



Office of the Washington State Auditor
Pat McCarthy

**Financial Statements and Federal Single Audit
Report**

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

For the period January 1, 2019 through December 31, 2019

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**Office of the Washington State Auditor
Pat McCarthy**

July 15, 2021

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,

Pat McCarthy
State Auditor
Olympia, WA

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SCHEDULE OF FINDINGS AND QUESTIONED COSTS

King County Housing Authority January 1, 2019 through December 31, 2019

SECTION I – SUMMARY OF AUDITOR’S RESULTS

The results of our audit of the King County Housing Authority are summarized below in accordance with Title 2 *U.S. Code of Federal Regulations* (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance).

Financial Statements

We issued an unmodified opinion on the fair presentation of the financial statements of the business-type activities and the aggregate discretely presented component units in accordance with accounting principles generally accepted in the United States of America (GAAP).

Internal Control over Financial Reporting:

- *Significant Deficiencies:* We reported no 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 unmodified 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 in accordance with 2 CFR 200.516(a).

Identification of Major Federal Programs

The following programs were selected as major programs in our audit of compliance in accordance with the Uniform Guidance.

<u>CFDA No.</u>	<u>Program or Cluster Title</u>
14.871	Housing Voucher Cluster – Section 8 Housing Choice Vouchers
14.879	Housing Voucher Cluster – Mainstream Vouchers
14.881	Moving to Work Demonstration Program

The dollar threshold used to distinguish between Type A and Type B programs, as prescribed by the Uniform Guidance, was \$3,000,000.

The Housing Authority qualified as a low-risk auditee under the Uniform Guidance.

SECTION II – FINANCIAL STATEMENT FINDINGS

None reported.

SECTION III – FEDERAL AWARD FINDINGS AND QUESTIONED COSTS

None reported.

**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL
OVER FINANCIAL REPORTING AND ON COMPLIANCE AND
OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL
STATEMENTS PERFORMED IN ACCORDANCE WITH
*GOVERNMENT AUDITING STANDARDS***

**King County Housing Authority
January 1, 2019 through December 31, 2019**

Board of Commissioners
King County Housing Authority
Tukwila, Washington

We have audited, 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, the financial statements of the business-type activities and the aggregate discretely presented component units of the King County Housing Authority, as of and for the year ended December 31, 2019, and the related notes to the financial statements, which collectively comprise the Housing Authority's basic financial statements, and have issued our report thereon dated July 15, 2021.

As discussed in Note 14 to the financial statements, in February 2020, a state of emergency was declared which could have a negative financial effect on the Housing Authority.

Our report includes a reference to other auditors who audited the financial statements of Corinthian TOD LLLP, Eastbridge Apartments LLC, Fairwind Apartments LLLP, Green River Homes 2 LLC, Nia Apartments LLC, Salmon Creek Housing LLC, Seola Crossing LLC, Sixth Place Apartments LLLP, Somerset Gardens Apartments LLLP, Soosette Creek LLC, Spiritwood Manor LLLP, Vantage Point Apartments LLC, and Zephyr Apartments LLLP (the partnerships), as described in our report on the Housing Authority's financial statements. This report includes our consideration of the results of the other auditors' testing of internal control over financial reporting and compliance and other matters that are reported on separately by those other auditors. However, this report, insofar as it relates to the results of the other auditors, is based solely on the reports of the other auditors. The financial statements of the partnerships were not audited in accordance with *Government Auditing Standards* and accordingly this report does not include reporting on internal controls over financial reporting or instances of reportable noncompliance associate with the partnerships.

INTERNAL CONTROL OVER FINANCIAL REPORTING

In planning and performing our audit of the financial statements, we considered the Housing Authority's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances 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. Accordingly, we do not express an opinion on the effectiveness of the Housing Authority's internal control.

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 the Housing Authority's financial statements will not be prevented, or detected and corrected on a timely basis. 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.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

COMPLIANCE AND OTHER MATTERS

As part of obtaining reasonable assurance about whether the Housing Authority's financial statements are free from 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*.

PURPOSE OF THIS REPORT

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the

Housing Authority's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Housing Authority's internal control and compliance. Accordingly, this communication is not suitable for any other purpose. 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 that reads "Pat McCarthy". The signature is written in a cursive, flowing style.

Pat McCarthy
State Auditor
Olympia, WA

July 15, 2021

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR
EACH MAJOR FEDERAL PROGRAM AND REPORT ON
INTERNAL CONTROL OVER COMPLIANCE IN ACCORDANCE
WITH THE UNIFORM GUIDANCE**

**King County Housing Authority
January 1, 2019 through December 31, 2019**

Board of Commissioners
King County Housing Authority
Tukwila, Washington

**REPORT ON COMPLIANCE FOR EACH MAJOR FEDERAL
PROGRAM**

We have audited the compliance of the King County Housing Authority, with the types of compliance requirements described in the U.S. *Office of Management and Budget (OMB) Compliance Supplement* that could have a direct and material effect on each of the Housing Authority's major federal programs for the year ended December 31, 2019. The Housing Authority's major federal programs are identified in the accompanying Schedule of Findings and Questioned Costs.

Management's Responsibility

Management is responsible for compliance with federal statutes, regulations, and the terms and conditions of its federal awards applicable to its federal programs.

Auditor's Responsibility

Our responsibility is to express an opinion on compliance for each of the Housing Authority's major federal programs based on our audit of the types of compliance requirements referred to above. 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 the audit requirements of Title 2 *U.S. Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Those standards and the Uniform Guidance 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 on compliance for each major federal program. Our audit does not provide a legal determination on the Housing Authority's compliance.

Opinion on Each Major Federal Program

In our opinion, the Housing Authority complied, in all material respects, with the types of 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, 2019.

REPORT ON INTERNAL CONTROL OVER COMPLIANCE

Management of the Housing Authority is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and performing our audit of compliance, we considered the Housing Authority's internal control over compliance with the types of requirements that could have a direct and material effect on each major federal program in order to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for each major federal program and to test and report on internal control over compliance in accordance with the Uniform Guidance, 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. *A significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Purpose of this Report

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose. 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.



Pat McCarthy

State Auditor

Olympia, WA

November 30, 2020

INDEPENDENT AUDITOR'S REPORT ON FINANCIAL STATEMENTS

King County Housing Authority January 1, 2019 through December 31, 2019

Board of Commissioners
King County Housing Authority
Tukwila, Washington

REPORT ON THE FINANCIAL STATEMENTS

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, as of and for the year ended December 31, 2019, and the related notes to the financial statements, which collectively comprise the Housing Authority's basic financial statements as listed on page 16.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We did not audit the financial statements of Corinthian TOD LLLP, Eastbridge Apartments LLC, Fairwind Apartments LLLP, Green River Homes 2 LLC, Nia Apartments LLC, Salmon Creek Housing LLC, Seola Crossing LLC, Sixth Place Apartments LLLP, Somerset Gardens Apartments LLLP, Soosette Creek LLC, Spiritwood Manor LLLP, Vantage Point Apartments LLC, and Zephyr Apartments LLLP (the partnerships), which in aggregate represent 100 percent of the assets, net position and revenues of the aggregate discretely presented component units. Those statements are audited by other auditors whose reports have been furnished to us, and our opinion, insofar as it relates to the amounts included for the partnerships, is based solely on the reports of the other auditors.

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 from material misstatement. The financial statements of the partnerships were not audited in accordance with *Governmental Auditing Standards*.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the Housing Authority's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Housing Authority's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

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, 2019, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Matters of Emphasis

As discussed in Note 14 to the financial statements, in February 2020, a state of emergency was declared which could have a negative financial effect on the Housing Authority. Our opinion is not modified with respect to this matter.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and required supplementary information listed on page 16 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary and Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Housing Authority's basic financial statements as a whole. The accompanying Schedule of Expenditures of Federal Awards is presented for purposes of additional analysis as required by Title 2 *U.S. Code of Federal Regulations* (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). The accompanying Financial Data Schedule and HUD forms are supplementary information required by HUD. These schedules are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated, in all material respects, in relation to the basic financial statements taken as a whole.

OTHER REPORTING REQUIRED BY GOVERNMENT AUDITING STANDARDS

In accordance with *Government Auditing Standards*, we have also issued our report dated July 15, 2021 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 internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Housing Authority's internal control over financial reporting and compliance.



Pat McCarthy
State Auditor
Olympia, WA

July 15, 2021

FINANCIAL SECTION

King County Housing Authority January 1, 2019 through December 31, 2019

REQUIRED SUPPLEMENTARY INFORMATION

Management's Discussion and Analysis – 2019

BASIC FINANCIAL STATEMENTS

Statement of Net Position – 2019

Statement of Revenues, Expenses, and Changes in Net Position – 2019

Statement of Cash Flows – 2019

Notes to Financial Statements – 2019

REQUIRED SUPPLEMENTARY INFORMATION

Schedule of Proportionate Share of Net Pension Liability – PERS 1, PERS 2/3 – 2019

Schedule of Employer Contributions – PERS 1, PERS 2/3 – 2019

Schedule of Changes in Total OPEB Liability and Related Ratios – 2019

SUPPLEMENTARY AND OTHER INFORMATION

Schedule of Expenditures of Federal Awards and Notes – 2019

Financial Data Schedule – 2019

Actual Modernization Cost Certificate, form HUD-53001 WA19P002501-15 – 2019

Actual Modernization Cost Certificate, form HUD-53001 WA01E002501-17 – 2019

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, 2019. It should be read in conjunction with the Authority's financial statements, which immediately follow this section.

In its entirety, 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 11,779 units of housing and provides rental subsidies to over 10,000 additional households. The majority of KCHA's program participants have incomes below 20 percent of area median income. KCHA's inventory includes 2,435 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 14 sites and 1,467 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 Birch Creek, Fairwind, Green River Homes, Spiritwood Manor, Vantage Point, and Zephyr, which are managed by KCHA's Housing Management department. Because they are legally separate entities, their operations are not carried directly on the books of the Authority but are listed as component units on the Statement of Net Position and Statement of Revenues, Expenses and Changes in Net Position. As a result, neither these units, nor their financial data, are included in the analysis and financial reports that follow. More information about the component units can be found in Notes 1 and 7.

2019 Financial Highlights

- KCHA's participation in HUD's Moving to Work (MTW) program gives the Authority the ability to receive most of its Housing Choice Voucher revenue as a block grant and gives KCHA flexibility in how the funds can be spent.
- Total assets and deferred outflows of resources of the Authority exceeded total liabilities and deferred inflows of resources at December 31, 2019 by \$663.5 million.
- The change in net position for 2019 was an increase of \$46.5 million and includes approximately \$3 million in capital grant contributions.
- Operating expenses were \$310.4 million and include \$177.2 million in housing assistance payments made to landlords, or 57 percent of operating expenses.
- KCHA purchased Riverstone Apartments for \$70 million, Kendall Ridge Apartments for \$75 million, Emerson Apartments for \$65.8 million, Hampton Greens Apartments for \$126.5 million, Juanita View Apartments for \$11.6 million and Kirkland Heights Apartments for \$22.1 million.
- MTW reserves continued to serve the low and very-low income populace through an array of innovative programs and the rehabilitation and construction of affordable housing.

Authority-wide Financial Statements

These Authority-wide financial statements include a *Statement of Net Position*. This statement reports all financial and capital resources for the Authority. The Statement of Net Position is presented in the format where assets, plus deferred outflows of resources, less liabilities, less deferred inflows of resources, equals net position. 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”.

Net position represents the difference between all other elements in a statement of financial position. It is reported in three broad categories:

Net Investment in Capital Assets: This component of net position consists of all capital assets, net of accumulated depreciation, 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: This component of net position 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 and/or deferred inflows of resources. Restrictions on assets imposed voluntarily by KCHA do not result in a restricted net position.

Unrestricted: This component of net position consists of assets, deferred outflow of resources, liabilities, and deferred inflows of resources that are not included in the determination of “Net Investment in Capital Assets” or “Restricted”.

The Authority-wide financial statements also include a *Statement of Revenues, Expenses and Changes in Net Position* (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 Position is the “Change in Net Position” 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 Statement of Net Position

Table A-1 presents the Authority’s *Condensed Statement of Net Position* as of December 31, 2019 and 2018. 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, deferred outflows of resources, liabilities, deferred inflows of resources, and net position 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.

Table A-1, Condensed Statement of Net Position ⁽¹⁾

	<u>2019</u>	<u>2018</u>
Assets:		
Current and other assets	\$ 469,747,414	\$ 536,227,152
Capital assets	1,112,016,245	646,789,744
Total Assets	<u>1,581,763,659</u>	<u>1,183,016,896</u>
Deferred Outflows of Resources:		
Deferred charge for defeasance of debt	633,548	715,296
Related to pensions & other post-employment benefits	4,476,584	2,676,974
	<u>5,110,132</u>	<u>3,392,270</u>
Liabilities:		
Current and other liabilities	89,077,287	98,991,762
Long-term debt, net of current	827,787,682	464,412,082
Total Liabilities	<u>916,864,969</u>	<u>563,403,844</u>
Deferred Inflows of Resources:		
Related to pensions & other post-employment benefits	6,458,784	5,926,464
	<u>6,458,784</u>	<u>5,926,464</u>
Net Position:		
Net Investment in Capital Assets	340,731,009	202,430,539
Restricted	30,415,958	38,856,467
Unrestricted	292,403,071	375,791,852
Total Net Position	<u>\$ 663,550,038</u>	<u>\$ 617,078,858</u>

(1) Component units are not included.

Current and other assets, excluding capital assets, for the year ended December 31, 2019 total \$469.8 million and are comprised of \$189.6 million in cash, cash equivalents, and investments and \$277.9 million in accounts, interest, notes and financing lease receivables, and \$2.2 million of other assets. Cash, cash equivalents and investments increased \$2.1 million while accounts, notes, financing leases receivable, and other assets decreased \$69.4 million. The decrease in receivables is attributable to write-off of notes and lease receivable due from KCHA–Egis Limited Partnership, KCHA–Green River Limited Partnership, and KCHA–New Market Tax Credit Partnership as the authority took ownership of properties during 2019.

Capital assets for the year ended December 31, 2019 are \$1.1 billion. Included in this category are land and improvements, buildings and improvements, personal property, and construction-in-progress. Capital asset additions of \$451.2 million was related to the acquisition of land and buildings for Hampton Greens (\$126.5 million), Kendall Ridge (\$75 million), Riverstone (\$70 million), Emerson Apartments (\$65.8 million), Kirkland Heights (\$22.1 million), and Juanita View (\$11.6 million), the acquisition of assets from KCHA–Egis Limited Partnership (\$59.6 million), the acquisition of assets from KCHA–Green River Limited Partnership (\$5.1 million), the acquisition of assets from KCHA–New Market Tax Credit Partnership (\$14.2 million) and the acquisition of Head start building (\$1.3 million). In addition, \$17.9 million of additions was attributable to the increase in construction-in-process. Another \$24.4 million of additions was the result of upgrades and rehabilitation at various properties. Finally, reclassification of \$23.1 million EPC project cost to various public housing properties.

Capital asset disposals of \$27.7 million include \$23.1 million capitalization of EPC projects, \$1.1 million represents capitalized building upgrades reclassified from construction-in-progress and \$3.3 million represents lot sales to private builders for the construction of market-rate for-sale homes.

Total liabilities, excluding the non-current portion of long-term debt, totaled \$89 million at December 31, 2019, a decrease of \$9.9 million from 2018. Notable decreases to current liabilities include refinancing of the \$24.6 million Friendly Village line of credit with the 2013 Key Bank bond pool and pay off of the \$20 million Bank of America Interim Bond. Notable increases to current liabilities include reclassification of the Highland Village \$27.5 million Bank of America line of credit to short-term and increase in accounts payable and accrued liabilities of \$5 million.

The Authority's current ratio reflects the relationship between current assets and current liabilities and is a measure of the Authority's ability to pay short-term obligations. At December 31, 2019, the Authority's current ratio was 3.67:1 an increase from the previous year's current ratio of 2.73:1. This means that for every dollar in current liabilities there is \$3.67 in current assets.

Total net position increased by \$46.5 million during 2019. Net position represents the Authority's equity, a portion of which is restricted for certain uses. Restricted Net Position decreased by \$8.4 million from 2018 primarily due to draw down of the Somerset Gardens rehabilitation reserve. Unrestricted net position decreased 12 percent from \$375.8 million to \$329.3 million primarily due to a decrease in current and other asset.

Condensed Statement of Revenues, Expenses, and Changes in Net Position

The purpose of the "Condensed Statement of Revenues, Expenses and Changes in Net Position" 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.

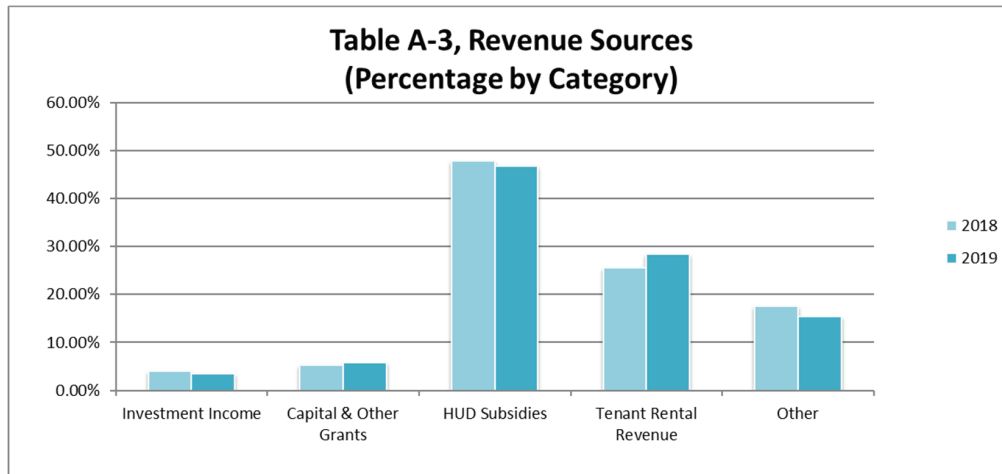
Table A-2 represents the Authority's Condensed Statement of Revenues, Expenses, and Changes in Net Position for 2019 and 2018.

Revenues are classified as operating, non-operating or capital grant contributions. Table A-3 shows the sources of revenues for 2019 and 2018 as a percentage of all revenues. The overall contribution for each revenue type remained relatively constant from 2018 to 2019 with tenant revenue increasing due to the Authority's acquisition of several new properties during 2019.

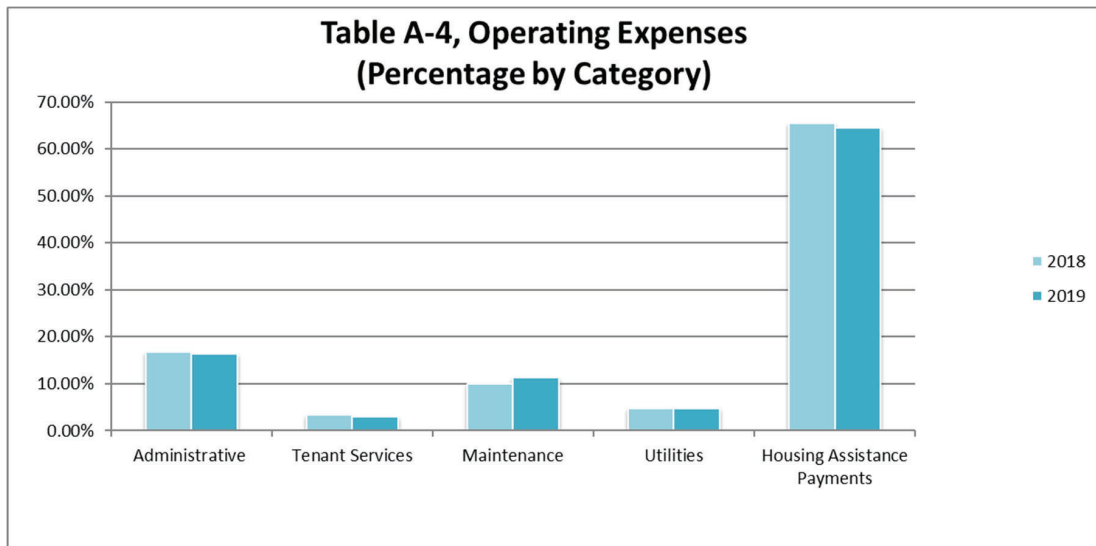
Table A-2, Condensed Statement of Revenues, Expense, and Changes in Net Position ⁽¹⁾

	<u>2019</u>	<u>2018</u>
Operating Revenues	\$ 336,973,222	\$ 317,520,461
Nonoperating revenues	37,688,834	43,203,366
Total Revenues	374,662,056	360,723,827
Operating expenses	310,401,945	274,393,980
Nonoperating expenses	21,740,727	16,843,504
Total Expenses	332,142,672	291,237,484
Excess or deficiency before contributions	42,519,384	69,486,343
Capital grant contributions	3,014,999	7,954,843
Change in Net Position	45,534,383	77,441,186
Beginning Net Position	617,078,858	550,248,884
Prior Period Adjustment	936,797	(10,611,212)
Ending Net Position	\$ 663,550,038	\$ 617,078,858

(1) Component units are not included.



Operating expenses are amounts paid for providing housing services to the Authority's tenants and for administering the various programs. Total operating expenses for 2019 were \$286.4 million (excluding depreciation and amortization), a 13.2 percent increase from 2018. Each category remained relatively constant from 2018 to 2019 with HAP payments increasing due to rising rents in King County.



Net Capital Assets

During 2019, net capital assets increased by \$465.3 million. This net increase is primarily attributable to \$492.8 million in capital asset additions (net of accumulated depreciation) offset by \$27.5 million of disposals (net of accumulated depreciation.)

Capital asset additions include:

- \$126.5 million related to the purchase of Hampton Greens Apartments,
- \$75 million related to the purchase of Kendall Ridge,
- \$70 million related to the purchase of Riverstone Apartments,
- \$65.8 million related to the purchase of Emerson Apartments,
- \$22.1 million related to the purchase of Kirkland Heights Apartments,
- \$11.6 million related to the purchase of Juanita View Apartments,
- \$59.6 million related to the acquisition of assets from KCHA–Egis Limited Partnership,
- \$14.2 million related to the acquisition of assets from KCHA–New Market Tax Credit Partnership,
- \$17.9 million of construction-in-process,
- \$24.4 million related to building upgrades at various properties,
- \$23.1 million related to capitalized EPC project cost

Capital asset disposals include:

- \$23.1 million related to capitalized EPC project construction-in-progress,
- \$1.1 million related to capitalized building upgrades reclassified from construction-in-progress,
- \$3.3 million related to lot sales to private builders for the construction of market-rate for-sale homes.

Information about the Authority’s capital assets is further presented in the financial statements Note 5 – Capital Assets.

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

	<u>2019</u>	<u>2018</u>
Land	291,594,815	194,658,334
Buildings and improvements	1,008,677,206	607,319,169
Furniture, equipment & machinery	8,665,681	8,412,939
Construction in progress	47,383,043	56,990,038
	<u>1,356,320,746</u>	<u>867,380,481</u>
Total accumulated depreciation and amortization	(244,304,502)	(220,590,737)
Net Capital Assets	<u>\$1,112,016,245</u>	<u>\$646,789,744</u>

Long-term Debt

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 \$827.8 million in net long-term bonds and notes outstanding (as shown in table A-6) which represents a \$363.4 million increase over the prior year-end balance. For more information on the Authority's long-term debt, please see Note 6.

Table A-6, Long Term Debt

	<u>2019</u>	<u>2018</u>
Long-term, net of current portion	<u>\$ 827,787,682</u>	<u>\$ 464,412,082</u>

Increase to long-term debt include \$142.2 million Pooled Housing Refunding Revenue bonds to refinance the acquisition of three properties – Kendall Ridge, Emerson, and Riverstone Apartments, \$60 million Tax Exempt Housing Revenue Note for the acquisition of Kirkland Heights, Juanita View, and Emerson Apartments, 126.5 million Non-Revolving Line of Credit Revenue Note for the acquisition of Hampton Greens Apartments, \$33.7 million drawn on Key Bank line of credit to refinance the acquisition of Juanita View and Kirkland Heights Apartments, and \$9.9 million tax exempt Key Bank line of credit for the acquisition of Riverstone Apartments.

The Authority's debt service coverage ratio is a measure of the cash flow available to pay current debt obligations. As of December 31, 2019, the Authority had a debt service coverage ratio of 1.46 which exceeds the minimum requirements of certain loan agreements.

Economic Factors Affecting the Authority's Future

The Authority receives the bulk of its operational funding from the United States Department of Housing and Urban Development (HUD) which, like all federal agencies, depends upon congressional appropriations. The current administration advocates severe funding cuts to programs administered by HUD; including completely defunding the Capital Fund Program. Much like the prior year, it is uncertain how much congress will appropriate.

While the pace of rent increases in the Seattle metropolitan region have slowed, rents remain some of the highest in the nation. The Fair Market Rent for a two-bedroom apartment in the Seattle-Bellevue stands at \$1,899 in 2019. Outside of Seattle, the traditionally more affordable areas of South King County have seen some of the largest rent increases in the region.

The Seattle area continues to have one of the most expensive housing markets in the nation. Housing prices have increased 2.9% over the last year. The median listing price of homes currently on the market in King County exceeds \$667,264.

As market pressures continue to increase, the need for the Authority's services remain in high demand at a time when funding is, by all indications, a low priority of the federal government.

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
Statement of Net Position
As of December 31, 2019

	AUTHORITY	COMPONENT UNITS
ASSETS:		
Current Assets		
Cash and cash equivalents	\$ 97,311,463	\$ 12,333,840
Restricted cash and cash equivalents	21,863,141	3,541,126
Receivables, net	6,723,456	254,846
Notes and leases receivable - current portion	31,717,243	-
Investments	58,683,712	-
Restricted investments	11,758,216	-
Other current assets	1,891,443	280,715
Total Current Assets	229,948,674	16,410,527
Noncurrent Assets		
Restricted cash and cash equivalents	-	-
Land, buildings and equipment, net		
Nondepreciable	300,163,118	19,399,771
Depreciable	811,853,127	330,384,792
Intangible assets, net	-	1,265,907
Interest receivable	15,307,390	
Notes and leases receivable	224,179,249	-
Other noncurrent assets	312,101	
Total Noncurrent Assets	1,351,814,985	351,050,470
Total Assets	1,581,763,659	367,460,997
DEFERRED OUTFLOWS OF RESOURCES:		
Deferred charge for defeasance of debt	633,548	-
Related to pensions & other post-employment benefits	4,476,584	-
Total Deferred Outflows	5,110,132	-
LIABILITIES:		
Current Liabilities		
Tenant security deposits	3,205,399	423,090
Current portion of long-term debt	42,722,154	3,477,636
Other current liabilities	16,380,885	14,153,426
Other post-employment benefits liability- Current Portion	217,294	
Total Current Liabilities	62,525,732	18,054,152
Noncurrent Liabilities		
Interest rate swaps - fair value	-	-
Long-term debt, net of current	827,787,682	243,966,884
Net pension & other post-employment benefits liability	23,991,587	-
Other noncurrent liabilities	2,559,968	18,854,316
Total Noncurrent Liabilities	854,339,237	262,821,200
Total Liabilities	916,864,969	280,875,352
DEFERRED INFLOWS OF RESOURCES:		
Related to pensions & other post-employment benefits	6,458,784	-
Total Deferred Inflows	6,458,784	-
NET POSITION:		
Net investment in capital assets	340,731,009	102,340,043
Restricted	30,415,958	3,118,037
Unrestricted	292,403,071	(18,872,435)
Total Net Position	\$ 663,550,038	\$ 86,585,645

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 Position
For the 12 Month Period Ended December 31, 2019

	<u>AUTHORITY</u>	<u>COMPONENT UNITS</u>
OPERATING REVENUES		
HUD subsidies and grant revenue	\$ 174,408,441	
Tenant revenue	105,143,723	19,191,478
Other revenue	57,421,058	1,165,261
Total Operating Revenues	<u>336,973,222</u>	<u>20,356,739</u>
OPERATING EXPENSES		
Administrative	43,502,046	3,068,624
Tenant services	7,999,181	632
Maintenance	30,359,182	2,602,409
Utilities	13,210,528	2,554,438
Housing assistance payments	177,192,982	
Depreciation and amortization	23,923,173	12,721,183
Other expenses	14,214,852	765,304
Total Operating Expenses	<u>310,401,945</u>	<u>21,712,590</u>
Operating Income (Loss)	26,571,277	(1,355,851)
NONOPERATING REVENUE (EXPENSE)		
Other government grants	17,874,290	-
Investment income	13,162,398	55
Interest expense	(21,740,727)	(7,661,258)
Net gain (loss) on disposal of capital assets	6,652,146	-
Net Nonoperating Revenues (Expenses)	<u>15,948,107</u>	<u>(7,661,203)</u>
INCOME (LOSS) before contributions and special items	42,519,384	(9,017,054)
Capital grant contributions	3,014,999	-
Partner contributions (disbursements)	-	-
CHANGE IN NET POSITION	45,534,383	(9,017,054)
Beginning Net Position	<u>617,078,858</u>	<u>94,920,387</u>
Prior Period Adjustment	936,797	682,312
Ending Net Position	<u>\$ 663,550,038</u>	<u>\$ 86,585,645</u>

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, 2019

	<u>AUTHORITY</u>
CASH FLOWS FROM OPERATING ACTIVITIES:	
Receipts from tenants	\$ 108,230,974
Receipts from HUD	174,417,392
Payments to employees	(34,201,111)
Payments to suppliers of goods and services	(67,738,198)
Payments to landlords	(172,713,606)
Payments made to other housing authorities	(2,221,108)
Other receipts	49,862,761
Other payments	(3,461,840)
Net cash provided by (used in) operating activities	<u>52,175,263</u>
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES:	
Receipts from other governments	17,093,595
Net cash provided by noncapital financing activities	<u>17,093,595</u>
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES:	
Capital grant contributions	3,014,999
Purchase of capital assets	(488,947,586)
Net proceeds from capital asset disposal	6,450,057
Proceeds from capital debt	348,656,610
Interest paid on capital debt	(20,245,078)
Other receipts	1,342,992
Net cash used in capital and related financing activities	<u>(149,728,006)</u>
CASH FLOWS FROM INVESTING ACTIVITIES:	
Net sale of investments	(627,531)
Payments received on notes and financing leases	61,351,604
Investment income -- notes and financing leases	15,010,873
Investment income -- other	5,961,390
Other payments	231,965
Net cash provided by investing activities	<u>81,928,300</u>
Net Increase in Cash and Cash Equivalents	1,469,152
Cash and cash equivalents -- beginning of the year	117,705,452
Cash and cash equivalents -- end of the year	<u>\$ 119,174,604</u>
Reconciliation of operating income (loss) to net cash provided (used) by operating activities:	
Operating income (loss)	26,571,277
Adjustment to reconcile operating income to net cash:	
Depreciation and amortization expense	23,923,173
Change in assets and liabilities:	-
Receivables and other assets	166,888
Accounts and other payables	1,513,925
Net cash provided by (used in) operating activities	<u>\$ 52,175,263</u>

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

Note 1 –Reporting Entity and Summary of Significant Accounting Policies

Reporting Entity

Primary Government

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. Of the State’s 39 counties, King County ranks eleventh in geographical size and first in population. The County is the financial, economic and industrial center of the entire Pacific Northwest region. The Authority’s jurisdiction encompasses an area of over 2,134 square miles and a population estimated at 1.9 million representing almost 30 percent 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. Commissioners serve without pay.

Summary of Significant Programs

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 45 housing projects consisting of 2,435 units of public housing of which 1,486 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 28.3 percent of their adjusted income in rents. 88 percent of public housing residents earn less than 30 percent of the area median income, with almost 80 percent 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 on behalf of over 10,000 households who live in private rental housing. 837 of these vouchers lease in KCHA-owned units, mostly in the tax-exempt bond properties. 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 28.3 percent 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 percent of area median income.

Project Based Section 8 Housing - The Authority owns several developments where some or all of the units are subsidized under the Section 8 program. Under this program, subsidies attach to qualifying housing units rather than to qualifying individuals or families. KCHA's project-based program currently has 2,615 operational units. 1,888 are at KCHA-owned properties and the remainder are at non-profit owned sites. 509 units leased to Moving King County Residents Forward, and 600 units owned by tax credit partnerships.

Unassisted Locally Financed Housing Programs

Tax-Exempt Bond and Line Of Credit Financed - The Authority owns 35 apartment complexes totaling 6,099 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 percent of area median.

Homeownership - The Authority owns five mobile home parks; four located in South King County and one located in Redmond, comprising 654 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. The Authority is general partner/managing member (hereafter referred to as "general partner") in 13 partnerships representing 14 housing complexes comprising 1,467 units.

Miscellaneous Local Programs - The Authority has an inventory of 15 different housing developments comprising 144 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 2019, the Authority assisted 623 homes with structural upgrades, air quality improvements and energy efficiencies.

Social and Human Service Programs - The Authority serves a wide variety of people including families with children as well as individuals with special needs such as the elderly, the physically and developmentally disabled, the homeless and the mentally ill. The Authority's programs and services are designed around a commitment to support and partner with individuals and families served by the Authority in ways that promote successful life outcomes with dignity and respect. Provided directly by the Authority's staff or through nearly 25 contracts with services providers, these services and programs fall into the following four broad categories: Housing Stability; Quality of Life; Workforce Development and Economic Independence; and Education Programs and Initiatives. For example, Head Start classrooms operate at two sites, Boys and Girls Club programs operate at four sites, and five 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, Sound Generations, and Neighborhood House. These contracted services are partially funded using federal and private grants, which the Authority receives in a competitive process for periods of one to three years.

Component Units

The governmental reporting entity consists of the Authority (the Primary Government) and its component units. Component units are legally separate organizations for which the Board is financially accountable, or other organizations whose nature and significant relationship with the Authority are such that exclusion would cause the Authority's financial statements to be misleading or incomplete. Financial accountability is defined as the appointment of a voting majority of the component unit's board, and (i) either the Authority's ability to impose its will on the organization or (ii) there is potential for the organization to provide a financial benefit to or impose a financial burden on the Authority.

The basic financial statements include both blended component units and discretely presented component units. The blended component units are legally separate entities, and should be, in substance, part of the Authority's operations, and so data from these units are combined with data of the primary government. The discretely presented component units, on the other hand, are reported in a separate column in the government-wide financial statements to emphasize they are legally separate from the government.

Complete financial statements of individual component units can be obtained from the Finance Department of the Authority. Although the limited partnerships, limited liability companies, and non-profit corporations do not follow government accounting for presentation purposes, certain transactions may be reflected differently in these financial statements than in the separately issued information in order to conform to the presentation of the primary government.

Blended Component Unit

Moving King County Residents Forward (MKCRF) - A legally separate, 501(c)(3), non-profit organization. During 2012, the Authority leased property to MKCRF through a 30-year capital lease with lease payments of one dollar per year. As a result of this transaction, the Authority swapped subsidy from the Public Housing program for subsidy from the Section 8 program. The increased Section 8 subsidy was leveraged to complete \$18 million of capital improvements at all 22 housing locations. Due to the fact that the governing body of MKCRF is identical to the governing body of the Authority and the management of the Authority has operational responsibility for MKCRF, MKCRF's balances and transactions are "blended" into the Authority's financial statements.

Overlake TOD Housing Limited Partnership (Overlake)- A Washington State limited partnership formed in July 2000 to construct and operate a 308-unit apartment complex known as The Village at Overlake Station, and a “Park and Ride” facility in Redmond, Washington. The Authority serves as its sole general partner. Prior to March 31, 2018, its Limited Partners were Columbia Housing/PNC Institutional Fund V Limited Partnership (the Investment Limited Partner) and Columbia Housing SLP Corporation (the Special Limited Partner). Effective March 31, 2018 both limited partners withdrew, relinquishing their entire interest in the partnership, and were replaced by KCHA Initial Affiliate LLC, a Washington Limited Liability Company (the substitute Limited Partner). Due to the fact that KCHA Initial Affiliate LLC is 100% controlled by the Authority, the governing body of the Authority and the partnership are substantively the same which in turn gives the Authority operational responsibility for the Overlake partnership. Consequently, Overlake’s balances and transactions are “blended” into the Authority’s financial statements.

Discretely Presented Component Units

The discretely presented component units are low income housing tax credit partnerships whose limited partners or members have limited rights regarding the operations of the partnerships and the Authority as General Partner or Managing Member controls the day-to-day operations of the partnerships. As such, the Authority has certain rights and responsibilities which enable it to impose its will on the partnerships due to its significant influence as the General Partner or Managing Member and also its financial relationships with the partnerships. It is for this reason that they are discretely presented on the Authority’s financial statements.

The partnerships are required to be operated in a manner necessary to qualify for federal low income housing tax credits and to be in compliance with regulations for tax exempt bonds as provided under Section 42 and 142 of the Internal Revenue Code. The Authority is allocated about .01 percent of all profits, losses, and tax credits pursuant to the terms of the partnership or operating agreement with the partnerships.

The following discretely presented component units have a December 31, 2019 year end:

- **Corinthian TOD LLLP** – A Washington State limited liability limited partnership formed in December 2015 to acquire, rehabilitate, lease, maintain and operate a 95-unit apartment complex in SeaTac, Washington, known as Corinthian Apartments. The Authority serves as its sole Managing Member. Pursuant to the second amended and restated Operating Agreement January 27th, 2018, RBC-Corinthian, LLC, a Delaware limited liability company, as the Investor Limited Partner and RBC Tax Credit Manager II, Inc., a Delaware corporation, as the Special Limited Partner, were admitted to the partnership.
- **Eastbridge Apartments LLC** – A Washington State limited liability company formed in March 2009 to construct and operate a 26-building, 91-unit housing project, known as Eastbridge Apartments in unincorporated King County, Washington. The Authority serves as sole Managing Member. Pursuant to the Amended and Restated Operating Agreement dated March 3, 2009, Bank of America, N.A. as the Investor Member and Banc of America CDC Special Holding Company, Inc. as the Special Member were admitted to the company.
- **Fairwind Apartments LLLP** – A Washington State limited liability limited partnership that was formed in March 2012 to construct and operate an 87-unit apartment project, known as Fairwind Apartments in unincorporated King County, Washington. The Authority serves as its sole General Partner. Pursuant to the Partnership Agreement, BCP/Fairwind, LLC is the Investment Limited Partner and BCCC, Inc. is the Special Limited Partner.
- **Green River Homes 2 LLC** – A Washington State limited liability company that was formed on October 7, 2011 to acquire, construct, rehabilitate, develop, improve, maintain, operate,

and lease a 59-unit apartment complex, known as Green River Homes in Auburn, Washington. The Authority serves as sole Managing Member. The Investor Member is RBC-Green River, LLC, a Delaware limited liability company and the Special Investor Member is RBC Tax Credit Manager II, Inc., a Delaware corporation.

