Leasehold improvements purchases	-	-	-	-	-	-	-	-	-	-
11660 Infrastructure purchases	-	-	-	-	-	-	-	-	-	-
13510 CFFP debt service payments	-	-	-	-	-	-	-	-	-	-
13901 Replacement housing factor funds	-	-	-	-	-	-	-	-	-	-

HOUSING AUTHORITY OF THE COUNTY OF KING
Financial Data Schedule (FDS)
Statement of Revenues and Expenses
For the 12 Month Period Ending December 31, 2010

	AMP 350		AMP 352		AMP 354		AMP 355		AMP 401	
	Operating Fund Program	Capital Fund Program	Operating Fund Program	Capital Fund Program	Operating Fund Program	Capital Fund Program	Operating Fund Program	Capital Fund Program	Operating Fund Program	Capital Fund Program
	PH		PH		PH		PH		PH	
REVENUE:										
70300 Net tenant rental revenue	\$ 153,167	\$ -	\$ 141,919	\$ -	\$ 332,612	\$ -	\$ -	\$ -	\$ 696,145	\$ -
70400 Tenant revenue - other	3,675	-	5,206	-	28,203	-	-	-	11,131	-
70500 Total tenant revenue	156,842	-	147,125	-	360,814	-	-	-	617,276	-
70600 HUD PHA Operating Grants	-	(0)	-	0	-	(0)	-	-	-	0
70610 Capital Grants	-	-	-	-	-	-	-	-	-	-
70710 Management Fee	-	-	-	-	-	-	-	-	-	-
70720 Asset Management Fee	-	-	-	-	-	-	-	-	-	-
70730 Book-keeping Fee	-	-	-	-	-	-	-	-	-	-
70740 Frontline Service Fee	-	-	-	-	-	-	-	-	-	-
70750 Other Fees	-	-	-	-	-	-	-	-	-	-
70760 Total Fee Revenue	-	-	-	-	-	-	-	-	-	-
70800 Other Government Grants	-	-	-	-	1,777,651	-	-	-	-	-
71100 Investment Income - unrestricted	-	-	110,253	-	151,212	-	312,536	-	-	-
71200 Mortgage Interest Income	-	-	-	-	-	-	-	-	-	-
71300 Proceeds from disposition of assets held for sale	-	-	-	-	-	-	-	-	-	-
71310 Cost of Sale of Assets	-	-	-	-	-	-	-	-	-	-
71400 Fraud Recovery	-	-	-	-	-	-	-	-	-	-
71500 Other Revenue	1,059	-	778	-	574	-	10,000	-	1,652	-
71600 Gain (loss) on the sale of capital assets	-	-	-	-	-	-	-	-	-	-
72000 Investment income - restricted	446	-	825	-	657	-	41	-	778	-
73000 TOTAL REVENUE	158,347	(0)	259,081	0	2,290,908	(0)	322,577	-	619,707	0
EXPENSES:										
Administrative										
91100 Administrative salaries	33,917	451	34,666	-	60,030	496	(0)	-	78,830	1,440
91200 Auditing fees	925	-	896	-	1,448	-	-	-	1,911	-
91300 Management fees	34,661	30,118	32,170	(0)	52,012	33,129	458	-	205,699	-
91310 Book-keeping Fee	6,053	-	11,018	-	15,653	-	7,290	-	13,103	-
91400 Advertising and Marketing	-	-	-	-	-	-	-	-	-	-
91500 Employee benefit contributions - administrative	36,810	196	36,526	58	104,426	307	3,538	-	120,967	1,358
91600 Office Expenses	3,624	180	3,463	-	8,252	198	0	-	10,235	0
91700 Legal expense	5,336	-	934	-	10,347	-	-	-	7,442	-
91800 Travel	4,594	-	4,345	-	10,228	-	130	-	10,216	-
91810 Allocated Overhead	-	-	-	-	-	-	-	-	-	-
91900 Other	18,380	290	23,412	-	65,455	378	6,655	-	19,300	45
91000 Total Operating - Administrative	144,329	31,235	147,409	58	327,851	34,508	18,071	-	467,603	2,843
92000 Asset Management Fee	8,400	-	15,340	-	21,600	-	9,720	-	17,400	-
Tenant services										
92100 Tenant services - salaries	18,738	-	19,927	0	127,745	(0)	14,165	-	29,982	(0)
92200 Relocation costs	-	4,000	1,980	2,000	(0)	1,000	2,820	-	2,300	-
92300 Employee benefits	-	-	-	-	-	-	-	-	-	-
92400 Tenant services - other	3,483	165	3,494	(0)	14,459	500	1,792	-	54,009	-
92500 Total Tenant Services	22,221	4,165	25,401	2,000	142,204	1,500	18,777	-	86,290	(0)
Utilities										
93100 Water	18,320	-	16,687	-	35,740	-	-	-	84,576	-
93200 Electricity	9,986	-	17,224	-	7,142	-	-	-	7,884	-
93300 Gas	194	-	6,315	-	78	-	-	-	35,291	-
93400 Fuel	-	-	-	-	-	-	-	-	-	-
93500 Labor	-	-	-	-	-	-	-	-	-	-
93600 Sewer	30,366	-	6,018	-	23,126	-	-	-	95,473	-
93700 Employee benefits	-	-	-	-	-	-	-	-	-	-
93800 Other utilities expense	5,875	-	8,465	-	47,493	-	-	-	20,639	-
93900 Total Utilities	64,742	-	56,709	-	113,579	-	-	-	243,863	-
Ordinary maintenance & operation										
94100 Ordinary maintenance and operations - labor	52,835	-	55,929	24,550	59,047	-	-	-	194,474	-
94200 Ordinary maintenance and operations - material and other	25,706	320,379	15,289	176,029	72,658	289,220	-	-	48,208	84,443
94300 Ordinary maintenance and operations - contracts	14,776	-	7,780	-	80,656	-	-	-	34,769	-
94500 Employee benefit contributions - ordinary maintenance	-	-	-	-	-	-	-	-	-	-
94900 Total Maintenance	93,318	320,379	78,997	300,579	212,361	289,220	-	-	277,451	84,443
Protective services										
95100 Protective services - labor	-	-	-	-	-	-	-	-	-	-
95200 Other contract costs	-	-	-	-	-	-	-	-	-	-
95300 Protective services - other	-	-	-	-	-	-	-	-	-	-
95500 Employee benefits	-	-	-	-	-	-	-	-	-	-
95900 Total Protective Services	-	-	-	-	-	-	-	-	-	-
General expenses										
96110 Property Insurance	3,017	-	3,229	-	5,502	-	-	-	7,870	-
96120 Liability Insurance	2,287	-	(0)	-	(0)	-	40	-	5,851	-
96130 Workmen's compensation	-	-	-	-	-	-	-	-	-	-
96140 All other insurance	-	-	-	-	-	-	-	-	-	-
96100 Total Insurance Premiums	5,304	-	3,228	-	5,502	-	40	-	13,721	-
96200 Other General Expenses	-	-	-	-	-	-	-	-	-	-
96210 Compensated Absences	3,762	54	2,529	-	21,082	60	1,418	-	4,463	152
96300 Payments in lieu of taxes	-	-	-	-	-	-	-	-	-	-
96400 Bad debt - tenant rents	-	-	-	-	-	-	-	-	-	-
96500 Bad debt - mortgages	-	-	-	-	-	-	-	-	-	-
96600 Bad debt - other	-	-	-	-	-	-	-	-	-	-
96800 Severance expense	1,010	-	963	-	48	-	-	-	179	-
96900 Total Other General Expenses	10,076	54	6,721	-	28,632	60	1,458	-	18,363	152
96710 Interest on mortgage (or bonds) payable	-	-	-	-	375,572	139,605	-	-	-	-
96720 Interest on notes payable (short and long term)	2,038	-	3,378	-	40,723	-	-	-	7,937	-
96730 Amortization of bond issue costs	-	-	-	-	-	-	-	-	-	-
96700 Interest expense and amortization cost	-	-	-	-	-	-	-	-	-	-
96900 TOTAL OPERATING EXPENSES	345,124	355,833	333,855	202,638	886,950	700,860	187,630	-	1,118,906	87,438
EXCESS OPERATING REVENUE										
97000 OVER OPERATING EXPENSES	(186,777)	(355,833)	(74,775)	(202,638)	1,403,958	(700,860)	134,947	-	(499,199)	(87,438)
97100 Extraordinary maintenance	-	-	-	-	-	-	-	-	14,000	-
97200 Casualty losses - non-capitalized	-	-	-	-	-	-	-	-	-	-
97300 Housing assistance payments	-	-	-	-	-	-	-	-	-	-
97350 HAP Portability-In	-	-	-	-	-	-	-	-	-	-
97400 Depreciation expense	51,312	-	116,314	-	274,979	-	-	-	214,608	-
97500 Fraud losses	-	-	-	-	-	-	-	-	-	-
97800 Dwelling units rent expense	-	-	-	-	-	-	-	-	-	-
99000 TOTAL EXPENSES	396,436	355,833	450,170	202,638	1,161,930	700,860	187,630	-	1,347,513	87,438
OTHER FINANCING SOURCES (USES)										
10010 Operating transfers in	302,080	370,091	197,157	178,267	1,652,424	1,107,833	3,298,314	-	2,507,212	1,368,268
10020 Operating transfers out	(85,532)	-	(241,965)	-	(3,037,043)	-	(29,490)	-	(2,169,122)	-
10030 Operating transfers from/to primary government	-	-	-	-	-	-	-	-	-	-
10040 Operating transfers from/to component unit	-	-	-	-	-	-	-	-	-	-
10070 Extraordinary items, net gain/loss	-	-	-	-	-	-	-	-	-	-
10080 Special items, net gain/loss	-	-	-	-	-	-	-	-	-	-
10091 Inter-project excess cash transfer in	-	-	-	-	-	-	-	-	-	-
10092 Inter-project excess cash transfer out	-	-	-	-	-	-	-	-	-	-
10093 Transfers between programs and projects in	-	-	-	-	-	-	-	-	-	-
10094 Transfers between programs and projects out	-	-	-	-	-	-	-	-	-	-
10100 TOTAL OTHER FINANCING SOURCES	216,548	370,091	(44,808)	178,267	(1,384,619)	1,107,833	3,268,824	-	338,090	1,368,268
EXCESS (DEFICIENCY) OF TOTAL REVENUE OVER (UNDER) TOTAL EXPENSES	\$ (21,541)	\$ 14,258	\$ (235,897)	\$ (24,971)	\$ (255,640)	\$ 406,974	\$ 3,403,771	\$ -	\$ (389,716)	\$ 1,280,830
MEMO ACCT INFORMATION										
11020 Required annual debt principal payments	4,350	-	4,121	-	2,097,592	-	30,000	-	4,350	-
11030 Beginning of year equity	1,094,362	121,632	2,966,428	545	47,556,702	993	239,513	-	4,327,400	454,759
11040 Prior period adjustments, equity transfers	-	51,526	-	164,161	-	199,741	-	-	-	2,126,612
11170 Administrative Fee Equity	-	-	-	-	-	-	-	-	-	-
11180 Housing Assistance Fee Equity	-	-	-	-	-	-	-	-	-	-
11190 Unit Months Available	824	-	1,508	-	2,137	-	480	-	1,716	-
11210 Number of unit months leased	793	-	1,465	-	2,079	-	473	-	1,673	-
11270 Excess cash	-	-	-	-	-	-	-	-	-	-
11610 Land Purchases	-	-	-	-	-	-	-	-	-	-
11620 Building Purchases	-	65,584	-	139,790	-	-	-	-	3,407,442	-
11630 Furniture and Equipment - dwelling purchases	-	-	-	-	-	-	-	-	-	-
11640 Furniture and equipment - administrative purchases	-	-	-	-	-	-	-	-	-	-
11650 Leasehold improvements purchases	-	-	-	-	-	-	-	-	-	-
11660 Infrastructure purchases	-	-	-	-	-	-	-	-	-	-
13510 CFPF debt service payments	-	-	-	-	-	606,721	-	-	-	-
13901 Replacement housing factor funds	-	-	-	-	-	-	-	-	-	-

HOUSING AUTHORITY OF THE COUNTY OF KING
Financial Data Schedule (FDS)
Statement of Revenues and Expenses
For the 12 Month Period Ending December 31, 2010