- **Nia Apartments LLC** – A Washington State limited liability company that was formed in March 2007 to construct and operate an 82-unit apartment project, known as Nia Apartments in the unincorporated King County, Washington. The Authority serves as its sole managing member. Pursuant to the Operating Agreement dated March 15, 2007, NIA-Apollo Housing Capital, LLC as the Investor Member and Apollo Housing Manager II, Inc. as the Special Member, were admitted to the company. Subsequently, Apollo Housing Manager II, Inc. changed its name to RBC Tax Credit Manager II, Inc.
- **Salmon Creek Housing LLC** – Salmon Creek Housing LLC is a Washington State Limited Liability Company formed in March 2008, to construct and operate an 88-unit apartment project, known as Salmon Creek Apartments in unincorporated King County, Washington. The Authority serves as its sole managing member. Pursuant to the Operating Agreement dated March 25, 2008, Salmon Creek-Apollo Housing Capital, LLC as the Investor Member and Apollo Housing Manager II, Inc., (which changed its name to RBC Tax Credit Manager II, Inc.) as the Special Member, were admitted to the company.
- **Seola Crossing LLC** – A Washington State limited liability company formed in November 2005 to construct and operate a 187-unit apartment project, known as Seola Crossing Apartments in unincorporated King County, Washington. Phase I of the project includes 82 units and Phase II includes 105 units. The Authority serves as the sole Managing Member. Pursuant to the Amended and Restated Operating Agreement dated March 23, 2006, Boston Financial Housing Investments VIII Limited Partnership as the Investor Member and BFIM Special Limited Partner, Inc. as the Special Member were admitted to the company.
- **Sixth Place Apartments LLLP** – A Washington State limited liability limited partnership that was formed in June 2010 to acquire, construct, rehabilitate, develop, improve, maintain, operate, and lease a 24-unit apartment complex, known as Sixth Place Apartments in unincorporated King County, Washington. The Authority serves as sole General Partner. The Investment Limited Partner is Boston Capital Corporate Tax Credit Fund XXXIII, A Limited Partnership, a Massachusetts limited partnership and the Special Limited Partner is BCCC, Inc., a Massachusetts corporation.
- **Somerset Gardens Apartments LLLP** – A Washington state limited liability limited partnership, was formed on November 15, 2018 to acquire, develop, rehabilitate, own, maintain, and operate two multifamily apartment complexes, known as Somerset Gardens and Highland Village Apartments, totaling 286 units in King County, Washington. Pursuant to the Amended and Restated Agreement of Limited Liability Partnership dated March 1, 2019, the Authority serves as the general partner, the special limited partner is RBC Tax Credit Manager II, Inc., a Delaware corporation, and the investor limited partner is RBC Somerset Highland, LLC, a Delaware limited liability company.
- **Soosette Creek LLC** – A Washington State limited liability company formed in October 2007, to lease, renovate, maintain and operate a 262-unit apartment complex in Kent, Washington, known as Birch Creek Apartments (formerly Springwood Apartments). The Authority serves as its sole Managing Member. Pursuant to the Operating Agreement dated April 1, 2008 and amended September 1, 2008, Soosette Creek-Apollo Housing Capital, LLC, a Delaware

limited liability company as the Investor Member and RBC Tax Credit Manager II, Inc., a Delaware corporation as the Special Member were admitted to the company.

- **Spiritwood Manor LLLP** - A Washington State limited liability limited partnership formed in December 2015 to acquire, rehabilitate, lease, maintain and operate a 128-unit apartment complex in Bellevue, Washington, known as Spiritwood Manor Apartments. The Authority serves as its sole Managing Member. Pursuant to the second amended and restated Operating Agreement dated January 27th, 2018, RBC-Spiritwood, LLC, a Delaware limited liability company, as the Investor Limited Partner and RBC Tax Credit Manager II, Inc., a Delaware corporation, as the Special Limited Partner, were admitted to the partnership.
- **Vantage Point Apartments LLC** – A Washington State limited liability company formed in March 2013, to construct, lease, maintain and operate a 77-unit apartment complex in Renton, Washington, known as Vantage Point Apartments. The Authority serves as its sole Managing Member. Pursuant to the Operating Agreement dated June 2, 2014 and amended September 1, 2014, RBC-Vantage Point, LLC, a Delaware limited liability company as the Investor Member and RBC Tax Credit Manager II, Inc., a Delaware corporation as the Special Investor Member were admitted to the company.
- **Zephyr Apartments LLLP** – A Washington State limited liability limited partnership that was formed in January 29, 2010 to acquire, hold, invest in, secure financing for, construct, rehabilitate, develop, improve, maintain, operate, and lease a 25-unit apartment complex, known as Zephyr Apartments in unincorporated King County, Washington. Pursuant to the partnership Agreement dated January 29, 2010, the Authority serves as sole General Partner. The Investment Limited Partner is Boston Capital Corporate Tax Credit Fund XXXII, a Limited Partnership, a Massachusetts limited partnership, and the Special Limited Partner is BCCC, Inc., a Massachusetts corporation.

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.

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.

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.

Revenues and Expenses

Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services in connection with a proprietary fund's principal ongoing operations. The principal operating expenses for KCHA are administrative and maintenance expenses, depreciation, and Housing Choice Voucher program Housing Assistance

Payments to landlords. The principal operating revenues of the Authority are tenant revenues and HUD operating subsidies for the Public Housing and Housing Choice Voucher programs. 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.

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.

Restricted Assets

In accordance with bond resolutions (and certain related agreements) separate restricted accounts are required to be established. The assets held in these accounts are restricted for specific uses, including construction, debt service and other special reserve requirements. Restricted resources at December 31, 2019 include the following:

	Restricted		
	Cash & Cash Equivalents	Investments	Total
Collateral Reserves	\$ 25,360	\$ 7,088,216	\$ 7,113,576
Project Reserves	-		0
Debt Service Reserves	6,827,741	-	6,827,741
Program Income for Hope VI Lot Sales	6,796,259	4,670,000	11,466,259
Tenant Security Deposits	3,207,612	-	3,207,612
Replacement Reserves	623,502	-	623,503
Operating Reserves	221,598		221,598
FSS Reserves	1,599,437	-	1,599,437
Excess Cash Reserves	855,311	-	855,312
HAP Reserve	1,584,682		1,584,682
Other	5,513	-	5,513
Residual Receipts Reserve	116,124	-	116,124
	\$ 21,863,141	\$ 11,758,216	\$ 33,621,357

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.

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 5 for the capital asset components and balances at December 31, 2019 and fiscal year activity.

Depreciable lives for the capital asset categories follow:

Land	No depreciation
Buildings	20 – 40 years
Improvements	15 years
Equipment	3 – 10 years
Construction-in-process	No depreciation

Maintenance and repairs are charged to expense when incurred. At year-end some maintenance may be capitalized in accordance with the Authority's capital asset policy. 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.

Pensions

For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of all state sponsored pension plans and additions to/deductions from those plans' fiduciary net position have been determined on the same basis as they are reported by the Washington State Department of Retirement Systems. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

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.

Compensated Absences

It is the Authority's policy to pay 100 percent 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 a portion of sick leave is 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 an employee becomes eligible for retirement.

Inter-fund 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). Inter-fund payables and receivables (due to/from relationships) are created and used to account for ownership of the funds.

Deferred Outflows/Inflows of Resources

Transactions that result in the consumption or acquisition of net assets in one period that are applicable to future periods are presented as *deferred outflows of resources* and *deferred inflows of resources*, respectively, on the Statement of Net Position.

Derivative Financials 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.

Commitments

The Authority has entered into various long-term contracts for the development of various housing projects. As of December 31, 2019, the Authority was obligated under these contracts to purchase approximately \$1.3 million of goods and services.

Note 2 – 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 or 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 Federal Home Loan 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, 2019, the pool had an average days-to-maturity of 51 days and therefore is reported at cost. Government securities are reported at fair value.

A summary of cash and investments at December 31, 2019 follows:

	Unrestricted	Restricted	Total
Cash and cash equivalents:			
Cash on hand	\$ 13,205	\$ -	\$ 13,205
Depository	18,069,656	8,567,207	26,636,863
WA State Local Government Investment Pool	78,228,792	6,410,821	84,639,613
Certificates of Deposit	999,810		999,810
U.S. Treasury Money Market	-	6,885,113	6,885,113
Total Cash & Cash Equivalents	\$ 97,311,463	\$ 21,863,141	\$ 119,174,604
Investments:			
Government-Sponsored Entities	\$ 57,486,495	\$ 11,758,216	\$ 69,244,711
REDI Loan	1,197,217	-	1,197,217
Certificates of Deposit		-	0
Total Investments	58,683,712	11,758,216	70,441,928
Total	\$ 155,995,175	\$ 33,621,357	\$ 189,616,532

Investments Measured at Fair Value

The Authority measures and reports investments at fair value using valuation input hierarchy established by generally accepted accounting principles, as follows:

- Level 1: Quoted prices in active markets for identical assets or liabilities;
- Level 2: These are quoted market prices for similar assets or liabilities, quoted prices for identical or similar assets or liabilities in markets that are not active, or other quoted prices that are not observable;
- Level 3: Unobservable inputs for an asset or liability.

Investment by Fair Value Level	Total	Quoted Prices in Active Markets for Identical Assets (Level 1)	Significant Other Observable Inputs (Level 2)	Significant Other Unobservable Inputs (Level 2)
Federal Agency Securities	69,244,711	69,244,711	-	-
REDI Loan	1,197,217	1,197,217	-	-
	70,441,928	70,441,928	-	-

Investments Measured at Amortized Costs

Investments in the State Treasurer's Local Government Investment Pool (LGIP), a qualified external investment pool, are valued at amortized cost, which approximates fair value. The LGIP is an unrated external investment external investment pool. The LGIP portfolio is invested in a manner that meets the maturity, quality, diversification and liquidity requirements set forth by the Governmental Accounting Standards Board in Statement No. 79 for external investment pools that elect to measure, for the financial reporting purposes, investments at amortized costs. The LGIP does not have any legally binding guarantees of share values. The LGIP does not impose liquidity fees or redemption gates on participant withdrawals. Participants in the LGIP are offered 100 percent liquidity on a daily basis, provided notification is made within specified times. Each month, earnings from the LGIP are deposited to the entity's bank account.

The State Investment Pool was authorized by State statute Chapter 294, Laws of 1986, and is managed and operated by the State Treasurer. The State Finance Committee is the administrator of

the statute that created the pool and adopts rules. The State Treasurer is responsible for establishing the investment policy for the pool and reviews the policy annually and proposed changes are reviewed by the LGIP advisory Committee.

The Office of the state Treasurer prepares a stand-alone LGIP financial report. A copy of the report is available from the Office of the State Treasurer, PO Box 40200, Olympia, Washington 98504-0200, online at <http://www.tre.wa.gov>.

Note 3 - Notes 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, 2019, all of the developer fee notes, all of the financing leases, and \$217.4 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 to 8.5 percent 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 – Component Units, 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, 2019 follows:

	Beginning Balance	Additions	Payments	Ending Balance	Current Portion
Developer fee notes	8,869,248	\$ 2,566,915	\$ -	11,436,163	\$ -
Other Notes					
Real Estate:					
Residential	-	-	-	-	-
Multifamily	246,346,425	44,805,687	(75,056,273)	216,095,839	28,528,182
Construction	-	-	-	-	-
Other	14,287,623	-	(12,976,812)	1,310,811	-
Total Notes	269,503,296	47,372,602	(88,033,085)	228,842,813	28,528,182
Financing Leases, net					
Real Estate: Multifamily	47,744,799	120,686	(20,811,807)	27,053,679	3,189,061
Notes & Financing Leases Receivable	\$ 317,248,095	\$ 47,493,288	\$ (108,844,892)	\$ 255,896,492	\$ 31,717,243

The maturity schedule for notes receivables is as follows:

FISCAL YEAR	PRINCIPAL	INTEREST **	TOTAL
2020	28,528,181	1,344,800	29,872,981
2021	85,279,615	1,330,461	86,610,076
2022	529,178	1,315,063	1,844,241
2023	550,603	1,298,854	1,849,457
2024-2028	55,413,709	5,372,033	60,785,742
2029-2033	5,858,221	2,867,254	8,725,475
2034-2038	6,096,896	1,955,997	8,052,893
2039-2043	5,833,845	1,028,057	6,861,902
2044-2048	2,639,033	289,264	2,928,297
2049-2053	9,373,508	103,825	9,477,333
2054-2058	12,078,595	995,120	13,073,715
2059-2063	16,661,429	-	16,661,429
NOTE RECEIVABLE BALANCE	<u>\$ 228,842,813</u>	<u>\$ 17,900,728</u>	<u>\$ 246,743,541</u>

The maturity schedule for financing lease receivables is as follows:

FISCAL YEAR	PRINCIPAL	INTEREST **	TOTAL
2020	3,189,059	790,973	3,980,032
2021	2,000,000	-	2,000,000
2022	2,000,000	-	2,000,000
2023	2,000,000	-	2,000,000
2024-2028	10,000,000	-	10,000,000
2029-2033	7,864,620	-	7,864,620
2034-2038	-	-	-
2039-2043	-	-	-
2044-2048	-	-	-
2049-2053	-	-	-
2054-2058	-	-	-
FINANCING LEASE RECEIVABLE BALANCE	<u>\$ 27,053,679</u>	<u>\$ 790,974</u>	<u>\$ 27,844,653</u>

** Unearned interest.

Note 4 – Capital Assets

Primary Government

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

	Beginning Balances	Additions and Transfers In	Disposals and Transfers Out	Ending Balances
NONDEPRECIABLE:				
Land	\$ 155,737,407	\$ 94,294,369		\$ 250,031,776
Land Improvements	2,748,299			2,748,299
Construction-in-progress				
Greenbridge Project	12,111,520	4,195,700	(3,363,876)	12,943,344
Energy Performance Contract	23,105,602		(23,105,603)	(1)
Other	21,772,916	13,750,514	(1,083,730)	34,439,700
Total Nondepreciable	<u>215,475,744</u>	<u>112,240,583</u>	<u>(27,553,209)</u>	<u>300,163,118</u>
DEPRECIABLE:				
Land Improvements	36,172,629	2,642,112		38,814,741
Buildings and Improvements	606,553,074	401,358,037		1,007,911,111
Personal Property and Equipment	8,412,939	433,148	(180,406)	8,665,681
Leasehold Improvements	766,095			766,095
Total Depreciable	<u>651,904,737</u>	<u>404,433,297</u>	<u>(180,406)</u>	<u>1,056,157,628</u>
TOTAL CAPITAL ASSETS:	867,380,481	516,673,880	(27,733,615)	1,356,320,746
Accumulated Depreciation	(219,824,642)	(23,887,661)	173,896	(243,538,407)
Accumulated Amortization	(766,095)		-	(766,095)
Total accumulated depreciation and amortization	<u>(220,590,737)</u>	<u>(23,887,661)</u>	<u>173,896</u>	<u>(244,304,502)</u>
NET CAPITAL ASSETS	<u>\$ 646,789,744</u>	<u>\$ 492,786,220</u>	<u>\$ (27,559,719)</u>	<u>\$ 1,112,016,245</u>

Capital asset activity resulted primarily from the purchase of new properties and current property upgrades and rehabilitation.

Of the \$516.6 million of additions to the capital assets, \$451.2 million was related to the acquisition of land and buildings for Hampton Greens (\$126.5 million), Kendall Ridge (\$75 million), Riverstone (\$70 million), Emerson Apartments (\$65.8 million), Kirkland Heights (\$22.1 million), and Juanita View (\$11.6 million), the acquisition of assets from KCHA–Egis Limited Partnership (\$59.6 million), the acquisition of assets from KCHA–Green River Limited Partnership (\$5.1 million), the acquisition of assets from KCHA–New Market Tax Credit Partnership (\$14.2 million) and the acquisition of Head start building (\$1.3 million). In addition, \$17.9 million of additions was attributable to the increase in construction-in-process. Another \$24.4 million of additions was the result of upgrades and rehabilitation at various properties. Finally, reclassification of \$23.1 million EPC project cost to various public housing properties.

Of the \$27.7 million of disposition of the capital assets, \$23.1 million was mainly due to capitalization of EPC projects. \$1.1 million represents capitalized building upgrades reclassified from construction-in-progress and \$3.3 million represents lot sales to private builders for the construction of market-rate for-sale homes. There was no interest on qualifying assets in 2019.

Discretely Presented Component Units

	Beginning Balances	Additions	Disposals	Ending Balances
NONDEPRECIABLE:				
Land	\$ 24,435,685	\$ (100,828)	\$ (4,935,086)	\$ 19,399,771
Construction-in-progress	3,787,573	(3,169,622)	(617,951)	-
Total Nondepreciable	<u>28,223,258</u>	<u>(3,270,450)</u>	<u>(5,553,037)</u>	<u>19,399,771</u>
DEPRECIABLE:				
Land Improvements	25,045,200	3,309,377	(1,577,838)	26,776,739
Buildings	446,567,431	12,724,166	(82,668,155)	376,623,442
Equipment	9,097,665	823,076	(859,328)	9,061,413
Off-site Work	9,463,523	-	-	9,463,523
Total Depreciable	<u>490,173,819</u>	<u>16,856,619</u>	<u>(85,105,321)</u>	<u>421,925,117</u>
Intangible Assets	<u>2,586,194</u>	<u>-</u>	<u>(319,408)</u>	<u>2,266,786</u>
Total Capital Assets	520,983,271	13,586,169	(90,977,766)	443,591,674
Accumulated Depreciation	(103,452,108)	(12,583,497)	24,495,280	(91,540,325)
Accumulated Amortization	(1,157,571)	(131,013)	287,705	(1,000,879)
	<u>\$ 416,373,592</u>	<u>\$ 871,659</u>	<u>\$ (66,194,781)</u>	<u>\$ 351,050,470</u>

Additions to capital assets resulted primarily from rehabilitation work at various properties.

Disposals of capital assets resulted primarily from the dissolution of the KCHA-Egis Limited Partnership and KCHA-Green River Limited Partnership. The assets belonging to the partnerships were acquired by the Authority.

Note 5 – Long-Term Debt Obligations

Changes to the Authority's long-term obligations are as follows:

	Beginning Balance	Additions	Retirements/ Payments	Ending Balance	Current Portion
Revenue Bonds	\$ 221,684,826	\$ 157,160,346	\$ (6,568,648)	\$ 372,276,524	\$ 8,068,636
Demand Bonds	26,450,000	-	(215,000)	26,235,000	850,000
Mortgage Notes	904,404	-	(41,890)	862,514	42,944
Lines of Credit	111,224,920	194,221,122	(56,130,965)	249,315,077	27,500,000
Notes Payable	161,589,088	100,088,708	(39,857,075)	221,820,721	6,260,574
	<u>\$ 521,853,238</u>	<u>\$ 451,470,175</u>	<u>\$(102,813,578)</u>	<u>\$ 870,509,836</u>	<u>\$ 42,722,154</u>

Additional debt incurred in 2019 includes:

- The Authority issued \$66.6 million Pooled Housing Refunding Revenue Bonds 2019 AA to refinance the acquisition of three properties – Kendall Ridge, Emerson, and Riverstone Apartments. The bond matures in 2039 and has average coupon rate of 3.34%.
- The Authority issued \$75.6 million Pooled Housing Refunding Revenue Bonds 2019 AAA to refinance the acquisition of three properties – Kendall Ridge, Emerson, and Riverstone Apartments. The bond matures in 2039 and has average coupon rate of 3.23%.

- The Authority issued a \$60 million tax exempt Housing Revenue Note, 2019 below market interest rate to refinance a portion of the cost of acquisition of three properties - Kirkland Heights, Juanita View, and Emerson Apartments. The line of credit matures in 2034 and has an interest rate of 1.00 percent.
- The Authority issued \$126.5 million Non-Revolving Line of Credit Revenue Note, 2019 for the acquisition of Hampton Greens Apartments. The line of credit has a variable interest rate.
- \$33.7 million drawn on Key Bank \$80 million line of credit to finance the acquisition of Juanita View and Kirkland Heights Apartments. The line of credit has variable interest rate.
- The Authority issued \$69.9 million non-revolving line of credit for the acquisition of Riverstone Apartment of which \$60M has been refinanced.
- The Authority issued \$14.9 million Refunding Revenue Bond for Somerset Gardens.

	Fiscal Year Issued	Amount Issued	Interest Rates	Fiscal Year Maturity	Amount Outstanding	Current Portion
Revenue Bonds:						
Tax Credit:						
Greenbridge - Nia	2006	3,000,000	5.41-5.87%	2037	2,625,000	45,000
Seola Crossing 1	2006	1,650,000	6.38%	2047	1,556,418	11,082
Seola Crossing 2	2006	5,050,000	6.38%	2047	4,763,582	33,918
Soosette Creek	2008	37,500,000	0.00-0.65%	2058	17,565,000	1,315,000
Eastbridge Apts.	2008	7,120,000	5.65%	2029	6,560,000	85,000
Green River Homes II	2011	9,500,000	2.78%	2021	4,318,182	863,636
Corinthian	2008	7,120,000	.90 -3%	2029	6,480,000	175,000
Highland Village	2019	14,875,000	4.50%	2039	14,997,044	125,000
Total tax credit		<u>\$ 85,815,000</u>			<u>\$ 58,865,226</u>	<u>\$ 2,653,636</u>
Other:						
Rural Housing	1997	\$ 2,230,000	4.50-5.75%	2028	\$ 1,058,043	\$ 95,000
EPC - Hannon Armstrong QECB	2016	10,464,529	4.23%	2037	10,464,529	-
2018 Pool	2018	164,710,000	3.50%	2038	159,725,425	3,020,000
2019 AA	2019	63,235,000	3.00-5.00%	2039	66,585,444	1,195,000
2019 AAA	2019	72,510,000	3.00-5.00%	2039	75,577,857	1,105,000
Total other		<u>\$ 313,149,529</u>			<u>\$ 313,411,298</u>	<u>\$ 5,415,000</u>
Total revenue bonds		<u>\$ 398,964,529</u>			<u>\$ 372,276,524</u>	<u>\$ 8,068,636</u>
Demand Bonds:						
Tax Credit:						
Overlake	2000	\$ 23,725,000	0.05-2.61%	2040	\$ 22,480,000	\$ 785,000
Salmon Creek	2008	4,250,000	0.05-2.61%	2047	3,755,000	65,000
Total tax credit		<u>\$ 27,975,000</u>			<u>\$ 26,235,000</u>	<u>\$ 850,000</u>
Other:						
Total demand bonds		<u>\$ 27,975,000</u>			<u>\$ 26,235,000</u>	<u>\$ 850,000</u>
Mortgage Notes:						
Rural Housing	1998	\$ 1,350,949	7.25%	2033	\$ 862,514	\$ 42,944
Total mortgage notes		<u>\$ 1,350,949</u>			<u>\$ 862,514</u>	<u>\$ 42,944</u>

	Fiscal Year Issued	Amount Issued	Interest Rates	Fiscal Year Maturity	Amount Outstanding	Current Portion
Lines of Credit:						
KeyBank <i>Bellevue Manor Cascadian</i>	2011	11,500,000		2023	10,071,803 7,899,164 2,172,639	- - -
KeyBank Woodcreek Lane Somerset Gardens Abbey Ridge Vashon Terrace Juanita View Kirkland Heights Cascadian Hidden Village Moving To Work Walnut Park Woodland North Woodridge Park	2015	80,000,000		2023	75,243,844 4,339,491 1,500,000 20,214,664 1,539,800 11,574,500 22,164,000 440,102 1,685,259 2,807,498 4,927,602 2,172,639 1,878,290	- - - - - - - - - - - - -
Bank of America /Highland Village	2017	25,000,000	3.48%	2020	27,500,000	27,500,000
Riverstone	2019	69,999,430	2.45%	2023	9,999,430	-
Hampton Greens	2019	126,500,000	2.17%	2023	126,500,000	-
Total Other		<u>\$ 312,999,430</u>			<u>\$ 249,315,077</u>	<u>\$ 27,500,000</u>
Total lines of credit		<u>\$ 312,999,430</u>			<u>\$ 249,315,077</u>	<u>\$ 27,500,000</u>

Notes Payable:

Tax Credit:

Somerset - Bellevue	2000	\$ 700,000	1.00%	2030	\$ -	\$ -
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	-	-
Greenbridge - Nia	2008	328,000	4.75%	2058	328,000	-
Seola Crossing II	2007	250,000	4.75%	2058	250,000	-
Soosette Creek	2010	1,950,000	0.65%	2060	1,950,000	-
Vantage Point	2017	2,000,000	0.00%	2066	2,000,000	-
Corinthian Apartments	2019	3,076,377	0.00%	2056	3,076,377	-
Total tax credit		<u>\$ 10,684,377</u>			<u>\$ 9,604,377</u>	<u>\$ -</u>

Other:

Hidden Village - State	1992	\$ 292,157	5.00%	2044	\$ 292,157	\$ -
Windsor Heights - State	1999	1,040,000	1.00%	2039	852,166	38,318
Windsor Heights - King County	1999	950,000	1.00%	2049	950,000	-
Windsor Heights - SeaTac	1999	90,000	1.00%	2049	90,000	-
Si View - DOC	1999	93,860	1.00%	2049	60,830	1,817
Rainier View 1 - DOC	1999	227,240	1.00%	2049	145,801	4,360
Rainier View 2 - DOC	1999	172,900	1.00%	2049	109,329	3,270
FHLB	2013	18,000,000	3.97%	2033	12,362,903	900,000
2013 Pool	2013	83,281,749	3.57%	2033	64,496,385	3,601,553
2015 Pool	2015	41,700,000	2.68%	2035	37,364,618	1,036,256
2018 Columbia Pool	2018	29,600,000	3.40%	2048	31,392,256	647,573
Bellevue Manor - ARCH Loan	2015	476,357	1.00%	2054	775,998	-
Patricia Harris - ARCH Loan	2015	224,002	1.00%	2054	224,002	-
Harrison House - King County	2015	750,000	1.00%	2054	750,000	-
Arbor Heights - WA State CTED	2004	775,000	1.00%	2043	775,000	27,427
Arbor Heights - King County HOV	2005	775,000	1.00%	2054	775,000	-
Valley Park, KC		750,000			750,000	-
Valley Park, Auburn CDBG		49,900			49,900	-
Microsoft 2019 Revenue Note	2019	60,000,000	1.00%	2034	60,000,000	-
Total other		<u>\$ 239,248,165</u>			<u>\$ 212,216,344</u>	<u>\$ 6,260,574</u>
Total notes payable		<u>\$ 249,932,542</u>			<u>\$ 221,820,721</u>	<u>\$ 6,260,574</u>

TOTAL LONG-TERM OBLIGATIONS \$ 991,222,450 \$ 870,509,836 \$ 42,722,154

The schedule of principal payments follows:

Debt Service - Principal	Revenue Bonds	Demand Bonds	Mortgage Notes	Financing Lease	Lines of Credit	Notes	Total
2020	8,068,636	850,000	42,944	-	27,500,000	6,260,574	42,722,154
2021	11,754,043	220,000	46,626	-	221,815,077	6,747,986	240,583,732
2022	7,576,117	225,000	46,832	-	-	6,958,863	14,806,812
2023	7,759,473	225,000	46,832	-	-	6,827,255	14,858,560
2024	7,944,444	230,000	46,832	-	-	7,034,149	15,255,425
2025-2029	56,205,826	1,205,000	632,447	-	-	38,506,663	96,549,936
2030-2034	54,278,042	1,315,000	-	-	-	98,016,678	153,609,720
2035-2039	215,799,943	1,445,000	-	-	-	25,013,311	242,258,254
2040-2044	1,930,000	19,700,000	-	-	-	7,370,489	29,000,489
2045-2049	960,000	820,000	-	-	-	7,460,642	9,240,642
2050-2054	-	-	-	-	-	4,297,838	4,297,838
2055-2059	-	-	-	-	-	3,376,273	3,376,273
2060-2064	-	-	-	-	-	1,950,000	1,950,000
2065-2067	-	-	-	-	-	2,000,000	2,000,000
Total	\$ 372,276,524	\$ 26,235,000	\$ 862,514	\$ -	\$ 249,315,077	\$ 221,820,721	\$ 870,509,836

The schedule of interest payments follows:

Debt Service - Interest	Revenue Bonds	Demand Bonds	Mortgage Notes	Financing Lease	Lines of Credit	Notes	Total
2020	13,403,591	712,283	60,609	-	-	5,472,966	19,649,449
2021	13,210,212	710,595	57,123	-	-	5,248,989	19,226,919
2022	12,919,627	708,782	53,376	-	-	5,024,889	18,706,674
2023	12,686,535	706,907	49,347	-	-	4,794,247	18,237,036
2024	12,441,750	704,970	45,017	-	-	4,576,314	17,768,051
2025-2029	56,194,522	3,492,409	127,436	-	-	19,036,094	78,850,461
2030-2034	44,799,387	3,428,531	-	-	-	12,042,429	60,270,347
2035-2039	28,726,416	3,350,401	-	-	-	3,491,218	35,568,035
2040-2044	675,262	2,635,135	-	-	-	2,222,965	5,533,362
2045-2049	85,220	37,402	-	-	-	1,059,014	1,181,636
2050-2054	-	-	-	-	-	731,372	731,372
2055-2059	-	-	-	-	-	665,637	665,637
2060-2064	-	-	-	-	-	-	-
2065-2067	-	-	-	-	-	-	-
Total	\$ 195,142,522	\$ 16,487,415	\$ 392,908	\$ -	\$ -	\$ 64,366,134	\$ 276,388,979

The schedule of debt service payments follows:

Debt Service - Total	Revenue Bonds	Demand Bonds	Mortgage Notes	Financing Lease	Lines of Credit	Notes	Total
2020	21,472,227	1,562,283	103,553	-	27,500,000	11,733,540	62,371,603
2021	24,964,255	930,595	103,749	-	221,815,077	11,996,975	259,810,651
2022	20,495,744	933,782	100,208	-	-	11,983,752	33,513,486
2023	20,446,008	931,907	96,179	-	-	11,621,502	33,095,596
2024	20,386,194	934,970	91,849	-	-	11,610,463	33,023,476
2025-2029	112,400,348	4,697,409	759,883	-	-	57,542,757	175,400,397
2030-2034	99,077,429	4,743,531	-	-	-	110,059,107	213,880,067
2035-2039	244,526,359	4,795,401	-	-	-	28,504,529	277,826,289
2040-2044	2,605,262	22,335,135	-	-	-	9,593,454	34,533,851
2045-2049	1,045,220	857,402	-	-	-	8,519,656	10,422,278
2050-2054	-	-	-	-	-	5,029,210	5,029,210
2055-2059	-	-	-	-	-	4,041,910	4,041,910
2060-2064	-	-	-	-	-	1,950,000	1,950,000
2065-2067	-	-	-	-	-	2,000,000	2,000,000
Total	\$ 567,419,046	\$ 42,722,415	\$ 1,255,421	\$ -	\$ 249,315,077	\$ 286,186,855	\$1,146,898,814

Demand Bonds

The Authority had \$26.24 million in outstanding variable rate demand bonds on two projects. The Village at Overlake Station (Overlake) had \$22.48 million, Salmon Creek Apartments had \$3.76 million. 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 0.20 percent of the facility.
- The credit enhancements are intended to not only provide security to bondholders, but also to make 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 0.05 percent 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 Overlake bonds mature in 2040. At December 31, 2019, the variable rate on the bonds was 1.80 percent. The Overlake variable rate demand note bonds have a year-end principal balance of \$22,480,000. The Letter of Credit expires on January 2, 2021 and supports the variable rate bonds only.

Salmon Creek Apartments bond matures in 2047. At December 31, 2019, the variable rate on the bond was 1.80 percent. The Salmon Creek variable rate demand bond had a year-end principal balance of \$3,755,000. This bond has a swap agreement in place, but not held by the Authority. The interest the Authority pays through the swap agreement is 3.988 percent.

Recoverable Grants

Overlake 4 - Washington State Convention and Trade Center

In 2001, the Authority received a \$1,500,000 recoverable grant from the Washington State Convention and Trade Center which was conditional on the Overlake Transit-Oriented Development constructing 300 units of affordable housing for low income households with annual gross income at or below 80 percent of the local median income for the Seattle, Bellevue, and Everett Primary Metropolitan Statistical Area. The length of commitment to serve the target population will be fifty years ending February 28, 2051. All funds are recoverable if the conditions are not met.

Overlake 5 - King County Department of Community and Health Services

In 2001, the Authority received a \$500,000 recoverable grant from the King County Department of Community and Health Services which is conditional on the Overlake project renting a minimum of 40 percent of their units to households that make less than 60 percent of area median income. Rents charged to tenants may not exceed 30 percent of the monthly income of the target population. This commitment to serve the target population matures on January 1, 2052. All funds are recoverable if conditions are not met.

Highland Village – City of Bellevue

In 2019, the Authority received a \$2,000,000 recoverable grant from City of Bellevue to reimburse for the acquisition of a 76 units of affordable housing for low income households with annual gross income at or below 80 percent of the local median income for the Seattle, Bellevue, and Tacoma Primary Metropolitan Statistical Area. The length of commitment to serve the target population will be forty years ending February 28, 2058. All funds are recoverable if the conditions are not met.

Forgivable Loans

Birch Creek

In 2010, the Authority received a forgivable loan of \$1,950,000 from the King County Department of Community and Human Services which is conditional on the Birch Creek project renting a minimum of 40 percent of their units to households that make less than 60% of area median income. Rents charged to tenants may not exceed 30 percent of the monthly income of the target population. This commitment to serve the target population matures on August 31, 2064. The full amount of the loan is to be repaid if the conditions for forgiveness are not met.

Greenbridge - Nia

In 2008, the Authority received a \$328,000 forgivable loan from Bank of America which is conditional on the Nia project renting units as follows: (a) at least 50 percent of the project's rental units to tenants whose income at the time of their initial occupancy of a unit in the project is no greater than 30 percent of the Area Median Income (the "AMI") in King County, Washington as published by HUD; (b) at least 10 percent of the project's rental units to tenants whose income at the time of their initial occupancy of a unit in the project is no greater than 50 percent of AMI; and (c) at least 40 percent of the project's rental units to tenants whose income at the time of their initial occupancy of a unit in the project is no

greater than 60 percent of AMI. This commitment to serve the target population matures on April 1, 2022. The full amount of the loan is to be repaid if the conditions for forgiveness are not met.

Seola Crossing II

In 2007, the Authority received a \$250,000 forgivable loan from Bank of America which is conditional on the Seola Crossing project renting as follows: (a) at least 50 percent of the Project's rental units to tenants whose income at the time of their initial occupancy of a unit in the Project is no greater than 30 percent of the Area Median Income in King County, Washington as published by HUD; (b) at least 10 percent of the Project's rental units to tenants whose income at the time of their initial occupancy of a unit in the project is no greater than 50 percent of AMI; and (c) at least 40 percent of the project's rental units to tenants whose income at the time of their initial occupancy of a unit in the project is no greater than 60 percent of AMI. This commitment to serve the target population matures on April 1, 2022. The full amount of the loan is to be repaid if the conditions for forgiveness are not met.

Windsor Heights

In 1999, the Authority received a forgivable loan of \$1,040,000 from the King County Department of Community and Human Services which is conditional on the Windsor Heights project renting a minimum of 40 percent of their units to households that make less than 60 percent of area median income. Rents charged to tenants may not exceed 30 percent of the monthly income of the target population. This commitment to serve the target population matures on June 15, 2049. The full amount of the loan is to be repaid if the conditions for forgiveness are not met.

Highland Village

In 2019, the Authority received a forgivable loan of \$3,500,000 from the King County Department of Community and Human Services which is conditional on the Highland Village project renting a 75 of their units to households that make less than 60 percent of area median income. Rents charged to tenants may not exceed 30 percent of the monthly income of the target population. This commitment to serve the target population matures on December 31, 2068. The full amount of the loan is to be repaid if the conditions for forgiveness are not met.

Note 6 – Component Units

Blended Component Units

Moving King County Residents Forward (MKCRF)

As the governing body of MKCRF is identical to the governing body of the Authority and the management of the Authority has operational responsibility for MKCRF, MKCRF's balances and transactions are "blended" with those of the Authority pursuant to GASB Statement 14, *The Financial Reporting Entity* and GASB Statement 61 *The Financial Reporting Entity: Omnibus*.

When combining MKCRF and the Authority's financial data, the capital lease was eliminated, as well as other payables to the Authority, in order to prevent overstatement of debt and receivables.

Overlake TOD Housing Limited Partnership (Overlake)

The Authority serves as Overlake's sole general partner. Overlake's limited partner is KCHA Initial Affiliate LLC which is 100% controlled by the Authority. As such, the governing body of the Authority

and the partnership are substantively the same which in turn gives the Authority operational responsibility for the Overlake partnership. Consequently, Overlake's balances and transactions are "blended" with those of the Authority pursuant to GASB Statement 14, *The Financial Reporting Entity* and GASB Statement 61 *The Financial Reporting Entity: Omnibus*.

	Moving King County Residents Forward	Overlake TOD Housing Limited Partnership
CONDENSED STATEMENT OF NET POSITION		
ASSETS		
Cash and Investments	\$ 1,760.00	\$ 4,074,197.00
Receivables and other, net	-	40,606
Capital Assets	36,582,209	24,083,763
Total Assets	\$ 36,583,969	\$ 28,198,566
DEFERRED OUTFLOWS OF RESOURCES:		
	\$ -	\$ -
TOTAL ASSETS AND DEFERRED OUTFLOWS OF RESOURCES:	\$ 36,583,969	\$ 28,198,566
LIABILITIES:		
LIABILITIES		
Current Liabilities	\$ 14,471,205	22,778,547
Long-term Liabilities	-	-
Total Liabilities	\$ 14,471,205	\$ 22,778,547
DEFERRED INFLOWS OF RESOURCES:		
	\$ -	\$ -
NET POSITION:		
Net investment in capital assets	36,582,209	24,083,763
Restricted	-	797,939
Unrestricted	(14,469,445)	(19,461,683)
Total Net Position	22,112,764	5,420,019
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND NET POSITION	\$ 36,583,969	\$ 28,198,566
CONDENSED STATEMENT OF REVENUES, EXPENSES AND CHANGE IN NET POSITION		
OPERATING REVENUES	\$ 3,882,477	\$ 4,148,652
OPERATING EXPENSES		
Administrative	1,431	602,594
Operating and Maintenance	-	901,557
Depreciation and Amortization	1,525,057	1,122,771
Total Operating Expense	1,526,488	2,626,922
Total Operating Income	2,355,988	1,521,730
NONOPERATING REVENUES (EXPENSES)		
Grant Revenue		
Interest Expense	(889,791)	(942,724)
Gain(loss) on disposal assets		
Other revenue (expense)		
Total nonoperating revenues (expenses)	(889,791)	(942,724)
Total Net Income (Loss)	1,466,197	579,006
CHANGE IN NET POSITION		
Beginning Net Position	20,646,567	4,841,013
Total Ending Net Position	\$ 22,112,764	\$ 5,420,019

Discretely Presented Component Units

The discretely presented component units are Low Income Housing Tax Credit partnerships whose limited partners or members have limited rights regarding the operations of the partnerships and the Authority as General Partner or Managing Member controls the day-to-day operations of the partnerships. As such, the Authority has certain rights and responsibilities which enable it to impose its will on the partnerships due to its significant influence as the General Partner or Managing Member and also its financial relationships with the partnerships. It is for this reason that they are discretely presented on the Authority's financial statements.