	AMP 402		AMP 403		AMP 404		AMP 408		AMP 450	
	Operating Fund Program	Capital Fund Program	Operating Fund Program	Capital Fund Program	Operating Fund Program	Capital Fund Program	Operating Fund Program	Capital Fund Program	Operating Fund Program	Capital Fund Program
	PH		PH		PH		PH		PH	
REVENUE:										
70300 Net tenant rental revenue	\$ -	\$ -	\$ 397,178	\$ -	\$ 97,995	\$ -	\$ 136,740	\$ -	\$ -	\$ -
70400 Tenant revenue - other	-	-	19,138	-	8,483	-	434	-	-	-
70500 Total tenant revenue	-	-	416,316	-	106,478	-	137,173	-	-	-
70600 HUD PHA Operating Grants	-	-	-	0	-	-	-	-	-	-
70610 Capital Grants	-	-	-	-	-	-	-	-	-	-
70710 Management Fee	-	-	-	-	-	-	-	-	-	-
70720 Asset Management Fee	-	-	-	-	-	-	-	-	-	-
70730 Book-keeping Fee	-	-	-	-	-	-	-	-	-	-
70740 Frontline Service Fee	-	-	-	-	-	-	-	-	-	-
70750 Other Fees	-	-	-	-	-	-	-	-	-	-
70800 Total Fee Revenue	-	-	-	-	-	-	-	-	-	-
70900 Other Government Grants	-	-	-	-	-	-	-	-	-	-
71100 Investment Income - unrestricted	-	-	-	-	-	-	-	-	112,563	-
71200 Mortgage Interest Income	-	-	-	-	-	-	-	-	-	-
71300 Proceeds from disposition of assets held for sale	-	-	-	-	-	-	-	-	-	-
71310 Cost of Sale of Assets	-	-	-	-	-	-	-	-	-	-
71400 Fraud Recovery	-	-	-	-	-	-	-	-	-	-
71500 Other Revenue	-	-	1,959	-	471	-	-	-	-	-
71600 Gain (loss) on the sale of capital assets	-	-	4,034	-	-	-	-	-	-	-
72000 Investment Income - restricted	-	-	1,619	-	528	-	593	-	-	-
70000 TOTAL REVENUE	-	-	423,927	0	107,477	-	137,767	-	112,563	-
EXPENSES:										
Administrative										
91100 Administrative salaries	5,395	-	60,507	893	19,346	3,338	54,509	3,246	2,485	-
91200 Auditing fees	-	-	1,582	-	419	-	358	-	-	-
91300 Management fees	-	-	58,842	-	15,204	211,827	14,174	-	-	-
91310 Book-keeping Fee	-	-	10,275	-	2,883	-	2,475	-	5,400	-
91400 Advertising and Marketing	-	-	-	-	-	-	-	-	-	-
91500 Employee benefit contributions - administrative	1,225	-	93,697	782	19,373	1,262	25,354	974	534	-
91600 Office Expenses	-	-	9,360	(0)	1,136	1,266	966	-	225	-
91700 Legal expense	-	-	356	-	682	-	38	-	96	-
91800 Travel	-	-	8,058	-	2,084	-	1,941	-	523	-
91810 Allocated Overhead	-	-	-	-	-	-	-	-	-	-
91900 Other	-	-	16,249	45	3,907	2,036	3,182	-	4,523	-
91000 Total Operating - Administrative	6,620	-	256,925	1,719	65,034	219,729	102,996	4,220	13,878	-
92000 Asset Management Fee	-	-	14,160	-	3,600	-	3,360	-	7,320	-
Tenant services										
92100 Tenant services - salaries	-	-	22,042	(0)	3,564	-	6,234	-	1,943	-
92200 Relocation costs	-	-	-	3,000	-	-	-	-	-	-
92300 Employee benefits	-	-	-	-	-	-	-	-	-	-
92400 Tenant services - other	11	-	49,833	(0)	278	-	395	-	457	-
92500 Total Tenant Services	11	-	71,875	3,000	3,842	-	6,629	-	2,400	-
Utilities										
93100 Water	39,997	-	33,067	-	26,632	-	11,099	-	-	-
93200 Electricity	7,210	-	20,063	-	3,750	-	717	-	-	-
93300 Gas	(0)	-	-	-	-	-	843	-	-	-
93400 Fuel	-	-	-	-	-	-	-	-	-	-
93500 Labor	-	-	-	-	-	-	-	-	-	-
93600 Sewer	637	-	68,897	-	16,119	-	16,448	-	-	-
93700 Employee benefits	-	-	-	-	-	-	-	-	-	-
93800 Other utilities expense	-	-	30,298	-	14,862	-	3,579	-	-	-
93000 Total Utilities	47,843	-	153,326	-	61,364	-	32,685	-	-	-
Ordinary maintenance & operation										
94100 Ordinary maintenance and operations - labor	532	-	135,411	-	33,374	-	30,773	-	-	-
94200 Ordinary maintenance and operations - material and other	958	-	26,014	40,011	8,533	-	7,747	-	-	-
94300 Ordinary maintenance and operations - contracts	28,418	-	13,236	-	2,015	-	2,959	-	-	-
94500 Employee benefit contributions - ordinary maintenance	-	-	-	-	-	-	-	-	-	-
94000 Total Maintenance	29,908	-	174,661	40,011	43,922	-	41,479	-	-	-
Protective services										
95100 Protective services - labor	-	-	-	-	-	-	-	-	-	-
95200 Other contract costs	-	-	-	-	-	-	-	-	-	-
95300 Protective services - other	-	-	-	-	-	-	-	-	-	-
95500 Employee benefits	-	-	-	-	-	-	-	-	-	-
95000 Total Protective Services	-	-	-	-	-	-	-	-	-	-
General expenses										
96100 Property Insurance	1,553	-	8,095	-	5,329	-	1,542	-	-	-
96120 Liability Insurance	(0)	-	4,204	-	743	-	438	-	0	-
96130 Workmen's compensation	-	-	-	-	-	-	-	-	-	-
96140 All other insurance	-	-	-	-	-	-	-	-	-	-
96100 Total Insurance Premiums	1,552	-	12,300	-	6,072	-	1,980	-	0	-
96200 Other General Expenses	-	-	-	-	-	-	-	-	-	-
96210 Compensated Absences	826	-	17,866	107	2,539	401	667	390	547	-
96300 Payments in lieu of taxes	-	-	-	-	-	-	-	-	-	-
96400 Bad debt - tenant rents	-	-	-	-	-	-	-	-	-	-
96500 Bad debt - mortgages	-	-	-	-	-	-	-	-	-	-
96600 Bad debt - other	-	-	-	-	-	-	-	-	-	-
96800 Severance expense	-	-	146	-	37	-	34	-	-	-
96000 Total Other General Expenses	2,378	-	30,312	107	8,648	401	2,681	390	547	-
96710 Interest on mortgage (or bonds) payable	-	-	-	-	-	-	-	-	-	-
96720 Interest on notes payable (short and long term)	-	-	7,936	-	1,930	-	1,716	-	2,809	-
96730 Amortization of bond issue costs	-	-	-	-	-	-	-	-	-	-
96700 Interest expense and amortization cost	-	-	-	-	-	-	-	-	-	-
96000 TOTAL OPERATING EXPENSES	86,760	-	710,195	44,837	188,340	220,130	191,546	4,610	26,955	-
EXCESS OPERATING REVENUE OVER OPERATING EXPENSES	(86,760)	-	(286,268)	(44,837)	(80,863)	(220,130)	(53,780)	(4,610)	85,608	-
97100 Extraordinary maintenance	-	-	-	-	-	-	-	-	-	-
97200 Casualty losses - non-capitalized	-	-	-	-	-	-	-	-	-	-
97300 Housing assistance payments	-	-	-	-	-	-	-	-	-	-
97350 HAP Portability-In	-	-	-	-	-	-	-	-	-	-
97400 Depreciation expense	111,651	-	186,164	-	79,509	-	53,822	-	-	-
97500 Fraud losses	-	-	-	-	-	-	-	-	-	-
97600 Dwelling units rent expense	-	-	-	-	-	-	-	-	-	-
97000 TOTAL EXPENSES	198,410	-	896,359	44,837	267,849	220,130	245,368	4,610	26,955	-
OTHER FINANCING SOURCES (USES)										
10010 Operating transfers in	148,773	-	321,602	362,849	85,513	224,442	99,690	18,199	44,684	-
10020 Operating transfers out	-	-	(125,206)	-	(96,973)	-	(133,161)	-	-	-
10030 Operating transfers from/to primary government	-	-	-	-	-	-	-	-	-	-
10040 Operating transfers from/to component unit	-	-	-	-	-	-	-	-	-	-
10070 Extraordinary items, net gain/loss	-	-	-	-	-	-	-	-	-	-
10080 Special items, net gain/loss	-	-	-	-	-	-	-	-	-	-
10091 Inter-project excess cash transfer in	-	-	-	-	-	-	-	-	-	-
10092 Inter-project excess cash transfer out	-	-	-	-	-	-	-	-	-	-
10093 Transfers between programs and projects in	-	-	-	-	-	-	-	-	-	-
10094 Transfers between programs and projects out	-	-	-	-	-	-	-	-	-	-
10100 TOTAL OTHER FINANCING SOURCES	148,773	-	196,396	362,849	(11,460)	224,442	(73,471)	18,199	44,684	-
EXCESS (DEFICIENCY) OF TOTAL REVENUE OVER (UNDER) TOTAL EXPENSES	\$ (49,637)	\$ -	\$ (276,036)	\$ 318,012	\$ (171,833)	\$ 4,313	\$ (181,072)	\$ 13,589	\$ 130,292	\$ -
MEMO ACCT INFORMATION										
11020 Required annual debt principal payments	-	-	16,942	-	4,121	-	3,663	-	-	-
11030 Beginning of year equity	2,671,265	-	6,641,861	1,490,387	1,946,632	125,416	2,739,814	-	(188,804)	-
11040 Prior period adjustments, equity transfers	-	-	-	132,527	-	-	-	-	-	-
11170 Administrative Fee Equity	-	-	-	-	-	-	-	-	-	-
11180 Housing Assistance Fee Equity	-	-	-	-	-	-	-	-	-	-
11190 Unit Months Available	-	-	1,402	-	360	-	324	-	728	-
11210 Number of unit months leased	-	-	1,367	-	358	-	324	-	725	-
11270 Excess cash	-	-	-	-	-	-	-	-	-	-
11610 Land Purchases	-	-	-	-	-	-	-	-	-	-
11620 Building Purchases	-	-	450,539	-	-	-	13,589	-	-	-
11630 Furniture and Equipment - dwelling purchases	-	-	-	-	-	-	-	-	-	-
11640 Furniture and equipment - administrative purchases	-	-	-	-	-	-	-	-	-	-
11650 Leasehold improvements purchases	-	-	-	-	-	-	-	-	-	-
11660 Infrastructure purchases	-	-	-	-	-	-	-	-	-	-
11510 CFFP debt service payments	-	-	-	-	-	-	-	-	-	-
11901 Replacement housing factor funds	-	-	-	-	-	-	-	-	-	-

HOUSING AUTHORITY OF THE COUNTY OF KING
Financial Data Schedule (FDS)
Statement of Revenues and Expenses
For the 12 Month Period Ending December 31, 2010

	AMP 451		AMP 502		AMP 503		AMP 504		AMP 505	
	Operating Fund Program	Capital Fund Program	Operating Fund Program	Capital Fund Program	Operating Fund Program	Capital Fund Program	Operating Fund Program	Capital Fund Program	Operating Fund Program	Capital Fund Program
	PH		PH		PH		PH		PH	
REVENUE:										
7000 Net tenant rental revenue	\$ 76,248	\$ -	\$ 241,837	\$ -	\$ 217,919	\$ -	\$ 198,930	\$ -	\$ 230,635	\$ -
7040 Tenant revenue - other	2,958	-	4,895	-	7,413	-	3,820	-	666	-
7050 Total tenant revenue	79,206	-	246,731	-	225,333	-	202,750	-	231,301	-
7060 HUD PHA Operating Grants	-	(0)	-	-	-	-	-	-	-	(0)
70610 Capital Grants	-	-	-	-	-	-	-	-	-	-
70710 Management Fee	-	-	-	-	-	-	-	-	-	-
70720 Asset Management Fee	-	-	-	-	-	-	-	-	-	-
70730 Book-keeping Fee	-	-	-	-	-	-	-	-	-	-
70740 Frontline Service Fee	-	-	-	-	-	-	-	-	-	-
70750 Other Fees	-	-	-	-	-	-	-	-	-	-
70760 Total Fee Revenue	-	-	-	-	-	-	-	-	-	-
70800 Other Government Grants	-	-	-	-	-	-	-	-	1,348	-
71100 Investment Income - unrestricted	-	-	-	-	-	-	-	-	-	-
71200 Mortgage Interest Income	-	-	-	-	-	-	-	-	-	-
71300 Proceeds from disposition of assets held for sale	-	-	-	-	-	-	-	-	-	-
71310 Cost of Sale of Assets	-	-	-	-	-	-	-	-	-	-
71400 Fraud Recovery	-	-	-	-	-	-	-	-	-	-
71500 Other Revenue	1,303	-	1,709	-	644	-	536	-	1,067	-
71600 Gain (loss) on the sale of capital assets	-	-	-	-	-	-	-	-	-	-
72000 Investment income - restricted	509	-	1,093	-	911	-	854	-	1,004	-
70000 TOTAL REVENUE	81,017	(0)	249,533	-	226,888	-	204,140	-	234,719	(0)
EXPENSES:										
Administrative										
91100 Administrative salaries	29,231	-	30,447	1,362	31,956	239	29,263	1,632	74,604	1,667
91200 Auditing fees	552	-	791	-	672	-	672	-	866	-
91300 Management fees	19,413	(0)	30,409	90,855	25,040	-	25,298	-	33,270	99,890
91310 Book-keeping Fee	3,390	-	5,310	-	4,373	-	4,418	-	5,558	-
91400 Advertising and Marketing	-	-	-	-	-	-	-	-	-	-
91500 Employee benefit contributions - administrative	32,117	44	55,738	336	36,409	89	43,075	671	48,174	726
91600 Office Expenses	1,821	(0)	4,977	543	2,877	-	4,135	-	3,188	597
91700 Legal-expense	152	-	477	-	951	-	648	-	47,459	-
91800 Travel	3,361	-	3,622	-	5,461	-	1,555	-	2,998	-
91810 Allocated Overhead	-	-	-	-	-	-	-	-	-	-
91900 Other	6,430	-	8,457	974	9,127	-	7,948	45	15,010	1,071
91000 Total Operating - Administrative	96,466	44	140,229	94,069	116,865	328	117,030	2,348	231,127	103,951
92000 Asset Management Fee	4,800	-	7,200	-	6,000	-	6,000	-	7,560	-
Tenant services										
92100 Tenant services - salaries	11,628	0	21,514	-	20,464	-	21,161	-	14,354	0
92200 Relocation costs	1,023	3,000	375	-	-	-	-	-	790	1,200
92300 Employee benefits	-	-	-	-	-	-	-	-	-	-
92400 Tenant services - other	3,395	(0)	35,439	-	40,903	-	75,681	-	6,352	0
92500 Total Tenant Services	15,446	3,000	57,329	-	61,368	-	96,843	-	21,496	1,200
Utilities										
93100 Water	7,880	-	14,786	-	18,398	-	19,545	-	15,024	-
93200 Electricity	14,356	-	6,086	-	2,225	-	7,127	-	6,501	-
93300 Gas	-	-	13,569	-	25,866	-	33,372	-	175	-
93400 Fuel	-	-	-	-	-	-	-	-	-	-
93500 Labor	-	-	-	-	-	-	-	-	-	-
93600 Sewer	7,487	-	24,523	-	26,230	-	26,658	-	12,290	-
93700 Employee benefits	-	-	-	-	-	-	-	-	-	-
93800 Other utilities expense	6,702	-	20,761	-	15,450	-	14,394	-	18,213	-
93000 Total Utilities	36,405	-	79,526	-	88,269	-	101,095	-	52,204	-
Ordinary maintenance & operations										
94100 Ordinary maintenance and operations - labor	47,630	-	83,186	-	55,404	5,980	61,014	-	64,878	-
94200 Ordinary maintenance and operations - material and other	10,770	76,592	16,709	-	59,351	-	4,963	-	9,176	113,638
94300 Ordinary maintenance and operations - contracts	5,063	-	11,802	-	3,402	-	2,440	-	2,814	-
94400 Employee benefit contributions - ordinary maintenance	-	-	-	-	-	-	-	-	-	-
94000 Total Maintenance	63,462	76,592	111,697	-	118,157	5,980	68,417	-	76,869	113,638
Protective services										
95100 Protective services - labor	-	-	-	-	-	-	-	-	-	-
95200 Other contract costs	-	-	-	-	-	-	-	-	-	-
95300 Protective services - other	-	-	-	-	-	-	-	-	-	-
95500 Employee benefits	-	-	-	-	-	-	-	-	-	-
95000 Total Protective Services	-	-	-	-	-	-	-	-	-	-
General expenses										
96110 Property Insurance	1,954	-	-	-	1,969	-	8,227	-	2,642	-
96120 Liability Insurance	1,325	-	1,300	-	1,991	-	2,638	-	2,085	-
96130 Workmen's compensation	-	-	-	-	-	-	-	-	-	-
96140 All other insurance	-	-	-	-	-	-	-	-	-	-
96100 Total Insurance Premiums	3,280	-	1,300	-	3,960	-	10,865	-	4,727	-
96200 Other General Expenses	-	-	-	-	-	-	-	-	-	-
96210 Compensated Absences	2,180	-	15,440	163	11,446	29	9,238	196	11,449	200
96300 Payments in lieu of taxes	-	-	476	-	5,380	-	5,300	-	-	-
96400 Bad debt - tenant rents	-	-	-	-	-	-	-	-	-	-
96500 Bad debt - mortgages	-	-	-	-	-	-	-	-	-	-
96600 Bad debt - other	-	-	-	-	-	-	-	-	-	-
96800 Severance expense	18	-	73	-	61	-	61	-	908	-
96000 Total Other General Expenses	5,477	-	17,289	163	20,847	29	25,463	196	17,083	200
96710 Interest on mortgage (or bonds) payable	-	-	-	-	-	-	-	-	-	-
96720 Interest on notes payable (short and long term)	1,180	-	3,968	-	3,324	-	3,432	-	5,362	-
96730 Amortization of bond issue costs	-	-	-	-	-	-	-	-	-	-
96700 Interest expense and amortization cost	-	-	-	-	-	-	-	-	-	-
96000 TOTAL OPERATING EXPENSES	223,236	79,636	417,337	94,232	414,831	6,337	418,259	2,544	411,701	218,988
EXCESS OPERATING REVENUE	(142,219)	(79,636)	(167,704)	(94,232)	(187,943)	(6,337)	(214,119)	(2,544)	(176,982)	(218,988)
OTHER OPERATING EXPENSES										
97100 Extraordinary maintenance	-	-	2,455	-	-	-	-	-	-	-
97200 Casualty losses - non-capitalized	-	-	-	-	-	-	-	-	-	-
97300 Housing assistance payments	-	-	-	-	-	-	-	-	-	-
97350 HAP Portability In	-	-	-	-	-	-	-	-	-	-
97400 Depreciation expense	37,988	-	87,199	-	131,148	-	100,658	-	80,212	-
97500 Fraud losses	-	-	-	-	-	-	-	-	-	-
97600 Dwelling units rent expense	-	-	-	-	-	-	-	-	-	-
98000 TOTAL EXPENSES	361,225	79,636	506,891	94,232	545,979	6,337	518,917	2,544	491,913	218,988
OTHER FINANCING SOURCES (USIS)										
10010 Operating transfers in	145,248	79,683	179,508	329,514	200,902	141,489	222,301	149,249	212,168	234,879
10020 Operating transfers out	(87,024)	-	(160,869)	-	(122,712)	-	(109,857)	-	(184,006)	-
10030 Operating transfers from/to primary government	-	-	-	-	-	-	-	-	-	-
10040 Operating transfers from/to component unit	-	-	-	-	-	-	-	-	-	-
10070 Extraordinary items, net gain/loss	-	-	-	-	-	-	-	-	-	-
10080 Special items, net gain/loss	-	-	-	-	-	-	-	-	-	-
10091 Inter-project excess cash transfer in	-	-	-	-	-	-	-	-	-	-
10092 Inter-project excess cash transfer out	-	-	-	-	-	-	-	-	-	-
10093 Transfers between programs and projects in	-	-	-	-	-	-	-	-	-	-
10094 Transfers between programs and projects out	-	-	-	-	-	-	-	-	-	-
10100 TOTAL OTHER FINANCING SOURCES	58,224	79,683	118,639	329,514	78,190	141,489	112,444	149,249	28,162	234,879
EXCESS (DEFICIENCY) OF TOTAL REVENUE OVER (UNDER) TOTAL EXPENSES	\$ (121,984)	\$ 48	\$ (238,719)	\$ 235,282	\$ (240,901)	\$ 135,151	\$ (202,333)	\$ 146,706	\$ (229,032)	\$ 15,891
MEMO ACCT INFORMATION										
11020 Required annual debt principal payments	2,518	-	8,471	-	7,097	-	7,326	-	11,447	-
11030 Beginning of year equity	916,194	628	2,271,867	-	3,150,774	-	2,541,319	-	2,668,663	171
11040 Prior period adjustments, equity transfers	-	77,934	-	-	-	-	-	-	-	66,475
11170 Administrative Fee Equity	-	-	-	-	-	-	-	-	-	-
11180 Housing Assistance Fee Equity	-	-	-	-	-	-	-	-	-	-
11190 Unit Months Available	473	-	708	-	600	-	588	-	755	-
11210 Number of unit months leased	453	-	705	-	598	-	594	-	742	-
11270 Excess cash	-	-	-	-	-	-	-	-	-	-
11610 Land Purchases	-	-	-	-	-	-	-	-	-	-
11620 Building Purchases	-	77,982	-	235,282	-	135,151	-	146,706	-	82,366
11630 Furniture and Equipment - dwelling purchases	-	-	-	-	-	-	-	-	-	-
11640 Furniture and equipment - administrative purchases	-	-	-	-	-	-	-	-	-	-
11650 Leasehold improvements purchases	-	-	-	-	-	-	-	-	-	-
11660 Infrastructure purchases	-	-	-	-	-	-	-	-	-	-
13510 CFFP debt service payments	-	-	-	-	-	-	-	-	-	-
13901 Replacement housing factor funds	-	-	-	-	-	-	-	-	-	-

HOUSING AUTHORITY OF THE COUNTY OF KING
Financial Data Schedule (FDS)
Statement of Revenues and Expenses
For the 12 Month Period Ending December 31, 2010