On March 1, 2019, Green River Homes, LLC, a low income housing tax credit partnership, was dissolved and all assets and obligations were transferred to the authority.

On June 1, 2019, the Egis Housing Limited Partnership, a low income housing tax credit partnership, was dissolved and all assets and obligations were transferred to the authority.

Partnership Name	Corinthian TOD LLLP	Eastbridge Apartments LLC	Egis Housing Limited Partnership	Fairwind Apartments LLLP	Green River Homes LLC
Fiscal Year Acquired / Sold	2016	2010	2007	2013	2004
ASSETS, LIABILITIES AND NET POSITION:					
ASSETS					
Cash and investments	\$ 632,961	\$ 1,120,952	\$ -	\$ 683,946	\$ -
Receivables and other	84,260	99,965	-	111,590	-
Capital assets, net	17,036,766	14,451,932	-	16,724,264	-
Total Assets	\$ 17,753,987	\$ 15,672,849	\$ -	\$ 17,519,801	\$ -
LIABILITIES & NET POSITION					
LIABILITIES					
Current liabilities	\$ 193,133	\$ 634,856	\$ -	\$ 60,720	\$ -
Long-term liabilities	11,302,548	9,706,188	-	7,590,851	-
NET POSITION	6,258,306	5,331,805	-	9,868,229	-
Total Liabilities & Net Position	\$ 17,753,987	\$ 15,672,849	\$ -	\$ 17,519,801	\$ -
REVENUE, EXPENSES AND CHANGE IN NET POSITION:					
OPERATING REVENUES	\$ 1,232,036	\$ 1,493,593	\$ -	\$ 698,302	\$ -
OPERATING EXPENSES					
Administrative	204,973	177,852	-	193,138	-
Operating and maintenance	262,768	294,051	-	404,013	-
Depreciation and amortization	534,981	931,009	-	612,131	-
Total Operating Expense	1,002,722	1,402,912	-	1,209,282	-
Total Operating Income	229,314	90,681	-	(510,980)	-
NONOPERATING REVENUES (EXPENSES)					
Grant Revenue	-	-	-	-	-
Investment income	-	10	-	-	-
Interest expense	(447,045)	(616,536)	-	(233,232)	-
Other revenue (expense)	-	-	-	-	-
Total nonoperating revenues (expenses)	(447,045)	(616,526)	-	(233,232)	-
Total Net Income (Loss)	(217,731)	(525,845)	-	(744,212)	-
Contributions (distributions)	-	-	-	-	-
CHANGE IN NET POSITION					
Beginning Net Position	6,476,037	5,857,650	3,704,467	10,612,442	645,402
Disposal	-	-	(3,704,467)	-	(645,402)
Restated Beginning Net Assets	6,476,037	5,857,650	-	10,612,442	-
Total Ending Net Position	\$ 6,258,306	\$ 5,331,805	\$ -	\$ 9,868,230	\$ -

Partnership Name	Green River Homes 2 LLC	Nia Apartments LLC	Salmon Creek Housing LLC	Seola Crossing LLC	Sixth Place Apartments LLLP
Fiscal Year Acquired / Sold	2012	2008	2009	2007	2010
ASSETS, LIABILITIES AND NET POSITION:					
ASSETS					
Cash and investments	\$ 616,088	\$ 563,634	\$ 841,015	\$ 1,837,546	\$ 412,317
Receivables and other	41,942	109,083	81,007	263,517	24,266
Capital assets, net	14,621,633	13,622,719	16,259,108	26,277,102	6,901,582
Total Assets	\$ 15,279,663	\$ 14,295,436	\$ 17,181,130	\$ 28,378,165	\$ 7,338,165
LIABILITIES & NET POSITION					
LIABILITIES					
Current liabilities	\$ 393,864	\$ 2,266,471	\$ 2,015,103	\$ 5,066,499	\$ 51,531
Long-term liabilities	10,906,678	7,344,520	7,745,861	17,469,241	6,785,030
NET POSITION	3,979,121	4,684,445	7,420,166	5,842,425	501,604
Total Liabilities & Net Position	\$ 15,279,663	\$ 14,295,436	\$ 17,181,130	\$ 28,378,165	\$ 7,338,165
REVENUE, EXPENSES AND CHANGE IN NET POSITION:					
OPERATING REVENUES	\$ 896,699	\$ 860,738	\$ 1,041,446	\$ 2,171,165	\$ 249,338
OPERATING EXPENSES					
Administrative	171,841	145,672	155,425	318,730	47,872
Operating and maintenance	234,707	250,239	337,703	617,545	86,989
Depreciation and amortization	467,572	590,780	581,143	1,200,900	371,808
Total Operating Expense	874,120	986,691	1,074,271	2,137,175	506,669
Total Operating Income	22,579	(125,953)	(32,825)	33,990	(257,331)
NONOPERATING REVENUES (EXPENSES)					
Grant Revenue	-	-	-	-	-
Investment income	-	-	(52,600)	45	-
Interest expense	(68,042)	(385,519)	(458,928)	(1,080,707)	(6,215)
Other revenue (expense)	-	-	-	-	-
Total nonoperating revenues (expenses)	(68,042)	(385,519)	(511,528)	(1,080,662)	(6,215)
Total Net Income (Loss)	(45,463)	(511,472)	(544,353)	(1,046,672)	(263,546)
Contributions (distributions)	-	-	-	-	-
CHANGE IN NET POSITION	(45,463)	(511,472)	(544,353)	(1,046,672)	(263,546)
Beginning Net Position	4,024,583	5,195,917	7,964,519	6,889,097	765,150
Disposal	-	-	-	-	-
Restated Beginning Net Assets	4,024,583	5,195,917	7,964,519	6,889,097	765,150
Total Ending Net Position	\$ 3,979,120	\$ 4,684,445	\$ 7,420,166	\$ 5,842,425	\$ 501,604

Partnership Name	Somerset Gardens Apartments LLLP	Soosette Creek LLC	Spiritwood Manor LLLP	Vantage Point Apartments LLC	Zephyr Apartments LLLP	GRAND TOTAL
Fiscal Year Acquired / Sold	2017	2008	2016	2013	2010	
ASSETS, LIABILITIES AND NET POSITION:						
ASSETS						
Cash and investments	\$ 3,054,807	\$ 3,205,664	\$ 2,066,792	\$ 283,142	\$ 556,102	\$ 15,874,966
Receivables and other	406,582	206,196	176,184	165,373	31,502	1,801,467
Capital assets, net	82,263,161	72,019,594	40,197,581	23,538,507	5,870,616	349,784,563
Total Assets	\$ 85,724,550	\$ 75,431,454	\$ 42,440,556	\$ 23,987,022	\$ 6,458,220	\$ 367,460,997
LIABILITIES & NET POSITION						
LIABILITIES						
Current liabilities	\$ 2,856,477	\$ 2,632,745	\$ 1,725,849	\$ 119,852	\$ 37,051	\$ 18,054,152
Long-term liabilities	82,173,223	57,763,461	25,752,315	12,217,131	6,064,155	262,821,200
NET POSITION	694,850	15,035,248	14,962,393	11,650,038	357,015	86,585,645
Total Liabilities & Net Position	\$ 85,724,550	\$ 75,431,454	\$ 42,440,556	\$ 23,987,022	\$ 6,458,220	\$ 367,460,997
REVENUE, EXPENSES AND CHANGE IN NET POSITION:						
OPERATING REVENUES	\$ 3,269,149	\$ 4,812,877	\$ 2,583,754	\$ 662,033	\$ 385,608	\$ 20,356,739
OPERATING EXPENSES						
Administrative	501,910	578,036	287,548	213,607	72,020	3,068,624
Operating and maintenance	1,065,105	1,354,724	447,776	343,154	122,955	5,874,326
Depreciation and amortization	2,757,381	2,471,801	1,200,787	805,629	243,717	12,769,642
Total Operating Expense	4,324,396	4,404,561	1,936,111	1,362,391	438,691	21,712,592
Total Operating Income	(1,055,247)	408,316	647,643	(700,358)	(53,082)	(1,355,853)
NONOPERATING REVENUES (EXPENSES)						
Grant Revenue	-	-	-	-	-	-
Investment income	-	-	-	-	-	55
Interest expense	(2,258,698)	(948,377)	(922,641)	(224,329)	(10,988)	(7,661,258)
Other revenue (expense)	-	-	-	-	-	-
Total nonoperating revenues (expenses)	(2,258,698)	(948,377)	(922,641)	(224,329)	(10,988)	(7,661,203)
Total Net Income (Loss)	(3,313,945)	(540,061)	(274,998)	(924,687)	(64,070)	(9,017,055)
Contributions (distributions)	-	-	-	-	-	-
CHANGE IN NET POSITION	(3,313,945)	(540,061)	(274,998)	(924,687)	(64,070)	(9,017,055)
Beginning Net Position	(1,023,387)	15,575,309	15,237,391	12,574,724	421,086	94,920,387
Prior Period -Adjustment	5,032,182					682,313
Restated Beginning Net Assets	4,008,795	15,575,309	15,237,391	12,574,723	421,087	95,602,700
Total Ending Net Position	\$ 694,850	\$ 15,035,248	\$ 14,962,393	\$ 11,650,036	\$ 357,017	\$ 86,585,645

Note 7 – Related Party Transactions

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. The Authority is allocated about .01 percent of all profits, losses, and tax credits pursuant to the terms of the partnership or operating agreement. 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.

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. Developer fee income reflected in the Authority's operating income totaled \$1.9 million in 2019.

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 \$8,265,905 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 presented in Note 6. A summary of notes receivable and investments in direct financing leases with the partnerships is presented in Note 4.

Corinthian TOD LLLP

Lease Agreement

On January 27, 2016, Corinthian TOD LLLP ("the Partnership") entered into a financing lease agreement with the Authority to lease the land, buildings, land improvements, and personal property, comprising the Project. The Lease Agreement is for the period from January 2, 2016 through December 31, 2115. The Lease Agreement is treated as a capital lease. Pursuant to the Lease Agreement, the base rent is ten dollars (\$10) per year, payable on January 1 of each year commencing January 1, 2019.

KCHA Subordinate Loan

On January 27, 2016 the partnership entered into a loan agreement with the Authority, in the maximum principal amount of \$6,500,000. The KCHA Subordinate Loan bears interest at 3.75%. The KCHA Subordinate Loan matures on December 31, 2057. The KCHA Subordinate Loan is secured by the Leasehold Deed of Trust, as defined in the KCHA Subordinate Loan Agreement. Payments of principal and interest will be made from Net Cash Flow, as defined and in accordance with the Partnership Agreement.

As of December 31, 2019, the outstanding principal and accrued interest on the KCHA Subordinate Loan was \$4,730,514 and \$133,046, respectively.

Tax-Exempt Permanent Loan

On September 29, 2016, the partnership entered into a loan agreement with the Authority, in the maximum principal amount of \$7,000,000. The Tax-Exempt Permanent Loan bears interest at 4%. The Tax-Exempt Permanent Loan is secured by Deed of Trust. Payments of principal and interest are made on the first business day of each calendar month commencing on November 1, 2016 in level principal and interest payments amortized over a 30-year period. The Tax-Exempt Permanent Loan matures on September 1, 2036. The Tax-Exempt Permanent Loan principal balance as of December 31, 2019 was \$6,572,034.

Partnership management fee

Pursuant to the Partnership Agreement, the Partnership will pay the Authority, an annual cumulative partnership management fee in the amount of \$6,250, increasing at 3% per annum. The Partnership Management Fee will be paid commencing in 2016. The Partnership Management Fee is to compensate the Authority for its services in connection with the oversight and management of the Partnership's business. As of December 31, 2019, Partnership Management Fee payable was \$6,830.

Eastbridge Apartments, LLC

Financing Lease

On March 3, 2009, Eastbridge Apartments, LLC ("the Company") entered into a financing lease agreement with the Authority to lease the buildings and other improvements constructed or to be constructed thereon comprising the project. The lease agreement was amended on December 30, 2010 and February 9, 2011 (collectively, the "Lease Agreement"). The Lease Agreement is for the period from March 3, 2009 (inception) through December 31, 2097. The Lease Agreement is treated as a capital lease.

Pursuant to the Lease Agreement, the base rent is one dollar (\$1) per year. Eastbridge Apartments agreed to make additional payments of up to \$24,885,000 in installments tied to the possession of the project. The required additional lease payments were paid in full in 2011.

Bonds Payable

In November 2008, the Authority as Managing Member entered into a tax-exempt revenue bond trust indenture (the "Revenue Bonds") with The Bank of New York Mellon Trust Company, N.A. The aggregate principal amount of the Revenue Bonds is \$7,120,000, with an interest rate equal to approximately 3.50 to 5.625 percent per annum. The Revenue Bonds proceeds were loaned to Eastbridge Apartments, LLC by the Authority through the Financing Agreement (the "Financing Agreement"). The Financing Agreement is secured by a leasehold deed of trust encumbering

Eastbridge Apartments' interests in the property and will be nonrecourse to the Company and its members. Interest is payable semiannually on each June 1 and December 1, commencing June 1, 2009, to maturity or earlier redemption of the Revenue Bonds, as set forth in the trust indenture.

As of December 31, 2019, the outstanding principal balance on the Bonds Payable, net of unamortized original issue discount was \$6,477,888. Minimum future annual principal payments are as follows:

Year ending December 31,	
2020	85,000
2021	90,000
2022	95,000
2023	100,000
Thereafter	6,190,000
Subtotal	6,560,000
Less: Bond Issue discount;net	(82,112)
Total	<u>\$6,477,888</u>

Loan

On March 9, 2009, the Company received a loan of \$3,800,000 from the Authority to finance the construction of the project. The loan accrues interest at an annual rate of 6.5 percent and is compounded annually if interest is not paid in full. Interest is payable from Net Cash Flow, as defined in the Operating Agreement, in the order set forth in the Operating Agreement. The principal and accrued interests are due and payable on the maturity date of March 31, 2059. The KCHA Loan is secured by a single leasehold deed of trust encumbering the Company's interests in the property and will be nonrecourse to the Company and its members. As of December 31, 2019, the outstanding balance on the loan was \$2,757,744.

Hope VI Loan

The Authority received a HOPE VI grant of \$470,556 from the Department of Housing and Urban Development. On February 19, 2010, the Authority loaned the proceeds of the HOPE VI grant (the "Hope VI Loan") to the Company. The loan accrues interest at an annual rate of 6.5 percent and is compounded if interest is not paid in full. Interest is payable from Net Cash Flow, as defined in the Operating Agreement, in the order set forth in the Operating Agreement. The principal and accrued interests are due and payable at maturity. The Hope VI Loan matures on March 31, 2059. The Hope VI Loan is secured by a single leasehold deed of trust encumbering the Company's interests in the property and is nonrecourse to the Company and its members.

As of December 31, 2019, the outstanding balance on the Hope VI Loan was \$470,556.

Project-based rental assistance payment contract

In 2009, the Company entered into a project-based rental assistance payment contract (the "HAP Contract") with the Authority for a period of ten years. Pursuant to the HAP Contract, the Authority will make rental assistance payments on behalf of residents for 31 units. The rental assistance payments are included in rental income in the accompanying statement of operations.

Regulatory and Operating Agreement

On March 3, 2009, the Company entered into a Regulatory and Operating Agreement (the "R&O Agreement") with the Authority. Pursuant to the R&O Agreement, 13 units are obligated to be maintained and operated continuously as public housing units in accordance with applicable public housing requirements, as defined in the R&O Agreement. The Authority will make operating subsidy payments to the Project up to the amount it receives from U.S. Department of Housing of Urban Development with respect to the project, provided the units remain in compliance with applicable public housing requirements. For the year ended December 31, 2019, operating subsidy payments of \$78,000 was received by the Company from the Authority.

Fairwind Apartments LLLP

Hope VI Loan

The Authority received a HOPE VI grant of \$3,600,000 from the Department of Housing and Urban Development. On March 30, 2012, the Authority loaned the proceeds of the HOPE VI grant (the "Hope VI Loan") to the Partnership. The loan accrues interest at an annual rate of 5.75 percent and is compounded if interest is not paid in full. Payments of principal and interest shall be made annually from cash flow available for such purpose in accordance with the Partnership agreement. The principal and accrued interests are due and payable at maturity. The Hope VI Loan matures on March 30, 2062. The Hope VI Loan is secured by a single leasehold deed of trust encumbering the Partnership's interests in the property and is nonrecourse to the Partnership and its partners.

As of December 31, 2019, the outstanding balance on the Hope VI Loan was \$3,600,000. For the year ended December 31, 2019, interest expense on the Hope VI Loan was \$207,000.

Property Management Fee

Pursuant to the Property Management Agreement, the Partnership will pay the Authority a property management fee. The monthly Property Management Fee is equal to the greater of \$43.72 per unit or other amount as permitted by HUD. The Property Management Fee is to compensate the General Partner for property management services provided to the project, including ensuring its compliance with applicable affordability requirements. For the year ended, December 31, 2019 Property Management Fee was \$60,117.

Advances payable

The Authority paid expenses on behalf of the Partnership. The advances were unsecured and did not bear interest. As of December 31, 2019, the balance payable to the Authority was \$32,044.

Regulatory and Operating Agreement

On March 30, 2012, the Partnership entered a Regulatory and Operating Agreement with the Authority. Pursuant to the R&O Agreement, all of the Project units shall be maintained and operated continuously as public housing units in conformity with applicable public housing requirements, as defined in the R&O Agreement. The Authority will make operating subsidy payments to the Project up to the amount it receives from HUD with respect to the Project, provided the units remain in compliance with applicable public housing requirements. For the year ended December 31, 2019, the Partnership received operating subsidy of \$300,000.

Green River Homes 2 LLC

KCHA Loan 1

On December 29, 2011, the Authority issued tax-exempt bonds in the amount of \$9,500,000 (the "KCHA Loan 1") and loaned the proceeds to the Company. The KCHA Loan 1 bears simple interest rate equal to 0.6 percent per annum with a maturity date of January 1, 2067. The KCHA Loan 1 is not secured by the property. As of December 31, 2019, the outstanding principal on the KCHA Loan 1 was \$9,500,000.

KCHA Loan 2

On December 29, 2011, the Authority loaned \$3,000,000 (the "KCHA Loan 2") to the Company. The KCHA Loan 2 bears simple interest rate equal to 0.6 percent per annum with a maturity date of January 1, 2067. The KCHA Loan 2 is not secured by the property. As of December 31, 2019, the outstanding principal on the KCHA Loan 2 was \$1,754,994.

Property management fee

On May 1, 2012 the Company entered into a property management agreement with the Authority (the "Property Management Agreement"). Pursuant to the Property Management Agreement, the Company will pay the Authority for its management services. The fee will be paid by the 15th of the month following the month in which the services were rendered. The monthly fee will be the greater of 7 percent of collected rents. For the year ended December 31, 2019, the property management fee was \$62,769.

Property purchase option

The Authority has an option to purchase the project at the end of the low-income housing tax compliance period at a price specified in the Operating Agreement. In order to exercise this option, the Authority must meet certain requirements outlined in the Operating Agreement.

Housing assistance subsidy

On February 1, 2013, the Company entered into a Project-based Rental Assistance Contract (the "Assistance Contract") with the Authority. Under the terms of the contract, the Authority will provide rental assistance on behalf of all 59 units at the property. For the year ended December 31, 2019, rental assistance of \$661,626 was received from the Managing Member.

Due to KCHA

The Authority pays certain miscellaneous expenses on behalf of the Company. The advances bear no interest and are repayable on demand. The advances are not secured. As of December 31, 2019, \$11,597 was due to the Authority.

Nia Apartments LLC

Financing Lease

In March 2007, Nia Apartments LLC ("the Company") entered into a capital lease agreement (the "Financing Lease") with the Authority for the land, building and improvements, and personal property. The Financing Lease is for the period from March 15, 2007 through December 31, 2096. The Financing Lease is secured by the property. The Financing Lease is treated as a capital lease. Pursuant to the Financing Lease, the Company is required to pay rent in the amount of \$1 per annum commencing in January 2008. In addition, the Company is responsible for all cost related to construction of the property.

Revenue Bonds

During December 2006, the Authority entered into tax-exempt revenue bond trust indenture (the "Revenue Bonds") with U.S. Bank National Association. The aggregate principal amount of the Revenue Bonds is \$3,000,000, with a simple interest ranging from 4.45 percent to 4.75 percent per annum. The weighted average interest rate at December 31, 2019 was 4.73 percent per annum. The Revenue Bonds are secured by the general revenue of the Authority and bond proceeds were loaned to the Company by the Authority through the Financing Agreement. Interest is payable on each January 1 and July 1 through the later of the maturity date or redemption as set forth in the trust indenture of the Revenue Bonds. Interest payments commenced on July 1, 2007. The maturity date is January 1, 2037.

As of December 31, 2019, the outstanding balance on the Revenue Bonds was \$2,625,000. For the year ended December 31, 2019, interest expense on the Revenue Bonds was \$127,651.

Future minimum principal payments over each of the next five years and thereafter are due as follows:

Year ending December 31,	
2020	45,000.00
2021	50,000.00
2022	50,000.00
2023	55,000.00
Thereafter	<u>2,425,000.00</u>
Total	<u>\$ 2,625,000.00</u>

Note Payable

The Company obtained a note payable (the "Note Payable") from the Authority to finance the construction of the project. The Note Payable is in the amount of \$328,000 and bears compounded interest at the greater of 4.75 percent or the long-term applicable federal rate in effect as of the day of this loan, which was 4.60 percent. The Note Payable requires principal and interest payments to be deferred until the maturity date of March 15, 2058. The Note Payable is secured by the Project. As of December 31, 2019, the principal balance on the Note Payable was \$328,000. For the year ended December 31, 2019, interest expense was \$25,326.

HOPE VI Loan

The Authority received a HOPE VI grant of \$3,200,000 from the Department of Housing and Urban Development and loaned the proceeds of the HOPE VI grant (the "HOPE VI Loan") to the Company through a Master Loan Agreement dated March 15, 2007. The Hope VI Loan bears compounded interest at a rate of 4.60 percent per annum. Interest is payable from Cash Flow, as defined in the Operating Agreement, in the order set forth in the Operating Agreement. The principal and accrued interest is to be payable at the end of the loan term at March 1, 2059. The HOPE VI Loan is secured by the project. As of December 31, 2019, the outstanding balance on the HOPE VI Loan was \$3,200,000. For the year ended December 31, 2019, interest expense on the HOPE VI Loan was \$220,043.

Company Management Fee

Pursuant to the Operating Agreement, the Authority is entitled to an annual company management fee in the amount of \$10,000 increasing annually by 3 percent. Payments are to be made from available cash flow, as defined in the Operating Agreement. For the year ended December 31, 2019, the Company Management Fee was \$13,439.

Project-based rental assistance payment contract

In 2007, the Company entered a project-based rental assistance payment contract (the "HAP Contract") with the Authority for an initial minimum term of 10 years. Pursuant to the HAP Contract, the Authority will make rental assistance payments on behalf of residents for 41 units. The rental assistance payments are included in rental income in the accompanying statement of operations.

Regulatory and Operating Agreement

In 2007 the Company entered into a Regulatory and Operating Agreement (the "R&O Agreement") with the Authority. Pursuant to the R&O Agreement, 40 of the total 82 units will be maintained and operated continuously as public housing units in accordance with Applicable Public Housing requirements, as defined in the R&O Agreement. The Authority will make operating subsidy payments to the project up to the amount it receives from the U.S. Department of Housing and Urban Development with respect to the project, provided the 40 units remain in compliance with Applicable Public Housing Requirements. For the year ended December 31, 2019, operating subsidy payments of \$153,600 were received each year from the Authority.

Salmon Creek Housing LLC

Bonds Payable

During March 2008, the Authority as Managing Member entered into tax-exempt revenue bond trust indenture (the "Revenue Bond") with U.S. Bank National Association. The aggregate principal amount of the Revenue Bond is \$4,250,000. The Revenue Bond is secured by the general revenue of the Authority. The Revenue Bonds proceeds were loaned to Salmon Creek Housing LLC ("the Company") by the Authority (the "Bonds Payable") through the Financing Agreement (the "Financing Agreement"). The Financing Agreement is secured by the project. The Bonds Payable bears interest at a variable rate and interest is payable on the first business day of each month. Interest was subsequently fixed at 3.988 percent through an interest rate swap agreement. The Bonds Payable matures on December 1, 2047. The Company is required to reimburse the Authority for all out of pocket expenses in connection with the Bonds Payable. For the year ended December 31, 2019, there were no reimbursements made to the Authority.

As of December 31, 2019, the outstanding balance on the Bonds Payable was \$3,755,000. For the year ended December 31, 2019, interest expense on the Bonds Payable was \$156,363.

Future minimum principal payment requirements over the next five years are as follows:

Year ending December 31,	
2020	65,000.00
2021	70,000.00
2022	75,000.00
2023	75,000.00
Thereafter	3,470,000.00
Total	<u>\$ 3,755,000.00</u>

Note payable

The Company obtained a note payable (the “Note Payable”) dated March 26, 2008, from the Authority to finance the construction of the project. The Note Payable is in the amount up to \$5,650,000 and bears interest at the greater of the Applicable Federal Rate at the time the proceeds of the Note Payable are disbursed to the Company or 5.75 percent compounded annually. The Note Payable matures on December 31, 2058. The Note Payable is payable from Net Cash Flow, as defined in the Operating Agreement, and is secured by the project. As of December 31, 2019, the outstanding principal balance on the Note Payable was \$2,530,000. For the year ended December 31, 2019, interest expense was \$201,651.

HOPE VI Loan

The Authority received a HOPE VI grant of \$1,045,595 from the Department of Housing and Urban Development and loaned the proceeds of the HOPE VI grant (the “HOPE VI Loan”) to the Company. The HOPE VI Loan bears interest at the greater of the Applicable Federal Rate or 5.75 percent compounded annually. Interest is payable from Net Cash Flow, as defined in the Operating Agreement, and the principal and accrued interest is due and payable at the end of the loan term, December 31, 2058. The HOPE VI Loan is secured by the Project. As of December 31, 2019, the outstanding principal balance on the HOPE VI Loan was \$1,045,595. For the year ended December 31, 2019, interest expense on the HOPE VI Loan was \$100,914.

Company Management Fee

Pursuant to the Operating Agreement, the Authority is entitled to an annual company management fee in the amount of \$20,000 increasing annually by 3 percent. Payments are to be made from available cash flow, as defined in the Operating Agreement. For the year ended December 31, 2019, the Company Management Fee was \$26,878.

Project-based rental assistance payment contract

On July 15, 2009, the Company entered into a project-based rental assistance payment contract (the HAP Contract) with the Authority for a period of ten years. Pursuant to the HAP Contract, the Authority will make rental assistance payments on behalf of residents for nine units, which has been included in rental income on the accompanying statement of operations.

Regulatory and Operating Agreement

In 2008, the Company entered a Regulatory and Operating Agreement (the “R&O Agreement”) with the Authority. Pursuant to the R&O Agreement, 50 of the total 88 units are to be maintained and operated continuously as public housing units in accordance with Applicable Public Housing Requirements, as defined in the R&O Agreement. The Authority will make operating subsidy payments to the project up to the amount it receives from HUD with respect to the project, provided the 50 units remain in compliance with Applicable Public Housing Requirements. For the year ended December 31, 2019, operating subsidy payments of \$186,000 was received from the Authority.

Seola Crossing LLC

Master Loan Agreement

On March 23, 2006, the Company entered into a master loan agreement with the Authority (the “Master Loan Agreement”). Pursuant to the Master Loan Agreement, the Authority will issue revenue bonds and loan the bond proceeds and a portion of its HOPE VI grant to the Company.

Revenue Bond

During April 2006, the Authority entered into taxable revenue bond trust indenture (the "Revenue Bond") with U.S. Bank National Association. The aggregate principal amount of the Revenue Bond is \$6,700,000, with an interest equal to 6.375 percent per annum. The Revenue Bond is secured by the project and bond proceeds are loaned to the Company through the Master Loan Agreement. Interest is payable semiannually on each June 30 and December 31, commencing on December 31, 2006. Annual principal payments are required in increasing amounts beginning December 31, 2008. Pursuant to the Master Loan Agreement, the Company is required to reimburse the Authority for all out of pocket expenses in connection with the loan. The Revenue Bond matures on December 31, 2046.

As of December 31, 2019, the outstanding principal balance on the Revenue Bond was \$6,320,000. For the year ended December 31, 2019, interest expense on the Revenue Bond was \$406,722.

Minimum future principal payments are as follows:

Year ending December 31,	
2020	45,000.00
2021	50,000.00
2022	55,000.00
2023	55,000.00
Thereafter	<u>6,115,000.00</u>
Total	<u>\$ 6,320,000.00</u>

Note payable

The Company secured a note payable (the "Note Payable") from the Authority to finance the acquisition and construction of the project. The Note Payable is in the amount of \$250,000 and bears interest at the greater of 4.75 percent compounded annually or the long-term applicable federal rate as of the day of the loan. As of the day of the loan, the long-term applicable federal rate was 5.31 percent.

The Note Payable requires principal and interest payments to be deferred until the maturity date of December 2058. The Note Payable is secured by the project. As of December 31, 2019, the principal balance on the Note Payable was \$250,000. For the year ended December 31, 2019, interest expense was \$23,869.

HOPE VI loan

The Authority received a HOPE VI grant from the Department of Housing and Urban Development. Pursuant to the Master Loan Agreement, the Authority will loan up to \$7,925,000 of the proceeds of the HOPE VI grant (the "HOPE VI Loan") to the Company. The loan bears compound interest at the long-term applicable federal rate as of the date of each loan draw. Interest rates range from 5.02 percent to 5.36 percent. Interest is payable from cash flow, and the principal and accrued interest are due and payable at the end of the loan term, December 31, 2058. The HOPE VI Loan is secured by the project. As of December 31, 2019, the outstanding principal balance was \$7,925,000. For the year ended December 31, 2019, interest expense on the HOPE VI Loan was \$620,116.

Company Management Fee

Pursuant to the Operating Agreement, the Authority is entitled to an annual company management fee in the amount of \$7,500 increasing annually by 3 percent. Payments are to be made from available cash flow, as defined in the Operating Agreement. For the year ended December 31, 2019, was \$10,382.

Project-based rental assistance payment contract

In 2006, the Company entered a project-based rental assistance payment contract (the “HAP

Contract”) with the Authority. Pursuant to the HAP Contract, the Authority will make temporary rental assistance payments on behalf of residents for 71 units and permanent payments for 39 units. As of December 31, 2019, there were 19 units receiving temporary rental assistance.

Regulatory and operating agreement

On March 23, 2006, the Company entered a Regulatory and Operating Agreement (the “R&O Agreement”) with the Authority. Pursuant to the R&O Agreement, 77 of the total 187 units are obligated to be maintained and operated continuously as public housing units in accordance with applicable public housing requirements, as defined in the R&O Agreement. The Authority will make operating subsidy payments to the project up to the amount it receives from HUD with respect to the project, provided the 77 units remain in compliance with applicable public housing requirements. For the year ended December 31, 2019, operating subsidy payments of \$328,800 were received from the Authority.

Sixth Place Apartments LLLP

Lease Agreement

On June 22, 2010, Sixth Place Apartments LLLP (“the Partnership”) entered into a financing lease agreement (the “Lease Agreement”) with the Authority to lease buildings and other improvements comprising the project. The Lease Agreement is for the period from January 29, 2010 through December 31, 2098. The Lease Agreement is treated as a capital lease.

Pursuant to the Lease Agreement, the base rent is one dollar (\$1) per year, payable on January 1 of each year commencing January 1, 2011. In addition, the Partnership is responsible for all cost related to constructing the project.

KCHA First Loan and KCHA Second Loan

The Authority received a grant from the Department of Housing and Urban Development. On June 22, 2010, the Authority entered into a master loan agreement (the “Master Loan Agreement”) with the Partnership. Pursuant to the Master Loan Agreement, the Authority made two loans (the “KCHA First Loan” and the “KCHA Second Loan”) to the Partnership in an amount not to exceed \$300,000 and \$6,679,129, respectively. The KCHA First Loan and the KCHA Second Loan are evidenced by two promissory notes and are secured by a single leasehold deed of trust. The KCHA First Loan accrues interest at 4.0 percent compounded annually. The KCHA First Loan is payable from the available Cash Flow, as defined in the Partnership Agreement. The KCHA First Loan matures on June 22, 2060. The KCHA Second Loan accrues no interest and the outstanding principal is due on June 22, 2060.

As of December 31, 2019, the outstanding principal balance on the KCHA First Loan was \$113,525. For the year ended December 31, 2019, interest expense on the KCHA First Loan was \$5,867. As of December 31, 2019, the outstanding principal balance on the KCHA Second Loan was \$6,679,129.

Regulatory and Operating Agreement

On June 22, 2010, the Partnership entered into a Regulatory and Operating Agreement (“R&O Agreement”) with the Authority. Pursuant to the R&O Agreement, all of the project units are obligated to be maintained and operated continuously as public housing units in accordance with applicable public housing requirements, as defined in the R&O Agreement. The Authority will make operating subsidy payments to the project up to the amount it receives from U.S. Department of Housing and Urban Development with respect to the project, provided the units remain in compliance with applicable public housing requirements. For the year ended December 31, 2019, operating subsidy payments of \$139,200 was received from the Authority.

Somerset Gardens Apartments LLLP

Lease agreement

On March 29, 2018, the Partnership entered into financing lease agreements (collectively, the “Lease Agreements”) with the General Partner to lease land, buildings, and other improvements comprising the Project. The Lease Agreements are for the period from March 29, 2018 to December 31, 2117. Pursuant to the guidance for accounting for leases, the Partnership accounts for the leases as capital leases. The assets and liabilities under capital leases are recorded at the lower of the present value of the minimum lease payments or the fair market value of the asset. The assets are depreciated over their estimated useful lives. Pursuant to the Lease Agreements, the base rent for the entire lease term is one hundred dollars (\$100), payable on March 29, 2018.

In addition to the annual base rent, the Partnership is required to make additional lease payments in the amount of \$24,981,124 for Somerset Gardens and \$19,909,303 for Highland Village Apartments (Collectively, the “Financing Lease Payable”). The Financing Lease Payable is payable installments in accordance with the Lease Agreements. The Financing Lease Payable bore interest at a compounding rate of 3.25%. As of December 31, 2019, the Financing Lease Payable and accrued interest were \$0. For the year ended December 31, 2019, the interest expense on the Financing Lease Payable was \$9,898.

Developer fee

On March 1, 2018, the Partnership entered into a development agreement (the “Development Agreement”) with the General Partner. Pursuant to the Development Agreement, the Developer will perform services in connection to the development and rehabilitation of the Project including additional duties and responsibilities within the general scope of services. The developer fee is \$10,802,227 and will be earned in accordance with Section 5 of the Development Agreement. As of December 31, 2019, the total developer fee has been earned and capitalized into fixed assets.

Payment of the developer fee will be made in installments upon satisfactions of the conditions stated in the Development Agreement. Any unpaid developer fee will be paid from Net Cash Flow, as defined and in accordance with the terms of the Partnership Agreement. The unpaid developer fee bears no interest. Any unpaid developer fee will be paid in full by the end of the tax credit compliance period. As of December 31, 2019, developer fee payable was \$11,436,163.

Tax-exempt interim loans

On March 29, 2018, the Partnership entered into loan agreements (collectively, the “Tax-Exempt Interim Loan Agreements”) with the General Partner, in the maximum principal amount of \$20,000,000 for Somerset Gardens and \$25,000,000 for Highland Village Apartments (collectively, the “Tax-Exempt Interim Loans”). The Tax-Exempt Interim Loans bear interest at 3%. The Tax-Exempt Interim Loans are secured by Leasehold Deeds of Trust, as defined in the Tax-Exempt Interim Loan

Agreements. Payments of principal and interest will be made from Net Cash Flow, as defined and in accordance with the terms of the Partnership Agreement.

Tax-Exempt Interim Loans outstanding principal and accrued interest consist of the following as of December 31, 2019:

	Outstanding Principal	Accrued Interest
Somerset Gardens		
Highland Village Apartments	27,500,000	37,364
Tax-Exempt Interim Loans	<u>\$ 27,500,000</u>	<u>\$ 37,364</u>

Sponsor subordinate loans

On March 29, 2018, the Partnership entered into loan agreements (collectively, the “Sponsor Subordinate Loan Agreements”) with the General Partner, in the maximum principal amount of \$14,500,000 for Somerset Gardens and \$27,000,000 for Highland Village Apartments (collectively, the “Sponsor Subordinate Loans”). The Sponsor Subordinate Loans bear interest at 3.25%. The Sponsor Subordinate Loans are secured by Leasehold Deeds of Trust, as defined in the Sponsor Subordinate Loan Agreements. Payments of principal and interest will be made from Net Cash Flow, as defined and in accordance with the terms of the Partnership Agreement.

Sponsor Subordinate Loans outstanding principal and accrued interest consist of the following as of December 31, 2019.

	Outstanding Principal	Accrued Interest
Somerset Gardens	\$ 12,030,000	\$ 595,714
Highland Village Apartments	16,600,000	758,176
Tax-Exempt Interim Loans	<u>\$ 28,630,000</u>	<u>\$ 1,353,890</u>

Partnership management fee

Pursuant to the Partnership Agreement, the Partnership will pay the General Partner, an annual cumulative partnership management fee (the “Partnership Management Fee”) in the amount of \$11,250, increasing at 3% per annum. The Partnership Management Fee will be paid commencing in 2018. The Partnership Management Fee is to compensate the General Partner for its services in connection with the oversight and management of the Partnership’s business. The fee accrues each year, and any outstanding fee does not bear interest. As of December 31, 2019, Partnership Management Fee payable was \$20,026.

Due to KCHA

The General Partner advanced funds to the Partnership to pay certain development costs. Advances from the General Partner do not bear interest and are to be reimbursed by operations. As of December 31, 2019 the total amount due to the General Partner for funds advanced to pay certain development and operational costs was \$182,940.

Soosette Creek LLC

Lease Agreement

On April 30, 2008, Soosette Creek LLC (“the Company”) entered into a financing lease agreement (the “Lease Agreement”) with the Authority to lease the land, building, land improvements, off-site work, and personal property, constructed or to be constructed thereon, comprising the project. The Lease Agreement is for the period from April 30, 2008 through December 31, 2097. Pursuant to the Lease Agreement, the base rent is one dollar (\$1) per year. The Company agrees to make additional payments of up to \$24,675,000 in installments equal to \$2,500,000 on or before April 30, 2008, and the remaining balance is payable annually from the net cash flow no later than April 1, 2039. As of December 31, 2019, the outstanding principal balance was \$14,325,625. As of December 31, 2019, accrued interest on the lease payable to the Authority was \$479,192. The Lease bears simple interest at a rate of 4.46 percent per annum, compounded annually. For the year ended December 31, 2019, interest expense on the lease liability was \$661,928.

Loan A

During August 2008, the Authority entered into tax-exempt revenue bond trust indenture (Housing Authority of the County of King, Revenue Bonds, 2008 Birch Creek Apartments Project) (the “Revenue Bonds”) with The Bank of New York Mellon Trust Company, N.A. The proceeds of the Revenue Bonds were loaned by the Authority to the Company (“Loan A”). Loan A is secured by the project. The principal amount of Loan A is \$37,500,000. Loan A bears simple interest on the unpaid principal balance at a rate equal to 0.65 percent per annum. Payments are made from available cash flow, as set forth in the Operating Agreement. Loan A was issued at a discount of \$36,178. For the year ended December 31, 2019, amortization of the issuance discount included in interest expense was \$724. All unpaid principal and accrued interest on Loan A is due and payable on September 1, 2058. As of December 31, 2019, the outstanding balance, net of unamortized original issuance discount, was \$37,011,168. For the year ended December 31, 2019, interest expense on Loan A was \$256,446.

Loan B

During 2009, the Company entered into a master loan agreement from the Authority (“Loan B”) in the maximum amount of \$6,000,000 for a term not to exceed 55 years. Loan B accrues simple interest at 0.65 percent per annum. As of December 31, 2019, the outstanding balance was \$3,387,037. For the year ended December 31, 2019, interest expense on Loan B was \$22,015.

DOC Loan

During 2009, the Authority entered into a master loan agreement (“DOC Loan”) with the State of Washington in the amount of \$2,000,000. The Authority then loaned the amount to the Company. The DOC Loan accrues simple interest at 1.00 percent per annum, commencing July 1, 2010 and continuing through June 30, 2045, at which point interest is accrued at 1.00 percent, compounded annually through June 30, 2050. Payments of simple interest in the amount of \$20,000 are due and payable beginning June 30, 2011 and each June 30th thereafter through June 30, 2045. Annual payments in the amount of \$412,079.60 are due and payable beginning June 30, 2046, and each June 30 thereafter through June 30, 2050. As of December 31, 2019, the outstanding balance was \$2,000,000. For the year ended December 31, 2019, interest expense on the DOC Loan was \$20,997.

Property management fee

Pursuant to the Property Management Agreement, the Company will pay the Authority for its management services. The fee will be paid by the 15th of the month following the month in which the services were rendered. Pursuant to the first amendment to the property management agreement effective January 1, 2013, the monthly property management fee will be the greater of 4% of gross

collections, as defined in the property management agreement, or \$8,000. For the year ended December 31, 2019, the property management fee was \$192,510.

HAP contract

In 2008, the Company entered a project-based rental assistance payment contract (“HAP Contract”) with the Authority. Pursuant to the HAP Contract, the Authority will make rental assistance payments on behalf of residents for up to 262 units. The contract was executed in stages as the units were renovated and occupied by eligible households. The term of the HAP Contract is ten (10) years from the date of the first stage. The HAP Contract is renewable subject to the availability of sufficient appropriated federal funds and program requirement. As of December 31, 2019, 262 units were under contract. For the year ended December 31, 2019, payments received under the HAP Contract were \$3,572,708.

Due to Managing Member

The Authority as Managing Member pays certain miscellaneous expenses on behalf of the Company. The advances bear no interest and are repayable on demand. The advances are not secured. As of December 31, 2019, due to the Authority was \$76,591.

Spiritwood Manor LLLP

Lease agreement

On January 27, 2018, the Partnership entered into a financing lease agreement with the Authority to lease land, buildings, and other improvements comprising the Project. The Lease Agreement is for the period from January 27, 2018 through December 31, 2115. The Lease Agreement is treated as a capital lease. The assets are depreciated over their estimated useful lives. Pursuant to the Lease Agreement, the base rent is ten dollars (\$10) per year, payable on January 1 of each year commencing January 1, 2019.

In addition to the annual base rent, the Partnership is required to make additional lease payment in the total amount of \$26,530,000. The total principal amount is payable in installments as follows: \$100 upon execution of the Lease Agreement, \$34,900 upon execution of the Lease Agreement on or before February 15, 2018, \$11,900,000 on or before October 15, 2018 but no later than the date the rehabilitation is placed in service, and with the remaining balance (the “Financing Lease Payable”) due and payable no later than December 31, 2056. The Financing Lease Payable bears interest at a compounding rate of 3.35%. The Financing Lease Payable will be paid from Net Cash Flow, as defined and in accordance with the terms of the Partnership Agreement. As of December 31, 2019, the outstanding balance and interest expense on the Financing Lease Payable were \$12,728,055 and \$438,659 respectively.

KCHA subordinate loan

On January 27, 2016, the Partnership entered into a loan agreement with the Authority, in the maximum principal amount of \$13,000,000. The KCHA Subordinate Loan bears interest at 3.5%. The KCHA Subordinate Loan matures on December 31, 2057. The KCHA Subordinate Loan is secured by the Leasehold Deed of Trust, as defined in the KCHA Subordinate Loan Agreement. Payments of principal and interest will be made from Net Cash Flow, as defined and in accordance with the terms of the Partnership Agreement.

As of December 31, 2019, the outstanding principal and accrued interest on the KCHA Subordinate Loan was \$13,000,000 and \$483,982, respectively.

Property management fee

Pursuant to the Property Management Agreement, the Partnership will pay the Authority a property management fee. The monthly Property Management Fee is equal to 5% of Gross Collections, as defined in the Property Management Agreement. The Property Management Fee is to compensate the Authority for property management services provided to the Project, including ensuring its compliance with applicable affordability requirements. For the year ended December 31, 2019, the property management fee was \$129,188.

Partnership management fee

Pursuant to the Partnership Agreement, the Partnership will pay the Authority, an annual cumulative partnership management fee in the amount of \$5,000, increasing at 3% per annum. The Partnership Management Fee will be paid commencing in 2016. The Partnership Management Fee is to compensate the Authority for its services in connection with the oversight and management of the Partnership's business. As of December 31, 2019, Partnership Management Fee payable was \$5,464. For the year ending December 31, 2019, Partnership Management Fee was \$5,464.

Due to KCHA

The Authority advanced funds to the Partnership to pay certain development and operational costs. Advances from the Authority do not bear interest and are to be reimbursed by operations. As of December 31, 2019, the total amount due to the Authority for funds advanced to pay certain development and operational costs was \$20,575.

Housing assistance subsidy

On January 27, 2018, the Partnership executed an Assignment, Assumption and Consent Agreement with the Authority related to the Housing Assistance Payments Contract between King County Housing Authority and Spiritwood Manor which was originally dated February 1, 2010 for a term of 10 years. Under the terms of the contract, the Authority will provide rental assistance on behalf of all 128 units at the property. For the year ended December 31, 2019, rental assistance of \$1,915,097 was received from the Authority and is included in rental revenue on the accompanying statement of operations.

Vantage Point Apartments LLC

Lease agreement

On June 2, 2014, the Vantage Point Apartments ("the Company") entered into a financing lease agreement (the "Lease Agreement") with the Managing Member to lease land, buildings, and other improvements comprising the project. The Lease Agreement is for the period from June 2, 2014 through December 31, 2113. The Lease Agreement is treated as a capital lease. The assets and liabilities under capital leases are recorded at the lower of the present value of the minimum lease payments or the fair market value of the asset. The assets are depreciated over their estimated useful lives. Pursuant to the Lease Agreement, the base rent is ten dollars (\$10) per year, payable on January 1 of each year commencing January 1, 2018.

In addition to the annual base rent, the Company is required to make an additional lease payment in the total amount of \$1,630,000. The Company made a payment of \$163,000 upon the commencement of the Lease Agreement with the remaining balance of \$1,467,000 (the "Financing Lease Payable") due and payable no later than May 31, 2019. The Financing Lease Payable bears interest at a compounding rate of 0.32%, which is the short-term Applicable Federal Rate as of the date of the Lease Agreement, commencing on the lease term start date. As of December 31, 2019, the outstanding balance and accrued interest on the Financing Lease were fully paid.

Master loans

On September 19, 2014, the Company entered into a master loan agreement (the "Master Loan Agreement") with the Managing Member. The Master Loan Agreement consists of four loans ("Master Loans"): Master Loan A in the amount of \$5,000,000 bearing 3.75% annual interest; Master Loan B in the amount of \$3,000,000 bearing 0.1% annual interest; Master Loan C in the amount of \$2,000,000 bearing 0.1% annual interest; and Master Loan D in the amount of up to \$2,500,000 bearing 0.1% annual interest. The Master Loans will be repaid from Net Cash Flow, as defined and in accordance with the Operating Agreement.

As of December 31, 2019, the outstanding principal and accrued interest on the Master Loan A was \$5,000,000 and \$1,035,543, respectively. For the year ended December 31, 2019, interest on the Master Loan A was \$218,153.

As of December 31, 2019, the outstanding principal and accrued interest on the Master Loan B was \$3,000,000 and \$10,514, respectively. For the year ended December 31, 2019, interest on the Master Loan B was \$3,008.

As of December 31, 2019, the outstanding principal and accrued interest on the Master Loan C was \$2,000,000 and \$7,009, respectively. For the year ended December 31, 2019, interest on the Master Loan C was \$2,005.

As of December 31, 2019, the outstanding principal and accrued interest on the Master Loan D was \$1,160,000 and \$2,902, respectively. For the period beginning March 7, 2013 (inception) and ending December 31, 2019, interest on the Master Loan D was \$1,163.

Property management fee

Pursuant to the Property Management Agreement, the Company will pay the Authority for its management services. The monthly property management fee is equal to the greater of \$49.47 per unit or other amount as permitted by HUD. The property management fee is to compensate the Authority for property management services provided to the project, including ensuring compliance with applicable affordability requirements. For the year ended December 31, 2019, the property management fee was \$53,463.

Due to KCHA

The Authority advanced funds to the Company to pay certain operational costs. Advances from the Managing Member do not bear interest and are to be reimbursed by operations. As of December 31, 2019, the total amount due to the Managing Member was \$68,790.

Regulatory and Operating Agreement

On December 1, 2018, the Company entered a Regulatory and Operating Agreement ("R&O Agreement") with the Authority. Pursuant to the R&O Agreement, all of the Project units will be maintained and operated continuously as public housing units in accordance with Applicable Public Housing Requirements, as defined in the R&O Agreement. The Managing Member will make operating subsidy payments (the "Operating Subsidy") to the project up to the amount it receives from HUD with respect to the project, provided the units remain in compliance with Applicable Public Housing Requirements. For the period ending December 31, 2019, Operating Subsidy of \$396,000 was received from the Authority.

Zephyr Apartments LLLP

Lease Agreement

On January 29, 2010, Zephyr Apartments LLLP (“the Partnership”) entered into a financing lease agreement (the “Lease Agreement”) with the Authority to lease buildings and other improvements comprising the project. The Lease Agreement is for the period from January 29, 2010 through December 31, 2098. The Lease Agreement is treated as a capital lease.

Pursuant to the Lease Agreement, the base rent is one dollar (\$1) per year. In addition, the Partnership is responsible for all cost related to constructing the Project.

HOPE VI Funds

The Authority received a HOPE VI grant in the amount of \$20,000,000 from the Department of Housing and Urban Development. On January 29, 2010, the Authority entered into a master loan agreement (the “Master Loan Agreement”) with the Partnership. Pursuant to the Master Loan Agreement, the Authority made two loans (the “KCHA Second Loan” and the “KCHA Third Loan”) to the Partnership in an amount not to exceed \$5,300,000 and \$500,000, respectively. The KCHA Second Loan and the KCHA Third Loan mature on January 31, 2050 and are secured by a single leasehold deed of trust. The KCHA Second Loan and the KCHA Third Loan are evidenced by two promissory notes and accrue interest at 0.2 percent annually. Interest is paid from available cash flow, as defined in the Partnership Agreement.

As of December 31, 2019, the outstanding principal balance and accrued interest on the KCHA Second Loan was \$5,300,000 and \$88,294, respectively. For the year ended December 31, 2019, interest expense on the KCHA Second Loan was \$11,274.

As of December 31, 2019, the outstanding principal balance and accrued interest on the KCHA Third Loan was \$194,062 and \$3,658, respectively. For the year ended December 31, 2019, interest expense on the KCHA Third Loan was \$423.

Property management fee

Pursuant to the Property Management Agreement, the Company will pay the Authority for its management services. The monthly property management fee will be the lesser of the fees offered by non-affiliated persons of the Partnership which are competitive in price and terms or 5% of gross revenues, as defined in the partnership agreement. For the year ended December 31, 2019, the property management fee was \$19,280.

Regulatory and Operating Agreement

On January 29, 2010, the Partnership entered a Regulatory and Operating Agreement (“R&O Agreement”) with the Authority. Pursuant to the R&O Agreement, all of the project units shall be maintained and operated continuously as public housing units in accordance with applicable public housing requirements, as defined in the R&O Agreement. The Authority will make operating subsidy payments to the project up to the amount it receives from HUD with respect to the project, provided the units remain in compliance with applicable public housing requirements. For the year ended December 31, 2019, operating subsidy payments of \$230,004 was received from the Authority.

Note 8 – Supplemental Financial Information

Current Receivables:

Grants: DOE	\$	91,187
Grants: HUD, Section 8 program		34,992
Grants: HUD, Section 8 Moderate Rehab		242,156
Grants: HUD, ROSS		24,677
Grants: HUD, Capital Funds Program		182,101
Grants: HHS		314,979
Grants: USDA		11,716
Grants: State of Washington Matchmaker		229,184
Grants: State of Washington -4th Ave Enhancement		656,600
Grants: State - Miscellaneous		40,069
Grants: BPA		48,830
Interest: Notes and financing lease		3,558,111
Other Housing Authorities - Portability		840,468
Tax Credit Partnerships		396,951
Other		51,435
Total	\$	6,723,457

Other Current Assets:

Prepaid expense	\$	1,556,569
Materials & mobile home inventory		334,875
Total	\$	1,891,443

Other Noncurrent Assets:

Prepaid Expense	\$	307,768
Other		4,333
Total	\$	312,101

Other Current Liabilities:

Accounts payable	\$	6,113,130
Interest payable		3,068,350
Accrued compensated absences		2,582,940
Accrued wages and benefits		1,378,789
Family Self Sufficiency escrow		1,604,169
Contract Retentions		1,086,193
Unearned Revenue		541,168
Other		6,146
Total	\$	16,380,885

Other Noncurrent Liabilities:

Noncurrent interest	\$ 805,280
Unearned revenue	458,039
Other	1,296,650
Total	\$ 2,559,968

Other Revenue:

Portability administrative fee from other authorities	\$ 2,395,412
Other portability income	42,482,048
Non-dwell rent	561,740
Home and lot sales revenue	1,126,227
Property management fees	849,507
Conduit loan fees	105,876
Unit upgrade	2,188,136
Central Maintenance Fees	627,556
Weatherization Owner Contributions	5,769
Other	7,078,786
Total	\$ 57,421,058

Net Gain (Loss) on Disposal of Capital Assets:

Egis & Valley Park	\$ 3,793,092
Wonderland and Tall Cedars	1,525,653
Seola Gardens- Headstart Building	1,300,000
Vehicles and equipment	33,400
Total	\$ 6,652,146

Note 9 – Pension Plans

The following table represents the aggregate pension amounts for all plans subject to the requirements of the [GASB Statement 68, Accounting and Financial Reporting for Pensions](#) for the year 2019:

Aggregate Pension Amounts – All Plans	
Pension liabilities	\$ 10,142,869
Pension assets	\$ -
Deferred outflows of resources	\$ 2,730,940
Deferred inflows of resources	\$ 5,957,590
Pension expense/expenditures	\$ 936,417

State Sponsored Pension Plans

Substantially all 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 state Legislature establishes, and amends, laws pertaining to the creation and administration of all public retirement systems.

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 98540-8380

Or the DRS CAFR may be downloaded from the DRS website at www.drs.wa.gov.

Public Employees' Retirement System (PERS)

PERS members include elected officials; state employees; employees of the Supreme, Appeals and Superior Courts; employees of the legislature; employees of district and municipal courts; employees of local governments; and higher education employees not participating in higher education retirement programs. PERS is comprised of three separate pension plans for membership purposes. PERS plans 1 and 2 are defined benefit plans, and PERS plan 3 is a defined benefit plan with a defined contribution component.

PERS Plan 1 provides retirement, disability and death benefits. Retirement benefits are determined as two percent of the member’s average final compensation (AFC) times the member’s years of service. The AFC is the average of the member’s 24 highest consecutive service months. Members are eligible for retirement from active status at any age with at least 30 years of service, at age 55 with at least 25 years of service, or at age 60 with at least five years of service. Members retiring from active status prior to the age of 65 may receive actuarially reduced benefits. Retirement benefits are actuarially reduced to reflect the choice of a survivor benefit. Other benefits include duty and non-duty disability payments, an optional cost-of-living adjustment (COLA), and a one-time duty-related death benefit, if found eligible by the Department of Labor and Industries. PERS 1 members were vested after the completion of five years of eligible service. The plan was closed to new entrants on September 30, 1977.

Contributions

The **PERS Plan 1** member contribution rate is established by State statute at 6 percent. The employer contribution rate is developed by the Office of the State Actuary and includes an administrative expense component that is currently set at 0.18 percent. Each biennium, the state Pension Funding Council adopts Plan 1 employer contribution rates. The PERS Plan 1 required contribution rates (expressed as a percentage of covered payroll) for 2019 were as follows:

PERS Plan 1		
Actual Contribution Rates	Employer	Employee*
January – June 2019:		
PERS Plan 1	7.52%	6.00%
PERS Plan 1 UAAL	5.13%	
Administrative Fee	0.18%	
Total	12.83%	6.00%
July – December 2019:		
PERS Plan 1	7.92%	6.00%
PERS Plan 1 UAAL	4.76%	
Administrative Fee	0.18%	
Total	12.86%	6.00%

* For employees participating in JBM, the contribution rate was 12.26%.

PERS Plan 2/3 provides retirement, disability and death benefits. Retirement benefits are determined as two percent of the member’s average final compensation (AFC) times the member’s years of service for Plan 2 and 1 percent of AFC for Plan 3. The AFC is the average of the member’s 60 highest-paid consecutive service months. There is no cap on years of service credit. Members are eligible for retirement with a full benefit at 65 with at least five years of service credit. Retirement before age 65 is considered an early retirement. PERS Plan 2/3 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 benefit that is reduced by a factor that varies according to age for each year before age 65. PERS Plan 2/3 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 three percent for each year before age 65; or

- With a benefit that has a smaller (or no) reduction (depending on age) that imposes stricter return-to-work rules.

PERS Plan 2/3 members hired on or after May 1, 2013 have the option to retire early by accepting a reduction of five percent for each year of retirement before age 65. This option is available only to those who are age 55 or older and have at least 30 years of service credit. PERS Plan 2/3 retirement benefits are also actuarially reduced to reflect the choice of a survivor benefit. Other PERS Plan 2/3 benefits include duty and non-duty disability payments, a cost-of-living allowance (based on the CPI), capped at three percent annually and a one-time duty related death benefit, if found eligible by the Department of Labor and Industries. PERS 2 members are vested after completing five years of eligible service. 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 12 months of that service are earned after age 44.

PERS Plan 3 defined contribution benefits are totally dependent on employee contributions and investment earnings on those contributions. PERS Plan 3 members choose their contribution rate upon joining membership and have a chance to change rates upon changing employers. As established by statute, Plan 3 required defined contribution rates are set at a minimum of 5 percent and escalate to 15 percent with a choice of six options. Employers do not contribute to the defined contribution benefits. PERS Plan 3 members are immediately vested in the defined contribution portion of their plan.

Contributions

The **PERS Plan 2/3** employer and employee contribution rates are developed by the Office of the State Actuary to fully fund Plan 2 and the defined benefit portion of Plan 3. The Plan 2/3 employer rates include a component to address the PERS Plan 1 UAAL and an administrative expense that is currently set at 0.18 percent. Each biennium, the state Pension Funding Council adopts Plan 2 employer and employee contribution rates and Plan 3 contribution rates. The PERS Plan 2/3 required contribution rates (expressed as a percentage of covered payroll) for 2019 were as follows:

PERS Plan 2/3		
Actual Contribution Rates:	Employer 2/3	Employee 2*
January – June 2019:		
PERS Plan 2/3	7.52%	7.41%
PERS Plan 1 UAAL	5.13%	-
Administrative Fee	0.18%	-
Employee PERS Plan 3	-	varies
Total	12.83%	7.41%
July – December 2019:		
PERS Plan 2/3	7.92%	7.90%
PERS Plan 1 UAAL	4.76%	-
Administrative Fee	0.18%	-
Employee PERS Plan 3	-	varies
Total	12.86%	7.90%

* For employees participating in JBM, the contribution rate was 18.53% for January – June 2019 and 19.75% for July – December 2019.

The Authority's actual PERS plan contributions were \$1,432,962 to PERS Plan 1 and \$2,203,958 to PERS Plan 2/3 for the year ended December 31, 2019.

Actuarial Assumptions

The total pension liability (TPL) for each of the DRS plans was determined using the most recent actuarial valuation completed in 2019 with a valuation date of June 30, 2018. The actuarial assumptions used in the valuation were based on the results of the Office of the State Actuary's (OSA) 2007-2012 Experience Study and the 2018 Economic Experience Study.

Additional assumptions for subsequent events and law changes are current as of the 2018 actuarial valuation report. The TPL was calculated as of the valuation date and rolled forward to the measurement date of June 30, 2019. Plan liabilities were rolled forward from June 30, 2018, to June 30, 2019, reflecting each plan's normal cost (using the entry-age cost method), assumed interest and actual benefit payments

- **Inflation:** 2.75% total economic inflation; 3.50% salary inflation
- **Salary increases:** In addition to the base 3.50% salary inflation assumption, salaries are also expected to grow by promotions and longevity.
- **Investment rate of return:** 7.4%

Mortality rates were based on the RP-2000 report's Combined Healthy Table and Combined Disabled Table, published by the Society of Actuaries. The OSA applied offsets to the base table and recognized future improvements in mortality by projecting the mortality rates using 100 percent Scale BB. Mortality rates are applied on a generational basis; meaning, each member is assumed to receive additional mortality improvements in each future year throughout his or her lifetime.

There were changes in methods and assumptions since the last valuation.

- OSA updated modeling to reflect providing benefit payments to the date of the initial retirement eligibility for terminated vested members who delay application for retirement benefits.
- OSA updated COLA programming to reflect legislation signed during the 2018 legislative session that provides PERS and TRS Plan 1 annuitants who are not receiving a basic minimum, alternate minimum, or temporary disability benefit with a one-time permanent 1.5% increase to their monthly retirement benefit, not to exceed a maximum of \$62.50 per month.

Discount Rate

The discount rate used to measure the total pension liability for all DRS plans was 7.4 percent.

To determine that rate, an asset sufficiency test included an assumed 7.5 percent long-term discount rate to determine funding liabilities for calculating future contribution rate requirements. (All plans use 7.5 percent except LEOFF 2, which has assumed 7.4 percent). Consistent with the long-term expected rate of return, a 7.4 percent future investment rate of return on invested assets was assumed for the test. Contributions from plan members and employers are assumed to

continue being made at contractually required rates (including PERS 2/3, PSERS 2, SERS 2/3, and TRS 2/3 employers, whose rates include a component for the PERS 1, and TRS 1 plan liabilities). Based on these assumptions, the pension plans' fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return of 7.4 percent was used to determine the total liability.

Long-Term Expected Rate of Return

The long-term expected rate of return on the DRS pension plan investments of 7.4 percent was determined using a building-block-method. In selecting this assumption, the Office of the State Actuary (OSA) reviewed the historical experience data, considered the historical conditions that produced past annual investment returns, and considered capital market assumptions and simulated expected investment returns provided by the Washington State Investment Board (WSIB). The WSIB uses the capital market assumptions and their target asset allocation to simulate future investment returns over various time horizons.

Estimated Rates of Return by Asset Class

Best estimates of arithmetic real rates of return for each major asset class included in the pension plan's target asset allocation as of June 30, 2019, are summarized in the table below. The inflation component used to create the table is 2.2 percent and represents the WSIB's most recent long-term estimate of broad economic inflation.

Asset Class	Target Allocation	% Long-Term Expected Real Rate of Return Arithmetic
Fixed Income	20%	2.20%
Tangible Assets	7%	5.10%
Real Estate	18%	5.80%
Global Equity	32%	6.30%
Private Equity	23%	9.30%
	100%	

Sensitivity of the Net Pension Liability/ (Asset)

The table below presents the Authority's proportionate share of the net pension liability calculated using the discount rate of 7.4 percent, as well as what the Authority's proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1-percentage point lower (6.4 percent) or 1-percentage point higher (8.4 percent) than the current rate.

	1% Decrease (6.4%)	Current Discount Rate (7.4%)	1% Increase (8.4%)
PERS 1	\$ 9,599,435	\$ 7,665,331	\$ 5,987,241
PERS 2/3	\$ 19,001,737	\$ 2,477,539	\$ (11,081,658)

Pension Plan Fiduciary Net Position

Detailed information about the State's pension plans' fiduciary net position is available in the separately issued DRS financial report.

Pension Liabilities (Assets), Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

At June 30, 2019, the Authority reported a total pension liability of \$10,142,869 for its proportionate share of the net pension liabilities as follows:

	Liability (or Asset)
PERS 1	\$ 7,665,331
PERS 2/3	\$ 2,477,538

At June 30, the Authority's proportionate share of the collective net pension liabilities was as follows:

	Proportionate Share 6/30/18	Proportionate Share 6/30/19	Change in Proportion
PERS 1	.200541%	.199340%	(.001201)%
PERS 2/3	.254914%	.255064%	.000150%

Employer contribution transmittals received and processed by the DRS for the fiscal year ended June 30 are used as the basis for determining each employer's proportionate share of the collective pension amounts reported by the DRS in the *Schedules of Employer and Nonemployer Allocations* for all plans except LEOFF 1.

The collective net pension liability (asset) was measured as of June 30, 2019, and the actuarial valuation date on which the total pension liability (asset) is based was as of June 30, 2018, with update procedures used to roll forward the total pension liability to the measurement date.

Pension Expense

For the year ended December 31, 2019, the Authority recognized pension expense as follows:

	Pension Expense
PERS 1	\$ 294,643
PERS 2/3	\$ 643,774
TOTAL	\$ 936,417

Deferred Outflows of Resources and Deferred Inflows of Resources

At December 31, 2019, the Authority reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

PERS 1	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ -	\$ -
Net difference between projected and actual investment earnings on pension plan investments	\$ -	\$512,109
Changes of assumptions	\$ -	\$ -
Changes in proportion and differences between contributions and proportionate share of contributions	\$ -	\$ -
Contributions subsequent to the measurement date	\$ 694,628	\$ -
TOTAL	\$ 694,628	\$ 512,109

PERS 2/3	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 709,821	\$ 532,657
Net difference between projected and actual investment earnings on pension plan investments	\$ -	\$3,606,287
Changes of assumptions	\$ 63,442	\$1,039,493
Changes in proportion and differences between contributions and proportionate share of contributions	\$ 135,989	\$267,044
Contributions subsequent to the measurement date	\$ 1,127,060	\$-
TOTAL	\$ 2,036,312	\$ 5,445,481

Total of All Plans	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 709,821	\$ 532,657
Net difference between projected and actual investment earnings on pension plan investments	\$ -	\$4,118,396
Changes of assumptions	\$ 63,442	\$ 1,039,493
Changes in proportion and differences between contributions and proportionate share of contributions	\$ 135,989	\$ 267,044
Contributions subsequent to the measurement date	\$ 1,821,688	\$ -
TOTAL	\$ 2,730,940	\$ 5,957,590

Deferred outflows of resources related to pensions resulting from the Authority's contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ended December 31, 2019. Other amounts reported as deferred outflows and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year ended December 31:	PERS 1	PERS 2/3
2020	\$ (113,051)	\$ (1,117,041)
2021	\$ (267,785)	\$ (1,893,147)
2022	\$ (95,561)	\$ (863,115)
2023	\$ (35,712)	\$ (481,582)
2024	\$ -	\$ (202,679)
Thereafter	\$ -	\$ 21,335

Note 10 – Other Post-Employment Benefits (OPEB)

The Governmental Accounting Standards Board (GASB) released new accounting standard for public postemployment benefit plans other than pension (OPEB) and participating employers in 2015. The standard, GASB Statements No. 75, has substantially revised the accounting requirements previously mandated under GASB Statements 45.

The Authority's Actuarial Valuation Report for the OPEB plan was prepared by Milliman. Inc. of Seattle. Actuarial computations presented in the report under GASB 75 of the Governmental Accounting Standards Board are for purposes of assisting the housing authority in fulfilling its financial accounting requirements. The Actuarial Valuation Report is for fiscal year January 1, 2019 to December 31, 2019. For full review of the Actuarial valuation Report, please visit the Authority's website.

Plan Description: Eligible retirees and spouses are entitled to subsidies associated with postemployment medical benefits provided through the Public Employee Benefits Board (PEBB). The PEBB was created within the Washington State Health Care Authority to administer medical, dental, and life insurance plans for public employees and retirees.

Benefit Provided: The subsidies provided by PEBB and valued in this report include the following:

- PERS Plan 1: Employees are eligible for retiree health benefits if they retire at any age with 30 or more years of service, if they retire at age 55 or older and have 25 or more years of service, or if they retire at age 60 or older with five or more years of service. When a retiree or covered dependent becomes eligible for Medicare, the retiree or covered dependent must enroll in Medicare Parts A and B in order to maintain eligibility for PEBB retiree coverage.
- PERS Plan 2: Employees are eligible for retiree health benefits if they retire at age 55 or older and have 20 or more years of service, or if they retire at age 65 or older and have 5 or more years of service. When a retiree or covered dependent becomes eligible for Medicare, the retiree or covered dependent must enroll in Medicare Parts A and B in order to maintain eligibility for PEBB retiree coverage.
- PERS Plan 3: Employees are eligible for retiree health benefits if they retire at age 55 or older and have 10 or more years of service. When a retiree or covered dependent becomes eligible for Medicare, the retiree or covered dependent must enroll in Medicare Parts A and B in order to maintain eligibility for PEBB retiree coverage.

Health Benefits

Upon retirement, members are eligible to elect to receive medical and dental benefits through PEBB. Retired members may only elect dental coverage if they have elected medical coverage.

PEBB offers 12 medical plans:

- Kaiser Permanente WA Classic
- Kaiser Permanente WA Value
- Kaiser Permanente WA Sound Choice
- Kaiser Permanente WA Consumer-Directed Health Plan
- Kaiser Permanente WA Medicare
- Kaiser Permanente NW Classic
- Kaiser Permanente NW Consumer-Directed Health Plan
- Uniform Medical Plan Classic
- Uniform Medical Plan Consumer-Directed Health Plan
- Uniform Medical Plan Plus – Puget Sound High Value Network
- Uniform Medical Plan Plus – UW Medicine Accountable Care Network
- Medicare Supplement Plan F

PEBB offers 3 dental plans:

- Delta Care
- Uniform Dental Plan
- Willamette Dental Group

Summary of Membership Data:

The following membership census was used in the actuarial valuation and provided by King County Housing Authority. The data for actives and retirees was collected as of July 1, 2018.

Actives
(As of July 1, 2018)

Age	Years of Service Completed								Total
	0 to 5	5 to 10	10 to 15	15 to 20	20 to 25	25 to 30	30 to 35	35 & Up	
Under 25	5	0	0	0	0	0	0	0	5
25 to 29	17	0	0	0	0	0	0	0	17
30 to 34	21	12	1	0	0	0	0	0	34
35 to 39	25	10	4	2	1	0	0	0	42
40 to 44	19	5	9	3	1	0	0	0	37
45 to 49	16	9	11	6	4	2	0	0	48
50 to 54	13	6	7	9	4	4	4	0	47
55 to 59	12	11	9	13	6	1	3	6	61
60 to 64	10	7	6	7	2	6	3	6	47
65 to 69	3	3	1	1	0	0	0	0	8
70 & Up	0	0	0	2	0	1	0	0	3
Total	141	63	48	43	18	14	10	12	349

Retirees and Spouses Currently Receiving Medical Benefits
(July 1, 2018)

Age	Number of Members	Number of Spouses
Under 55	0	1
55 to 59	1	0
60 to 64	7	5
65 to 69	17	8
70 to 74	24	8
75 to 79	7	2
80 to 84	1	1
85 to 89	0	0
90 & Over	0	0
Total	57	25

Participant Averages

	Age at		Count
	Hire	Valuation	
Actives	37.7	48.1	349
Retirees	n/a	69.8	57

Valuation Date, Measurement Date, and Reporting Date

The Valuation date is July 1, 2018. This is the date as of which the census data is gathered and the actuarial valuation is performed. The Measurement Date is June 30, 2019. This is the date as of which the total OPEB liability is determined. Note that GASB 75 allows a lag of up to one year between the measurement date and the reporting date. No adjustment is required between the measurement date and the reporting date. The Reporting Date is December 31, 2019.

The total OPEB liability is also reported as of the beginning of the measurement period. As permitted by GASB 75, in this transition year, this calculation is based on a roll backward of the actuarial valuation results, with an adjustment made to the discount rate.

Significant Changes

There have been no significant changes between the valuation date and fiscal year ends.

Summary of Key Results

The following are the key results for financial reporting. These amounts are developed in the financial reporting schedules that follow. A more detailed breakdown of the total OPEB liability as of the Valuation Date follows the financial reporting schedules.

Total OPEB Liability	Total OPEB Liability
June 30, 2018	June 30, 2019
\$11,286,172	\$14,066,012
	OPEB Expense
	\$1,242,749

Total OPEB Liability

Total OPEB Liability	June 30, 2018	June 30, 2019
Total OPEB liability	\$11,286,172	\$14,066,012
Covered employee payroll	26,475,395	27,817,972
Total OPEB liability as a % of covered employee payroll	42.63%	50.56%

The total OPEB liability was determined by an actuarial valuation as of the valuation date, calculated based on the discount rates below, and then projected to the measurement dates. Since the valuation date and the calculation of the June 30, 2018 total OPEB liability, we have learned that the explicit subsidy will be increased to \$183 per month effective January 1, 2020. This change is reflected in the June 30, 2019 total OPEB liability.

Valuation date	July 1, 2018	July 1, 2018
Measurement date	June 30, 2018	June 30, 2019

Discount Rate

Discount rate	3.87%	3.50%
20-Year Tax-Exempt Municipal Bond Yield	3.87%	3.50%

The discount rate was based on the Bond Buyer General Obligation 20-bond municipal bond index for bonds that mature in 20 years.

Changes in Total OPEB Liability

Changes in Total OPEB Liability	Increase (Decrease) Total OPEB Liability
Balance as of June 30, 2018	\$11,286,172
Changes for the year:	
Service cost	654,828
Interest on total OPEB liability	458,799
Effect of plan changes	0
Effect of economic/demographic gains or losses	884,567
Effect of assumptions changes or inputs	954,776
Expected benefit payments	(173,130)
Balance as of June 30, 2019	14,066,012

Sensitivity Analysis

The following presents the total OPEB liability of the housing authority, calculated using the discount rate of 3.50%, as well as what the housing authority's total OPEB liability would be if it were calculated using a discount rate that is 1 percentage point lower (2.50%) or 1 percentage point higher (4.50%) than the current rate.

	1% Decrease 2.50%	Discount Rate 3.50%	1% Increase 4.50%
Total June 30, 2019 OPEB liability	\$17,147,881	\$14,066,012	\$11,675,103

The following presents the total OPEB liability of the housing authority, calculated using the current healthcare cost trend rates as well as what the housing authority's total OPEB liability would be if it were calculated using trend rates that are 1 percentage point lower or 1 percentage point higher than the current trend rates.

	1% Decrease	Current Trend Rates	1% Increase
Total June 30, 2019 OPEB liability	\$11,293,801	\$14,066,012	\$17,791,435

OPEB Expense

Measurement Period	July 1, 2018 to June 30, 2019
Service cost	\$654,828
Interest on total OPEB liability	458,799
Effect of plan changes	0
Recognition of Deferred Inflows/Outflows of Resources	
Recognition of economic/demographic gains or losses	95,115
Recognition of assumption changes or inputs	34,007
OPEB Expense	1,242,749

As of the December 31, 2018 Measurement Period, the deferred inflows and outflows of resources follow.

Deferred Inflows / Outflows of Resources	Deferred Inflows of Resources	Deferred Outflows of Resources
Differences between expected and actual experience	\$0	\$789,452
Changes of assumptions or inputs	(501,194)	852,112
Contributions made subsequent to the measurement date	<u>N/A</u>	<u>104,080</u>
Total	(\$501,194)	\$1,745,644

Contributions made subsequent to the measurement date are expected benefit payments in the half-year between the measurement date and the reporting date. Per paragraph 159 of GASB 75, deferred outflows of resources should be reported for benefits that come due subsequent to the measurement date, but prior to the reporting date. Per GASB's illustrations, these amounts should not be reported in the schedule below or the schedule on the following page.

Other amounts currently reported as deferred outflows of resources and deferred inflows of resources related to other postemployment benefits will be recognized in the OPEB expense below. Note that additional future deferred inflows and outflows of resources may impact these numbers.