	AMP 550		AMP 551		AMP 552		AMP 553	
	Operating Fund Program	Capital Fund Program	Operating Fund Program	Capital Fund Program	Operating Fund Program	Capital Fund Program	Operating Fund Program	Capital Fund Program
	PH		PH		PH		PH	
REVENUE:								
70300 Net tenant rental revenue	\$ 140,768	\$ -	\$ -	\$ -	\$ 189,179	\$ -	\$ -	\$ -
70400 Tenant revenue - other	3,270	-	-	-	2,831	-	-	-
70500 Total tenant revenue	144,039	-	-	-	192,010	-	-	-
70600 HUD PHA Operating Grants	-	0	-	-	-	(0)	-	-
70610 Capital Grants	-	-	-	-	-	-	-	-
70710 Management Fee	-	-	-	-	-	-	-	-
70720 Asset Management Fee	-	-	-	-	-	-	-	-
70730 Book-keeping Fee	-	-	-	-	-	-	-	-
70740 Frontline Service Fee	-	-	-	-	-	-	-	-
70750 Other Fees	-	-	-	-	-	-	-	-
70760 Total Fee Revenue	-	-	-	-	-	-	-	-
70800 Other Government Grants	8,048	-	-	-	-	-	-	-
71100 Investment Income - unrestricted	64,365	-	122,109	-	-	-	131,503	-
71200 Mortgage Interest Income	-	-	-	-	-	-	-	-
71300 Proceeds from disposition of assets held for sale	-	-	-	-	-	-	-	-
71310 Cost of Sale of Assets	-	-	-	-	-	-	-	-
71400 Fraud Recovery	-	-	-	-	-	-	-	-
71500 Other Revenue	1,136	-	-	-	14,074	-	-	-
71600 Gain (loss) on the sale of capital assets	-	-	-	-	-	-	-	-
72000 Investment income - restricted	13,335	-	-	-	351	-	-	-
70000 TOTAL REVENUE	230,923	0	122,109	-	206,437	(0)	131,503	-
EXPENSES:								
Administrative								
91100 Administrative salaries	44,017	415	0	-	46,003	6,842	0	-
91200 Auditing fees	896	-	-	-	1,090	-	-	-
91300 Management fees	21,753	10,932	-	-	165,035	-	-	-
91310 Book-keeping Fee	8,858	-	6,300	-	6,743	-	6,300	-
91400 Advertising and Marketing	-	-	-	-	-	-	-	-
91500 Employee benefit contributions - administrative	50,200	0	283	-	44,229	2,578	-	-
91600 Office Expenses	2,623	(0)	143	-	4,360	0	832	-
91700 Legal expense	-	-	109	-	103	-	-	-
91800 Travel	2,735	-	340	-	3,367	-	403	-
91810 Allocated Overhead	-	-	-	-	-	-	-	-
91900 Other	14,816	-	5,581	-	24,067	57	188	-
91900 Total Operating - Administrative	146,092	11,347	12,754	-	286,057	9,476	7,223	-
92000 Asset Management Fee	12,240	-	8,400	-	9,600	-	8,400	-
Tenant services								
92100 Tenant services - salaries	28,734	0	1,353	-	37,680	0	-	-
92200 Reimburse costs	-	1,000	360	-	-	3,000	-	-
92300 Employee benefits	-	-	-	-	-	-	-	-
92400 Tenant services - other	4,349	(0)	750	-	2,320	0	139	-
92500 Total Tenant Services	33,083	1,000	2,463	-	40,000	3,000	139	-
Utilities								
93100 Water	7,541	-	-	-	11,357	-	-	-
93200 Electricity	14,058	-	-	-	58,235	-	-	-
93300 Gas	24,428	-	-	-	18,729	-	-	-
93400 Fuel	-	-	-	-	-	-	-	-
93500 Labor	-	-	-	-	-	-	-	-
93600 Sewer	15,009	-	-	-	17,375	-	-	-
93700 Employee benefits	-	-	-	-	-	-	-	-
93800 Other utilities expense	11,423	-	-	-	6,789	-	-	-
93000 Total Utilities	72,457	-	-	-	112,485	-	-	-
Ordinary maintenance & operation								
94100 Ordinary maintenance and operations - labor	58,836	-	-	-	69,589	-	-	-
94200 Ordinary maintenance and operations - material and other	16,182	102,451	-	-	11,250	157,062	-	-
94300 Ordinary maintenance and operations - contracts	15,349	-	-	-	7,370	-	-	-
94500 Employee benefit contributions - ordinary maintenance	-	-	-	-	-	-	-	-
94000 Total Maintenance	90,367	102,451	-	-	88,210	157,062	-	-
Protective services								
95100 Protective services - labor	-	-	-	-	-	-	-	-
95200 Other contract costs	-	-	-	-	-	-	-	-
95300 Protective services - other	-	-	-	-	-	-	-	-
95500 Employee benefits	-	-	-	-	-	-	-	-
95000 Total Protective Services	-	-	-	-	-	-	-	-
General expenses								
96110 Property Insurance	3,397	-	-	-	4,146	-	-	-
96120 Liability Insurance	0	-	0	-	2,951	-	0	-
96130 Workmen's compensation	-	-	-	-	-	-	-	-
96140 All other insurance	-	-	-	-	-	-	-	-
96100 Total Insurance Premiums	3,397	-	0	-	7,098	-	0	-
96200 Other General Expenses	-	-	-	-	-	-	-	-
96210 Compensated Absences	5,383	50	773	-	1,133	821	-	-
96300 Payments in lieu of taxes	5,544	-	-	-	-	-	-	-
96400 Bad debt - tenant rents	-	-	-	-	-	-	-	-
96500 Bad debt - mortgages	-	-	-	-	-	-	-	-
96600 Bad debt - other	-	-	-	-	-	-	-	-
96800 Severance expense	62	-	-	-	1,153	-	-	-
96000 Total Other General Expenses	14,406	50	773	-	9,383	821	0	-
96710 Interest on mortgage (or bonds) payable	-	-	-	-	-	-	-	-
96720 Interest on notes payable (short and long term)	3,461	-	1,685	-	2,339	-	5,532	-
96730 Amortization of bond issue costs	-	-	-	-	-	-	-	-
96700 Interest expense and amortization cost	-	-	-	-	-	-	-	-
96000 TOTAL OPERATING/EXPENSES	372,103	114,849	26,077	-	557,095	170,360	21,794	-
EXCESS OPERATING REVENUE OVER OPERATING/EXPENSES	(141,180)	(114,849)	96,033	-	(350,658)	(170,360)	109,708	-
97100 Extraordinary maintenance	-	-	-	-	-	-	-	-
97200 Casualty losses - non-capitalized	-	-	-	-	-	-	-	-
97300 Housing assistance payments	-	-	-	-	-	-	-	-
97350 HAP Portability-In	-	-	-	-	-	-	-	-
97400 Depreciation expense	50,586	-	-	-	133,311	-	-	-
97500 Fraud losses	-	-	-	-	-	-	-	-
97800 Dwelling units rent expense	-	-	-	-	-	-	-	-
90000 TOTAL EXPENSES	422,689	114,849	26,077	-	690,406	170,360	21,794	-
OTHER FINANCING SOURCES (USES)								
10010 Operating transfers in	295,968	146,058	40,440	-	2,056,802	701,930	47,544	-
10020 Operating transfers out	(1,592,339)	-	-	-	(1,916,868)	-	-	-
10030 Operating transfers from/to primary government	-	-	-	-	-	-	-	-
10040 Operating transfers from/to component unit	-	-	-	-	-	-	-	-
10070 Extraordinary items, net gain/loss	-	-	-	-	-	-	-	-
10080 Special items, net gain/loss	-	-	-	-	-	-	-	-
10091 Inter-project excess cash transfer in	-	-	-	-	-	-	-	-
10092 Inter-project excess cash transfer out	-	-	-	-	-	-	-	-
10093 Transfers between programs and projects in	-	-	-	-	-	-	-	-
10094 Transfers between programs and projects out	-	-	-	-	-	-	-	-
10100 TOTAL OTHER FINANCING SOURCES	(1,296,371)	146,058	40,440	-	139,934	701,930	47,544	-
EXCESS (DEFICIENCY) OF TOTAL REVENUE OVER (UNDER) TOTAL EXPENSES	\$ (1,488,137)	\$ 31,209	\$ 136,473	\$ -	\$ (344,035)	\$ 531,570	\$ 157,252	\$ -
MEMO ACCT INFORMATION								
11020 Required annual debt principal payments	5,266	-	-	-	5,037	-	-	-
11030 Beginning of year equity	2,555,099	335,633	(168,181)	-	3,437,933	14,419	(281,066)	-
11040 Prior period adjustments, equity transfers	-	286,343	-	-	-	1,721,941	-	-
11170 Administrative Fee Equity	-	-	-	-	-	-	-	-
11180 Housing Assistance Fee Equity	-	-	-	-	-	-	-	-
11190 Unit Months Available	1,205	-	838	-	940	-	834	-
11210 Number of unit months leased	1,178	-	830	-	900	-	827	-
11270 Excess cash	-	-	-	-	-	-	-	-
11610 Land Purchases	-	-	-	-	-	-	-	-
11620 Building Purchases	-	299,552	-	-	2,253,512	-	-	-
11630 Furniture and Equipment - dwelling purchases	-	-	-	-	-	-	-	-
11640 Furniture and equipment - administrative purchases	-	-	-	-	-	-	-	-
11650 Leasehold improvements purchases	-	-	-	-	-	-	-	-
11660 Infrastructure purchases	-	-	-	-	-	-	-	-
13510 CFPF debt service payments	-	-	-	-	-	-	-	-
13901 Replacement housing factor funds	-	-	-	-	-	-	-	-

HOUSING AUTHORITY OF THE COUNTY OF KING
Financial Data Schedule (FDS)
Statement of Revenues and Expenses
For the 12 Month Period Ending December 31, 2010

	SUB TOTAL	Elimination	TOTAL AUTHORITY	Component Units
REVENUE:				
70300 Net tenant rental revenue	\$ 34,244,283		\$ 34,244,283	\$ 23,841,110
70400 Tenant revenue - other	\$ 1,088,462		\$ 1,088,462	437,276
70500 Total tenant revenue	\$ 35,332,745	-	\$ 35,332,745	24,278,386
70600 HUD PHA Operating Grants	116,690,006		116,690,006	-
70610 Capital Grants	13,220,318		13,220,318	-
70710 Management Fee	4,690,823	(4,119,100)	481,723	-
70720 Asset Management Fee	1,175,700	(1,158,375)	17,325	-
70730 Book-keeping Fee	1,680,456	(1,673,399)	7,058	-
70740 Frontline Service Fee	-	-	-	-
70750 Other Fees	5,507,190	-	5,507,190	-
70760 Total Fee Revenue	12,964,169	(6,950,873)	6,013,296	-
70800 Other Government Grants	13,128,631	-	13,128,631	-
71100 Investment Income - unrestricted	8,184,531	-	8,184,531	126,690
71200 Mortgage Interest Income	-	-	-	-
71300 Proceeds from disposition of assets held for sale	826,843	-	826,843	-
71310 Cost of Sale of Assets	0	0	-	-
71400 Fraud Recovery	-	-	-	-
71500 Other Revenue	2,444,931	-	2,444,931	157,857
71600 Gain (loss) on the sale of capital assets	(3,174,615)	-	(3,174,615)	179,061
72000 Investment income - restricted	1,067,308	-	1,067,308	-
70000 TOTAL REVENUE	200,684,866	(6,950,873)	193,733,993	24,741,694
EXPENSES:				
<i>Administrative</i>				
91100 Administrative salaries	12,223,724		12,223,724	3,453,788
91200 Auditing fees	102,613		102,613	-
91300 Management fees	5,056,762	(4,119,100)	937,664	1,347,484
91310 Book-keeping Fee	1,704,082	(1,673,399)	30,683	99,766
91400 Advertising and Marketing	-	-	-	109,552
91500 Employee benefit contributions - administrative	6,312,172	-	6,312,172	-
91600 Office Expenses	775,817	-	775,817	1,184,599
91700 Legal expense	305,390	-	305,390	3,318
91800 Travel	451,613	-	451,613	-
91810 Allocated Overhead	-	-	-	-
91900 Other	3,485,061	-	3,485,061	46,093
91000 Total Operating - Administrative	30,417,235	(5,792,498)	24,624,737	6,244,600
92000 Asset Management Fee	1,158,375	(1,158,375)	-	-
<i>Tenant services</i>				
92100 Tenant services - salaries	1,599,741		1,599,741	-
92200 Relocation costs	175,565	-	175,565	-
92300 Employee benefits	-	-	-	-
92400 Tenant services - other	3,437,265	-	3,437,265	-
92500 Total Tenant Services	5,212,571	-	5,212,571	-
<i>Utilities</i>				
93100 Water	1,726,563		1,726,563	916,865
93200 Electricity	834,242		834,242	394,567
93300 Gas	229,888		229,888	105,564
93400 Fuel	5,403		5,403	2,280
93500 Labor	-		-	-
93600 Sewer	2,103,056		2,103,056	889,686
93700 Employee benefits	-		-	-
93800 Other utilities expense	1,257,829		1,257,829	600,623
93000 Total Utilities	6,156,982	-	6,156,982	2,900,586
<i>Ordinary maintenance & operation</i>				
94100 Ordinary maintenance and operations - labor	5,149,081		5,149,081	163,252
94200 Ordinary maintenance and operations - material and other	17,777,607		17,777,607	2,872,031
94300 Ordinary maintenance and operations - contracts	4,766,808		4,766,808	-
94500 Employee benefit contributions - ordinary maintenance	-		-	-
94000 Total Maintenance	27,713,496	-	27,713,496	3,035,283
<i>Protective services</i>				
95100 Protective services - labor	-		-	-
95200 Other contract costs	-		-	-
95300 Protective services - other	-		-	-
95500 Employee benefits	-		-	-
95000 Total Protective Services	-	-	-	-
<i>General expenses</i>				
96110 Property Insurance	268,088		268,088	615,913
96120 Liability Insurance	186,472		186,472	-
96130 Workmen's compensation	-		-	-
96140 All other insurance	6,981		6,981	-
96100 Total Insurance Premiums	461,541	-	461,541	615,913
96200 Other General Expenses	1,182,871		1,182,871	994,931
96210 Compensated Absences	1,108,922		1,108,922	-
96300 Payments in lieu of taxes	41,984		41,984	-
96400 Bad debt - tenant rents	-		-	-
96500 Bad debt - mortgages	-		-	-
96600 Bad debt - other	-		-	-
96800 Severance expense	68,146		68,146	-
96000 Total Other General Expenses	2,862,564	-	2,862,564	994,931
96710 Interest on mortgage (or bonds) payable	8,383,527		8,383,527	-
96720 Interest on notes payable (short and long term)	3,427,615		3,427,615	492,650
96730 Amortization of bond issue costs	-		-	-
96700 Interest expense and amortization cost	-		-	8,148,507
96900 TOTAL OPERATING EXPENSES	85,333,266	(6,950,873)	78,382,393	22,441,470
EXCESS OPERATING REVENUE OVER OPERATING EXPENSES				
97000	115,351,600	-	115,351,600	2,300,434
97100 Extraordinary maintenance	68,744		68,744	-
97200 Casualty losses - non-capitalized	5,687		5,687	-
97300 Housing assistance payments	74,835,937		74,835,937	-
97350 HAP Portability-In	-		-	-
97400 Depreciation expense	6,674,218		6,674,218	12,045,050
97500 Fraud losses	-		-	-
97800 Dwelling units rent expense	-		-	-
90000 TOTAL EXPENSES	166,917,853	(6,950,873)	159,966,979	34,486,520
OTHER FINANCING SOURCES (USES)				
10010 Operating transfers in	238,948,899	(238,948,899)	(0)	-
10020 Operating transfers out	(238,948,898)	238,948,898	0	-
10030 Operating transfers from/to primary government	-	-	-	-
10040 Operating transfers from/to component unit	-	-	-	-
10070 Extraordinary items, net gain/loss	-	-	-	-
10080 Special items, net gain/loss	-	-	-	-
10091 Inter-project excess cash transfer in	-	-	-	-
10092 Inter-project excess cash transfer out	-	-	-	-
10093 Transfers between programs and projects in	-	-	-	-
10094 Transfers between programs and projects out	-	-	-	-
10000 TOTAL OTHER FINANCING SOURCES	(0)	(1)	(2)	-
EXCESS (DEFICIENCY) OF TOTAL REVENUE OVER (UNDER) TOTAL EXPENSES				
	\$ 33,767,014	\$ (1)	\$ 33,767,013	\$ (9,744,826)
MEMO ACCT INFORMATION				
11020 Required annual debt principal payments	40,160,429		40,160,429	-
11030 Beginning of year equity	351,844,559		351,844,559	85,140,539
11040 Prior period adjustments, equity transfers	(4,423,059)	-	(4,423,059)	15,164,707
11170 Administrative Fee Equity	3,782,880		3,782,880	\$ -
11180 Housing Assistance Fee Equity	625,752		625,752	\$ -
11190 Unit Months Available	160,724		160,724	25,296
11210 Number of unit months leased	157,942		157,942	24,731
11270 Excess cash	\$ -		\$ -	-
11610 Land Purchases	-		-	-
11620 Building Purchases	12,055,545		12,055,545	\$ -
11630 Furniture and Equipment - dwelling purchases	-		-	-
11640 Furniture and equipment - administrative purchases	558,052		558,052	-
11650 Leasehold improvements purchases	-		-	-
11660 Infrastructure purchases	-		-	-
13510 CFFP debt service payments	606,721		606,721	-
13901 Replacement housing factor funds	848,800		848,800	-