Measurement Period Ending June 30:	
2020	\$129,122
2021	129,122
2022	129,122
2023	129,122
2024	129,122
Thereafter	494,760

Schedule of Deferred Inflows and Outflows of Resources

	Original Amount	Measurement Period in which Experience Arose	Original Recognition Period*	Amount Recognized in 2018/2019 Measurement Period Experience	Balance of Deferred Inflows as of 6/30/2019 Measurement Date	Balance of Deferred Outflows as of 6/30/2019 Measurement Date
Economic or demographic (gains) or losses	\$884,567	7/1/2018 - 6/30/2019	9.3	\$95,115	\$0	\$789,452
	0	7/1/2017 - 6/30/2018	9.3	0	0	0
		Total		\$95,115	\$0	\$789,452
Assumption changes or inputs	\$954,776	7/1/2018 - 6/30/2019	9.3	\$102,664	\$0	\$852,112
	(638,508)	7/1/2017 - 6/30/2018	9.3	(68,657)	(501,194)	0
		Total		\$34,007	(\$501,194)	\$852,112

* Economic/demographic (gains)/losses and assumption changes or inputs are recognized over the average remaining service life for all active and inactive members.

Details of Key Valuation Results

July 1, 2018 Valuation

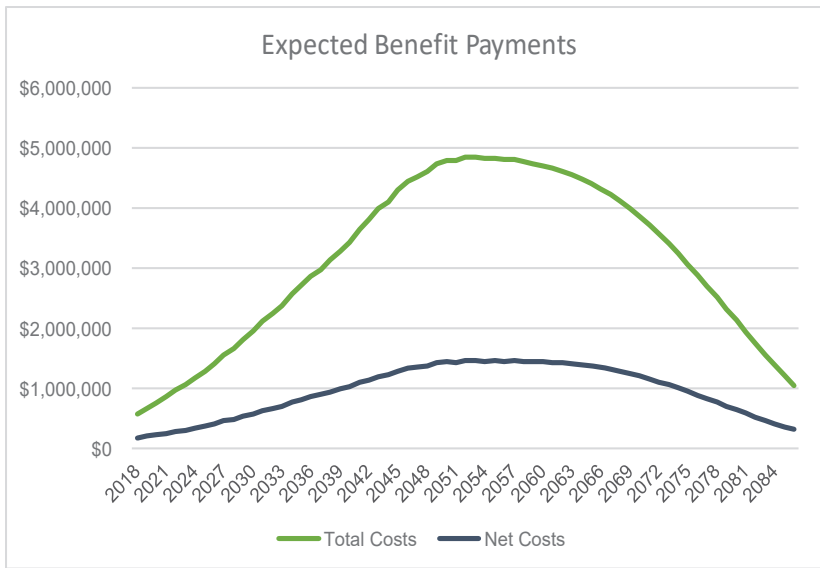
The following table is as of the valuation date of July 1, 2018 and is based on the discount rate of 3.87%.

	Total Costs	Retiree Premiums	Total OPEB Liability
Medical Pre 65			
Actives	\$3,396,378	(\$2,496,667)	\$899,711
Retirees	\$570,013	(\$420,803)	\$149,210
Total	\$3,966,391	(\$2,917,470)	\$1,048,921
Medical Post 65			
Actives	\$21,400,454	(\$14,665,250)	\$6,735,204
Retirees	\$9,763,784	(\$6,511,569)	\$3,252,215
Total	\$31,164,238	(\$21,176,819)	\$9,987,419
Dental			
Actives	\$1,318,694	(\$1,161,472)	\$157,222
Retirees	\$771,533	(\$678,923)	\$92,610
Total	\$2,090,227	(\$1,840,395)	\$249,832
Total			
Actives	\$26,115,526	(\$18,323,389)	\$7,792,137
Retirees	\$11,105,330	(\$7,611,295)	\$3,494,035
Total	\$37,220,856	(\$25,934,684)	\$11,286,172

Details of Key Results

July 1, 2018 Valuation

Year Beginning	Expected Benefit Payments		
	Total Costs	Premiums	Net Costs
2018	\$566,332	(\$393,202)	\$173,130
2019	661,187	(453,026)	208,160
2020	753,247	(526,820)	226,427
2021	859,970	(613,194)	246,776
2022	969,245	(692,423)	276,822
2023	1,069,274	(763,581)	305,693
2024	1,163,539	(831,115)	332,424
2025	1,275,726	(910,456)	365,270
2026	1,409,148	(1,000,941)	408,208
2027	1,550,149	(1,096,831)	453,318



Actuarial Assumptions and Other Inputs:

The assumptions represent our best estimate of anticipated future experience based on information provided to us.

Actuarial Cost Method

The actuarial cost method used for determining the benefit obligations is the Entry Age Actuarial Cost Method. Under the principles of this method, the actuarial present value of the projected benefits of each individual included in the valuation is allocated as a level percentage of expected salary for each year of employment between entry age (defined as age at hire) and assumed exit (until maximum retirement age). For purposes of projecting benefits prior to the valuation date as required by the actuarial cost method, we assumed a health cost trend equal to the ultimate health cost trend rate.

The portion of this actuarial present value allocated to a valuation year is called the service cost. The portion of this actuarial present value not provided for at a valuation date by the sum of (a) the actuarial value of the assets, and (b) the actuarial present value of future service costs is the total OPEB liability under GASB 75.

The OPEB expense is calculated in accordance with GASB 75.

Census Date

July 1, 2018.

Valuation Date

July 1, 2018.

Measurement Dates

June 30, 2019 is the measurement date for the December 31, 2019 financial reporting date. The beginning of year total OPEB liability is based on a measurement date of June 30, 2018. GASB 75 permits up to a one-year lag between the measurement date and report date without adjustment.

Economic Assumptions:

Price inflation of *Price Inflation* 2.75%. Assumption developed by the Office of the State Actuary for the Public Employees Benefits Board (PEBB).

<i>Discount Rate (Liabilities)</i>	3.87% for the 6/30/2018 measurement date
	3.50% for the 6/30/2019 measurement date

Health Cost Trend

The health cost trend assumptions used in this valuation were developed for use in the July 1, 2018 OPEB valuation for the PEBB Program, performed by the Office of the State Actuary. These assumptions are displayed below, and are assumed for both current and future retirees.

<u>Year Ending</u>	<u>Pre-65 Claims and Contributions</u>	<u>Post-65 Claims</u>	<u>Post-65 Contributions</u>
6/30/2019	6.80%	3.60%	2.80%
6/30/2020	6.30%	7.60%	12.50%
6/30/2021	6.10%	7.60%	11.90%
6/30/2022	5.30%	5.20%	6.60%
6/30/2025	5.50%	5.30%	5.50%
6/30/2035	6.30%	5.40%	5.50%
6/30/2045	6.00%	5.60%	5.70%
6/30/2055	5.60%	5.80%	5.90%
6/30/2065	5.40%	5.50%	5.50%
6/30/2075	4.60%	4.70%	4.70%
6/30/2085	4.50%	4.60%	4.60%
6/30/2095	4.50%	4.70%	4.70%
6/30/2096+	4.50%	4.60%	4.60%

The 2019 trend refers to the amount by which July 1, 2019 - June 30, 2020 medical costs are anticipated to exceed July 1, 2018 – June 30, 2019 medical costs. After 2022, selected years are shown in the table. In general, medical trend rates for the years not shown grade into the next value shown in the table. These trend rates assume that, over time, deductibles and out-of-pocket maximums will be periodically increased as medical trends increase.

1.10% for the year ending June 30, 2019, 2.00% for the year ending June 30, 2020, 2.00% for the year ending June 30, 2021, 2.50% for the year ending June 30, 2022, 3.50% for the year ending June 30, 2023, and 4.0% per year thereafter.

Salary Assumptions

Even though the benefits are not based upon pay, salary assumptions are necessary for the actuarial cost method. These assumptions are for promotion and longevity and reflect the assumptions used in the 2017 actuarial valuation for Washington State Public Employees Retirement System (PERS). The total salary growth includes both general wage growth in addition to the promotion and longevity components listed below.

Projected Annual Merit and Longevity Increases

Years of Service	PERS
	Total Annual Increase
0	6.00%
1	6.00%
2	4.70%
3	3.60%
4	2.90%
5	2.20%
6	1.50%
7	1.20%
8	0.90%
9	0.70%
10	0.50%
11	0.40%
12	0.30%
13	0.30%
14	0.20%
15	0.20%
16	0.20%
17	0.10%
18	0.00%
19	0.00%
20	0.00%
21	0.00%
22	0.00%
23	0.00%
24	0.00%
25	0.00%
26+	0.00%

Demographic Assumptions

Demographic assumptions regarding retirement, mortality, disability mortality, turnover, and marriage are based on assumptions used in the 2017 actuarial valuation for the Washington State retirement systems, and modified for King County Housing Authority.

The following pages include a summary of the assumed rates for service retirement and death at various ages, as well as other terminations shown by years of service.

The assumed rates of disability under PERS Plans 1, 2, and 3 from the 2017 actuarial valuation are less than 0.1% for ages 50 and below and continue to be low after that.

For service retirement, the assumptions for PERS Plans 1, 2 and, 3 from the 2017 actuarial valuation for Washington State retirement systems. The service requirements for these plans vary based on hire date and years of service

For mortality, the assumptions from the 2017 actuarial valuation for Washington State retirement systems, adjusted for King County Housing Authority. For all healthy members, the RP-2000 base

mortality table, adjusted by -1 year for both males and females, with generational mortality adjustments using projection scale BB was used.

For other termination of employment, the assumptions by plan from the 2017 actuarial valuation for Washington retirement systems. State

Premium Levels

The July 1, 2018 assumed annual medical retiree contributions used in the valuation are displayed below. These represent a weighted average of July 1, 2018 – June 30, 2019 PEBB retiree contributions by medical plan, based on overall PEBB current retiree medical plan election. These contributions are assumed for both current retirees and future retirees. Contributions are the same for retirees or spouses of retirees. The contributions exclude the administration charge, the state surcharge reduction, the Limeade administration charge, the CDHP employer contribution, the HSA administration fee, and the HSA wellness fee, as these are direct pass-through expenses that are 100% paid by retirees.

<u>Medical Plan</u>	<u>Subscriber or Spouse</u>	
	<u>Non-Medicare</u>	<u>Medicare</u>
Weighted Average based on current PEBB retirees	\$8,052.58	\$3,180.06

Dental

The July 1, 2018 assumed annual dental retiree contributions are displayed below. These represent a weighted average of July 1, 2018 – June 30, 2019 PEBB retiree contributions by dental plan, based on overall PEBB current retiree dental plan election. These contributions are assumed for both current retirees and future retirees. Contributions are the same for retirees or spouses of retirees.

<u>Dental Plan</u>	<u>Subscriber or Spouse</u>	
	<u>Non-Medicare</u>	<u>Medicare</u>
Weighted Average based on current PEBB retirees	\$547.17	\$547.17

Note 11 – Risk Management

The King County Housing Authority (KCHA) has the responsibility to systematically and continuously identify potential exposure to losses in terms of frequency and severity probability, and to apply sound risk control and financing techniques to minimize the impact of those potential losses. KCHA Risk Management has implemented programs to protect the Housing Authority against accidental and criminal losses that would significantly affect personnel, property, or budget by using a combination of loss control programs, purchased commercial insurance, voluntary self-insurance, participation in risk-sharing pools or groups, and contractual risk transfer via indemnification agreements.

For Public Housing and Bond financed projects, KCHA secures third-party liability insurance primarily through the Housing Authority Insurance Group (HAIG), a national housing authority risk-sharing group. The general liability policy limit is \$5,000,000 per occurrence and has a \$1,000 deductible.

Tax Credit Partnership properties are covered for commercial general liability with total limits of \$5,000,000 per occurrence provided by a combination of primary and excess policies from Philadelphia Insurance Company that provide total insured coverage of \$5,000,000 per occurrence and \$6,000,000 in aggregate.

Automobile liability insurance is carried through Philadelphia Insurance Company with \$5,000,000 in total limits provided through a combination of policies, one with a \$1,000,000 combined single limit, and another that provides excess liability of \$4,000,000, for a total of \$5,000,000 in auto liability coverage.

KCHA carries a Contractor's Pollution liability policy and Errors & Omissions policy for its Weatherization program with a limit of \$1,000,000 on a claims-made basis and a \$5,000 per claim deductible provided through Crum & Forster Specialty Insurance Company.

The Housing Authority has secured Fidelity coverage through the Housing Authorities Risk & Retention Pool (HARRP) with a \$2,000,000 limit and \$100,000 per occurrence for all employees. Public Officials Errors & Omissions and Employment Practices liability coverage is provided on all properties with a \$5,000,000 aggregate limit and a \$50,000 self-insured retention for employment practices and other covered claims from Chubb.

An excess liability policy of \$10,000,000 is provided over all of the above liability coverages except the Contractor's Pollution and Public Officials Errors & Omissions, which brings total general and auto liability coverage to a limit of \$15,000,000. This coverage is placed with Lexington Insurance Company.

Property insurance, including rental income coverage, for Public Housing and Bond properties is placed through HARRP on a replacement cost basis. The property insurance deductible is \$25,000 per loss.

Affordable Housing Risk Pool (AHRP) provides property insurance for the Tax Credit buildings and their contents values on a replacement cost basis subject to a \$5,000 deductible.

KCHA insures cyber liability through NAS Insurance Services with a \$1,000,000 per claim policy limit.

No active claims are anticipated to exceed the applicable limits of insurance secured from any of the listed providers. Settled claims have not exceeded coverage purchased during the past five years.

Note 12 – Conduit Debt Obligations

The Authority has issued debt instruments for the purpose of providing capital financing for specific nongovernmental 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	Dec 31 Balance
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	\$ 1,142,711.63
Seaview Apartments Limited Partnership	Acquisition and rehabilitation of a 72-unit multifamily development in Des Moines, Washington.	December 1, 1998	\$ 1,315,000.00
St. Andrews Housing Group	Acquisition of a 59-unit apartment complex located on Mercer Island, Washington, known as Ellsworth House.	October 20, 1999	\$ 1,754,258.91
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	\$ 5,843,633.00
Angle Lake Apartments	Construction of an 80-unit independent living, senior housing facility located in SeaTac.	November 14, 2002	\$ 2,895,549.21
Radcliffe Place, LLC	Construction of a 135 unit senior housing facility located in Kent know as Radcliffe Place Senior Apartments	December 22, 2004	\$ 8,600,680.00
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	\$ 6,344,586.00
Eernisse Apartments	Construction of a 26 unit affordable rental townhouse project on Vashon Island known as Eernisse Apartments.	December 20, 2005	\$ 1,351,545.00
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	\$ 2,262,266.17
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	\$7,665,000
Ashwood Community Redevelopment LLLP-DASH	Acquisition and rehabilitation of a 51 unit senior housing project in the City of Bellevue known as Ashwood Court Apartments	April 1, 2015	\$ 2,234,490.26
Summerfield Rehab LLLP	Acquisition and rehabilitation of a 52 unit apartment complex in the City of Bellevue known as Summerfield Apartments	March 1, 2016	\$ 3,364,404.94

Note 13 – Construction Commitments

At December 31, 2019 the Authority had the following contractual obligations on construction projects:

Project	Spent to Date	Remaining Commitment
Central Office - 600 Bldg. TI	\$ 137,401	\$ 4,610
Elevators - EPC Project	4,741,509	235,856
Houghton Envelope	124,776	37,741
Kings Court Waste/Water	343,063	138,068
Pacific Court Envelope & Roof	887,288	461,966
Avondale Manor Env & Roof	47,190	14,447
Avondale Manor Site	63,232	25,873
Casa Madrona W-Lines	22,485	72,655
Casa Madrona Heating	13,553	18,061
Casa Madrona Soffits	645	2,200
Cedarwood Site Improvement	82,905	17,574
Evergreen Court Site	68,062	3,737
Kirkland Place Envelope	62,482	50,805
Lake House Deck Surface	-	4,095
Mardi Gras Heating	8,808	17,801
Munro Manor W-Lines	20,591	14,425
Northlake Roof	8,840	12,640
Northridge Deck Resurfacing	7,024	12,770
Wayland Electrical Panel	9,142	16,953
Westminster Waste/Water Lines	44,091	147,549
Westminster Fire Protection	1,069	4,199
Yardley Site & Window	11,478	39,829
Yardley Waste Lines	7,200	37,988
	\$ 6,712,834	\$ 1,391,843

Note 14 –Subsequent Events

In February 2020, a new tax credit partnership, Abbell LLLP, was formed to rehabilitate, lease, maintain and operate the Abbey Ridge Apartments located in SeaTac, Washington and Bellevue Manor Apartments located in Bellevue, Washington. The Authority serves as the sole general partner with RBC- RBC Community Investments Manager II, Inc. serving as special limited partner, and RBC-Abbey Ridge, LLC. serving as limited partner.

In April 2020, a new tax credit partnership, Woodland North LLLP, was formed to rehabilitate, lease, maintain and operate the Woodland North Apartments located in Lake Forest Park, Washington. The Authority serves as the sole general partner with BCCC, Inc. serving as special limited partner, and BCP/Woodland North, LLC. serving as limited partner.

In November 2020, the Authority's Board of Directors authorized the purchase of Pinewood Village Apartments for \$38 million, Illahee Apartments for \$10.8 million and Oaks at Forest Bay for \$7.33 million.

In February 2020, the Governor of the state of Washington declared a state of emergency in response to the spread of a deadly new strain of coronavirus (COVID-19). In the weeks following the declaration, precautionary measures to slow the spread of the virus have been ordered. These measures include closing schools, colleges and universities, canceling public events, prohibiting public and private gatherings, and requiring people to stay home unless they are leaving for an essential function. The potential financial and operational impact related to COVID-19 on the Authority will depend on the duration and spread of the outbreak, as well as the impact on tenants, employees, and vendors, all of which are uncertain at this time.

Required Supplementary Information

Housing Authority of the County of King
 Schedule of proportionate share of the net pension liability
 As of June 30, 2019
 Last 10 Fiscal Years*

PERS 1	2019	2018	2017	2016	2015	2014	2013
Housing Authority's proportion of the net pension liability (asset)	0.199340%	0.200541%	0.201040%	0.210564%	0.202009%	0.209922%	0.205670%
Housing Authority's proportionate share of the net pension liability	7,665,331	8,956,229	9,535,505	11,308,279	10,565,949	10,574,919	12,017,821
Housing Authority's covered employee-payroll	28,717,546	26,970,937	24,944,170	23,927,969	22,486,964	21,931,906	20,819,426
Housing Authority's proportionate share of the net pension liability as a percentage of covered payroll	26.69%	33.21%	38.23%	47.26%	46.99%	48.22%	57.72%
Plan fiduciary net position as a percentage of the total pension liability	67.12%	63.22%	61.24%	57.03%	59.10%	61.19%	

PERS 2/3	2019	2018	2017	2016	2015	2014	2013
Housing Authority's proportion of the net pension liability (asset)	0.255064%	0.254914%	0.251544%	0.262174%	0.246303	0.244505%	0.239726%
Housing Authority's proportionate share of the net pension liability	2477539	4352430	8,739,952	13,200,254	8,800,547	4,942,329	10,236,336
Housing Authority's covered employee-payroll	28,495,139	26,755,913	24,502,301	23,468,939	21,905,257	20,951,638	19,872,164
Housing Authority's proportionate share of the net pension liability as a percentage of covered payroll	8.7%	16.3%	35.7%	56.2%	40.2%	23.6%	51.5%
Plan fiduciary net position as a percentage of the total pension liability	97.77%	95.77%	90.97%	85.82%	89.20%	93.29%	

These schedules are presented to illustrate the requirement to show information for 10 years. However, until a full 10 year trend is compiled, governments should present information for those years for which information is available.

* The amounts presented for each fiscal year were determined as of the calendar year-end that occurred with in the fiscal year*

Housing Authority of the County of King
 Schedule of Employer Contributions
 For the year ended December 31, 2019
 Last 10 Fiscal Years*

PERS 1	2019	2018	2017	2016	2015	2014	2013
Contractually required contribution	1,404,795	1,374,842	1,271,540	1,179,966	1,043,238	932,952	735,026
Contributions in relation to the contractually required contributions	(1,404,795)	(1,374,842)	(1,271,540)	(1,179,966)	(1,043,238)	(932,952)	(735,026)
Contribution deficiency (excess)	-	-	-	-	-	-	-
Housing Authority's covered employee-payroll	28,717,546	26,476,799	25,698,867	24,288,689	23,325,570	22,109,317	21,427,933
Contributions as a percentage of covered employee-payroll	4.89%	5.19%	4.95%	4.86%	4.47%	4.22%	3.43%

PERS 2/3	2018	2018	2017	2016	2015	2014	2013
Contractually required contribution	2,203,957	1,374,842	1,745,086	1,491,788	1,293,314	1,063,522	990,321
Contributions in relation to the contractually required contributions	(2,203,957)	(1,374,842)	(1,745,086)	(1,491,788)	(1,293,314)	(1,063,522)	(990,321)
Contribution deficiency (excess)	-	-	-	-	-	-	-
Housing Authority's covered employee-payroll	28,495,139	26,265,218	25,367,142	23,860,193	22,813,433	21,289,453	20,469,150
Contributions as a percentage of covered employee-payroll	7.73%	5.23%	6.88%	6.25%	5.67%	5.00%	4.84%

Note to the Required Supplementary Information for the year ended December 31, 2019

Change of benefit terms: There were no changes in the benefit terms for the Pension Plans.

Changes of Assumptions: Actuarial result reported in the DRS Participating Employer Financial Information (PEFI) report reflect the following changes in assumption and methods: 1) how terminated and vested member benefits are valued was corrected, 2) how basic minimum COLA in PERS Plan 1 is valued for legal order payees was improved, and 3) the average expected remaining service lives calculation was revised. It is used to recognize the changes in pension expense to no longer discount future years of service back to the present day.

Schedule of Changes in Total OPEB Liability and Related Ratios

(in thousands)

	Fiscal Year Ending December 31									
	2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
Total OPEB Liability										
Service cost	\$655	\$689	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Interest on total OPEB liability	459	415	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Changes of benefit terms	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Effect of economic/demographic gains or (losses)	885	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Effect of assumption changes or inputs	955	(639)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Expected benefit payments	(173)	(163)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Net change in total OPEB liability	2,780	302	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Total OPEB liability, beginning	11,286	10,984	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Total OPEB liability, ending	14,066	11,286	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Covered employee payroll	\$27,818	\$26,475	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Total OPEB liability as a % of covered employee payroll	50.56%	42.63%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

This schedule is presented to illustrate the requirement to show information for 10 years. However, recalculations of prior years are not required, and if prior years are not reported in accordance with the current GASB standards, they should not be reported.

**HOUSING AUTHORITY OF THE COUNTY OF KING
 SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
 For the Year Ended December 31, 2019**

Federal Agency (Pass-Through Agency)	Federal Program	CFDA Number	Other Award Number	From Pass- Through Awards	From Direct Awards	Total	Passed through to Subrecipients	Debt Liability Balance	Note
Rural Housing Service, Department Of Agriculture	Rural Rental Housing Loans	10415	56-017-647765210	-	\$ 60,219	\$ 60,219	\$ -	\$ 882,514	1,2,4
Rural Housing Service, Department Of Agriculture	Rural Rental Assistance Payments	10427	56-017-647765210	-	543,669	543,669	-	-	1,2
	Total U.S. Department of Agriculture			-	603,888	603,888	-	882,514	
Section 8 Project-Based Cluster									
Office Of Housing-federal Housing Commissioner, Department Of Housing And Urban Development	Section 8 Housing Assistance Payment Program	14195	WA19M000203	-	736,712	736,712	-	-	1,2
Office Of Public And Indian Housing, Department Of Housing And Urban Development	Lower Income Housing Assistance Program-Section 8 Moderate Rehabilitation	14356	WA002MR0002	-	101,094	101,094	-	-	1,2
Office Of Community Planning And Development, Department Of Housing And Urban Development (via City of Bellevue, WA)	Community Development Block Grant/Entitlement Grants - 2015	14218	CDBG-251	-	-	-	-	-	1,2
Office Of Community Planning And Development, Department Of Housing And Urban Development (via City of Bellevue, WA)	Community Development Block Grant/Entitlement Grants	14218	CDBG-251	463,908	-	463,908	-	-	1,2
	Total Section 8 Project-Based Programs Cluster			-	837,806	837,806	-	-	
	Total CFDA 14.218			-	-	-	-	-	
Housing Voucher Cluster									
Office Of Public And Indian Housing, Department Of Housing And Urban Development	Section 8 Housing Choice Vouchers	14871	WA002	-	15,023,400	15,023,400	-	-	1,2
Office Of Public And Indian Housing, Department Of Housing And Urban Development	Mainstream Vouchers	14879	WA002V0022	-	5,463,831	5,463,831	-	-	1,2
	Total Housing Voucher Cluster			-	20,487,230	20,487,230	-	-	
	Total CFDA 14.881			-	-	-	-	-	
Office Of Public And Indian Housing, Department Of Housing And Urban Development	Moving To Work Demonstration Program	14881	WA002	-	141,047,841	141,047,841	-	-	1,2
Office Of Public And Indian Housing, Department Of Housing And Urban Development	Moving To Work Demonstration Program	14881	WA002	-	10,810,976	10,810,976	-	-	1,2
Office Of Public And Indian Housing, Department Of Housing And Urban Development	Moving To Work Demonstration Program	14881	WA19P002501-16	-	2,966,239	2,966,239	-	-	1,2
Office Of Public And Indian Housing, Department Of Housing And Urban Development	Moving To Work Demonstration Program	14881	WA19P002501-17	-	102,177	102,177	-	-	1,2
Office Of Public And Indian Housing, Department Of Housing And Urban Development	Moving To Work Demonstration Program	14881	WA19P002501-19	-	591,047	591,047	-	-	1,2
Office Of Public And Indian Housing, Department Of Housing And Urban Development	Moving To Work Demonstration Program	14881	WA01E002501-17	-	19,020	19,020	-	-	1,2
	Total CFDA 14.881			-	155,539,300	155,539,300	-	-	

**HOUSING AUTHORITY OF THE COUNTY OF KING
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
For the Year Ended December 31, 2019**

Federal Agency (Pass-Through Agency)	Federal Program	CFDA Number	Other Award Number	From Pass- Through Awards	From Direct Awards	Total	Passed through to Subrecipients	Debt Liability Balance	Note
Office Of Public And Indian Housing, Department Of Housing And Urban Development	Resident Opportunity and Supportive Services - Service Coordinators	14.870	ROSS171008	-	225,497	225,497	-	-	1,2
Office Of Public And Indian Housing, Department Of Housing And Urban Development	Family Self-Sufficiency Program	14.896	FSS18WA2451	-	333,607	333,607	-	-	1,2
Total U.S. Department of Housing and Urban Development				463,908	177,423,440	177,887,347	-	-	
Department Of Energy/Via Washington State Department Of Commerce)	Weatherization Assistance for Low Income Persons	81.042	F18-53103-413 DOE	485,115	-	485,115	-	-	1,2
Department Of Energy/Via Washington State Department Of Commerce)	Weatherization Assistance for Low Income Persons	81.042	F19-53103-413 DOE	143,902	-	143,902	-	-	1,2
Department Of Energy/Via Washington State Department Of Commerce)	Weatherization Assistance for Low Income Persons	81.042	F17-53104-413 BPA	326,090	-	326,090	-	-	1,2
Total CFDA 81.042				955,108	-	955,108	-	-	
Total U.S. Department of Energy				955,108	-	955,108	-	-	
Administration For Children And Families, Department Of Health And Human Services (via Washington State Department Of Commerce)	Low-Income Home Energy Assistance	93.568	F17-53101-413 HHS	1,684,045	-	1,684,045	-	-	1,2
Administration For Children And Families, Department Of Health And Human Services (via Washington State Department Of Commerce)	Low-Income Home Energy Assistance	93.568	F19-53101-413 HHS	652,768	-	652,768	-	-	
Total U.S. Department of Health and Human Services				2,336,813	-	2,336,813	-	-	1,2
Total Federal Expenditures				\$ 3,755,829	\$178,027,328	\$181,783,156	\$	\$ 862,514	

The accompanying notes to the Schedule of Expenditures of Federal Awards are an integral part of this schedule.

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 4 - FEDERAL LOANS

In 1998, the Authority was approved by the USDA Rural Housing Service to receive a loan totaling \$1,350,949 for the rehabilitation of rural housing. The amount listed on this schedule is the outstanding loan balance.

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. Such expenditures are recognized following, as applicable, either the cost principles in the OMB Circular A-87, Cost Principles for State, Local, and Indian Tribal Governments, or the cost principles contained in Title 2 U.S. Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, wherein certain types of expenditures are not allowable or are limited as to reimbursement.

NOTE 7 - INDIRECT COST RATE

The Authority has not elected to use the 10-percent de minimis indirect cost rate allowed under the Uniform Guidance.

Housing Authority of the County of King
Financial Data Schedule (FDS)
Statement of Net Position
As of December 31, 2019

Line Item #	Account Description	10.415 Rural Rental Housing Loans	10.427 Rural Rental Assistance Payments	14.195 Section 8 - Special Allocation	Development Block Grants/Entitlement Grants	14.251 Other Federal Programs
111	Cash - unrestricted	\$ -	\$ -	\$ 12,077	\$ -	\$ -
112	Cash - restricted - modernization and development	-	-	-	-	-
113	Cash - other restricted	-	-	465,847	-	-
114	Cash - tenant security deposits	-	-	16,661	-	-
115	Cash - restricted for payment of current liability	-	-	-	-	-
100	Total cash	-	-	494,584.74	-	-
121	AR - PHA projects	-	-	2,130	-	-
122	AR - HUD other projects	-	-	-	-	-
124	Accounts receivable - other government	-	-	-	8,820	-
125	Accounts receivable - miscellaneous	-	-	-	-	-
126	Accounts receivable- tenants	-	-	12,484	-	-
126.1	Allowance for doubtful accounts - tenants	-	-	(246)	-	-
126.2	Allowance for doubtful accounts - other	-	-	-	-	-
127	Notes and mortgages receivable- current	-	-	-	-	-
128	Fraud recovery	-	-	-	-	-
128.1	Allowance for doubtful accounts - fraud	-	-	-	-	-
129	Accrued interest receivable	-	-	-	-	-
120	Total receivables, net of allowances	-	-	14,368	8,820	-
131	Investments - unrestricted	-	-	-	-	-
132	Investments - restricted	-	-	-	-	-
135	Investments - restricted for payment of current liability	-	-	-	-	-
142	Prepaid expenses and other assets	-	-	5,305	-	-
143	Inventories	-	-	-	-	-
143.1	Allowance for obsolete inventories	-	-	-	-	-
144	Interprogram - due from	-	-	-	-	-
145	Assets held for sale	-	-	-	-	-
150	Total Current Assets	-	-	514,258	8,820	-
161	Land	177,077	-	521,854	-	-
162	Buildings	875,214	-	2,224,408	-	-
163	Furniture, equipment & machinery - dwellings	-	-	-	-	-
164	Furniture, equipment & machinery - administrator	-	-	-	-	-
165	Leasehold improvements	-	-	-	-	-
166	Accumulated depreciation	(189,777)	-	(1,707,427)	-	-
167	Work in progress	-	-	465,746	-	-
168	Infrastructure	-	-	10,600	-	-
160	Total capital assets, net of depreciation	862,514	-	1,515,181	-	-
171	Notes and mortgages receivable - non-current	-	-	-	-	-
172	Notes and mortgages receivable-non-current - past due	-	-	-	-	-
173	Grants receivable - non-current	-	-	-	-	-
174	Other assets	-	-	-	-	-
176	Investment in joint ventures	-	-	-	-	-
180	Total Noncurrent Assets	862,514	-	1,515,181	-	-
190	Total Assets	862,514	-	2,029,439	8,820	-
200	Deferred Outflows of Resources	-	-	17,362	4,074	-
290	Total Assets and Deferred Outflows of Resources	\$ 862,514	\$ -	\$ 2,046,801	\$ 12,894	\$ -
311	Bank overdraft	\$ -	\$ -	\$ -	\$ -	\$ -
312	Accounts payable <= 90 days	-	-	6,324	-	-
313	Accounts payable > 90 days past due	-	-	-	-	-
321	Accrued wage/payroll taxes payable	-	-	4,095	-	-
322	Accrued compensated absences	-	-	5,096	-	-
324	Accrued contingency liability	-	-	-	-	-
325	Accrued interest payable	-	-	-	-	-
331	Accounts Payable - HUD PHA programs	-	-	-	-	-
332	Accounts Payable - PHA projects	-	-	-	-	-
333	Accounts payable - other government	-	-	-	-	-
341	Tenant security deposits	-	-	16,661	-	-
342	Unearned revenue	-	-	3,473	-	-
343	Current portion of L-T debt - capital projects	42,944	-	-	-	-
344	Current portion of L-T debt - operating borrowings	-	-	-	-	-
345	Other current liabilities	-	-	720	3,596	-
346	Accrued liabilities - other	-	-	-	-	-
347	Interprogram - due to	-	-	849,021	-	-
348	Loan Liability - current	-	-	-	-	-
310	Total Current Liabilities	42,944	-	885,389	3,596	-
351	Long-term debt, net of current - capital projects	819,570	-	-	-	-
352	Long-term debt, net of current - operating borrowings	-	-	-	-	-
353	Non-current liabilities- other	-	-	-	-	-
354	Accrued compensated absences - non-current	-	-	-	-	-
355	Loan Liability - non-current	-	-	-	-	-
356	FASB 5 liabilities	-	-	-	-	-
357	Accrued pension and OPEB liabilities	-	-	88,893	20,773	-
350	Total Noncurrent Liabilities	819,570	-	88,893	20,773	-
300	Total Liabilities	862,514	-	974,282	24,369	-
400	Deferred Inflows of Resources	-	-	26,916	6,353	-
508.4	Net Investment in Capital Assets	-	-	1,515,181	-	-
511.4	Restricted Net Position	-	-	465,847	-	-
512.4	Unrestricted Net Position	-	-	(935,425)	(17,828)	-
513	Total Equity - Net Assets/Position	\$ -	\$ -	\$ 1,045,603	\$ (17,828)	\$ -
600	Total Liabilities, Deferred Inflows of Resources, and Equity - Net Assets/Position	\$ 862,514	\$ -	\$ 2,046,801	\$ 12,894	\$ -

Housing Authority of the County of King
Financial Data Schedule (FDS)
Statement of Net Position
As of December 31, 2019

Line Item #	Account Description	Income Housing Assistance Program - Section 8 -	Opportunity and Supportive Services - Service	14.871 Section 8 Housing Choice Vouchers	14.879 Mainstream Vouchers	Work Demonstration Program	14.896 PIH Family Self-Sufficiency Program
111	Cash - unrestricted	\$ 142,641	\$ -	\$ -	\$ 562	-	\$ -
112	Cash - restricted - modernization and development	-	-	-	-	-	-
113	Cash - other restricted	-	-	-	-	1,957,168	-
114	Cash - tenant security deposits	-	-	-	-	-	-
115	Cash - restricted for payment of current liability	-	-	-	-	-	-
100	Total cash	142,641	-	-	562	1,957,168	-
121	AR - PHA projects	-	-	-	-	82,643	-
122	AR - HUD other projects	386	24,677	(0)	25,653	9,339	-
124	Accounts receivable - other government	-	-	-	-	-	-
125	Accounts receivable - miscellaneous	-	-	17,447	4,719	40,572	-
126	Accounts receivable- tenants	-	-	-	-	-	-
126.1	Allowance for doubtful accounts - tenants	-	-	-	-	-	-
126.2	Allowance for doubtful accounts - other	-	-	-	-	-	-
127	Notes and mortgages receivable- current	-	-	-	-	92,908	-
128	Fraud recovery	-	-	-	-	-	-
128.1	Allowance for doubtful accounts - fraud	-	-	-	-	-	-
129	Accrued interest receivable	-	-	-	-	307,082	-
120	Total receivables, net of allowances	386	24,677	17,447	30,372	532,544	-
131	Investments - unrestricted	-	-	-	-	7,241,034	-
132	Investments - restricted	-	-	-	-	8,340,527	-
135	Investments - restricted for payment of current liability	-	-	-	-	-	-
142	Prepaid expenses and other assets	9	-	-	286	67,678	-
143	Inventories	-	-	-	-	-	-
143.1	Allowance for obsolete inventories	-	-	-	-	-	-
144	Interprogram - due from	-	-	1,926,385	431,324	22,154,152	-
145	Assets held for sale	-	-	-	-	-	-
150	Total Current Assets	143,036	24,677	1,943,832	462,544	40,293,103	-
161	Land	-	-	-	-	-	-
162	Buildings	-	-	-	-	-	-
163	Furniture, equipment & machinery - dwellings	-	-	-	-	-	-
164	Furniture, equipment & machinery - administrator	-	-	-	-	-	-
165	Leasehold improvements	-	-	-	-	-	-
166	Accumulated depreciation	-	-	-	-	-	-
167	Work in progress	-	-	-	-	0	-
168	Infrastructure	-	-	-	-	-	-
160	Total capital assets, net of depreciation	-	-	-	-	0	-
171	Notes and mortgages receivable - non-current	-	-	-	-	3,290,768	-
172	Notes and mortgages receivable-non-current - past due	-	-	-	-	-	-
173	Grants receivable - non-current	-	-	-	-	-	-
174	Other assets	-	-	-	-	-	-
176	Investment in joint ventures	-	-	-	-	-	-
180	Total Noncurrent Assets	-	-	-	-	3,290,768	-
190	Total Assets	143,036	24,677	1,943,832	462,544	43,583,872	-
200	Deferred Outflows of Resources	149	-	63,444	26,119	1,197,591	-
290	Total Assets and Deferred Outflows of Resources	\$ 143,184	\$ 24,677	\$ 2,007,276	\$ 488,664	\$ 44,781,462	\$ -
311	Bank overdraft	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
312	Accounts payable < = 90 days	28	-	-	-	370,337	-
313	Accounts payable > 90 days past due	-	-	-	-	-	-
321	Accrued wage/payroll taxes payable	36	-	-	851	310,020	-
322	Accrued compensated absences	121	-	-	2,837	648,465	-
324	Accrued contingency liability	-	-	-	-	-	-
325	Accrued interest payable	-	-	-	-	-	-
331	Accounts Payable - HUD PHA programs	-	-	-	-	-	-
332	Accounts Payable - PHA projects	-	-	-	-	-	-
333	Accounts payable - other government	-	-	-	-	-	-
341	Tenant security deposits	-	-	-	-	-	-
342	Unearned revenue	-	-	-	0	1,067	-
343	Current portion of L-T debt - capital projects	-	-	-	-	-	-
344	Current portion of L-T debt - operating borrowings	-	-	-	-	-	-
345	Other current liabilities	6	-	2,468	1,096	401,486	-
346	Accrued liabilities - other	-	-	-	-	-	-
347	Interprogram - due to	-	-	-	-	29,174,541	-
348	Loan Liability - current	-	-	-	-	-	-
310	Total Current Liabilities	191	-	2,468	4,784	30,905,915	-
351	Long-term debt, net of current - capital projects	-	-	-	-	2,807,498	-
352	Long-term debt, net of current - operating borrowings	-	-	-	-	-	-
353	Non-current liabilities- other	-	-	-	-	1,252,311	-
354	Accrued compensated absences - non-current	-	-	-	-	-	-
355	Loan Liability - non-current	-	-	-	-	-	-
356	FASB 5 liabilities	-	-	-	-	-	-
357	Accrued pension and OPEB liabilities	758	-	319,277	134,147	6,130,094	-
350	Total Noncurrent Liabilities	758	-	319,277	134,147	10,189,903	-
300	Total Liabilities	949	-	321,745	138,931	41,095,818	-
400	Deferred Inflows of Resources	232	-	100,848	40,305	1,857,282	-
508.4	Net Investment in Capital Assets	-	-	-	-	(2,807,498)	-
511.4	Restricted Net Position	-	-	-	-	10,297,695	-
512.4	Unrestricted Net Position	142,003	24,677	1,584,682	309,428	(5,661,835)	-
513	Total Equity - Net Assets/Position	\$ 142,003	\$ 24,677	\$ 1,584,682	\$ 309,428	\$ 1,828,363	\$ -
600	Total Liabilities, Deferred Inflows of Resources, and Equity - Net Assets/Position	\$ 143,184	\$ 24,677	\$ 2,007,276	\$ 488,664	\$ 44,781,462	\$ -