HOUSING AUTHORITY OF THE COUNTY OF KING

Appendix A
Fiscal Year 2010
PROPERTY LISTING

<i>Development Name</i>		<i>Year Built/ Acquired</i>	<i>Number of Units</i>	<i>Development Name</i>		<i>Year Built/ Acquired</i>	<i>Number of Units</i>
Federally Assisted Housing:				Unassisted Locally Financed Housing:			
Low Rent Public Housing:				Tax-Exempt Bond Program:			
	1. Green River Homes	1958	60	1. Carriage House	1991	236	
	2. Cascade Apartments	1968	108	2. Cottonwood	1991	75	
	3. Valki Kee Homes	1968	114	3. Newporter	1991	120	
	4. Wayland Arms	1968	67	4. Cove East	1992	190	
	5. Ballinger Homes	1969	110	5. Parkwood	1992	90	
	6. Boulevard Manor	1969	70	6. Timberwood	1992	240	
	7. Northridge House I	1969	70	7. Walnut Park	1992	140	
a)	8. Paramount House	1969	70	8. Woodland North	1992	105	
	9. Riverton Terrace	1969	30	9. Aurburn Square	1993	160	
a)	10. Riverton Terrace Sr	1969	30	10. Woodside East	1993	244	
	11. Avondale Manor	1970	20	11. Aspen Ridge	1996	88	
	12. Briarwood	1970	70	12. Landmark Apartments	2001	191	
a)	13. Brittany Park	1970	43	13. Bellepark East	2001	118	
	14. Casa Juanita	1970	80	14. Meadows at Lea Hill	2006	90	
	15. Forest Glen	1970	40	15. Cascadian	1994	198	
a)	16. Mardis Gras	1970	61	16. Woodbridge Park	1995	201	
	17. Southridge House	1970	80	17. Fairwood	1995	176	
	18. Yardley Arms	1970	67	18. Westminster	2010	60	
	19. Burndale Homes	1971	50				2,722
	20. Firwood Circle	1971	50	Home Ownership Program:			
a)	21. Munro Manor	1971	60	1. Vantage Glen	1985	164	
a)	22. Plaza Seventeen	1971	70	2. Rainier View	1989	31	
	23. Eastridge House	1972	40	3. Tall Cedars	1993	126	
	24. The Lake House	1972	70	4. Wonderland Estates	2008	109	
a)	25. Casa Madrona	1973	70				430
	26. Northridge House II	1975	70	Miscellaneous Local Programs:			
	27. Eastside Terrace	1980	50	1. Campus Green	1981	15	
	28. Pickering Court	1980	30	2. Echo Cove	1981	4	
	29. Cedarwood	1981	25	3. Harbor Villa	1981	5	
	30. College Place	1981	51	4. Slater Park	1981	5	
	31. Evergreen Court	1981	30	5. Brookside	1983	16	
	32. Forest Grove	1981	25	6. Shadrack	1984	9	
	33. Glenview Heights	1981	10	7. Shelcor	1985	8	
a)	34. Kings Court	1981	30	8. Nike	1990	31	
	35. Gustaves Manor	1982	35	9. Anita Vista	1991	14	
	36. Juanita Court	1982	30	10. Federal Way Duplexes	1992	4	
	37. Greenleaf	1983	27	11. Avondale House	1992	16	
	38. Juanita Trace	1983	39	12. Sunnydale	1992	16	
	39. Kirkwood Terrace	1983	28	13. Vet's Housing	1997	6	
	40. Wellwood	1983	30				149
	41. Campus Court	1991	13	Memo: Tax Credit Developments:			
	42. Victorian Woods	1993	15	1. Laurelwood Gardens	1997	91	
	43. Federal Way Homes	1993	3	2. Rainier View I	1997	48	
	44. Bellevue 8	1994	8	3. Rainier View II	1997	36	
	45. Shoreham	1995	18	4. Si View	1997	20	
	46. Vista Heights	1995	30	5. Windsor Heights	1998	326	
	47. Youngs Lake	1997	28	6. Heritage Park	1999	77	
b)	48. Seola Crossing I	2007	40	7. Colonial Gardens	1999	72	
	49. Seola Crossing II	2007	37	8. Alpine Ridge	1999	42	
c)	50. Nia Apartments	2008	40	9. Somerset Village	1999	198	
	51. Pacific Court	2008	32	10. Overlake Station	2000	308	
d)	52. Salmon Creek Public Housing	2009	50	11. Southwood Square	2001	104	
	53. Pepper Tree	2009	30	12. Arbor Heights	2002	97	
e)	54. Eastbridge	2010	13	13. Harrison House	2004	94	
	55. Park Royal	2010	23	14. Valley Park	2004	60	
	56. Sixth Place	2011	24	15. Seola Crossing I	2007	42	
	57. Zephyr	2011	25	16. Seola Crossing II	2007	68	
			2,539	17. Nia	2008	42	
f) Tenant Based Housing Choice Vouchers:		7,947		18. Birch Creek Apartments	2009	262	
				19. Salmon Creek	2009	38	
				20. Eastbridge	2010	78	
							2,103
Section 8 New Construction:				Summary			
	1. Northlake House	1981	38	Total housing units owned or			
	2. The Northwood	1983	34	managed by the Authority			
	3. Burien Park	1983	102				
			174	Tenant based housing choice voucher			
Preservation of Affordable Housing:							
	1. Spiritwood Manor	1992	130	Households served			
	2. Newport	1992	23				
	3. Hidden Village	1992	78				
	4. Parkway Apartments	1995	41				
			272				

- a) Public housing properties sold to the Egis LP in May 2007 under the tax credit program.
b) Public housing units owned by the Seola Crossing LLC under the tax credit program.
c) Public housing units owned by the Nia LLC under the tax credit program.
d) Public housing units owned by the Salmon Creek LLC under the tax credit program.
e) Public housing units owned by the Eastbridge Apartments LLC under the tax credit program.
f) Excludes tenants transferring, or "porting in", to the Authority from other jurisdictions.

POOLED HOUSING REFUNDING REVENUE BONDS, SERIES 1998A
A PROPRIETARY FUND OF THE HOUSING AUTHORITY OF THE COUNTY OF KING
BALANCE SHEET
As of December 31, 2010

ASSETS

CURRENT ASSETS:

Cash and cash equivalents	\$ 5,810,539
Restricted cash and cash equivalents	3,316,710
Receivables, net	80,165
Restricted investments	985,123
Other current assets	269,319
Total Current Assets	<u>10,461,856</u>

NONCURRENT ASSETS:

Restricted Investments	2,269,307
Land, buildings and equipment, net	20,813,341
Noncurrent Receivables	3,823
Other noncurrent assets	713,794
Total Noncurrent Assets	<u>23,800,264</u>

TOTAL ASSETS	<u><u>\$ 34,262,120</u></u>
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LIABILITIES AND NET ASSETS

CURRENT LIABILITIES:

Accounts payable	\$ 117,800
Tenants' security deposits	346,200
Accrued interest payable	661,181
Other current liabilities	60,528
Current portion of long-term debt	870,000
Total Current Liabilities	<u>2,055,709</u>

LONG-TERM LIABILITIES:

Long Term Debt	24,029,144
Other noncurrent liabilities	28,463
Total Long-Term Liabilities	<u>24,057,607</u>
TOTAL LIABILITIES	26,113,316

NET ASSETS:

Invested in capital assets	(3,333,603)
Restricted	8,514,417
Unrestricted	2,967,989
TOTAL NET ASSETS	<u>8,148,804</u>
TOTAL LIABILITIES AND NET ASSETS	<u><u>\$ 34,262,120</u></u>

The accompanying notes are an integral part of these financial statements

POOLED HOUSING REFUNDING REVENUE BONDS, SERIES 1998A
A PROPRIETARY FUND OF THE HOUSING AUTHORITY OF THE COUNTY OF KING
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET ASSETS
For the Twelve Months Ended December 31, 2010

OPERATING REVENUES

Rent	\$ 6,953,859
Other	210,188
Total Operating Revenues	<u>7,164,047</u>

OPERATING EXPENSES

Administrative	445,101
Payroll	632,120
Operating and maintenance	2,439,714
Utilities	1,072,097
Insurance	74,176
Depreciation	559,089
Amortization	39,502
Collection losses	35,569
Property management	55,986
Bookkeeping Fees	73,620
Asset Management	108,480
Other Expenses	1,610
Total Operating Expenses	<u>5,537,064</u>

Operating Income (Loss) 1,626,983

NONOPERATING REVENUE (EXPENSE)

HUD contributions	408,999
Grant revenue	44,779
Investment income	127,836
Other nonoperating revenue	17,042
Interest expense	(1,385,331)
Net Nonoperating Revenue (Expense)	<u>(786,676)</u>

INCOME (LOSS) before transfers 840,307

Transfer of funds to agency (150,000)

CHANGE IN NET ASSETS \$ 690,307

Total Net Assets -- beginning 7,458,497

Total Net Assets -- ending \$ 8,148,804

POOLED HOUSING REFUNDING REVENUE BONDS, SERIES 1998A
A PROPRIETARY FUND OF THE HOUSING AUTHORITY OF THE COUNTY OF KING
STATEMENT OF CASH FLOWS
For the Twelve Months Ended December 31, 2010

CASH FLOWS FROM OPERATING ACTIVITIES

Receipts from tenants	\$ 7,353,779
Receipts from homeowners	270,433
Payments to employees	(656,495)
Payments to suppliers of goods and services	(4,100,978)
Other receipts (payments)	(238,086)
Net cash provided by operating activities	<u>2,628,653</u>

CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES

Operating subsidies from HUD	408,999
Grant revenue	53,915
Transfer of funds to agency	(150,000)
Net cash provided by noncapital financing activities	<u>312,914</u>

CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES:

Principal payments on capital debt	(773,137)
Interest paid on capital debt	(1,406,662)
Other Receipts (Payments)	21,053
Net cash used in capital and related financing activities	<u>(2,158,746)</u>

CASH FLOW FROM INVESTING ACTIVITIES:

Net withdrawals (deposits) to reserves	(5,485)
Net (purchase) sale of investments	-
Investment income	118,608
Net cash provided by (used in) investing activities	<u>113,124</u>

Net increase (decrease) in cash and cash equivalents 895,945

Cash and cash equivalents -- beginning 8,187,653

Cash and cash equivalents -- ending \$ 9,083,597

Reconciliation of operating income (loss) to net cash

provided (used) by operating activities:	
Operating income (loss)	1,626,983
Adjustments to reconcile net income to net cash provided	
by (used in) operating activities:	
Depreciation	559,089
Amortization	39,502
Change in assets and liabilities:	
(Increase) decrease in receivables and other current assets	521,051
Inventories and other	(151,987)
Increase (decrease) in accounts payable and accrued liabilities	(18,409)
Other Current Liabilities	52,423
Net cash provided by (used in) operating activities	<u>\$ 2,628,653</u>

The accompanying notes are an integral part of these financial statements

HOUSING AUTHORITY OF THE COUNTY OF KING
Pooled Housing Refunding Revenue Bonds, Series 1998A
NOTES TO FINANCIAL STATEMENTS
December 31, 2010

The following notes are an integral part of the financial statements of the Housing Authority of the County of King, Pooled Housing Refunding Revenue Bonds, Series 1998A.

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

d) GENERAL

The Pooled Housing Refunding Revenue Bonds, Series 1998A (the Fund) were issued in September 1998, by the Housing Authority of the County of King (the Authority) to refinance five multifamily housing projects comprised of 573 units and three mobile home parks comprised of 321 spaces. The projects are Walnut Park Apartments (140 units), Auburn Square Apartments (160 units), Woodland North Apartments (105 units), Parkwood Apartments (90 units), Hidden Village Apartments (78 units), Vantage Glen Mobile Home Park (164 spaces), Rainier View Mobile Home Park (31 spaces) and Tall Cedars Mobile Home Park (126 spaces). The eight projects (the Projects) are owned by the Authority and are located throughout King County, Washington. These financial statements represent only the accounts of the Fund and are not intended to present fairly the financial position, results of operations and cash flows of the Authority taken as a whole.

e) BASIS OF ACCOUNTING

Accounting records are maintained according to the proprietary fund model that is similar to private business enterprises. The Authority applies all relevant Governmental Accounting Standards Board (GASB) pronouncements and all Financial Accounting Standards Board (FASB) pronouncements and Accounting Principles Board (APB) opinions issued on or before November 30, 1989, unless those pronouncements conflict with or contradict GASB pronouncements, in which case, GASB prevails. As allowed by GASB reporting standards, the Authority has elected not to apply FASB Statements and Interpretations, APB opinions, and Accounting Research Bulletins of the Committee of Accounting Procedures issued after November 30, 1989.

f) USE OF ESTIMATES

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

g) REVENUES AND EXPENSES

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

The basis for recognition of revenues and expenses is the accrual basis of accounting. Revenues are recorded when earned. Expenses are recorded when incurred. Revenue from operating subsidies and grants is classified as non-operating revenue.

h) CASH, CASH EQUIVALENTS AND INVESTMENTS

Cash consists of Federal Depository Insurance Corporation (FDIC) insurable deposits with original maturities of less than three months. Cash equivalents are short-term, highly liquid investments that are readily convertible to known amounts of cash. Investments include deposits with original maturities exceeding three months, and securities and other assets held by trustees. Most assets held by trustees are restricted for specific uses including capital additions and improvements and debt service.

f) RECEIVABLES

Receivables consist primarily of rents due from tenants. Annually, tenant receivables are analyzed and the allowance for doubtful accounts are appropriately adjusted. No allowances existed at June 30 other than the allowance for tenant accounts receivable.

g) CAPITAL ASSETS

Capital assets are recorded at historical cost in the land, structures, and equipment accounts and at appraised fair market value at date of receipt if contributed. The Authority defines capital assets as tangible items with an initial individual cost of at least \$5,000 if the item is equipment and \$100,000 if the item is real property or a capital improvement. Capital assets are depreciated using the straight-line method with depreciation commencing in the acquisition year and ceasing in the disposal year. Capital project costs clearly associated with the acquisition, development, and construction of a real estate project, including indirect costs and interest, are capitalized as a cost of that project. See Note 4 for the capital asset components and balances at December 31, 2010 and activity.

Depreciable lives for the capital asset categories follow:

Land	no depreciation
Buildings and land improvements	22-60 years
Personal property	3-10 years
Construction-in-progress	no depreciation

Maintenance and repairs are charged to expense when incurred. Management reviews land, structures, and equipment for possible impairment whenever events or circumstances indicate the carrying amount of an asset may not be recoverable. If there is an indication of impairment, management prepares an estimate of future cash flows expected to result from the use of the asset and its eventual disposition. If these cash flows are less than the carrying amount of the asset, an impairment loss is recognized to write down the asset to its estimated fair value. Preparation of estimated expected future cash flows is inherently subjective and is based on management's best estimate of assumptions concerning expected future conditions.

h) TAX LIABILITY

The Authority is by law exempt from all federal, state, and local taxes and assessments. Several developments make a Payment in Lieu of Taxes (PILOT) based on contracts with local jurisdictions.

i) *COMPENSATED ABSENCES*

It is the Authority's policy to pay 100% of accumulated annual leave when an employee terminates employment from the Authority. As such, the value of annual leave earned but not used at year-end is accrued. Sick leave does not vest and is only paid to those separating from the Authority as retirees as defined by the state pension system. Because the amount of such payments is difficult to estimate, an accrual is made only when the actual payment amount is known.

j) *ECONOMIC CONCENTRATIONS*

The Projects are located in King County, Washington. Changes in the economic or other conditions in that geographical area or the demand for housing could affect future operations.

NOTE 2 – INVENTORIES

Inventory consists of supplies purchased primarily for use in maintenance of the rental units. The perpetual method is used to account for inventory. As such, purchases are recorded into the inventory account and, as items are used, the inventory account is reduced and the expense account is charged. Periodically throughout the year, physical counts are taken of all supplies on hand and the inventory records are adjusted. The weighted average method is used to value the inventory.

The mobile home inventory represents homes held for sale to eligible senior citizens under the Home Ownership Program. The seniors purchase the homes and lease the underlying land from the Authority. The buyers are obligated to sell the mobile home back to the Authority for the original purchase price net of adjustments for improvements or deterioration.

NOTE 3 - CASH DEPOSITS AND INVESTMENTS

The Authority is restricted in its cash deposits and investments to those allowed by RCW 35.82.070(6). In general, deposits must be made with qualified financial institutions whose deposits are insured by the Federal Deposit Insurance Corporation (FDIC).

Insurance and Collateralization

Deposits that are in excess of the \$250,000 insured amount must be continuously and fully (100%) secured. Collateral, comprised of identifiable U.S. Government securities as prescribed by HUD, are pledged or set aside to secure these deposits. The Public Deposit Protection Act in effect in the State of Washington set up a multiple financial institution collateral pool to insure public deposits. This protection is in the form of securities pledged as collateral to the Public Deposit Protection Commission (PDPC) by all qualified depositories. In 1994, the Authority received a waiver from HUD that enabled it to make deposits in excess of \$250,000 in a qualified public depository because HUD determined that there were "adequate safeguards against the loss of Public Housing Authority funds."

Interest Rate Risk

As a means of limiting its exposure to fair value losses arising from rising interest rates, the Authority's investment policy limits the maximum maturity of an investment to not greater than three years. Exceptions may be made for collateralization of repurchase agreements using investments not exceeding 30 years and for the investment of reserve funds, which can be invested up to 30 years if matched to an anticipated future cash flow.

Credit Risk

The Department of Housing and Urban Development (HUD), Washington State law, and the Authority's investment policy all limit the instruments in which the Authority may invest. Not all Authority funds have the same restrictions. Following are some of the instruments in which any Authority funds, including Federal funds, may be invested:

- 1) Direct obligations of the Federal government backed by the full faith and credit of the United States
 - a) U.S. Treasury Bills.
 - b) U.S. Treasury Notes and Bonds.
- 2) Obligations of Federal government agencies, such as:
 - a) Government National Mortgage Association (GNMA) mortgage-backed securities.
 - b) GNMA participation securities.
 - c) Maritime Administration Bonds.
 - d) Small Business Administration Bonds.
- 3) Securities of Government Sponsored Agencies, such as:
 - a) Federal Home Loan Mortgage Corporation (FHLMC) notes and bonds.
 - b) Federal National Mortgage Association (FNMA) notes and bonds.
 - c) Federal Home Loan Bank (FHLB) notes and bonds.
 - d) Federal Farm Credit Bank (FFCB) notes and bonds.
 - e) Student Loan Marketing Association (SLMA) notes and bonds.
- 4) Demand and savings accounts.
- 5) Money Market Deposit accounts.
- 6) Certain mutual funds.

In addition to the above, non-federal funds and federal funds may be invested in the following which are allowed by the State of Washington:

- 13) Banker's acceptances purchased on the secondary market.
- 14) Commercial paper.
- 15) Bonds of the State of Washington or any local government of the State of Washington that have one of the three highest credit ratings of a nationally recognized rating agency.
- 16) General obligation bonds of a state other than the State of Washington and general obligation bonds of a local government of a state other than the State of Washington that have one of the three highest credit ratings of a nationally recognized rating agency.
- 17) Utility revenues bonds or warrants of any city of town in the State of Washington.
- 18) Bonds or warrants of a local improvement district that is within the protection of the local improvement guaranty fund law.

Concentration of Credit Risk

The Authority diversifies its investments by security type and institution. The investment policy states: "With the exception of U.S. Treasury securities, investment agreements for trustee held funds, and authorized pools, no more than 15% of the Authority's total investment portfolio will be invested in a single security type or with a single financial institution.

Other Information:

The Authority has established arrangements with US Bank for safekeeping of investments.

Valuation and Classification

Cash equivalents include deposits and investments that are readily convertible to cash. Instruments with an original maturity date of over 3 months are classified as investments. Cash and investments held for the future

payment of long-term liabilities are classified as non-current assets. Cash and investments legally or contractually restricted as to use are classified as restricted.

Cash equivalents include an investment in a Local Government Investment Pool (the Pool). The Pool is not registered with the Securities and Exchange Commission (SEC), but adheres to SEC Rule 2(a)(7) of the Investment Company Act of 1940 that requires portfolio diversification, divestiture considerations and action if the market value of the portfolio deviates more than .5 percent from the amortized costs. Government pools that adhere to the SEC rule can report their investments at amortized costs if the remaining maturities of the debt securities are 90 days or less. As of December 31, 2010, the pool had an average days-to-maturity of 55 days and therefore is reported at cost. Government securities are reported at fair value.

A summary of cash and investments at December 31, 2010 follows.

	UNRESTRICTED	RESTRICTED	TOTAL
CASH and CASH EQUIVALENTS:			
Cash on hand	\$ 1,450	\$ -	\$ 1,450
Depository accounts	5,809,089	301,196	6,110,285
Washington State Investment Pool	-	2,993,053	2,993,053
Other money market	-	22,461	22,461
TOTAL CASH AND CASH EQUIVALENTS	\$ 5,810,539	\$ 3,316,710	\$ 9,127,249
INVESTMENTS:			
U.S. Treasury money market	-	28,351	28,351
<i>Private Debt Obligations:</i>			
Westdeutsche Landesbank Gironzentrale, 5.42%, 7/1/2028	-	2,209,431	2,209,431
Bank of America 6.1% 7/1/2028	-	1,016,648	1,016,648
TOTAL INVESTMENTS	\$ -	\$ 3,254,430	\$ 3,254,430
TOTAL	\$ 5,810,539	\$ 6,571,140	\$ 12,381,678

Credit Ratings: The Washington State Pool is unrated. All other investments are rated AAA.

NOTE 4 – CAPITAL ASSETS

The components and activity of land, structures and equipment follow.

	Beginning Balances	Additions	Disposals / Adjustments	Ending Balances
NONDEPRECIABLE:				
Land	\$ 6,299,523	\$ -	\$ -	\$ 6,299,523
Total Nondepreciable	6,299,523			6,299,523
DEPRECIABLE:				
Land Improvements	362,874	-	-	362,874
Buildings and improvements	24,957,006	-	-	24,957,006
Equipment	53,362	-	-	53,362
Total Depreciable	25,373,242			25,373,242
TOTAL CAPITAL ASSETS:	31,672,765	-	-	31,672,765
Accumulated depreciation	(10,300,335)	(559,089)	-	(10,859,424)
NET CAPITAL ASSETS	\$ 21,372,430	\$ (559,089)	\$ -	\$ 20,813,341

NOTE 5 – LONG TERM DEBT OBLIGATIONS

The components of outstanding debt at December 31, 2010 and the activity are stated below.

	Beginning Balance	Additions	Retirements/ Payments	Ending Balance	Current Portion
Notes	\$ 492,157	\$ -	\$ -	\$ 492,157	\$ -
Series 1998A Bonds	25,180,124	-	(773,137)	24,406,987	870,000
	\$ 25,672,281	\$ -	\$ (773,137)	\$ 24,899,144	\$ 870,000

Notes

Deferred loans were obtained from the State of Washington and the City of Bellevue to acquire Hidden Village Apartments. The amount due the State of Washington is \$292,157 and is repayable commencing in the year 2024 for a twenty-year term. Interest will not accrue until the year 2024 and the rate thereafter will be 5%. The amount due the City of Bellevue is \$200,000 payable commencing in the year 2012 for a thirty-year term with interest at the rate of 5% commencing as of that date.