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Line Item #	Account Description	State/Local Programs	Business Activities	Weatherization Assistance for Low Income Persons	Income Home Energy Assistance	COMPONENT UNITS - BLENDED	COCC
111	Cash - unrestricted	\$ 1,010,951	\$ 79,695,872	\$ -	\$ -	3,096,749	\$ 3,065,676
112	Cash - restricted - modernization and development	-	-	-	-	-	-
113	Cash - other restricted	-	14,146,688	-	-	797,939	-
114	Cash - tenant security deposits	-	2,776,066	-	-	181,269	-
115	Cash - restricted for payment of current liability	-	-	-	-	-	-
100	Total cash	<u>1,010,951</u>	<u>96,618,626</u>	<u>-</u>	<u>-</u>	<u>4,075,957</u>	<u>3,065,676</u>
121	AR - PHA projects	-	66,505	-	-	-	-
122	AR - HUD other projects	-	-	-	-	-	-
124	Accounts receivable - other government	160,509	708,385	91,187	314,949	-	-
125	Accounts receivable - miscellaneous	-	904,020	-	-	-	-
126	Accounts receivable- tenants	-	407,286	-	-	-	-
126.1	Allowance for doubtful accounts - tenants	-	(20,281)	-	-	-	-
126.2	Allowance for doubtful accounts - other	-	-	-	-	-	-
127	Notes and mortgages receivable- current	-	68,660,321	-	-	-	-
128	Fraud recovery	-	-	-	-	-	-
128.1	Allowance for doubtful accounts - fraud	-	-	-	-	-	-
129	Accrued interest receivable	-	3,255,294	-	-	-	-
120	Total receivables, net of allowances	<u>160,509</u>	<u>73,981,530</u>	<u>91,187</u>	<u>314,949</u>	<u>-</u>	<u>-</u>
131	Investments - unrestricted	-	51,160,480	-	-	-	250,547
132	Investments - restricted	-	4,670,000	-	-	-	-
135	Investments - restricted for payment of current liability	-	-	-	-	-	-
142	Prepaid expenses and other assets	38,060	958,651	-	-	40,606	166,358
143	Inventories	-	341,702	-	-	-	-
143.1	Allowance for obsolete inventories	-	-	-	-	-	-
144	Interprogram - due from	-	19,820,155	-	-	-	2,554
145	Assets held for sale	-	-	-	-	-	-
150	Total Current Assets	<u>1,209,521</u>	<u>247,551,144</u>	<u>91,187</u>	<u>314,949</u>	<u>4,116,563</u>	<u>3,485,135</u>
161	Land	-	220,070,769	-	-	8,464,734	4,529,093
162	Buildings	-	671,328,222	-	-	90,334,931	11,330,268
163	Furniture, equipment & machinery - dwellings	-	184,201	-	-	-	-
164	Furniture, equipment & machinery - administrator	-	182,682	-	-	405,719	7,645,745
165	Leasehold improvements	-	766,095	-	-	5,495,968	-
166	Accumulated depreciation	-	(105,806,766)	-	-	(50,489,982)	(10,962,160)
167	Work in progress	6,913	19,869,498	-	-	6,454,602	1,360
168	Infrastructure	-	12,746,014	-	-	-	34,438
160	Total capital assets, net of depreciation	<u>6,913</u>	<u>819,330,714</u>	<u>-</u>	<u>-</u>	<u>60,665,972</u>	<u>12,578,744</u>
171	Notes and mortgages receivable - non-current	209,641	235,986,229	-	-	-	0
172	Notes and mortgages receivable-non-current - past due	-	-	-	-	-	-
173	Grants receivable - non-current	-	-	-	-	-	-
174	Other assets	-	312,101	-	-	-	(0)
176	Investment in joint ventures	-	-	-	-	-	-
180	Total Noncurrent Assets	<u>216,554</u>	<u>1,055,629,044</u>	<u>-</u>	<u>-</u>	<u>60,665,972</u>	<u>12,578,744</u>
190	Total Assets	<u>1,426,074</u>	<u>1,303,180,188</u>	<u>91,187</u>	<u>314,949</u>	<u>64,782,535</u>	<u>16,063,880</u>
200	Deferred Outflows of Resources	159,570	2,266,241	217	81	-	886,144
290	Total Assets and Deferred Outflows of Resources	<u>\$ 1,585,645</u>	<u>\$ 1,305,446,429</u>	<u>\$ 91,404</u>	<u>\$ 315,030</u>	<u>\$ 64,782,535</u>	<u>\$ 16,950,024</u>
311	Bank overdraft	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
312	Accounts payable <= 90 days	1,041,839	1,603,821	-	-	1,100	407,208
313	Accounts payable > 90 days past due	-	-	-	-	-	-
321	Accrued wage/payroll taxes payable	78	353,020	-	-	-	342,062
322	Accrued compensated absences	59,800	1,080,024	-	-	-	545,125
324	Accrued contingency liability	-	-	-	-	-	-
325	Accrued interest payable	-	2,556,513	-	-	-	0
331	Accounts Payable - HUD PHA programs	-	-	-	-	-	-
332	Accounts Payable - PHA projects	-	-	-	-	-	-
333	Accounts payable - other government	-	-	-	-	-	-
341	Tenant security deposits	-	2,776,064	-	-	181,269	-
342	Unearned revenue	-	403,139	-	-	31,397	-
343	Current portion of L-T debt - capital projects	-	37,337,111	-	-	-	-
344	Current portion of L-T debt - operating borrowings	-	5,342,102	-	-	-	-
345	Other current liabilities	87,778	1,619,193	1,459	36,132	37,035,986	37,725
346	Accrued liabilities - other	-	204,144	-	-	-	0
347	Interprogram - due to	-	14,311,329	-	-	-	-
348	Loan Liability - current	-	-	-	-	-	-
310	Total Current Liabilities	<u>1,189,496</u>	<u>67,586,460</u>	<u>1,459</u>	<u>36,132</u>	<u>37,249,752</u>	<u>1,332,120</u>
351	Long-term debt, net of current - capital projects	-	730,278,116	-	-	-	-
352	Long-term debt, net of current - operating borrowings	-	93,882,500	-	-	-	-
353	Non-current liabilities- other	-	1,307,652	-	-	-	-
354	Accrued compensated absences - non-current	-	-	-	-	-	-
355	Loan Liability - non-current	-	-	-	-	-	-
356	FASB 5 liabilities	-	-	-	-	-	-
357	Accrued pension and OPEB liabilities	814,763	9,378,426	1,104	411	-	4,569,926
350	Total Noncurrent Liabilities	<u>814,763</u>	<u>834,846,693</u>	<u>1,104</u>	<u>411</u>	<u>-</u>	<u>4,569,926</u>
300	Total Liabilities	<u>2,004,259</u>	<u>902,433,153</u>	<u>2,563</u>	<u>36,543</u>	<u>37,249,752</u>	<u>5,902,046</u>
400	Deferred Inflows of Resources	248,379	2,073,560	338	126	-	1,358,996
508.4	Net Investment in Capital Assets	6,913	51,715,487	-	-	60,665,972	12,578,744
511.4	Restricted Net Position	-	18,816,690	-	-	797,939	-
512.4	Unrestricted Net Position	(673,906)	330,407,539	88,503	278,361	(33,931,128)	(2,889,763)
513	Total Equity - Net Assets/Position	<u>\$ (666,993)</u>	<u>\$ 400,939,716</u>	<u>\$ 88,503</u>	<u>\$ 278,361</u>	<u>\$ 27,532,783</u>	<u>\$ 9,688,982</u>
600	Total Liabilities, Deferred Inflows of Resources, and Equity - Net Assets/Position	<u>\$ 1,585,645</u>	<u>\$ 1,305,446,429</u>	<u>\$ 91,404</u>	<u>\$ 315,030</u>	<u>\$ 64,782,535</u>	<u>\$ 16,950,024</u>

Housing Authority of the County of King
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Line Item #	Account Description	"Other Projects"	Ballinger Homes WA002000101	Park Royal Apartments WA002000105	Paramount House II WA002000150	The Lake House WA002000152	Northridge II WA002000153
111	Cash - unrestricted	\$ -	\$ 749,107	\$ 71,025	\$ 201,791	\$ 640,282	\$ 627,890
112	Cash - restricted - modernization and development	-	-	-	-	-	-
113	Cash - other restricted	-	-	-	-	-	-
114	Cash - tenant security deposits	-	21,815	3,575	5,350	10,750	11,389
115	Cash - restricted for payment of current liability	-	-	-	-	-	-
100	Total cash	-	770,922	74,600	207,141	651,012	639,279
121	AR - PHA projects	-	5,994	184	1,728	1,462	1,514
122	AR - HUD other projects	-	-	-	-	-	-
124	Accounts receivable - other government	-	-	-	-	-	-
125	Accounts receivable - miscellaneous	-	-	-	-	-	-
126	Accounts receivable- tenants	-	15,542	1,203	744	1,402	3,399
126.1	Allowance for doubtful accounts - tenants	-	(4,055)	(180)	(94)	(155)	(1,510)
126.2	Allowance for doubtful accounts - other	-	-	-	-	-	-
127	Notes and mortgages receivable- current	-	-	-	-	-	-
128	Fraud recovery	-	-	-	-	-	-
128.1	Allowance for doubtful accounts - fraud	-	-	-	-	-	-
129	Accrued interest receivable	-	-	-	-	-	-
120	Total receivables, net of allowances	-	17,481	1,207	2,378	2,709	3,403
131	Investments - unrestricted	-	-	-	4,748	-	-
132	Investments - restricted	-	-	-	-	-	-
135	Investments - restricted for payment of current liability	-	-	-	-	-	-
142	Prepaid expenses and other assets	-	23,971	3,113	7,120	15,498	17,580
143	Inventories	-	-	-	-	-	476
143.1	Allowance for obsolete inventories	-	-	-	-	-	-
144	Interprogram - due from	-	-	-	-	-	-
145	Assets held for sale	-	-	-	-	-	-
150	Total Current Assets	-	812,374	78,920	221,387	669,220	660,738
161	Land	-	1,960,510	541,000	1,036,891	246,728	224,064
162	Buildings	-	13,758,694	1,643,427	8,676,272	11,939,795	10,993,302
163	Furniture, equipment & machinery - dwellings	-	-	-	-	-	-
164	Furniture, equipment & machinery - administrator	-	13,766	-	-	-	-
165	Leasehold improvements	-	-	-	-	-	-
166	Accumulated depreciation	-	(8,022,442)	(473,295)	(13,550)	(5,228,158)	(4,912,317)
167	Work in progress	-	1,442,056	-	524,268	671,248	2,419,067
168	Infrastructure	-	2,408,304	-	32,963	953,463	1,749,880
160	Total capital assets, net of depreciation	-	11,560,887	1,711,132	10,256,844	8,583,076	10,473,996
171	Notes and mortgages receivable - non-current	-	-	-	-	-	-
172	Notes and mortgages receivable-non-current - past due	-	-	-	-	-	-
173	Grants receivable - non-current	-	-	-	-	-	-
174	Other assets	-	-	-	-	-	-
176	Investment in joint ventures	-	-	-	-	-	-
180	Total Noncurrent Assets	-	11,560,887	1,711,132	10,256,844	8,583,076	10,473,996
190	Total Assets	-	12,373,261	1,790,051	10,478,231	9,252,296	11,134,734
200	Deferred Outflows of Resources	-	35,104	4,734	7,501	24,960	29,097
290	Total Assets and Deferred Outflows of Resources	\$ -	\$ 12,408,365	\$ 1,794,786	\$ 10,485,732	\$ 9,277,256	\$ 11,163,831
311	Bank overdraft	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
312	Accounts payable <= 90 days	-	126,597	9,857	53,838	228,915	101,440
313	Accounts payable > 90 days past due	-	-	-	-	-	-
321	Accrued wage/payroll taxes payable	-	10,412	1,477	3,404	7,125	8,733
322	Accrued compensated absences	-	19,680	1,890	5,558	8,076	14,160
324	Accrued contingency liability	-	-	-	-	-	-
325	Accrued interest payable	-	38,181	3,096	2,064	37,149	34,570
331	Accounts Payable - HUD PHA programs	-	-	-	-	-	-
332	Accounts Payable - PHA projects	-	-	-	-	-	-
333	Accounts payable - other government	-	-	-	-	-	-
341	Tenant security deposits	-	21,815	3,575	5,350	10,750	11,389
342	Unearned revenue	-	13,160	930	3,621	7,607	7,855
343	Current portion of L-T debt - capital projects	-	-	-	-	-	-
344	Current portion of L-T debt - operating borrowings	-	-	-	-	-	-
345	Other current liabilities	-	17,787	1,363	27,052	49,947	112,487
346	Accrued liabilities - other	-	-	-	-	-	-
347	Interprogram - due to	-	-	-	-	-	-
348	Loan Liability - current	-	-	-	-	-	-
310	Total Current Liabilities	-	247,633	22,188	100,887	349,570	290,634
351	Long-term debt, net of current - capital projects	-	-	-	-	-	-
352	Long-term debt, net of current - operating borrowings	-	-	-	-	-	-
353	Non-current liabilities- other	-	-	-	-	-	-
354	Accrued compensated absences - non-current	-	-	-	-	-	-
355	Loan Liability - non-current	-	-	-	-	-	-
356	FASB 5 liabilities	-	-	-	-	-	-
357	Accrued pension and OPEB liabilities	-	181,327	25,044	38,115	130,005	149,689
350	Total Noncurrent Liabilities	-	181,327	25,044	38,115	130,005	149,689
300	Total Liabilities	-	428,960	47,232	139,002	479,575	440,323
400	Deferred Inflows of Resources	-	53,705	6,979	11,758	37,703	44,787
508.4	Net Investment in Capital Assets	-	11,560,887	1,711,132	10,256,844	8,583,076	10,473,996
511.4	Restricted Net Position	-	-	-	-	-	-
512.4	Unrestricted Net Position	-	364,813	29,444	78,128	176,902	204,725
513	Total Equity - Net Assets/Position	\$ -	\$ 11,925,700	\$ 1,740,575	\$ 10,334,971	\$ 8,759,978	\$ 10,678,721
600	Total Liabilities, Deferred Inflows of Resources, and Equity - Net Assets/Position	\$ -	\$ 12,408,364	\$ 1,794,786	\$ 10,485,732	\$ 9,277,257	\$ 11,163,831

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Line Item #	Account Description	Westminster WA002000156	Brookside WA002000180	Northwood WA002000191	Forest Glen WA002000201	College Place WA002000203	Kirkland Place WA002000210
111	Cash - unrestricted	\$ 251,431	\$ 45,557	\$ 130,837	\$ 269,906	\$ 687,405	\$ 105,501
112	Cash - restricted - modernization and development	-	-	-	-	-	-
113	Cash - other restricted	-	-	-	-	-	-
114	Cash - tenant security deposits	11,754	-	2,750	3,100	16,400	1,350
115	Cash - restricted for payment of current liability	-	-	-	-	-	-
100	Total cash	263,185	45,557	133,587	273,006	703,805	106,851
121	AR - PHA projects	535	-	-	889	3,114	-
122	AR - HUD other projects	-	-	-	67,592	114,509	-
124	Accounts receivable - other government	-	-	-	-	-	-
125	Accounts receivable - miscellaneous	-	-	-	-	-	-
126	Accounts receivable - tenants	438	-	1,145	629	1,754	1,732
126.1	Allowance for doubtful accounts - tenants	(40)	-	(226)	-	(13)	(483)
126.2	Allowance for doubtful accounts - other	-	-	-	-	-	-
127	Notes and mortgages receivable- current	-	-	-	-	-	-
128	Fraud recovery	-	-	-	-	-	-
128.1	Allowance for doubtful accounts - fraud	-	-	-	-	-	-
129	Accrued interest receivable	-	-	-	-	-	-
120	Total receivables, net of allowances	933	-	920	69,110	119,363	1,250
131	Investments - unrestricted	-	-	-	-	-	-
132	Investments - restricted	-	-	-	-	-	-
135	Investments - restricted for payment of current liability	-	-	-	-	-	-
142	Prepaid expenses and other assets	6,568	5,669	4,527	3,954	14,657	1,350
143	Inventories	-	-	-	-	-	-
143.1	Allowance for obsolete inventories	-	-	-	-	-	-
144	Interprogram - due from	-	-	-	-	-	-
145	Assets held for sale	-	-	-	-	-	-
150	Total Current Assets	270,686	51,226	139,033	346,070	837,825	109,451
161	Land	624,059	114,959	207,994	32,191	901,525	1,064,290
162	Buildings	3,260,504	696,260	2,214,265	4,532,261	11,896,588	513,166
163	Furniture, equipment & machinery - dwellings	-	-	-	-	-	-
164	Furniture, equipment & machinery - administrator	-	-	-	6,467	-	-
165	Leasehold improvements	-	-	-	-	-	-
166	Accumulated depreciation	(906,808)	(601,730)	(1,308,771)	(1,925,826)	(6,240,236)	(101,900)
167	Work in progress	57,816	-	719,080	2,029,776	2,190,102	1,007,764
168	Infrastructure	-	106,541	150,696	1,315,518	2,829,237	-
160	Total capital assets, net of depreciation	3,035,571	316,030	1,983,263	5,990,387	11,577,216	2,483,320
171	Notes and mortgages receivable - non-current	-	-	-	-	-	-
172	Notes and mortgages receivable-non-current - past due	-	-	-	-	-	-
173	Grants receivable - non-current	-	-	-	-	-	-
174	Other assets	-	-	-	-	-	-
176	Investment in joint ventures	-	-	-	-	-	-
180	Total Noncurrent Assets	3,035,571	316,030	1,983,263	5,990,387	11,577,216	2,483,320
190	Total Assets	3,306,257	367,256	2,122,296	6,336,457	12,415,040	2,592,771
200	Deferred Outflows of Resources	12,101	2,432	8,323	9,505	30,988	4,256
290	Total Assets and Deferred Outflows of Resources	\$ 3,318,359	\$ 369,688	\$ 2,130,620	\$ 6,345,963	\$ 12,446,029	\$ 2,597,028
311	Bank overdraft	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
312	Accounts payable <= 90 days	63,580	7,873	31,689	203,308	294,559	24,510
313	Accounts payable > 90 days past due	-	-	-	-	-	-
321	Accrued wage/payroll taxes payable	3,666	687	2,560	2,484	10,994	1,364
322	Accrued compensated absences	3,750	891	3,134	4,173	12,345	1,603
324	Accrued contingency liability	-	-	-	-	-	-
325	Accrued interest payable	3,612	3,612	4,644	4,644	31,990	516
331	Accounts Payable - HUD PHA programs	-	-	-	-	-	-
332	Accounts Payable - PHA projects	-	-	-	-	-	-
333	Accounts payable - other government	-	-	-	-	-	-
341	Tenant security deposits	11,754	-	2,750	3,100	16,400	1,350
342	Unearned revenue	3,675	-	878	1,930	13,643	654
343	Current portion of L-T debt - capital projects	-	-	-	-	-	-
344	Current portion of L-T debt - operating borrowings	-	-	-	-	-	-
345	Other current liabilities	8,239	1,254	2,679	3,861	28,595	5,419
346	Accrued liabilities - other	-	-	-	-	-	-
347	Interprogram - due to	-	-	-	-	-	-
348	Loan Liability - current	-	-	-	-	-	-
310	Total Current Liabilities	98,275	14,317	48,334	223,501	406,525	35,417
351	Long-term debt, net of current - capital projects	-	-	-	-	-	-
352	Long-term debt, net of current - operating borrowings	-	-	-	-	-	-
353	Non-current liabilities- other	-	-	-	-	-	-
354	Accrued compensated absences - non-current	-	-	-	-	-	-
355	Loan Liability - non-current	-	-	-	-	-	-
356	FASB 5 liabilities	-	-	-	-	-	-
357	Accrued pension and OPEB liabilities	62,747	12,808	44,244	49,968	168,669	22,351
350	Total Noncurrent Liabilities	62,747	12,808	44,244	49,968	168,669	22,351
300	Total Liabilities	161,022	27,125	92,578	273,469	575,194	57,768
400	Deferred Inflows of Resources	18,406	3,609	12,172	14,152	43,545	6,346
508.4	Net Investment in Capital Assets	3,035,571	316,030	1,983,263	5,990,387	11,577,216	2,483,320
511.4	Restricted Net Position	-	-	-	-	-	-
512.4	Unrestricted Net Position	103,360	22,924	42,606	67,953	250,075	49,594
513	Total Equity - Net Assets/Position	\$ 3,138,931	\$ 338,953	\$ 2,025,869	\$ 6,058,341	\$ 11,827,291	\$ 2,532,914
600	Total Liabilities, Deferred Inflows of Resources, and Equity - Net Assets/Position	\$ 3,318,359	\$ 369,687	\$ 2,130,619	\$ 6,345,962	\$ 12,446,029	\$ 2,597,028

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Line Item #	Account Description	Island Crest WA002000213	Houghton Court WA002000215	Casa Juanita WA002000251	Northlake House WA002000290	Seola Crossing WA002000340	Eastbridge WA002000341
111	Cash - unrestricted	\$ 116,493	\$ 86,212	\$ 417,252	\$ 188,647	\$ -	\$ -
112	Cash - restricted - modernization and development	-	-	-	-	-	-
113	Cash - other restricted	-	-	-	-	-	-
114	Cash - tenant security deposits	10,870	4,100	6,225	3,150	-	-
115	Cash - restricted for payment of current liability	-	-	-	-	-	-
100	Total cash	127,363	90,312	423,477	191,797	-	-
121	AR - PHA projects	675	118	4,470	246	-	-
122	AR - HUD other projects	-	-	-	-	-	-
124	Accounts receivable - other government	-	-	-	-	-	-
125	Accounts receivable - miscellaneous	-	-	-	-	-	-
126	Accounts receivable - tenants	84	(0)	2,138	1,149	-	-
126.1	Allowance for doubtful accounts - tenants	(5)	-	(764)	(48)	-	-
126.2	Allowance for doubtful accounts - other	-	-	-	-	-	-
127	Notes and mortgages receivable- current	-	-	-	-	-	-
128	Fraud recovery	-	-	-	-	-	-
128.1	Allowance for doubtful accounts - fraud	-	-	-	-	-	-
129	Accrued interest receivable	-	-	-	-	-	-
120	Total receivables, net of allowances	754	118	5,844	1,347	-	-
131	Investments - unrestricted	-	-	-	-	-	-
132	Investments - restricted	-	-	-	-	-	-
135	Investments - restricted for payment of current liability	-	-	-	-	-	-
142	Prepaid expenses and other assets	3,973	5,265	8,488	5,097	-	-
143	Inventories	-	-	-	-	-	-
143.1	Allowance for obsolete inventories	-	-	-	-	-	-
144	Interprogram - due from	-	-	-	-	-	-
145	Assets held for sale	-	-	-	-	-	-
150	Total Current Assets	132,090	95,695	437,809	198,240	-	-
161	Land	2,566,125	1,900,000	62,146	104,054	-	-
162	Buildings	2,764,912	2,960,118	5,459,928	2,249,330	-	-
163	Furniture, equipment & machinery - dwellings	-	-	-	-	-	-
164	Furniture, equipment & machinery - administrator	-	-	-	-	-	-
165	Leasehold improvements	-	-	-	-	-	-
166	Accumulated depreciation	(743,940)	(122,438)	(2,813,363)	(1,890,533)	-	-
167	Work in progress	-	180,941	365,495	535,224	-	-
168	Infrastructure	593,430	-	758,293	565,811	-	-
160	Total capital assets, net of depreciation	5,180,527	4,918,622	3,832,499	1,563,886	-	-
171	Notes and mortgages receivable - non-current	-	-	-	-	-	-
172	Notes and mortgages receivable-non-current - past due	-	-	-	-	-	-
173	Grants receivable - non-current	-	-	-	-	-	-
174	Other assets	-	-	-	-	-	-
176	Investment in joint ventures	-	-	-	-	-	-
180	Total Noncurrent Assets	5,180,527	4,918,622	3,832,499	1,563,886	-	-
190	Total Assets	5,312,616	5,014,317	4,270,307	1,762,126	-	-
200	Deferred Outflows of Resources	8,013	3,792	11,752	7,080	-	-
290	Total Assets and Deferred Outflows of Resources	\$ 5,320,629	\$ 5,018,109	\$ 4,282,059	\$ 1,769,206	\$ -	\$ -
311	Bank overdraft	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
312	Accounts payable <= 90 days	15,922	20,129	92,701	28,326	-	-
313	Accounts payable > 90 days past due	-	-	-	-	-	-
321	Accrued wage/payroll taxes payable	1,582	1,803	6,426	2,328	-	-
322	Accrued compensated absences	2,031	1,770	4,959	2,669	-	-
324	Accrued contingency liability	-	-	-	-	-	-
325	Accrued interest payable	4,128	-	28,378	5,160	-	-
331	Accounts Payable - HUD PHA programs	-	-	-	-	-	-
332	Accounts Payable - PHA projects	-	-	-	-	-	-
333	Accounts payable - other government	-	-	-	-	-	-
341	Tenant security deposits	10,870	4,100	6,225	3,150	-	-
342	Unearned revenue	3,730	309	5,871	2,591	-	-
343	Current portion of L-T debt - capital projects	-	-	-	-	-	-
344	Current portion of L-T debt - operating borrowings	-	-	-	-	-	-
345	Other current liabilities	2,046	171	4,865	24,381	-	-
346	Accrued liabilities - other	-	-	-	-	-	-
347	Interprogram - due to	-	-	-	-	-	-
348	Loan Liability - current	-	-	-	-	-	-
310	Total Current Liabilities	40,309	28,281	149,426	68,604	-	-
351	Long-term debt, net of current - capital projects	-	-	-	-	-	-
352	Long-term debt, net of current - operating borrowings	-	-	-	-	-	-
353	Non-current liabilities- other	-	-	-	-	-	-
354	Accrued compensated absences - non-current	-	-	-	-	-	-
355	Loan Liability - non-current	-	-	-	-	-	-
356	FASB 5 liabilities	-	-	-	-	-	-
357	Accrued pension and OPEB liabilities	41,011	19,875	63,315	37,473	-	-
350	Total Noncurrent Liabilities	41,011	19,875	63,315	37,473	-	-
300	Total Liabilities	81,320	48,156	212,741	106,077	-	-
400	Deferred Inflows of Resources	12,427	5,672	16,807	10,427	-	-
508.4	Net Investment in Capital Assets	5,180,527	4,918,622	3,832,499	1,563,886	-	-
511.4	Restricted Net Position	-	-	-	-	-	-
512.4	Unrestricted Net Position	46,355	45,659	220,014	88,816	-	-
513	Total Equity - Net Assets/Position	\$ 5,226,882	\$ 4,964,281	\$ 4,052,512	\$ 1,652,702	\$ -	\$ -
600	Total Liabilities, Deferred Inflows of Resources, and Equity - Net Assets/Position	\$ 5,320,629	\$ 5,018,109	\$ 4,282,059	\$ 1,769,206	\$ -	\$ -

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Line Item #	Account Description	Salmon Creek WA002000343	Zephyr WA002000344	Sixth Place Apartments WA002000345	Fairwind WA002000346	Boulevard Manor WA002000350	Yardley Arms WA002000352
111	Cash - unrestricted	\$ -	\$ -	\$ -	\$ -	\$ 344,563	\$ 507,631
112	Cash - restricted - modernization and development	-	-	-	-	-	-
113	Cash - other restricted	-	-	-	-	-	-
114	Cash - tenant security deposits	-	-	-	-	5,500	10,200
115	Cash - restricted for payment of current liability	-	-	-	-	-	-
100	Total cash	-	-	-	-	350,063	517,831
121	AR - PHA projects	-	-	-	-	571	2,981
122	AR - HUD other projects	-	-	-	-	-	-
124	Accounts receivable - other government	-	-	-	-	-	-
125	Accounts receivable - miscellaneous	-	-	-	-	-	-
126	Accounts receivable- tenants	-	-	-	-	2,242	2,727
126.1	Allowance for doubtful accounts - tenants	-	-	-	-	(60)	(1,407)
126.2	Allowance for doubtful accounts - other	-	-	-	-	-	-
127	Notes and mortgages receivable- current	-	-	-	-	-	-
128	Fraud recovery	-	-	-	-	-	-
128.1	Allowance for doubtful accounts - fraud	-	-	-	-	-	-
129	Accrued interest receivable	-	-	-	-	-	-
120	Total receivables, net of allowances	-	-	-	-	2,754	4,301
131	Investments - unrestricted	-	-	-	-	-	4,431
132	Investments - restricted	-	-	-	-	-	-
135	Investments - restricted for payment of current liability	-	-	-	-	-	-
142	Prepaid expenses and other assets	-	-	-	-	7,639	13,494
143	Inventories	-	-	-	-	-	-
143.1	Allowance for obsolete inventories	-	-	-	-	-	-
144	Interprogram - due from	-	-	-	-	-	-
145	Assets held for sale	-	-	-	-	-	-
150	Total Current Assets	-	-	-	-	360,456	540,056
161	Land	-	-	-	-	72,003	766,306
162	Buildings	-	-	-	-	6,679,969	14,555,309
163	Furniture, equipment & machinery - dwellings	-	-	-	-	-	-
164	Furniture, equipment & machinery - administrator	-	-	-	-	-	-
165	Leasehold improvements	-	-	-	-	-	-
166	Accumulated depreciation	-	-	-	-	(3,246,004)	(3,205,195)
167	Work in progress	-	-	-	-	454,667	229,540
168	Infrastructure	-	-	-	-	877,549	196,969
160	Total capital assets, net of depreciation	-	-	-	-	4,838,184	12,542,929
171	Notes and mortgages receivable - non-current	-	-	-	-	-	-
172	Notes and mortgages receivable-non-current - past due	-	-	-	-	-	-
173	Grants receivable - non-current	-	-	-	-	-	-
174	Other assets	-	-	-	-	-	-
176	Investment in joint ventures	-	-	-	-	-	-
180	Total Noncurrent Assets	-	-	-	-	4,838,184	12,542,929
190	Total Assets	-	-	-	-	5,198,639	13,082,985
200	Deferred Outflows of Resources	-	-	-	-	19,117	27,830
290	Total Assets and Deferred Outflows of Resources	\$ -	\$ -	\$ -	\$ -	\$ 5,217,756	\$ 13,110,815
311	Bank overdraft	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
312	Accounts payable < = 90 days	-	-	-	-	86,226	124,933
313	Accounts payable > 90 days past due	-	-	-	-	-	-
321	Accrued wage/payroll taxes payable	-	-	-	-	4,557	9,179
322	Accrued compensated absences	-	-	-	-	4,619	8,549
324	Accrued contingency liability	-	-	-	-	-	-
325	Accrued interest payable	-	-	-	-	13,931	18,059
331	Accounts Payable - HUD PHA programs	-	-	-	-	-	-
332	Accounts Payable - PHA projects	-	-	-	-	-	-
333	Accounts payable - other government	-	-	-	-	-	-
341	Tenant security deposits	-	-	-	-	5,500	10,200
342	Unearned revenue	-	-	-	-	3,528	8,868
343	Current portion of L-T debt - capital projects	-	-	-	-	-	-
344	Current portion of L-T debt - operating borrowings	-	-	-	-	-	-
345	Other current liabilities	-	-	-	-	18,161	33,670
346	Accrued liabilities - other	-	-	-	-	-	(0)
347	Interprogram - due to	-	-	-	-	-	-
348	Loan Liability - current	-	-	-	-	-	-
310	Total Current Liabilities	-	-	-	-	136,522	213,458
351	Long-term debt, net of current - capital projects	-	-	-	-	-	-
352	Long-term debt, net of current - operating borrowings	-	-	-	-	-	-
353	Non-current liabilities- other	-	-	-	-	-	-
354	Accrued compensated absences - non-current	-	-	-	-	-	-
355	Loan Liability - non-current	-	-	-	-	-	-
356	FASB 5 liabilities	-	-	-	-	-	-
357	Accrued pension and OPEB liabilities	-	-	-	-	97,570	141,720
350	Total Noncurrent Liabilities	-	-	-	-	97,570	141,720
300	Total Liabilities	-	-	-	-	234,092	355,178
400	Deferred Inflows of Resources	-	-	-	-	29,774	43,490
508.4	Net Investment in Capital Assets	-	-	-	-	4,838,184	12,542,929
511.4	Restricted Net Position	-	-	-	-	-	-
512.4	Unrestricted Net Position	-	-	-	-	115,706	169,218
513	Total Equity - Net Assets/Position	\$ -	\$ -	\$ -	\$ -	\$ 4,953,890	\$ 12,712,146
600	Total Liabilities, Deferred Inflows of Resources, and Equity - Net Assets/Position	\$ -	\$ -	\$ -	\$ -	\$ 5,217,756	\$ 13,110,815

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Line Item #	Account Description	Riverton Terrace WA002000354	Nia WA002000355	Burien Park WA002000390	Valli Kee Homes WA002000401	Springwood Apartments WA002000402
111	Cash - unrestricted	\$ 630,906	\$ -	\$ 457,611	\$ 648,051	\$ -
112	Cash - restricted - modernization and development	-	-	-	-	-
113	Cash - other restricted	37,787	-	-	-	-
114	Cash - tenant security deposits	9,325	-	7,750	18,175	-
115	Cash - restricted for payment of current liability	-	-	-	-	-
100	Total cash	<u>678,018</u>	<u>-</u>	<u>465,361</u>	<u>666,226</u>	<u>-</u>
121	AR - PHA projects	181	-	198	3,173	-
122	AR - HUD other projects	-	-	-	(0)	-
124	Accounts receivable - other government	-	-	-	-	-
125	Accounts receivable - miscellaneous	-	-	-	-	-
126	Accounts receivable- tenants	2,141	-	1,295	7,778	-
126.1	Allowance for doubtful accounts - tenants	(162)	-	(6)	(884)	-
126.2	Allowance for doubtful accounts - other	-	-	-	-	-
127	Notes and mortgages receivable- current	-	-	-	-	-
128	Fraud recovery	-	-	-	-	-
128.1	Allowance for doubtful accounts - fraud	-	-	-	-	-
129	Accrued interest receivable	-	-	-	-	-
120	Total receivables, net of allowances	<u>2,160</u>	<u>-</u>	<u>1,488</u>	<u>10,066</u>	<u>-</u>
131	Investments - unrestricted	5,381	-	-	-	-
132	Investments - restricted	-	-	-	-	-
135	Investments - restricted for payment of current liability	-	-	-	-	-
142	Prepaid expenses and other assets	11,557	-	12,574	21,423	-
143	Inventories	-	-	-	-	-
143.1	Allowance for obsolete inventories	-	-	-	-	-
144	Interprogram - due from	-	-	-	-	-
145	Assets held for sale	-	-	-	-	-
150	Total Current Assets	<u>697,116</u>	<u>-</u>	<u>479,424</u>	<u>697,714</u>	<u>-</u>
161	Land	1,106,790	-	623,280	160,827	-
162	Buildings	15,501,809	-	7,679,097	20,577,971	-
163	Furniture, equipment & machinery - dwellings	-	-	-	-	-
164	Furniture, equipment & machinery - administrator	-	-	-	26,394	-
165	Leasehold improvements	-	-	-	-	-
166	Accumulated depreciation	(1,494,975)	-	(4,559,742)	(7,412,934)	-
167	Work in progress	1,138,318	-	228	2,978,643	-
168	Infrastructure	43,961	-	906,719	3,048,654	-
160	Total capital assets, net of depreciation	<u>16,295,903</u>	<u>-</u>	<u>4,649,583</u>	<u>19,379,554</u>	<u>-</u>
171	Notes and mortgages receivable - non-current	-	-	-	-	-
172	Notes and mortgages receivable-non-current - past due	-	-	-	-	-
173	Grants receivable - non-current	-	-	-	-	-
174	Other assets	-	-	-	-	-
176	Investment in joint ventures	-	-	-	-	-
180	Total Noncurrent Assets	<u>16,295,903</u>	<u>-</u>	<u>4,649,583</u>	<u>19,379,554</u>	<u>-</u>
190	Total Assets	<u>16,993,018</u>	<u>-</u>	<u>5,129,006</u>	<u>20,077,269</u>	<u>-</u>
200	Deferred Outflows of Resources	19,030	-	29,161	34,885	-
290	Total Assets and Deferred Outflows of Resources	<u>\$ 17,012,049</u>	<u>\$ -</u>	<u>\$ 5,158,167</u>	<u>\$ 20,112,154</u>	<u>\$ -</u>
311	Bank overdraft	\$ -	\$ -	\$ -	\$ -	\$ -
312	Accounts payable < = 90 days	223,286	-	116,238	94,541	-
313	Accounts payable > 90 days past due	-	-	-	-	-
321	Accrued wage/payroll taxes payable	8,406	-	7,485	8,395	-
322	Accrued compensated absences	12,929	-	17,389	14,961	-
324	Accrued contingency liability	-	-	-	-	-
325	Accrued interest payable	41,277	-	7,739	59,852	-
331	Accounts Payable - HUD PHA programs	-	-	-	-	-
332	Accounts Payable - PHA projects	-	-	-	-	-
333	Accounts payable - other government	-	-	-	-	-
341	Tenant security deposits	9,325	-	7,750	18,175	-
342	Unearned revenue	9,066	-	3,688	5,532	-
343	Current portion of L-T debt - capital projects	-	-	-	-	-
344	Current portion of L-T debt - operating borrowings	-	-	-	-	-
345	Other current liabilities	48,167	-	16,056	15,158	-
346	Accrued liabilities - other	-	-	0	-	-
347	Interprogram - due to	-	-	-	-	-
348	Loan Liability - current	-	-	-	-	-
310	Total Current Liabilities	<u>352,456</u>	<u>-</u>	<u>176,345</u>	<u>216,613</u>	<u>-</u>
351	Long-term debt, net of current - capital projects	-	-	-	-	-
352	Long-term debt, net of current - operating borrowings	-	-	-	-	-
353	Non-current liabilities- other	-	-	-	-	-
354	Accrued compensated absences - non-current	-	-	-	-	-
355	Loan Liability - non-current	-	-	-	-	-
356	FASB 5 liabilities	-	-	-	-	-
357	Accrued pension and OPEB liabilities	99,855	-	148,991	178,552	-
350	Total Noncurrent Liabilities	<u>99,855</u>	<u>-</u>	<u>148,991</u>	<u>178,552</u>	<u>-</u>
300	Total Liabilities	<u>452,311</u>	<u>-</u>	<u>325,336</u>	<u>395,165</u>	<u>-</u>
400	Deferred Inflows of Resources	28,413	-	45,348	54,107	-
508.4	Net Investment in Capital Assets	16,295,903	-	4,649,583	19,379,554	-
511.4	Restricted Net Position	37,787	-	-	-	-
512.4	Unrestricted Net Position	197,635	-	137,900	283,328	-
513	Total Equity - Net Assets/Position	<u>\$ 16,531,324</u>	<u>\$ -</u>	<u>\$ 4,787,483</u>	<u>\$ 19,662,882</u>	<u>\$ -</u>
600	Total Liabilities, Deferred Inflows of Resources, and Equity - Net Assets/Position	<u>\$ 17,012,049</u>	<u>\$ -</u>	<u>\$ 5,158,167</u>	<u>\$ 20,112,154</u>	<u>\$ -</u>

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Line Item #	Account Description	Cascade	Shelcor	Mardis Gras II	Vantage Point	Northwood Square
		WA002000403	WA002000409	WA002000450	WA002000452	WA002000467
111	Cash - unrestricted	\$ 635,287	\$ 38,214	\$ 149,737	\$ -	\$ 198,758
112	Cash - restricted - modernization and development	-	-	-	-	-
113	Cash - other restricted	-	-	-	-	-
114	Cash - tenant security deposits	16,925	1,200	4,875	-	3,600
115	Cash - restricted for payment of current liability	-	-	-	-	-
100	Total cash	<u>652,212</u>	<u>39,414</u>	<u>154,612</u>	<u>-</u>	<u>202,358</u>
121	AR - PHA projects	7,389	222	-	-	315
122	AR - HUD other projects	-	-	-	-	-
124	Accounts receivable - other government	-	-	-	-	-
125	Accounts receivable - miscellaneous	-	-	-	-	-
126	Accounts receivable - tenants	22,912	647	4,910	-	605
126.1	Allowance for doubtful accounts - tenants	(6,254)	(67)	(1,607)	-	-
126.2	Allowance for doubtful accounts - other	-	-	-	-	-
127	Notes and mortgages receivable- current	-	-	-	-	-
128	Fraud recovery	-	-	-	-	-
128.1	Allowance for doubtful accounts - fraud	-	-	-	-	-
129	Accrued interest receivable	-	-	-	-	-
120	Total receivables, net of allowances	<u>24,047</u>	<u>803</u>	<u>3,304</u>	<u>-</u>	<u>920</u>
131	Investments - unrestricted	-	-	4,431	-	-
132	Investments - restricted	-	-	-	-	-
135	Investments - restricted for payment of current liability	-	-	-	-	-
142	Prepaid expenses and other assets	16,084	969	6,568	-	2,654
143	Inventories	-	-	-	-	-
143.1	Allowance for obsolete inventories	-	-	-	-	-
144	Interprogram - due from	-	-	321	-	-
145	Assets held for sale	-	-	-	-	-
150	Total Current Assets	<u>692,343</u>	<u>41,185</u>	<u>169,236</u>	<u>-</u>	<u>205,932</u>
161	Land	1,909,523	50,000	601,568	-	310,924
162	Buildings	14,945,634	1,041,011	7,866,434	-	2,234,058
163	Furniture, equipment & machinery - dwellings	-	-	-	-	-
164	Furniture, equipment & machinery - administrator	7,303	7,143	-	-	-
165	Leasehold improvements	-	-	-	-	-
166	Accumulated depreciation	(5,310,015)	(394,707)	(103,678)	-	(407,449)
167	Work in progress	876,148	1,934	122,677	-	1,336,764
168	Infrastructure	352,940	-	41,375	-	-
160	Total capital assets, net of depreciation	<u>12,781,533</u>	<u>705,381</u>	<u>8,528,376</u>	<u>-</u>	<u>3,474,298</u>
171	Notes and mortgages receivable - non-current	-	-	-	-	-
172	Notes and mortgages receivable-non-current - past due	-	-	-	-	-
173	Grants receivable - non-current	-	-	-	-	-
174	Other assets	-	-	-	-	-
176	Investment in joint ventures	-	-	-	-	-
180	Total Noncurrent Assets	<u>12,781,533</u>	<u>705,381</u>	<u>8,528,376</u>	<u>-</u>	<u>3,474,298</u>
190	Total Assets	<u>13,473,876</u>	<u>746,566</u>	<u>8,697,613</u>	<u>-</u>	<u>3,680,230</u>
200	Deferred Outflows of Resources	43,468	2,571	9,580	-	5,115
290	Total Assets and Deferred Outflows of Resources	<u>\$ 13,517,344</u>	<u>\$ 749,137</u>	<u>\$ 8,707,193</u>	<u>\$ -</u>	<u>\$ 3,685,345</u>
311	Bank overdraft	\$ -	\$ -	\$ -	\$ -	\$ -
312	Accounts payable <= 90 days	147,222	6,217	19,814	-	27,807
313	Accounts payable > 90 days past due	-	-	-	-	-
321	Accrued wage/payroll taxes payable	10,551	511	4,497	-	2,886
322	Accrued compensated absences	20,410	1,619	7,193	-	3,610
324	Accrued contingency liability	-	-	-	-	-
325	Accrued interest payable	36,117	-	14,447	-	-
331	Accounts Payable - HUD PHA programs	-	-	-	-	-
332	Accounts Payable - PHA projects	-	-	-	-	-
333	Accounts payable - other government	-	-	-	-	-
341	Tenant security deposits	16,925	1,200	4,875	-	3,600
342	Unearned revenue	9,802	725	238	-	1,100
343	Current portion of L-T debt - capital projects	-	-	-	-	-
344	Current portion of L-T debt - operating borrowings	-	-	-	-	-
345	Other current liabilities	26,602	1,248	2,389	-	58,297
346	Accrued liabilities - other	-	-	-	-	-
347	Interprogram - due to	-	-	-	-	-
348	Loan Liability - current	-	-	-	-	-
310	Total Current Liabilities	<u>267,629</u>	<u>11,521</u>	<u>53,453</u>	<u>-</u>	<u>97,299</u>
351	Long-term debt, net of current - capital projects	-	-	-	-	-
352	Long-term debt, net of current - operating borrowings	-	-	-	-	-
353	Non-current liabilities- other	-	-	-	-	-
354	Accrued compensated absences - non-current	-	-	-	-	-
355	Loan Liability - non-current	-	-	-	-	-
356	FASB 5 liabilities	-	-	-	-	-
357	Accrued pension and OPEB liabilities	222,291	13,117	48,761	-	26,762
350	Total Noncurrent Liabilities	<u>222,291</u>	<u>13,117</u>	<u>48,761</u>	<u>-</u>	<u>26,762</u>
300	Total Liabilities	<u>489,920</u>	<u>24,638</u>	<u>102,214</u>	<u>-</u>	<u>124,061</u>
400	Deferred Inflows of Resources	67,506	4,007	14,983	-	7,673
508.4	Net Investment in Capital Assets	12,781,533	705,381	8,528,376	-	3,474,298
511.4	Restricted Net Position	-	-	-	-	-
512.4	Unrestricted Net Position	178,385	15,111	61,620	-	79,313
513	Total Equity - Net Assets/Position	<u>\$ 12,959,918</u>	<u>\$ 720,492</u>	<u>\$ 8,589,997</u>	<u>\$ -</u>	<u>\$ 3,553,611</u>
600	Total Liabilities, Deferred Inflows of Resources, and Equity - Net Assets/Position	<u>\$ 13,517,344</u>	<u>\$ 749,137</u>	<u>\$ 8,707,193</u>	<u>\$ -</u>	<u>\$ 3,685,345</u>

Housing Authority of the County of King
Financial Data Schedule (FDS)
Statement of Net Position
As of December 31, 2019

Line Item #	Account Description	Firwood Circle WA002000503	Burdale Homes WA002000504	Wayland Arms WA002000550	Plaza Seventeen II WA002000551	Southridge House WA002000552
111	Cash - unrestricted	\$ 371,941	\$ 304,930	\$ 372,864	\$ 325,255	\$ 452,063
112	Cash - restricted - modernization and development	-	-	-	-	-
113	Cash - other restricted	-	-	-	-	-
114	Cash - tenant security deposits	8,000	7,900	7,875	5,450	6,200
115	Cash - restricted for payment of current liability	-	-	-	-	-
100	Total cash	<u>379,941</u>	<u>312,830</u>	<u>380,739</u>	<u>330,705</u>	<u>458,263</u>
121	AR - PHA projects	3,975	2,103	2,514	1,258	192
122	AR - HUD other projects	-	-	-	-	-
124	Accounts receivable - other government	-	-	-	-	-
125	Accounts receivable - miscellaneous	-	-	-	-	-
126	Accounts receivable- tenants	6,072	1,425	1,511	1,931	288
126.1	Allowance for doubtful accounts - tenants	(1,944)	(165)	(207)	(532)	(19)
126.2	Allowance for doubtful accounts - other	-	-	-	-	-
127	Notes and mortgages receivable- current	-	-	-	-	-
128	Fraud recovery	-	-	-	-	-
128.1	Allowance for doubtful accounts - fraud	-	-	-	-	-
129	Accrued interest receivable	-	-	-	-	-
120	Total receivables, net of allowances	<u>8,103</u>	<u>3,363</u>	<u>3,818</u>	<u>2,657</u>	<u>461</u>
131	Investments - unrestricted	-	-	2,849	5,064	-
132	Investments - restricted	-	-	-	-	-
135	Investments - restricted for payment of current liability	-	-	-	-	-
142	Prepaid expenses and other assets	7,458	8,318	12,674	7,319	9,099
143	Inventories	-	-	-	-	-
143.1	Allowance for obsolete inventories	-	-	-	-	-
144	Interprogram - due from	-	-	-	-	-
145	Assets held for sale	-	-	-	-	-
150	Total Current Assets	<u>395,503</u>	<u>324,510</u>	<u>400,079</u>	<u>345,745</u>	<u>467,823</u>
161	Land	113,808	154,682	537,365	445,979	66,167
162	Buildings	9,218,883	8,357,174	9,905,034	9,681,571	9,853,269
163	Furniture, equipment & machinery - dwellings	-	-	-	-	-
164	Furniture, equipment & machinery - administrator	14,189	13,320	-	-	-
165	Leasehold improvements	-	-	-	-	-
166	Accumulated depreciation	(3,566,343)	(3,206,555)	(2,460,876)	(136,375)	(4,204,613)
167	Work in progress	134,544	198,026	528,692	-	332,838
168	Infrastructure	1,699,059	1,510,483	142,820	46,110	146,656
160	Total capital assets, net of depreciation	<u>7,614,140</u>	<u>7,027,130</u>	<u>8,653,035</u>	<u>10,037,464</u>	<u>6,194,317</u>
171	Notes and mortgages receivable - non-current	-	-	-	-	-
172	Notes and mortgages receivable-non-current - past due	-	-	-	-	-
173	Grants receivable - non-current	-	-	-	-	-
174	Other assets	-	-	-	-	-
176	Investment in joint ventures	-	-	-	-	-
180	Total Noncurrent Assets	<u>7,614,140</u>	<u>7,027,130</u>	<u>8,653,035</u>	<u>10,037,464</u>	<u>6,194,317</u>
190	Total Assets	<u>8,009,643</u>	<u>7,351,640</u>	<u>9,053,114</u>	<u>10,383,210</u>	<u>6,682,140</u>
200	Deferred Outflows of Resources	25,073	19,403	17,225	7,486	19,616
290	Total Assets and Deferred Outflows of Resources	<u>\$ 8,034,716</u>	<u>\$ 7,371,043</u>	<u>\$ 9,070,339</u>	<u>\$ 10,390,696</u>	<u>\$ 6,681,756</u>
311	Bank overdraft	\$ -	\$ -	\$ -	\$ -	\$ -
312	Accounts payable <= 90 days	88,723	75,589	98,268	83,407	181,290
313	Accounts payable > 90 days past due	-	-	-	-	-
321	Accrued wage/payroll taxes payable	6,811	4,269	6,927	3,969	5,090
322	Accrued compensated absences	15,729	8,336	12,361	8,688	12,708
324	Accrued contingency liability	-	-	-	-	-
325	Accrued interest payable	24,250	21,670	12,383	5,676	31,474
331	Accounts Payable - HUD PHA programs	-	-	-	-	-
332	Accounts Payable - PHA projects	-	-	-	-	-
333	Accounts payable - other government	-	-	-	-	-
341	Tenant security deposits	8,000	7,900	7,875	5,450	6,200
342	Unearned revenue	5,926	4,005	3,643	7,172	958
343	Current portion of L-T debt - capital projects	-	-	-	-	-
344	Current portion of L-T debt - operating borrowings	-	-	-	-	-
345	Other current liabilities	12,852	11,381	25,093	13,455	37,946
346	Accrued liabilities - other	-	-	-	-	-
347	Interprogram - due to	-	-	-	-	-
348	Loan Liability - current	-	-	-	-	-
310	Total Current Liabilities	<u>162,291</u>	<u>133,149</u>	<u>166,550</u>	<u>127,815</u>	<u>275,666</u>
351	Long-term debt, net of current - capital projects	-	-	-	-	-
352	Long-term debt, net of current - operating borrowings	-	-	-	-	-
353	Non-current liabilities- other	-	-	-	-	-
354	Accrued compensated absences - non-current	-	-	-	-	-
355	Loan Liability - non-current	-	-	-	-	-
356	FASB 5 liabilities	-	-	-	-	-
357	Accrued pension and OPEB liabilities	131,722	99,531	88,082	38,429	100,476
350	Total Noncurrent Liabilities	<u>131,722</u>	<u>99,531</u>	<u>88,082</u>	<u>38,429</u>	<u>100,476</u>
300	Total Liabilities	<u>294,013</u>	<u>232,680</u>	<u>254,632</u>	<u>166,244</u>	<u>376,142</u>
400	Deferred Inflows of Resources	37,366	29,997	26,751	11,562	30,390
508.4	Net Investment in Capital Assets	7,614,140	7,027,130	8,653,035	10,037,464	6,194,317
511.4	Restricted Net Position	-	-	-	-	-
512.4	Unrestricted Net Position	89,196	81,237	135,922	175,426	80,907
513	Total Equity - Net Assets/Position	<u>\$ 7,703,336</u>	<u>\$ 7,108,366</u>	<u>\$ 8,788,957</u>	<u>\$ 10,212,890</u>	<u>\$ 6,275,224</u>
600	Total Liabilities, Deferred Inflows of Resources, and Equity - Net Assets/Position	<u>\$ 8,034,715</u>	<u>\$ 7,371,043</u>	<u>\$ 9,070,340</u>	<u>\$ 10,390,696</u>	<u>\$ 6,681,756</u>

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Line Item #	Account Description	Casa Madrona II WA002000553	Subtotal	Elimination	Total Authority	UNITS - DISCRETELY PRESENTED
111	Cash - unrestricted	\$ 259,809	\$ 97,311,463	\$ -	\$ 97,311,463	\$ 12,333,840
112	Cash - restricted - modernization and development	-	-	-	-	-
113	Cash - other restricted	-	17,405,431	-	17,405,431	3,118,036
114	Cash - tenant security deposits	5,850	3,205,399	-	3,205,399	423,090
115	Cash - restricted for payment of current liability	-	-	-	-	-
100	Total cash	265,659	117,922,293	-	117,922,293	15,874,966
121	AR - PHA projects	949	198,228	-	198,228	24,449
122	AR - HUD other projects	-	242,156	-	242,156	-
124	Accounts receivable - other government	-	1,283,851	-	1,283,851	-
125	Accounts receivable - miscellaneous	-	966,757	-	966,757	59,177
126	Accounts receivable- tenants	4,983	512,596	-	512,596	172,565
126.1	Allowance for doubtful accounts - tenants	(1,097)	(42,508)	-	(42,508)	(1,344)
126.2	Allowance for doubtful accounts - other	-	-	-	-	-
127	Notes and mortgages receivable- current	-	68,753,229	(37,035,986)	31,717,243	-
128	Fraud recovery	-	-	-	-	-
128.1	Allowance for doubtful accounts - fraud	-	-	-	-	-
129	Accrued interest receivable	-	3,562,376	-	3,562,376	-
120	Total receivables, net of allowances	4,835	75,476,686	(37,035,986)	38,440,700	254,847
131	Investments - unrestricted	4,748	58,683,712	-	58,683,712	-
132	Investments - restricted	-	13,010,527	-	13,010,527	-
135	Investments - restricted for payment of current liability	-	-	-	-	-
142	Prepaid expenses and other assets	7,653	1,549,265	-	1,549,265	280,715
143	Inventories	-	342,178	-	342,178	-
143.1	Allowance for obsolete inventories	-	-	-	-	-
144	Interprogram - due from	-	44,334,891	(44,334,891)	-	-
145	Assets held for sale	-	-	-	-	-
150	Total Current Assets	282,894	311,319,551	(81,370,877)	229,948,674	16,410,528
161	Land	456,517	252,725,803	-	252,725,803	19,399,771
162	Buildings	10,322,514	1,008,071,780	-	1,008,071,780	372,854,154
163	Furniture, equipment & machinery - dwellings	-	194,201	-	194,201	2,552,598
164	Furniture, equipment & machinery - administrator	-	8,302,727	-	8,302,727	11,971,520
165	Leasehold improvements	-	6,262,063	-	6,262,063	-
166	Accumulated depreciation	(133,620)	(244,304,502)	-	(244,304,502)	(91,540,325)
167	Work in progress	163,342	47,437,315	-	47,437,315	-
168	Infrastructure	58,376	33,326,857	-	33,326,857	34,546,845
160	Total capital assets, net of depreciation	10,867,128	1,112,016,245	-	1,112,016,245	349,784,563
171	Notes and mortgages receivable - non-current	-	239,486,639	-	239,486,639	-
172	Notes and mortgages receivable-non-current - past due	-	-	-	-	-
173	Grants receivable - non-current	-	-	-	-	-
174	Other assets	-	312,101	-	312,101	1,265,906
176	Investment in joint ventures	-	-	-	-	-
180	Total Noncurrent Assets	10,867,128	1,351,814,985	-	1,351,814,985	351,050,469
190	Total Assets	11,150,022	1,663,134,536	(81,370,877)	1,581,763,659	367,460,997
200	Deferred Outflows of Resources	9,942	5,110,132	-	5,110,132	-
290	Total Assets and Deferred Outflows of Resources	\$ 11,159,965	\$ 1,668,244,668	\$ (81,370,877)	\$ 1,586,873,791	\$ 367,460,997
311	Bank overdraft	\$ -	\$ -	\$ -	\$ -	\$ -
312	Accounts payable <= 90 days	94,822	6,202,286	-	6,202,286	770,829
313	Accounts payable > 90 days past due	-	-	-	-	-
321	Accrued wage/payroll taxes payable	4,766	1,163,507	-	1,163,507	45,653
322	Accrued compensated absences	5,684	2,582,940	-	2,582,940	-
324	Accrued contingency liability	-	-	-	-	-
325	Accrued interest payable	23,218	3,068,349	-	3,068,349	12,065,236
331	Accounts Payable - HUD PHA programs	-	-	-	-	-
332	Accounts Payable - PHA projects	-	-	-	-	-
333	Accounts payable - other government	-	-	-	-	-
341	Tenant security deposits	5,850	3,205,397	-	3,205,397	423,090
342	Unearned revenue	2,785	572,565	-	572,565	120,535
343	Current portion of L-T debt - capital projects	-	37,380,052	-	37,380,052	3,477,636
344	Current portion of L-T debt - operating borrowings	-	5,342,102	-	5,342,102	-
345	Other current liabilities	4,115	39,840,371	(37,035,986)	2,804,385	1,140,260
346	Accrued liabilities - other	-	204,148	-	204,148	10,913
347	Interprogram - due to	-	44,334,891	(44,334,891)	-	-
348	Loan Liability - current	-	-	-	-	-
310	Total Current Liabilities	141,240	143,896,609	(81,370,877)	62,525,732	18,054,152
351	Long-term debt, net of current - capital projects	-	733,905,182	-	733,905,182	243,966,884
352	Long-term debt, net of current - operating borrowings	-	93,882,500	-	93,882,500	-
353	Non-current liabilities- other	-	2,559,968	-	2,559,968	18,854,316
354	Accrued compensated absences - non-current	-	-	-	-	-
355	Loan Liability - non-current	-	-	-	-	-
356	FASB 5 liabilities	-	-	-	-	-
357	Accrued pension and OPEB liabilities	50,514	23,991,587	-	23,991,587	-
350	Total Noncurrent Liabilities	50,514	854,339,237	-	854,339,237	262,821,200
300	Total Liabilities	191,754	998,235,846	(81,370,877)	916,864,969	280,875,352
400	Deferred Inflows of Resources	15,588	6,458,784	-	6,458,784	-
508.4	Net Investment in Capital Assets	10,867,128	340,731,009	-	340,731,009	102,340,043
511.4	Restricted Net Position	-	30,415,958	-	30,415,958	3,118,037
512.4	Unrestricted Net Position	85,493	292,403,071	-	292,403,071	(18,872,435)
513	Total Equity - Net Assets/Position	\$ 10,952,621	\$ 663,550,037	\$ -	\$ 663,550,037	\$ 86,585,645
600	Total Liabilities, Deferred Inflows of Resources, and Equity - Net Assets/Position	\$ 11,159,964	\$ 1,668,244,668	\$ (81,370,877)	\$ 1,586,873,791	\$ 367,460,997

Housing Authority of the County of King
 Financial Data Schedule (FDS)
 Statement of Revenues, Expenses, and Changes in Net Position
 For the 12 Month Period Ending December 31, 2019

Line Item #	Account Description	14.CFP Capital Fund Program	14.HCV Section 8 Housing Choice Voucher	14.OPS Low Rent Public Housing	10.415 Rural Rental Housing Loans	10.427 Rural Rental Assistance Payments
70300	Net tenant rental revenue	\$ -	\$ -	\$ -	\$ -	\$ -
70400	Tenant revenue - other	-	-	-	-	-
70500	Total tenant revenue	-	-	-	-	-
70600	HUD PHA Operating Grants	665,484	141,047,841	10,810,976	-	-
70610	Capital Grants	3,014,998	-	-	-	-
70710	Management Fee	-	-	-	-	-
70720	Asset Management Fee	-	-	-	-	-
70730	Book-keeping Fee	-	-	-	-	-
70750	Other Fees	-	-	-	-	-
70700	Total Fee Revenue	-	-	-	-	-
70800	Other Government Grants	-	-	-	60,219	543,669
71100	Investment Income - unrestricted	-	-	-	-	-
71300	Proceeds from disposition of assets held for sale	-	-	-	-	-
71310	Cost of Sale of Assets	-	-	-	-	-
71400	Fraud Recovery	-	-	-	-	-
71500	Other Revenue	-	-	-	-	-
71600	Gain (loss) on the sale of capital assets	-	-	-	-	-
72000	Investment income - restricted	-	-	-	-	-
70000	Total Revenue	3,680,483	141,047,841	10,810,976	60,219	543,669
91100	Administrative salaries	-	-	-	-	-
91200	Auditing fees	-	-	-	-	-
91300	Management fees	-	-	-	-	-
91310	Book-keeping Fee	-	-	-	-	-
91400	Advertising and Marketing	-	-	-	-	-
91500	Employee benefit contributions - administrative	-	-	-	-	-
91600	Office Expenses	-	-	-	-	-
91700	Legal expense	-	-	-	-	-
91800	Travel	-	-	-	-	-
91900	Other	-	-	-	-	-
91000	Total Operating - Administrative	-	-	-	-	-
92000	Asset Management Fee	-	-	-	-	-
92100	Tenant services - salaries	-	-	-	-	-
92200	Relocation costs	-	-	-	-	-
92300	Employee benefits	-	-	-	-	-
92400	Tenant services - other	-	-	-	-	-
92500	Total Tenant Services	-	-	-	-	-
93100	Water	-	-	-	-	-
93200	Electricity	-	-	-	-	-
93300	Gas	-	-	-	-	-
93400	Fuel	-	-	-	-	-
93600	Sewer	-	-	-	-	-
93800	Other utilities expense	-	-	-	-	-
93000	Total Utilities	-	-	-	-	-
94100	Ordinary maintenance and operations - labor	-	-	-	-	-
94200	Ordinary maintenance and operations - material and other	-	-	-	-	-
94300	Ordinary maintenance and operations - contracts	-	-	-	-	-
94500	Employee benefit contributions - ordinary maintenance	-	-	-	-	-
94000	Total Maintenance	-	-	-	-	-
95200	Other contract costs	-	-	-	-	-
95000	Total Protective Services	-	-	-	-	-
96110	Property Insurance	-	-	-	-	-
96120	Liability Insurance	-	-	-	-	-
96130	Workmen's compensation	-	-	-	-	-
96100	Total Insurance Premiums	-	-	-	-	-

Housing Authority of the County of King
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 For the 12 Month Period Ending December 31, 2019

Line Item #	Account Description	14.CFP Capital Fund Program	14.HCV Section 8 Housing Choice Voucher	14.OPS Low Rent Public Housing	10.415 Rural Rental Housing Loans	10.427 Rural Rental Assistance Payments
96200	Other General Expenses	-	-	-	-	-
96210	Compensated absences	-	-	-	-	-
96300	Payments in lieu of taxes	-	-	-	-	-
96800	Severance expense	-	-	-	-	-
96000	Total Other General Expenses	-	-	-	-	-
96710	Interest on mortgage (or bonds) payable	-	-	-	-	-
96720	Interest on notes payable (short and long term)	-	-	-	-	-
96700	Total interest expense and amortization cost	-	-	-	-	-
96900	Total Operating Expenses	-	-	-	-	-
97000	Excess Operating Revenue over Operating Expenses	3,680,483	141,047,841	10,810,976	60,219	543,669
97200	Casualty losses - non-capitalized	-	-	-	-	-
97300	Housing assistance payments	-	-	-	-	-
97350	HAP Portability-In	-	-	-	-	-
97400	Depreciation expense	-	-	-	-	-
90000	Total Expenses	-	-	-	-	-
10010	Operating transfers in	-	-	-	-	-
10020	Operating transfers out	(3,680,483)	(141,047,841)	(10,810,976)	(18,328)	(543,669)
10080	Special items, net gain/loss	-	-	-	-	-
10100	Total Other Financing Sources	(3,680,483)	(141,047,841)	(10,810,976)	(18,328)	(543,669)
10000	Excess (Deficiency) Of Total Revenue Over (Under) Total Expenses	\$ -	\$ -	\$ -	\$ 41,891	\$ -
11020	Required annual debt principal payments	-	-	-	39,480	-
11030	Beginning of year equity	-	-	-	(904,404)	-
11040	Prior period adjustments, equity transfers	-	-	-	862,514	-
11170	Administrative Fee Equity	-	-	-	-	-
11180	Housing Assistance Fee Equity	-	-	-	-	-
11190	Unit Months Available	-	-	-	-	-
11210	Number of unit months leased	-	-	-	-	-
11270	Excess cash	-	-	-	-	-
11620	Building Purchases	-	-	-	-	-

Housing Authority of the County of King
Financial Data Schedule (FDS)
Statement of Revenues, Expenses, and Changes in Net Position
For the 12 Month Period Ending December 31, 2019

Line Item #	Account Description	14.195 Section 8 - Special Allocation	14.218 Community Development Block Grants/Entitlement Grants	14.251 Other Federal Programs	14.856 Section 8 - Moderate Rehabilitation	14.870 Resident Opportunity and Supportive Services - Service Coordinators
70300	Net tenant rental revenue	\$ 246,786	\$ -	\$ -	\$ -	\$ -
70400	Tenant revenue - other	7,382	-	-	-	-
70500	Total tenant revenue	254,169	-	-	-	-
70600	HUD PHA Operating Grants	736,712	-	-	101,094	225,497
70610	Capital Grants	-	-	-	-	-
70710	Management Fee	-	-	-	-	-
70720	Asset Management Fee	-	-	-	-	-
70730	Book-keeping Fee	-	-	-	-	-
70750	Other Fees	-	-	-	-	-
70700	Total Fee Revenue	-	-	-	-	-
70800	Other Government Grants	-	463,908	-	-	-
71100	Investment Income - unrestricted	(5,449)	-	-	-	-
71300	Proceeds from disposition of assets held for sale	-	-	-	-	-
71310	Cost of Sale of Assets	-	-	-	-	-
71400	Fraud Recovery	-	-	-	-	-
71500	Other Revenue	122	-	-	-	-
71600	Gain (loss) on the sale of capital assets	-	-	-	-	-
72000	Investment income - restricted	-	-	-	-	-
70000	Total Revenue	985,554	463,908	-	101,094	225,497
91100	Administrative salaries	44,496	28,879	-	953	343
91200	Auditing fees	-	8	-	36	-
91300	Management fees	41,651	-	-	2,160	-
91310	Book-keeping Fee	-	-	-	1,350	-
91400	Advertising and Marketing	-	14	-	-	-
91500	Employee benefit contributions - administrative	18,581	12,338	-	309	-
91600	Office Expenses	3,971	56	-	308	27,953
91700	Legal expense	2,628	0	-	-	-
91800	Travel	920	2	-	0	4,785
91900	Other	64,538	125	-	195	5,582
91000	Total Operating - Administrative	178,782	41,422	-	5,311	38,664
92000	Asset Management Fee	-	-	-	-	-
92100	Tenant services - salaries	-	-	-	-	128,458
92200	Relocation costs	-	-	-	-	-
92300	Employee benefits	-	-	-	-	47,680
92400	Tenant services - other	13	0	-	-	10,187
92500	Total Tenant Services	13	0	-	-	186,325
93100	Water	6,966	3	-	-	-
93200	Electricity	2,556	13	-	-	-
93300	Gas	-	-	-	-	-
93400	Fuel	-	-	-	-	-
93600	Sewer	15,314	1	-	-	-
93800	Other utilities expense	22,750	3	-	-	-
93000	Total Utilities	47,586	19	-	-	-
94100	Ordinary maintenance and operations - labor	51,671	-	-	-	-
94200	Ordinary maintenance and operations - material and other	10,495	428,869	-	1	-
94300	Ordinary maintenance and operations - contracts	28,756	52	-	-	-
94500	Employee benefit contributions - ordinary maintenance	23,544	-	-	-	-
94000	Total Maintenance	114,466	428,921	-	1	-
95200	Other contract costs	-	-	-	-	-
95000	Total Protective Services	-	-	-	-	-
96110	Property Insurance	3,109	2	-	2	-
96120	Liability Insurance	2,998	36	-	5	-
96130	Workmen's compensation	2,646	112	-	3	507
96100	Total Insurance Premiums	8,752	149	-	11	507

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Line Item #	Account Description	14.195 Section 8 - Special Allocation	14.218 Community Development Block Grants/Entitlement Grants	14.251 Other Federal Programs	14.856 Section 8 - Moderate Rehabilitation	14.870 Resident Opportunity and Supportive Services - Service Coordinators
96200	Other General Expenses	119	-	-	-	-
96210	Compensated absences	16,491	-	-	-	-
96300	Payments in lieu of taxes	-	-	-	-	-
96800	Severance expense	277	-	-	10	-
96000	Total Other General Expenses	16,887	-	-	10	-
96710	Interest on mortgage (or bonds) payable	-	-	-	-	-
96720	Interest on notes payable (short and long term)	0	-	-	-	-
96700	Total interest expense and amortization cost	0	-	-	-	-
96900	Total Operating Expenses	364,486	470,512	-	5,332	225,497
97000	Excess Operating Revenue over Operating Expenses	621,069	(6,605)	-	95,762	-
97200	Casualty losses - non-capitalized	-	-	-	-	-
97300	Housing assistance payments	-	-	-	82,810	-
97350	HAP Portability-In	-	-	-	-	-
97400	Depreciation expense	28,473	-	-	-	-
90000	Total Expenses	392,959	470,512	-	88,142	225,497
10010	Operating transfers in	202	-	-	-	-
10020	Operating transfers out	(349,598)	-	-	-	-
10080	Special items, net gain/loss	-	-	-	-	-
10100	Total Other Financing Sources	(349,396)	-	-	-	-
10000	Excess (Deficiency) Of Total Revenue Over (Under) Total Expenses	\$ 243,199	\$ (6,605)	\$ -	\$ 12,952	\$ (0)
11020	Required annual debt principal payments	-	-	-	-	-
11030	Beginning of year equity	782,993	145,647	-	128,871	(101,992)
11040	Prior period adjustments, equity transfers	19,410	(156,871)	-	180	126,669
11170	Administrative Fee Equity	-	-	-	-	-
11180	Housing Assistance Fee Equity	-	-	-	-	-
11190	Unit Months Available	492	-	-	180	-
11210	Number of unit months leased	487	-	-	160	-
11270	Excess cash	-	-	-	-	-
11620	Building Purchases	-	-	-	-	-

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Line Item #	Account Description	14.871 Section 8 Housing Choice Vouchers	14.879 Mainstream Vouchers	14.881 Moving-To-Work Demonstration Program	14.896 Family Self Sufficiency Program	State/Local Programs
70300	Net tenant rental revenue	\$ -	\$ -	\$ -	\$ -	\$ -
70400	Tenant revenue - other	17,881	3,407	148,372	-	-
70500	Total tenant revenue	17,881	3,407	148,372	-	-
70600	HUD PHA Operating Grants	15,023,400	5,463,831	-	333,607	-
70610	Capital Grants	-	-	-	-	-
70710	Management Fee	-	-	-	-	-
70720	Asset Management Fee	-	-	-	-	-
70730	Book-keeping Fee	-	-	-	-	-
70750	Other Fees	-	-	-	-	-
70700	Total Fee Revenue	-	-	-	-	-
70800	Other Government Grants	-	-	183,003	-	4,027,572
71100	Investment Income - unrestricted	-	-	361,792	-	-
71300	Proceeds from disposition of assets held for sale	-	-	-	-	-
71310	Cost of Sale of Assets	-	-	-	-	-
71400	Fraud Recovery	-	-	-	-	-
71500	Other Revenue	42,545,239	0	2,410,451	-	5,772
71600	Gain (loss) on the sale of capital assets	-	-	-	-	-
72000	Investment income - restricted	-	-	1,047,035	-	-
70000	Total Revenue	57,586,519	5,467,238	4,150,653	333,607	4,033,344
91100	Administrative salaries	397,698	176,119	5,144,224	2,930	493,965
91200	Auditing fees	-	836	28,663	-	1,222
91300	Management fees	177,096	59,892	1,760,548	-	-
91310	Book-keeping Fee	94,642	34,140	1,053,458	-	-
91400	Advertising and Marketing	6	2	453	-	2,228
91500	Employee benefit contributions - administrative	139,683	56,509	1,798,451	-	150,466
91600	Office Expenses	30,686	12,245	384,264	-	13,169
91700	Legal expense	118	49	18,464	-	40
91800	Travel	3,072	1,267	115,321	-	10,274
91900	Other	110,612	61,965	938,639	523	58,175
91000	Total Operating - Administrative	953,612	403,024	11,242,484	3,453	729,537
92000	Asset Management Fee	-	-	-	-	-
92100	Tenant services - salaries	-	-	2,075,170	196,148	24,876
92200	Relocation costs	-	-	161,060	-	-
92300	Employee benefits	-	-	702,934	87,740	-
92400	Tenant services - other	159	66	3,619,413	-	459,218
92500	Total Tenant Services	159	66	6,558,577	283,889	484,094
93100	Water	274	113	3,075	-	433
93200	Electricity	1,523	631	17,196	-	2,018
93300	Gas	-	-	-	-	-
93400	Fuel	-	-	-	-	-
93600	Sewer	127	52	1,428	-	189
93800	Other utilities expense	328	135	3,690	-	438
93000	Total Utilities	2,252	932	25,390	-	3,078
94100	Ordinary maintenance and operations - labor	-	-	-	-	-
94200	Ordinary maintenance and operations - material and other	596	246	29,255	-	3,392,233
94300	Ordinary maintenance and operations - contracts	5,886	2,428	66,124	-	8,371
94500	Employee benefit contributions - ordinary maintenance	-	981	49,470	-	1,747
94000	Total Maintenance	6,481	3,654	144,849	-	3,402,351
95200	Other contract costs	-	-	-	-	-
95000	Total Protective Services	-	-	-	-	-
96110	Property Insurance	302	125	3,395	-	262
96120	Liability Insurance	5,666	2,337	66,554	-	5,773
96130	Workmen's compensation	1,514	624	26,989	896	1,918
96100	Total Insurance Premiums	7,482	3,086	96,938	896	7,952