Series 1998A Bonds

In September 1998, the Authority issued its Pooled Housing Refunding Revenue Bonds, Series 1998A with principal amounts totaling \$32,955,000. The Authority is required to make, and has made, all payments required under the trust indenture. The bonds mature in varying amounts through July 1, 2028 and have stated interest rates that vary from 3.85% to 5.25% per annum. The bonds were issued at a discount of \$480,155. The discount is amortized as interest expense over the life of the debt. The unamortized balance is reported as a reduction to the outstanding bonds payable. The amortized discount charged to interest expense for the period totaled \$3,986. The bonds are secured with a deed of trust on the Projects' rental property, equipment and net operating income. Remaining debt service payments are due as follows:

<u>Year</u>	<u>Principal</u>		<u>Interest</u>
2011	870,000	2	1,312,505
2012	910,000	3	1,268,065
2013	965,000	4	1,221,479
2014	1,010,000	5	1,171,740
2015	1,120,000	6	1,062,540
2016-2020	6,280,000	7	4,687,047
2021-2025	8,210,000	12	2,820,432
2026-2028	6,000,000	17	568,312
TOTAL	\$ 25,365,000		\$ 14,112,120
Unamortized original issue discount	(40,993)		
Unamortized deferred defeasance	(917,019)		
BALANCE OF OUTSTANDING DEBT	<u>\$ 24,406,988</u>		
Due in one year or less	\$ 870,000		
Due in over one year	\$ 23,536,988		

The bond proceeds paid the cost of refunding all of the Authority's outstanding revenue bonds that had been previously issued to acquire the Projects. The purpose of the advanced refunding was to consolidate the issues, reduce the overall interest rate, allow for a longer maturity and permit cross collateralization of the Projects.

Deferred Defeasance

GASB Statement No. 23 states that in an advanced refunding of debt, the difference between the reacquisition price of the new debt and the net carrying amount of the old debt be deferred and amortized as a component of interest expense, a non-cash transaction, in a systematic and rational manner over the original remaining life of the old debt or the new debt whichever is shorter. The advanced refunding resulted in a deferred defeasance loss of \$1,827,791 in September 1998. The deferred defeasance loss of \$917,019 at December 31, 2010 is reported on the balance sheet as a reduction from the new debt liability. Amortization of deferred defeasance for the period was \$47,992 and is included with interest expense. The current deferred defeasance balance is amortized as follows:

<u>Fiscal Year</u>	<u>Amortization</u>
2011	50,658
2012	54,217
2013	58,165
2014	61,926
2015	66,195
2016-2020	402,093
2021-2023	223,765
	<u>\$ 917,019</u>

NOTE 6 - PENSION PLANS

Substantially all the Authority's full-time and qualifying part-time employees participate in one of the following statewide retirement systems administered by the Washington State Department of Retirement Systems, under cost-sharing multiple-employer public employee defined benefit and defined contribution retirement plans. The Department of Retirement Systems (DRS), a department within the primary government of the State of Washington, issues a publicly available comprehensive annual financial report (CAFR) that includes financial statements and required supplementary information for each plan. The DRS CAFR may be obtained by writing to: Department of Retirement Systems, Communications Unit, P.O. Box 48380, Olympia, WA 98504-8380; or it may be downloaded from the DRS website at www.drs.wa.gov. The following disclosures are made pursuant to GASB Statements No. 27, *Accounting for Pensions by State and Local Government Employers* and No. 50, *Pension Disclosures, an Amendment of GASB Statements No. 25 and No. 27*.

Public Employees' Retirement System (PERS) Plans 1, 2, and 3

Plan Description

PERS is a cost-sharing multiple-employer retirement system comprised of three separate plans for membership purposes: Plans 1 and 2 are defined benefit plans and Plan 3 is a defined benefit plan with a defined contribution component.

Membership in the system includes: elected officials; state employees; employees of the Supreme, Appeals, and Superior courts (other than judges currently in a judicial retirement system); employees of legislative committees; community and technical colleges, college and university employees not participating in national higher education retirement programs; judges of district and municipal courts; and employees of local governments.

PERS members who joined the system by September 30, 1977 are Plan 1 members. Those who joined on or after October 1, 1977 and by either, February 28, 2002 for state and higher education employees, or August 31, 2002 for local government employees, are Plan 2 members unless they exercise an option to transfer their membership to Plan 3. PERS members joining the system on or after March 1, 2002 for state and higher education employees, or September 1, 2002 for local government employees have the irrevocable option of choosing membership in either PERS Plan 2 or PERS Plan 3. The option must be exercised within 90 days of employment. An employee is reported in Plan 2 until a choice is made. Employees who fail to choose within 90 days default to PERS Plan 3. Notwithstanding, PERS Plan 2 and Plan 3 members may opt out of plan membership if terminally ill, with less than five years to live.

PERS Plan 1 and Plan 2 defined benefit retirement benefits are financed from a combination of investment earnings and employer and employee contributions. PERS retirement benefit provisions are established in Chapters 41.34 and 41.40 RCW and may be amended only by the State Legislature.

PERS Plan 1 members are vested after the completion of five years of eligible service. Plan 1 members are eligible for retirement after 30 years of service, or at the age of 60 with five years of service, or at the age of 55 with 25 years of service. The monthly benefit is 2 percent of the average final compensation (AFC) per year of service. (AFC is the monthly average of the 24 consecutive highest-paid service credit months.) The retirement benefit may not exceed 60 percent of AFC. The monthly benefit is subject to a minimum for PERS Plan 1 retirees who have 25 years of service and have been retired 20 years, or who have 20 years of service and have been retired 25 years. Plan 1 members retiring from inactive status prior to the age of 65 may receive actuarially reduced benefits. If a survivor option is chosen, the benefit is further reduced. A cost-of living allowance (COLA) is granted at age 66 based upon years of service times the COLA amount, which is increased 3 percent annually. Plan 1 members may also elect to receive an optional COLA that provides an automatic annual adjustment based on the Consumer Price Index. The adjustment is capped at 3 percent annually. To offset the cost of this annual adjustment, the benefit is reduced.

PERS Plan 1 provides duty and non-duty disability benefits. Duty disability retirement benefits for disablement prior to the age of 60 consist of a temporary life annuity payable to the age of 60. The allowance amount is \$350 a month, or two-thirds of the monthly AFC, whichever is less. The benefit is reduced by any workers' compensation benefit and is payable as long as the member remains disabled or until the member attains the age of 60. A member with five years of covered employment is eligible for non-duty disability retirement. Prior to the age of 55, the allowance amount is 2 percent of the AFC for each year of service reduced by 2 percent for each year that the member's age is less than 55. The total benefit is limited to 60 percent of the AFC and is actuarially reduced to reflect the choice of a survivor option. A cost-of living allowance is granted at age 66 based upon years of service times the COLA amount (based on the consumer Price Index), capped at 3 percent annually. To offset the cost of this annual adjustment, the benefit is reduced.

PERS Plan 1 members can receive credit for military service while actively serving in the military, if such credit makes them eligible to retire. Members can also purchase up to 24 months of service credit lost because of an on-the-job injury.

PERS Plan 2 members are vested after the completion of five years of eligible service. Plan 2 members are eligible for normal retirement at the age of 65 with five years of service. The monthly benefit is 2 percent of the AFC per year of service. (AFC is the monthly average of the 60 consecutive highest-paid service months.)

PERS Plan 2 members who have at least 20 years of service credit and are 55 years of age or older are eligible for early retirement with a reduced benefit. The benefit is reduced by an early retirement factor (ERF) that varies according to age, for each year before age 65.

PERS Plan 2 members who have 30 or more years of service credit and are at least 55 years old can retire under one of two provisions:

- With a benefit that is reduced by 3 percent for each year before age 65.
- With a benefit that has a smaller (or no) reduction (depending on age) that imposes stricter return-to-work rules.

PERS Plan 2 retirement benefits are also actuarially reduced to reflect the choice, if made, of a survivor option. There is no cap on years of service credit; and a cost-of-living allowance is granted (based on the Consumer Price Index), capped at 3 percent annually.

The surviving spouse or eligible child or children of a PERS Plan 2 member who dies after leaving eligible employment having earned ten years of service credit may request a refund of the member's accumulated contributions. Effective July 22, 2007, said refund (adjusted as needed for specified legal reductions) is increased from 100 percent to 200 percent of the accumulated contributions if the member's death occurs in the uniformed service to the United States while participating in *Operation Enduring Freedom* or *Persian Gulf*, *Operation Iraqi Freedom*.

PERS Plan 3 has a dual benefit structure. Employer contributions finance a defined benefit component and member contributions finance a defined contribution component. The defined benefit portion provides a monthly benefit that is 1 percent of the AFC per year of service. (AFC is the monthly average of the 60 consecutive highest-paid service months.)

Effective June 7, 2006, PERS Plan 3 members are vested in the defined benefit portion of their plan after ten years of service; or after five years of service, if twelve months of that service are earned after age 44; or after five service credit years earned in PERS Plan 2 prior to June 1, 2003. Plan 3 members are immediately vested in the defined contribution portion of their plan.

Vested Plan 3 members are eligible for normal retirement at age 65, or they may retire early with the following conditions and benefits:

- If they have at least ten service credit years and are 55 years old, the benefit is reduced by an ERF that varies with age, for each year before age 65.
- If they have 30 service credit years and are at least 55 years old, they have the choice of a benefit that is reduced by 3 percent for each year before age 65; or a benefit with a smaller (or no) reduction factor (depending on age) that imposes stricter return-to-work rules.

PERS Plan 3 defined benefit retirement benefits are also actuarially reduced to reflect the choice, if made, of a survivor option. There is no cap on years of service credit and Plan 3 provides the same cost-of-living allowance as Plan 2.

PERS Plan 3 defined contribution retirement benefits are solely dependent upon the results of investment activities.

The defined contribution portion can be distributed in accordance with an option selected by the member, either as a lump sum or pursuant to other options authorized by the Director of the Department of Retirement Systems.

PERS Plan 2 and Plan 3 provide disability benefits. There is no minimum amount of service credit required for eligibility. The Plan 2 monthly benefit amount is 2 percent of the AFC per year of service. For Plan 3, the monthly benefit amount is 1 percent of the AFC per year of service.

These disability benefit amounts are actuarially reduced for each year that the member's age is less than 65, and to reflect the choice of a survivor option. There is no cap on years of service credit, and a cost-of-living allowance is granted (based on the Consumer Price Index) capped at 3 percent annually.

PERS Plan 2 and Plan 3 members may have up to ten years of interruptive military service credit; five years at no cost and five years that may be purchased by paying the required contributions. Effective July 24, 2005, a member who becomes totally incapacitated for continued employment while serving the uniformed services, or a surviving spouse or eligible children, may apply for interruptive military service credit. Additionally, PERS Plan 2 and Plan 3 members can also purchase up to 24 months of service credit lost because of an on-the-job injury.

PERS members may also purchase up to five years of additional service credit once eligible for retirement. This credit can only be purchased at the time of retirement and can be used only to provide the member with a monthly annuity that is paid in addition to the member's retirement benefit.

Beneficiaries of a PERS Plan 2 or Plan 3 member with ten years of service who is killed in the course of employment receive retirement benefits without actuarial reduction, if the member was not at normal retirement age at death. This provision applies to any member killed in the course of employment, on or after June 10, 2004, if found eligible by the Department of Labor and Industries.

A one-time duty-related death benefit is provided to the estate (or duly designated nominee) of a PERS member who dies in the line of service as a result of injuries sustained in the course of employment, or if the death resulted from an occupational disease or infection that arose naturally and proximately out of said member's covered employment, if found eligible by the Department of Labor and Industries.

There are 1,189 participating employers in PERS. Membership in PERS consisted of the following as of the latest actuarial valuation date for the plans of June 30, 2009:

Retirees and Beneficiaries Receiving Benefits	74,857
Terminated Plan Members Entitled to But Not Yet Receiving Benefits	28,074
Active Plan Members Vested	105,339
Active Plan Members Non-vested	53,896
Total	262,166

Funding Policy

Each biennium, the state Pension Funding Council adopts Plan 1 employer contribution rates, Plan 2 employer and employee contribution rates, and Plan 3 employer contribution rates. Employee contribution rates for Plan 1 are established by statute at 6 percent for state agencies and local government unit employees, and at 7.5 percent for state government elected officials. The employer and employee contribution rates for Plan 2 and the employer contribution rate for Plan 3 are developed by the Office of the State Actuary to fully fund Plan 2 and the defined benefit portion of Plan 3. All employers are required to contribute at the level established by the Legislature. Under PERS Plan 3, employer contributions finance the defined benefit portion of the plan and member contributions finance the defined contribution portion. The Director of the Department of Retirement Systems sets Plan 3 employee contribution rates. Six rate options are available ranging from 5 percent to 15 percent; two of the options are graduated rates dependent on the employee's age. As a result of the implementation of the Judicial Benefit Multiplier Program in January 2007, a second tier of employer and employee rates was developed to fund, along with investment earnings, the increased retirement benefits of those justices and judges that participate in the program. The methods used to determine the contribution requirements are established under state statute in accordance with Chapters 41.40 and 41.45 RCW.

The required contribution rates expressed as a percentage of current-year covered payroll, as of December 31, 2010, are as follows:

	<i>PERS Plan 1</i>	<i>PERS Plan 2</i>	<i>PERS Plan 3</i>
Employer*	5.31%**	5.31%**	5.31%***
Employee	6.00%****	3.90%****	*****

* The employer rates include the employer administrative expense fee currently set at 0.16%.

** The employer rate for state elected officials is 7.89% for Plan 1 and 5.31% for Plan 2 and Plan 3.

*** Plan 3 defined benefit portion only.

**** The employee rate for state elected officials is 7.50% for Plan 1 and 3.90% for Plan 2.

***** Variable from 5.0% minimum to 15.0% maximum based on rate selected by the PERS 3 member.

Both the Authority and the employees made the required contributions. The Authority's required contributions for the years ended December 31 were as follows:

	PERS Plan 1	PERS Plan 2	PERS Plan 3
2010	\$ 57,696	\$ 606,184	\$ 161,340
2009	\$ 67,343	\$ 707,921	\$ 141,312
2008	\$ 66,324	\$ 662,006	\$ 109,401

NOTE 7 - RISK MANAGEMENT

The Authority is exposed to perils commonly associated with the ownership and rental of real property. Perils including bodily injury to individuals; property damage by fire and forces of nature; loss of assets from theft and employee dishonesty; and liability for public officials' and employees' conduct are handled through a combination of purchased commercial insurance, voluntary self-insurance, participation in a risk-sharing pool or group, and contractual risk transfer via indemnification agreements.

For Public Housing, the Authority secures third-party liability insurance primarily through the Housing Authority Risk Retention Pool (HAARP), a public entity risk-sharing pool. The General Liability limit, including Washington Stop-Gap or Employer's Liability, is \$2,000,000 per occurrence on an occurrence basis with a \$1,000 deductible. Contractor's Pollution Liability limit is \$1,000,000 on a claims-made basis with a \$10,000 per claim self-insured retention provided through Colony Insurance Company. Automobile Liability insurance is \$5,000,000 in total limits provided through a combination of Philadelphia Insurance Company with \$1,000,000 liability limit and excess liability of \$4,000,000 provided by Princeton Excess and Specialty. Property insurance including Rental Income coverage through HARRP has a standard limit of \$3,000,000 replacement cost basis, with higher limits available upon request. Property deductible is \$50,000 per loss. The Authority has secured Fidelity coverage through HARRP for \$100,000 per occurrence for all employees, and \$500,000 for employees with greater exposure.

Bond Financed Projects are covered for property insurance through HARRP. The general liability is covered through the Housing Authority Risk Retention Group (HARRG) with \$2,000,000 per occurrence limit. Additionally, liability sub-limits are provided for fire damage liability and athletic sports liability, at \$50,000 and \$250,000, respectively. Excess Liability limit of \$3,000,000 is provided by Lexington Insurance Company.

Tax Credit Partnership properties are covered for general liability with total limits of \$5,000,000 per occurrence basis provided by Great American Specialty Insurance (\$1,000,000 each occurrence, \$2,000,000 general aggregate, per designated location) on the primary level, and \$4,000,000 aggregate limit excess of the primary, with a \$10,000 self-insured retention. Lexington Landmark provides property insurance for buildings and Contents values on replacement cost basis, with Business Income including Extra Expense covered according to reported values, all subject to a \$10,000 deductible, except as respects Flood at noted locations, for a deductible of \$250,000 which are covered under National Flood Insurance Policies, subject to \$1,000 deductibles.

Excess Liability limit of \$10,000,000 is provided over all of the above liability coverages, except the Contractors Pollution, which brings total liability coverage to a limit of \$15,000,000. This coverage is with Lexington Insurance Company.

Public Officials Errors and Omissions and Employment Practices Liability is provided on all properties with a \$5,000,000 limit with a \$75,000 Self-Insured Retention with Illinois Union Insurance Company.

No closed claims are known to have exceeded the applicable limits of insurance secured from any of the mentioned providers.

NOTE 8 – SUBSEQUENT EVENTS

There have been no material events subsequent to December 31, 2010 to report.

Actual Modernization Cost Certificate

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

OMB Approval No. 2577-0157 (exp. 12/31/2011)

Comprehensive Improvement Assistance Program (CIAP)
Comprehensive Grant Program (CGP)

Public reporting burden for this collection of information is estimated to average 2 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Reports Management Officer, Paperwork Reduction Project (2577-0044 and 0157), Office of Information Technology, U.S. Department of Housing and Urban Development, Washington, D.C. 20410-3600. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

Do not send this form to the above address.

This collection of information requires that each Housing Authority (HA) submit information to enable HUD to initiate the fiscal closeout process. The information will be used by HUD to determine whether the modernization grant is ready to be audited and closed out. The information is essential for audit verification and fiscal close out. Responses to the collection are required by regulation. The information requested does not lend itself to confidentiality.

HA Name:

King County Housing Authority

Modernization Project Number:

WA19P002501-03

The HA hereby certifies to the Department of Housing and Urban Development as follows:

1. That the total amount of Modernization Cost (herein called the "Actual Modernization Cost") of the Modernization Grant, is as shown below:

A. Original Funds Approved	\$ 5,533,626.00
B. Funds Disbursed	\$ 5,533,626.00
C. Funds Expended (Actual Modernization Cost)	\$ 5,533,626.00
D. Amount to be Recaptured (A-C)	\$ 0.00
E. Excess of Funds Disbursed (B-C)	\$ 0.00

2. That all modernization work in connection with the Modernization Grant has been completed;

3. That the entire Actual Modernization Cost or liabilities therefor incurred by the HA have been fully paid;

4. That there are no undischarged mechanics', laborers', contractors', or material-men's liens against such modernization work on file in any public office where the same should be filed in order to be valid against such modernization work; and

5. That the time in which such liens could be filed has expired.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Signature of Executive Director & Date:

X

8/5/09

For HUD Use Only

The Cost Certificate is approved for audit:

Approved for Audit (Director, Office of Public Housing / ONAP Administrator)

Date:

X

The audited costs agree with the costs shown above:

Verified: (Designated HUD Official)

Date:

X

Approved: (Director, Office of Public Housing / ONAP Administrator)

Date:

X

form HUD-53001 (10/96)
ref Handbooks 7485.1 & 3

Actual Modernization Cost Certificate

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

OMB Approval No. 2577-0157 (exp. 12/31/2011)

Comprehensive Improvement Assistance Program (CIAP)
Comprehensive Grant Program (CGP)

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HA Name:

Modernization Project Number:

King County Housing Authority

WA19P002502-03

The HA hereby certifies to the Department of Housing and Urban Development as follows:

1. That the total amount of Modernization Cost (herein called the "Actual Modernization Cost") of the Modernization Grant, is as shown below:

A. Original Funds Approved	\$ 1,102,828.00
B. Funds Disbursed	\$ 1,102,828.00
C. Funds Expended (Actual Modernization Cost)	\$ 1,102,828.00
D. Amount to be Recaptured (A-C)	\$ 0.00
E. Excess of Funds Disbursed (B-C)	\$ 0.00

2. That all modernization work in connection with the Modernization Grant has been completed;

3. That the entire Actual Modernization Cost or liabilities therefor incurred by the HA have been fully paid;

4. That there are no undischarged mechanics', laborers', contractors', or material-men's liens against such modernization work on file in any public office where the same should be filed in order to be valid against such modernization work; and

5. That the time in which such liens could be filed has expired.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Signature of Executive Director & Date:

X

8/20/09

For HUD Use Only

The Cost Certificate is approved for audit:

Approved for Audit (Director, Office of Public Housing / ONAP Administrator)

Date:

X

The audited costs agree with the costs shown above:

Verified: (Designated HUD Official)

Date:

X

Approved: (Director, Office of Public Housing / ONAP Administrator)

Date:

X

form HUD-53001 (10/96)
ref Handbooks 7485.1 & 3

Actual Modernization Cost Certificate

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

OMB Approval No. 2577-0157 (exp. 12/31/2011)

Comprehensive Improvement Assistance Program (CIAP)
Comprehensive Grant Program (CGP)

Public reporting burden for this collection of information is estimated to average 2 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Reports Management Officer, Paperwork Reduction Project (2577-0044 and 0157), Office of Information Technology, U.S. Department of Housing and Urban Development, Washington, D.C. 20410-3600. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

Do not send this form to the above address.

This collection of information requires that each Housing Authority (HA) submit information to enable HUD to initiate the fiscal closeout process. The information will be used by HUD to determine whether the modernization grant is ready to be audited and closed out. The information is essential for audit verification and fiscal close out. Responses to the collection are required by regulation. The information requested does not lend itself to confidentiality.

HA Name:

King County Housing Authority

Modernization Project Number:

WA19P002501-04

The HA hereby certifies to the Department of Housing and Urban Development as follows:

1. That the total amount of Modernization Cost (herein called the "Actual Modernization Cost") of the Modernization Grant, is as shown below:

A. Original Funds Approved	\$ 6,379,738.00
B. Funds Disbursed	\$ 6,379,738.00
C. Funds Expended (Actual Modernization Cost)	\$ 6,379,738.00
D. Amount to be Recaptured (A-C)	\$ 0.00
E. Excess of Funds Disbursed (B-C)	\$ 0.00

2. That all modernization work in connection with the Modernization Grant has been completed;

3. That the entire Actual Modernization Cost or liabilities therefor incurred by the HA have been fully paid;

4. That there are no undischarged mechanics', laborers', contractors', or material-men's liens against such modernization work on file in any public office where the same should be filed in order to be valid against such modernization work; and

5. That the time in which such liens could be filed has expired.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

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Signature of Executive Director & Date:

X

8/5/09

For HUD Use Only

The Cost Certificate is approved for audit:

Approved for Audit (Director, Office of Public Housing / ONAP Administrator)

Date:

X

The audited costs agree with the costs shown above:

Verified: (Designated HUD Official)

Date:

X

Approved: (Director, Office of Public Housing / ONAP Administrator)

Date:

X

form HUD-53001 (10/96)
ref Handbooks 7485.1 & 3



ABOUT THE STATE AUDITOR'S OFFICE

The State Auditor's Office is established in the state's Constitution and is part of the executive branch of state government. The State Auditor is elected by the citizens of Washington and serves four-year terms.

Our mission is to work with our audit clients and citizens as an advocate for government accountability. As an elected agency, the State Auditor's Office has the independence necessary to objectively perform audits and investigations. Our audits are designed to comply with professional standards as well as to satisfy the requirements of federal, state, and local laws.

The State Auditor's Office employees are located around the state to deliver services effectively and efficiently.

Our audits look at financial information and compliance with state, federal and local laws on the part of all local governments, including schools, and all state agencies, including institutions of higher education. In addition, we conduct performance audits of state agencies and local governments and fraud, whistleblower and citizen hotline investigations.

The results of our work are widely distributed through a variety of reports, which are available on our Web site and through our free, electronic subscription service.

We take our role as partners in accountability seriously. We provide training and technical assistance to governments and have an extensive quality assurance program.

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Corrective Action Plan for Findings Reported Under OMB Circular A-133

KING COUNTY HOUSING AUTHORITY KING January 1, 2010 through December 31, 2010

This schedule presents the corrective action planned by the auditee for findings reported in this report in accordance with OMB Circular A-133. The information in this schedule is the representation of the King County Housing Authority. The State Auditor's Office has reviewed the information as presented by the Authority.

Finding ref number: 1	Finding caption: Other auditors reported that related entities of the Housing Authority do not have adequate internal controls over accounting.
Name, address, and telephone of auditee contact person: Craig Violante, Finance Director 600 Andover Park W. Tukwila, WA 98188 206-574-1274	
Corrective action the auditee plans to take in response to the finding: (If the auditee does not concur with the finding, the auditee must list the reasons for non-concurrence). <i>KCHA will retain a different CPA firm skilled in tax credit partnerships to make all necessary technical correcting entries prior to the entrance of the CPA firm that will be performing the audit.</i>	
Anticipated date to complete the corrective action: December 2011	