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Line Item #	Account Description	14.871 Section 8 Housing Choice Vouchers	14.879 Mainstream Vouchers	14.881 Moving-To-Work Demonstration Program	14.896 Family Self Sufficiency Program	State/Local Programs
96200	Other General Expenses	-	-	142,837	-	-
96210	Compensated absences	-	-	777,524	45,369	102,380
96300	Payments in lieu of taxes	-	-	-	-	-
96800	Severance expense	1,477	609	18,679	-	-
96000	Total Other General Expenses	1,477	609	939,039	45,369	102,380
96710	Interest on mortgage (or bonds) payable	-	-	(0)	-	-
96720	Interest on notes payable (short and long term)	-	-	0	-	-
96700	Total interest expense and amortization cost	-	-	-	-	-
96900	Total Operating Expenses	971,464	411,371	19,007,276	333,607	4,729,392
97000	Excess Operating Revenue over Operating Expenses	56,615,055	5,055,867	(14,856,623)	-	(696,048)
97200	Casualty losses - non-capitalized	-	-	-	-	-
97300	Housing assistance payments	14,071,797	5,006,891	112,224,195	-	-
97350	HAP Portability-In	42,545,239	-	3,262,050	-	-
97400	Depreciation expense	-	-	-	-	-
90000	Total Expenses	57,588,500	5,418,262	134,493,521	333,607	4,729,392
10010	Operating transfers in	-	-	155,539,299	-	41,034
10020	Operating transfers out	-	-	(33,556,907)	-	(192,421)
10080	Special items, net gain/loss	-	-	-	-	-
10100	Total Other Financing Sources	-	-	121,982,393	-	(151,387)
10000	Excess (Deficiency) Of Total Revenue Over (Under) Total Expenses	\$ (1,981)	\$ 48,976	\$ (8,360,475)	\$ -	\$ (847,435)
11020	Required annual debt principal payments	-	-	-	-	-
11030	Beginning of year equity	(335,857)	(153,827)	37,628,968	(166,241)	111,157
11040	Prior period adjustments, equity transfers	1,922,520	414,278	(27,440,130)	166,241	69,285
11170	Administrative Fee Equity	(0)	-	-	-	-
11180	Housing Assistance Fee Equity	1,584,682	-	-	-	-
11190	Unit Months Available	15,512	5,784	99,036	-	-
11210	Number of unit months leased	12,619	5,205	104,825	-	-
11270	Excess cash	-	-	-	-	-
11620	Building Purchases	-	-	-	-	-

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Line Item #	Account Description	81.042				COMPONENT UNITS - BLENDED	COCC
		Business Activities	Weatherization Assistance for Low Income Persons	93.568 Low Income Home Energy Assistance			
70300	Net tenant rental revenue	\$ 90,653,635	\$ -	\$ -	\$ 3,998,819	\$ -	
70400	Tenant revenue - other	2,814,920	-	-	149,356	-	
70500	Total tenant revenue	93,468,555	-	-	4,148,175	-	
70600	HUD PHA Operating Grants	-	-	-	-	-	
70610	Capital Grants	-	-	-	-	-	
70710	Management Fee	-	-	-	-	4,714,568	
70720	Asset Management Fee	-	-	-	-	192,550	
70730	Book-keeping Fee	-	-	-	-	1,415,403	
70750	Other Fees	2,813,286	-	-	-	1,416,388	
70700	Total Fee Revenue	2,813,286	-	-	-	7,738,909	
70800	Other Government Grants	9,303,999	955,108	2,336,813	-	-	
71100	Investment Income - unrestricted	3,834,791	-	-	-	52,160	
71300	Proceeds from disposition of assets held for sale	2,273,526	-	-	-	-	
71310	Cost of Sale of Assets	(1,147,299)	-	-	-	-	
71400	Fraud Recovery	-	-	-	-	-	
71500	Other Revenue	6,363,147	-	-	3,882,476	3,845,729	
71600	Gain (loss) on the sale of capital assets	6,618,745	-	-	-	32,500	
72000	Investment income - restricted	9,441,005	-	-	477	-	
70000	Total Revenue	132,969,754	955,108	2,336,813	8,031,128	11,669,298	
91100	Administrative salaries	10,055,639	130,181	297,652	143,965	3,170,278	
91200	Auditing fees	37,371	348	804	1,100	16,147	
91300	Management fees	2,531,271	-	-	133,379	-	
91310	Book-keeping Fee	72,792	-	-	-	-	
91400	Advertising and Marketing	296,119	635	1,465	12,183	25,913	
91500	Employee benefit contributions - administrative	3,630,656	46,468	106,446	102,710	767,899	
91600	Office Expenses	775,575	2,565	7,373	96,636	544,483	
91700	Legal expense	501,408	11	26	2,750	28,201	
91800	Travel	88,084	2,982	377	315	411,705	
91900	Other	8,860,824	8,449	49,990	42,636	941,790	
91000	Total Operating - Administrative	26,849,740	191,639	464,131	535,674	5,906,416	
92000	Asset Management Fee	-	-	-	-	-	
92100	Tenant services - salaries	-	-	-	-	-	
92200	Relocation costs	57,852	-	-	-	-	
92300	Employee benefits	-	-	-	-	-	
92400	Tenant services - other	142,694	3	7	-	352	
92500	Total Tenant Services	200,546	3	7	-	352	
93100	Water	2,465,845	123	285	4,912	5,048	
93200	Electricity	875,271	575	1,327	128,653	36,303	
93300	Gas	82,142	-	-	944	2,523	
93400	Fuel	4,788	-	-	-	-	
93600	Sewer	3,742,891	54	124	22,941	2,290	
93800	Other utilities expense	2,913,430	125	288	106,157	11,166	
93000	Total Utilities	10,084,367	877	2,023	263,607	57,331	
94100	Ordinary maintenance and operations - labor	4,544,021	-	-	142,481	1,630,674	
94200	Ordinary maintenance and operations - material and other	5,354,715	761,043	1,925,056	410,094	52,013	
94300	Ordinary maintenance and operations - contracts	4,433,668	2,385	5,503	-	70,445	
94500	Employee benefit contributions - ordinary maintenance	656,082	-	-	-	1,025,504	
94000	Total Maintenance	14,988,486	763,429	1,930,559	552,575	2,778,636	
95200	Other contract costs	229,256	-	-	-	-	
95000	Total Protective Services	229,256	-	-	-	-	
96110	Property Insurance	648,983	75	172	78,047	7,105	
96120	Liability Insurance	424,569	1,645	3,795	-	179,490	
96130	Workmen's compensation	295,342	381	870	-	87,564	
96100	Total Insurance Premiums	1,368,894	2,101	4,837	78,047	274,159	

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Line Item #	Account Description	Business Activities	81.042	93.568 Low Income	COMPONENT UNITS - BLENDED	COCC
			Weatherization Assistance for Low Income Persons	Home Energy Assistance		
96200	Other General Expenses	11,874,619	-	-	75,388	-
96210	Compensated absences	669,750	-	-	-	842,988
96300	Payments in lieu of taxes	422,664	-	-	-	-
96800	Severance expense	23,076	-	-	-	33,859
96000	Total Other General Expenses	12,990,110	-	-	75,388	876,847
96710	Interest on mortgage (or bonds) payable	11,982,567	-	-	942,724	-
96720	Interest on notes payable (short and long term)	9,735,161	-	-	889,501	22,999
96700	Total interest expense and amortization cost	21,717,728	-	-	1,832,225	22,999
96900	Total Operating Expenses	88,429,126	958,049	2,401,558	3,337,516	9,916,740
97000	Excess Operating Revenue over Operating Expenses	44,540,628	(2,941)	(64,745)	4,693,612	1,752,559
97200	Casualty losses - non-capitalized	291,322	-	-	-	-
97300	Housing assistance payments	-	-	-	-	-
97350	HAP Portability-In	-	-	-	-	-
97400	Depreciation expense	14,080,443	-	-	2,647,828	961,344
90000	Total Expenses	102,800,891	958,049	2,401,558	5,985,344	10,878,084
10010	Operating transfers in	67,252,008	-	318,800	-	-
10020	Operating transfers out	(55,612,662)	(28,711)	-	-	(172,016)
10080	Special items, net gain/loss	(60,523,298)	-	-	-	-
10100	Total Other Financing Sources	(48,883,952)	(28,711)	318,800	-	(172,016)
10000	Excess (Deficiency) Of Total Revenue Over (Under) Total Expenses	\$ (18,715,089)	\$ (31,652)	\$ 254,054	\$ 2,045,784	\$ 619,198
11020	Required annual debt principal payments	12,841,150	-	-	-	-
11030	Beginning of year equity	422,799,632	119,876	24,307	25,486,999	8,825,428
11040	Prior period adjustments, equity transfers	(3,144,827)	279	-	-	244,356
11170	Administrative Fee Equity	-	-	-	-	-
11180	Housing Assistance Fee Equity	-	-	-	-	-
11190	Unit Months Available	82,106	-	-	9,564	-
11210	Number of unit months leased	81,285	-	-	9,468	-
11270	Excess cash	-	-	-	-	-
11620	Building Purchases	-	-	-	-	-

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Line Item #	Account Description	Other Projects	Ballinger Homes WA002000101	Park Royal Apartments WA002000105	Paramount House II WA002000150	The Lake House WA002000152
70300	Net tenant rental revenue	\$ -	\$ 655,301	\$ 58,625	\$ 88,103	\$ 344,422
70400	Tenant revenue - other	-	14,656	4,582	4,386	10,164
70500	Total tenant revenue	-	669,957	63,207	92,489	354,587
70600	HUD PHA Operating Grants	-	-	-	-	-
70610	Capital Grants	-	-	-	-	-
70710	Management Fee	-	-	-	-	-
70720	Asset Management Fee	-	-	-	-	-
70730	Book-keeping Fee	-	-	-	-	-
70750	Other Fees	-	-	-	-	-
70700	Total Fee Revenue	-	-	-	-	-
70800	Other Government Grants	-	-	-	-	-
71100	Investment Income - unrestricted	-	20,716	2,294	3,728	21,152
71300	Proceeds from disposition of assets held for sale	-	-	-	-	-
71310	Cost of Sale of Assets	-	-	-	-	-
71400	Fraud Recovery	-	-	-	-	-
71500	Other Revenue	-	62,266	67	39,702	1,131
71600	Gain (loss) on the sale of capital assets	-	-	-	-	-
72000	Investment income - restricted	-	-	-	-	-
70000	Total Revenue	-	752,939	65,568	135,919	376,869
91100	Administrative salaries	-	104,268	14,931	23,757	89,164
91200	Auditing fees	-	2,983	490	3,803	2,977
91300	Management fees	-	192,334	23,562	40,414	191,874
91310	Book-keeping Fee	-	11,648	1,973	3,473	12,360
91400	Advertising and Marketing	-	-	-	-	-
91500	Employee benefit contributions - administrative	-	38,288	7,444	8,573	36,447
91600	Office Expenses	-	10,194	636	555	6,678
91700	Legal expense	-	6,923	1,473	10,452	2,921
91800	Travel	-	3,295	455	556	1,577
91900	Other	-	39,414	2,172	5,243	23,534
91000	Total Operating - Administrative	-	409,347	53,136	96,825	367,533
92000	Asset Management Fee	-	15,530	2,630	-	16,480
92100	Tenant services - salaries	-	-	-	-	-
92200	Relocation costs	-	443	31	225	870
92300	Employee benefits	-	-	-	-	-
92400	Tenant services - other	-	206	34	60	488
92500	Total Tenant Services	-	648	65	285	1,358
93100	Water	-	64,840	5,034	8,599	19,115
93200	Electricity	-	10,598	1,567	3,830	38,976
93300	Gas	-	-	-	1,931	-
93400	Fuel	-	-	-	-	-
93600	Sewer	-	64,351	8,528	15,066	49,948
93800	Other utilities expense	-	95,849	7,202	13,584	28,433
93000	Total Utilities	-	235,638	22,331	43,010	136,472
94100	Ordinary maintenance and operations - labor	-	122,888	17,843	21,740	82,535
94200	Ordinary maintenance and operations - material and other	-	77,630	6,004	42,296	56,742
94300	Ordinary maintenance and operations - contracts	-	191,776	9,637	37,574	76,392
94500	Employee benefit contributions - ordinary maintenance	-	46,288	8,457	9,791	39,894
94000	Total Maintenance	-	438,582	41,941	111,400	255,564
95200	Other contract costs	-	-	-	-	-
95000	Total Protective Services	-	-	-	-	-
96110	Property Insurance	-	16,076	1,925	4,544	8,264
96120	Liability Insurance	-	9,828	1,474	2,901	9,392
96130	Workmen's compensation	-	6,584	964	1,188	4,414
96100	Total Insurance Premiums	-	32,487	4,362	8,633	22,071

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Line Item #	Account Description	Other Projects	Ballinger Homes WA002000101	Park Royal Apartments WA002000105	Paramount House II WA002000150	The Lake House WA002000152
96200	Other General Expenses	-	-	-	-	-
96210	Compensated absences	-	20,404	2,282	4,642	15,835
96300	Payments in lieu of taxes	-	25,317	-	-	20,486
96800	Severance expense	-	1	0	1	1,113
96000	Total Other General Expenses	-	45,722	2,282	4,642	37,434
96710	Interest on mortgage (or bonds) payable	-	-	-	-	-
96720	Interest on notes payable (short and long term)	-	-	-	-	-
96700	Total interest expense and amortization cost	-	-	-	-	-
96900	Total Operating Expenses	-	1,177,954	126,747	264,795	836,912
97000	Excess Operating Revenue over Operating Expenses	-	(425,015)	(61,179)	(128,876)	(460,043)
97200	Casualty losses - non-capitalized	-	89,259	-	26,388	-
97300	Housing assistance payments	-	-	-	-	-
97350	HAP Portability-In	-	-	-	-	-
97400	Depreciation expense	-	423,047	56,999	13,550	342,992
90000	Total Expenses	-	1,690,260	183,746	304,734	1,179,904
10010	Operating transfers in	-	1,326,109	100,883	905,821	1,484,433
10020	Operating transfers out	-	-	(26,200)	-	(112,856)
10080	Special items, net gain/loss	-	-	-	9,576,352	-
10100	Total Other Financing Sources	-	1,326,109	74,682	10,482,173	1,371,577
10000	Excess (Deficiency) Of Total Revenue Over (Under) Total Expenses	\$ -	\$ 388,788	\$ (43,496)	\$ 10,313,358	\$ 568,542
11020	Required annual debt principal payments	-	-	-	-	-
11030	Beginning of year equity	-	9,598,781	1,626,708	-	6,371,438
11040	Prior period adjustments, equity transfers	-	1,938,130	157,363	21,613	1,819,998
11170	Administrative Fee Equity	-	-	-	-	-
11180	Housing Assistance Fee Equity	-	-	-	-	-
11190	Unit Months Available	-	1,624	264	485	1,678
11210	Number of unit months leased	-	1,553	263	463	1,648
11270	Excess cash	-	446,818	43,746	113,379	238,615
11620	Building Purchases	-	-	-	-	-

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Line Item #	Account Description	Northridge II WA002000153	Westminster WA002000156	Brookside Apartments WA002000180	Northwood Apartments WA002000191	Forest Glen WA002000201
70300	Net tenant rental revenue	\$ 365,452	\$ 198,640	\$ -	\$ 74,207	\$ 109,609
70400	Tenant revenue - other	12,226	14,624	-	1,671	3,196
70500	Total tenant revenue	377,678	213,264	-	75,878	112,805
70600	HUD PHA Operating Grants	-	-	-	-	-
70610	Capital Grants	-	-	-	-	-
70710	Management Fee	-	-	-	-	-
70720	Asset Management Fee	-	-	-	-	-
70730	Book-keeping Fee	-	-	-	-	-
70750	Other Fees	-	-	-	-	-
70700	Total Fee Revenue	-	-	-	-	-
70800	Other Government Grants	-	-	-	-	-
71100	Investment Income - unrestricted	15,517	6,925	1,883	3,728	135
71300	Proceeds from disposition of assets held for sale	-	-	-	-	-
71310	Cost of Sale of Assets	-	-	-	-	-
71400	Fraud Recovery	-	-	-	-	-
71500	Other Revenue	1,131	535	27,863	459	480
71600	Gain (loss) on the sale of capital assets	-	-	-	-	-
72000	Investment income - restricted	-	-	-	-	-
70000	Total Revenue	394,327	220,725	29,746	80,065	113,420
91100	Administrative salaries	90,571	41,892	8,782	22,500	20,361
91200	Auditing fees	2,983	1,280	343	723	852
91300	Management fees	167,524	61,076	5,792	35,959	112,047
91310	Book-keeping Fee	12,338	4,845	-	3,053	2,985
91400	Advertising and Marketing	-	-	-	-	-
91500	Employee benefit contributions - administrative	34,503	16,897	3,672	13,729	12,406
91600	Office Expenses	5,641	2,315	422	1,547	1,961
91700	Legal expense	3,159	6,414	284	602	4,672
91800	Travel	1,898	268	314	673	826
91900	Other	27,112	16,247	1,818	5,760	7,863
91000	Total Operating - Administrative	345,729	151,234	21,428	84,544	163,972
92000	Asset Management Fee	16,450	6,460	-	4,070	3,980
92100	Tenant services - salaries	-	-	-	-	-
92200	Relocation costs	381	210	31	62	93
92300	Employee benefits	-	-	-	-	-
92400	Tenant services - other	212	103	21	50	59
92500	Total Tenant Services	593	313	52	112	152
93100	Water	22,125	11,864	3,582	8,750	6,181
93200	Electricity	37,095	48,204	1,645	3,764	4,428
93300	Gas	2,809	2,816	-	-	-
93400	Fuel	-	-	-	-	-
93600	Sewer	39,440	15,171	8,939	22,160	8,939
93800	Other utilities expense	33,860	36,729	5,548	9,353	18,186
93000	Total Utilities	135,329	114,785	19,715	44,027	37,734
94100	Ordinary maintenance and operations - labor	89,363	54,041	17,384	35,693	36,802
94200	Ordinary maintenance and operations - material and other	41,598	25,012	620	6,394	16,563
94300	Ordinary maintenance and operations - contracts	89,804	23,046	3,364	19,055	30,271
94500	Employee benefit contributions - ordinary maintenance	41,232	18,988	4,152	15,430	14,381
94000	Total Maintenance	261,998	121,088	25,520	76,571	98,016
95200	Other contract costs	-	-	-	-	-
95000	Total Protective Services	-	-	-	-	-
96110	Property Insurance	10,216	3,460	4,190	2,606	1,938
96120	Liability Insurance	9,432	3,930	1,309	2,514	2,657
96130	Workmen's compensation	4,936	2,078	436	1,905	2,154
96100	Total Insurance Premiums	24,584	9,467	5,934	7,025	6,749

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Line Item #	Account Description	Northridge II WA002000153	Westminster WA002000156	Brookside Apartments WA002000180	Northwood Apartments WA002000191	Forest Glen WA002000201
96200	Other General Expenses	-	-	-	-	-
96210	Compensated absences	20,804	7,674	1,144	4,469	10,523
96300	Payments in lieu of taxes	20,370	8,373	631	823	-
96800	Severance expense	1	573	-	0	0
96000	Total Other General Expenses	41,175	16,620	1,775	5,292	10,524
96710	Interest on mortgage (or bonds) payable	-	-	-	-	-
96720	Interest on notes payable (short and long term)	-	-	-	-	-
96700	Total interest expense and amortization cost	-	-	-	-	-
96900	Total Operating Expenses	825,858	419,967	74,424	221,643	321,127
97000	Excess Operating Revenue over Operating Expenses	(431,531)	(199,243)	(44,678)	(141,578)	(207,707)
97200	Casualty losses - non-capitalized	-	-	-	-	-
97300	Housing assistance payments	-	-	-	-	-
97350	HAP Portability-In	-	-	-	-	-
97400	Depreciation expense	388,354	114,109	9	59,884	220,598
90000	Total Expenses	1,214,212	534,076	74,432	281,527	541,725
10010	Operating transfers in	951,126	359,617	105,779	185,568	1,926,737
10020	Operating transfers out	-	-	(51,086)	-	(34,379)
10080	Special items, net gain/loss	-	-	-	-	-
10100	Total Other Financing Sources	951,126	359,617	54,692	185,568	1,892,358
10000	Excess (Deficiency) Of Total Revenue Over (Under) Total Expenses	\$ 131,241	\$ 46,265	\$ 10,006	\$ (15,894)	\$ 1,464,053
11020	Required annual debt principal payments	-	-	-	-	-
11030	Beginning of year equity	8,793,046	2,933,255	146,939	1,802,351	4,356,489
11040	Prior period adjustments, equity transfers	1,754,434	159,411	182,009	239,412	237,799
11170	Administrative Fee Equity	-	-	-	-	-
11180	Housing Assistance Fee Equity	-	-	-	-	-
11190	Unit Months Available	1,665	672	-	408	480
11210	Number of unit months leased	1,645	646	-	407	398
11270	Excess cash	287,448	132,649	25,521	68,727	93,059
11620	Building Purchases	2,830	-	-	30,756	950,152

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Line Item #	Account Description	College Place WA002000203	Kirkland Place WA002000210	Island Crest WA002000213	Houghton Court WA002000215	Casa Juanita WA002000251
70300	Net tenant rental revenue	\$ 506,466	\$ 28,905	\$ 193,973	\$ 147,299	\$ 251,323
70400	Tenant revenue - other	11,413	3,714	(13,430)	3	7,021
70500	Total tenant revenue	517,879	32,619	180,544	147,302	258,344
70600	HUD PHA Operating Grants	-	-	-	-	-
70610	Capital Grants	-	-	-	-	-
70710	Management Fee	-	-	-	-	-
70720	Asset Management Fee	-	-	-	-	-
70730	Book-keeping Fee	-	-	-	-	-
70750	Other Fees	-	-	-	-	-
70700	Total Fee Revenue	-	-	-	-	-
70800	Other Government Grants	-	-	-	-	-
71100	Investment Income - unrestricted	22,370	1,486	3,018	1,888	7,875
71300	Proceeds from disposition of assets held for sale	-	-	-	-	-
71310	Cost of Sale of Assets	-	-	-	-	-
71400	Fraud Recovery	-	-	-	-	-
71500	Other Revenue	300	26	87	-	593
71600	Gain (loss) on the sale of capital assets	-	-	-	-	-
72000	Investment income - restricted	-	-	-	-	-
70000	Total Revenue	540,549	34,131	183,649	149,190	266,812
91100	Administrative salaries	80,778	6,493	21,000	7,056	31,415
91200	Auditing fees	2,150	190	637	319	1,703
91300	Management fees	212,183	41,958	31,646	28,973	114,693
91310	Book-keeping Fee	8,985	773	1,523	450	6,788
91400	Advertising and Marketing	-	-	-	-	-
91500	Employee benefit contributions - administrative	49,909	6,465	8,089	5,403	18,391
91600	Office Expenses	7,026	306	1,077	553	3,191
91700	Legal expense	2,646	952	400	264	1,816
91800	Travel	1,215	44	733	37	197
91900	Other	20,388	2,474	8,461	2,778	19,717
91000	Total Operating - Administrative	385,281	59,654	73,565	45,833	197,911
92000	Asset Management Fee	11,980	1,030	2,030	600	9,050
92100	Tenant services - salaries	-	-	-	-	-
92200	Relocation costs	513	16	47	-	117
92300	Employee benefits	-	-	-	-	-
92400	Tenant services - other	529	13	38	22	140
92500	Total Tenant Services	1,042	29	85	22	257
93100	Water	49,288	2,043	7,674	6,238	22,682
93200	Electricity	8,084	2,037	2,410	314	35,066
93300	Gas	-	-	-	-	12,576
93400	Fuel	-	-	-	-	-
93600	Sewer	66,796	3,616	10,655	10,704	49,838
93800	Other utilities expense	55,344	4,620	15,105	6,700	15,712
93000	Total Utilities	179,512	12,316	35,845	23,957	135,875
94100	Ordinary maintenance and operations - labor	153,038	19,891	25,362	18,089	71,942
94200	Ordinary maintenance and operations - material and other	125,451	37,353	15,020	10,469	100,006
94300	Ordinary maintenance and operations - contracts	57,516	26,791	21,732	24,731	45,189
94500	Employee benefit contributions - ordinary maintenance	54,146	7,262	10,207	5,897	20,435
94000	Total Maintenance	390,151	91,297	72,322	59,186	237,571
95200	Other contract costs	-	-	-	-	-
95000	Total Protective Services	-	-	-	-	-
96110	Property Insurance	9,273	862	2,416	3,077	4,288
96120	Liability Insurance	7,002	603	1,986	866	5,423
96130	Workmen's compensation	9,150	1,178	1,113	1,006	3,079
96100	Total Insurance Premiums	25,426	2,642	5,515	4,950	12,791

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Line Item #	Account Description	College Place WA002000203	Kirkland Place WA002000210	Island Crest WA002000213	Houghton Court WA002000215	Casa Juanita WA002000251
96200	Other General Expenses	-	-	87	-	-
96210	Compensated absences	19,720	4,301	6,299	3,005	5,429
96300	Payments in lieu of taxes	-	-	-	-	-
96800	Severance expense	79	282	116	152	764
96000	Total Other General Expenses	19,800	4,582	6,502	3,156	6,193
96710	Interest on mortgage (or bonds) payable	-	-	-	-	-
96720	Interest on notes payable (short and long term)	-	-	-	-	-
96700	Total interest expense and amortization cost	-	-	-	-	-
96900	Total Operating Expenses	1,013,191	171,550	195,864	137,703	599,648
97000	Excess Operating Revenue over Operating Expenses	(472,642)	(137,418)	(12,215)	11,486	(332,836)
97200	Casualty losses - non-capitalized	50	-	-	-	-
97300	Housing assistance payments	-	-	-	-	-
97350	HAP Portability-In	-	-	-	-	-
97400	Depreciation expense	355,545	17,768	138,559	74,130	131,398
90000	Total Expenses	1,368,786	189,317	334,422	211,833	731,046
10010	Operating transfers in	3,716,110	438,380	86,884	205,381	779,168
10020	Operating transfers out	(804,331)	-	(20,405)	(53,384)	-
10080	Special items, net gain/loss	-	-	-	-	-
10100	Total Other Financing Sources	2,911,779	438,380	66,479	151,997	779,168
10000	Excess (Deficiency) Of Total Revenue Over (Under) Total Expenses	\$ 2,083,542	\$ 283,194	\$ (84,294)	\$ 89,353	\$ 314,934
11020	Required annual debt principal payments	-	-	-	-	-
11030	Beginning of year equity	8,173,776	2,222,430	5,098,028	4,885,827	2,248,370
11040	Prior period adjustments, equity transfers	1,569,972	27,290	213,148	(10,899)	1,489,208
11170	Administrative Fee Equity	-	-	-	-	-
11180	Housing Assistance Fee Equity	-	-	-	-	-
11190	Unit Months Available	1,202	103	360	72	960
11210	Number of unit months leased	1,198	103	203	60	905
11270	Excess cash	335,252	58,659	72,388	51,127	232,328
11620	Building Purchases	1,903,598	-	-	-	-

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Line Item #	Account Description	Northlake House WA002000290	Seola Crossing WA002000340	Eastbridge WA002000341	Salmon Creek WA002000343	Zephyr WA002000344
70300	Net tenant rental revenue	\$ 106,230	\$ -	\$ -	\$ -	\$ -
70400	Tenant revenue - other	2,851	-	-	-	-
70500	Total tenant revenue	109,080	-	-	-	-
70600	HUD PHA Operating Grants	-	-	-	-	-
70610	Capital Grants	-	-	-	-	-
70710	Management Fee	-	-	-	-	-
70720	Asset Management Fee	-	-	-	-	-
70730	Book-keeping Fee	-	-	-	-	-
70750	Other Fees	-	-	-	-	-
70700	Total Fee Revenue	-	-	-	-	-
70800	Other Government Grants	-	-	-	-	-
71100	Investment Income - unrestricted	5,144	-	-	-	-
71300	Proceeds from disposition of assets held for sale	-	-	-	-	-
71310	Cost of Sale of Assets	-	-	-	-	-
71400	Fraud Recovery	-	-	-	-	-
71500	Other Revenue	111	-	-	-	-
71600	Gain (loss) on the sale of capital assets	-	-	-	-	-
72000	Investment income - restricted	-	-	-	-	-
70000	Total Revenue	114,336	-	-	-	-
91100	Administrative salaries	20,596	-	-	-	-
91200	Auditing fees	809	-	-	-	-
91300	Management fees	91,238	-	-	-	-
91310	Book-keeping Fee	3,390	-	-	-	-
91400	Advertising and Marketing	-	-	-	-	-
91500	Employee benefit contributions - administrative	11,465	-	-	-	-
91600	Office Expenses	1,358	-	-	-	-
91700	Legal expense	673	-	-	-	-
91800	Travel	752	-	-	-	-
91900	Other	5,416	-	-	-	-
91000	Total Operating - Administrative	135,697	-	-	-	-
92000	Asset Management Fee	4,520	-	-	-	-
92100	Tenant services - salaries	-	-	-	-	-
92200	Relocation costs	78	-	-	-	-
92300	Employee benefits	-	-	-	-	-
92400	Tenant services - other	56	-	-	-	-
92500	Total Tenant Services	133	-	-	-	-
93100	Water	6,308	-	-	-	-
93200	Electricity	8,014	-	-	-	-
93300	Gas	-	-	-	-	-
93400	Fuel	-	-	-	-	-
93600	Sewer	9,707	-	-	-	-
93800	Other utilities expense	7,992	-	-	-	-
93000	Total Utilities	32,022	-	-	-	-
94100	Ordinary maintenance and operations - labor	26,153	-	-	-	-
94200	Ordinary maintenance and operations - material and other	50,432	-	-	-	-
94300	Ordinary maintenance and operations - contracts	18,607	-	-	-	-
94500	Employee benefit contributions - ordinary maintenance	12,801	-	-	-	-
94000	Total Maintenance	107,994	-	-	-	-
95200	Other contract costs	-	-	-	-	-
95000	Total Protective Services	-	-	-	-	-
96110	Property Insurance	3,049	-	-	-	-
96120	Liability Insurance	2,658	-	-	-	-
96130	Workmen's compensation	1,467	-	-	-	-
96100	Total Insurance Premiums	7,174	-	-	-	-

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Line Item #	Account Description	Northlake House WA002000290	Seola Crossing WA002000340	Eastbridge WA002000341	Salmon Creek WA002000343	Zephyr WA002000344
96200	Other General Expenses	-	-	-	-	-
96210	Compensated absences	6,022	-	-	-	-
96300	Payments in lieu of taxes	-	-	-	-	-
96800	Severance expense	0	-	-	-	-
96000	Total Other General Expenses	6,022	-	-	-	-
96710	Interest on mortgage (or bonds) payable	-	-	-	-	-
96720	Interest on notes payable (short and long term)	-	-	-	-	-
96700	Total interest expense and amortization cost	-	-	-	-	-
96900	Total Operating Expenses	293,562	-	-	-	-
97000	Excess Operating Revenue over Operating Expenses	(179,227)	-	-	-	-
97200	Casualty losses - non-capitalized	-	-	-	-	-
97300	Housing assistance payments	-	-	-	-	-
97350	HAP Portability-In	-	-	-	-	-
97400	Depreciation expense	77,720	-	-	-	-
90000	Total Expenses	371,282	-	-	-	-
10010	Operating transfers in	706,590	-	-	-	-
10020	Operating transfers out	(13,488)	-	-	-	-
10080	Special items, net gain/loss	-	-	-	-	-
10100	Total Other Financing Sources	693,101	-	-	-	-
10000	Excess (Deficiency) Of Total Revenue Over (Under) Total Expenses	\$ 436,155	\$ -	\$ -	\$ -	\$ -
11020	Required annual debt principal payments	-	-	-	-	-
11030	Beginning of year equity	946,307	-	-	-	-
11040	Prior period adjustments, equity transfers	270,240	-	-	-	-
11170	Administrative Fee Equity	-	-	-	-	-
11180	Housing Assistance Fee Equity	-	-	-	-	-
11190	Unit Months Available	455	-	-	-	-
11210	Number of unit months leased	452	-	-	-	-
11270	Excess cash	101,219	-	-	-	-
11620	Building Purchases	-	-	-	-	-

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Line Item #	Account Description	Sixth Place Apartments WA002000345	Fairwind WA002000346	Boulevard Manor WA002000350	Yardley Arms WA002000352	Riverton Terrace WA002000354
70300	Net tenant rental revenue	\$ -	\$ -	\$ 216,610	\$ 283,090	\$ 218,809
70400	Tenant revenue - other	-	-	6,674	9,865	7,029
70500	Total tenant revenue	-	-	223,284	292,955	225,838
70600	HUD PHA Operating Grants	-	-	-	-	-
70610	Capital Grants	-	-	-	-	-
70710	Management Fee	-	-	-	-	-
70720	Asset Management Fee	-	-	-	-	-
70730	Book-keeping Fee	-	-	-	-	-
70750	Other Fees	-	-	-	-	-
70700	Total Fee Revenue	-	-	-	-	-
70800	Other Government Grants	-	-	-	-	-
71100	Investment Income - unrestricted	-	-	9,951	10,525	9,082
71300	Proceeds from disposition of assets held for sale	-	-	-	-	-
71310	Cost of Sale of Assets	-	-	-	-	-
71400	Fraud Recovery	-	-	-	-	-
71500	Other Revenue	-	-	207	41,665	51,336
71600	Gain (loss) on the sale of capital assets	-	-	-	-	-
72000	Investment income - restricted	-	-	-	-	-
70000	Total Revenue	-	-	233,442	345,145	286,257
91100	Administrative salaries	-	-	52,268	66,503	56,944
91200	Auditing fees	-	-	1,489	3,189	3,108
91300	Management fees	-	-	85,013	115,281	151,697
91310	Book-keeping Fee	-	-	6,203	8,738	6,533
91400	Advertising and Marketing	-	-	-	-	-
91500	Employee benefit contributions - administrative	-	-	22,306	32,677	26,492
91600	Office Expenses	-	-	4,125	8,484	1,504
91700	Legal expense	-	-	9,201	9,339	4,842
91800	Travel	-	-	2,663	358	633
91900	Other	-	-	17,585	24,028	21,747
91000	Total Operating - Administrative	-	-	200,853	268,597	273,500
92000	Asset Management Fee	-	-	8,270	11,650	8,710
92100	Tenant services - salaries	-	-	-	-	-
92200	Relocation costs	-	-	225	435	241
92300	Employee benefits	-	-	-	-	-
92400	Tenant services - other	-	-	269	158	997
92500	Total Tenant Services	-	-	495	593	1,238
93100	Water	-	-	22,770	31,061	18,363
93200	Electricity	-	-	10,821	13,486	9,607
93300	Gas	-	-	-	9,067	4,361
93400	Fuel	-	-	-	-	-
93600	Sewer	-	-	45,864	99,069	48,978
93800	Other utilities expense	-	-	13,589	24,484	20,844
93000	Total Utilities	-	-	93,044	177,167	102,153
94100	Ordinary maintenance and operations - labor	-	-	59,065	91,752	73,473
94200	Ordinary maintenance and operations - material and other	-	-	45,870	33,237	44,885
94300	Ordinary maintenance and operations - contracts	-	-	55,223	103,806	72,869
94500	Employee benefit contributions - ordinary maintenance	-	-	27,044	38,675	29,158
94000	Total Maintenance	-	-	187,202	267,470	220,385
95200	Other contract costs	-	-	12,418	18,627	-
95000	Total Protective Services	-	-	12,418	18,627	-
96110	Property Insurance	-	-	4,048	8,056	7,504
96120	Liability Insurance	-	-	4,730	6,806	5,311
96130	Workmen's compensation	-	-	3,408	5,176	3,661
96100	Total Insurance Premiums	-	-	12,187	20,039	16,476

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Line Item #	Account Description	Sixth Place Apartments WA002000345	Fairwind WA002000346	Boulevard Manor WA002000350	Yardley Arms WA002000352	Riverton Terrace WA002000354
96200	Other General Expenses	-	-	-	-	-
96210	Compensated absences	-	-	12,457	17,696	14,178
96300	Payments in lieu of taxes	-	-	-	-	-
96800	Severance expense	-	-	1	1	162
96000	Total Other General Expenses	-	-	12,458	17,697	14,341
96710	Interest on mortgage (or bonds) payable	-	-	-	-	-
96720	Interest on notes payable (short and long term)	-	-	-	-	-
96700	Total interest expense and amortization cost	-	-	-	-	-
96900	Total Operating Expenses	-	-	526,925	781,840	636,803
97000	Excess Operating Revenue over Operating Expenses	-	-	(293,483)	(436,696)	(350,546)
97200	Casualty losses - non-capitalized	-	-	-	-	-
97300	Housing assistance payments	-	-	-	-	-
97350	HAP Portability-In	-	-	-	-	-
97400	Depreciation expense	-	-	225,695	281,768	268,432
90000	Total Expenses	-	-	752,620	1,063,608	905,235
10010	Operating transfers in	-	-	518,932	924,177	1,826,026
10020	Operating transfers out	-	-	(518)	-	-
10080	Special items, net gain/loss	-	-	-	8,562,787	10,434,478
10100	Total Other Financing Sources	-	-	518,413	9,486,964	12,260,504
10000	Excess (Deficiency) Of Total Revenue Over (Under) Total Expenses	\$ -	\$ -	\$ (765)	\$ 8,768,500	\$ 11,641,526
11020	Required annual debt principal payments	-	-	-	-	-
11030	Beginning of year equity	-	-	4,253,734	3,125,850	2,827,342
11040	Prior period adjustments, equity transfers	-	-	700,921	817,796	2,062,456
11170	Administrative Fee Equity	-	-	-	-	-
11180	Housing Assistance Fee Equity	-	-	-	-	-
11190	Unit Months Available	-	-	832	1,205	891
11210	Number of unit months leased	-	-	827	1,165	871
11270	Excess cash	-	-	174,487	249,966	243,209
11620	Building Purchases	-	-	-	-	-

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Line Item #	Account Description	Nia WA002000355	Burien Park Apartments WA002000390	Valli Kee Homes WA002000401	Springwood Apartments WA002000402	Cascade Apartments WA002000403
70300	Net tenant rental revenue	\$ -	\$ 289,387	\$ 568,803	\$ -	\$ 575,517
70400	Tenant revenue - other	-	6,085.86	(8,256)	-	21,511
70500	Total tenant revenue	-	295,473	560,547	-	597,028
70600	HUD PHA Operating Grants	-	-	-	-	-
70610	Capital Grants	-	-	-	-	-
70710	Management Fee	-	-	-	-	-
70720	Asset Management Fee	-	-	-	-	-
70730	Book-keeping Fee	-	-	-	-	-
70750	Other Fees	-	-	-	-	-
70700	Total Fee Revenue	-	-	-	-	-
70800	Other Government Grants	-	-	-	-	-
71100	Investment Income - unrestricted	-	10,784	20,553	-	16,989
71300	Proceeds from disposition of assets held for sale	-	-	-	-	-
71310	Cost of Sale of Assets	-	-	-	-	-
71400	Fraud Recovery	-	-	-	-	-
71500	Other Revenue	-	300	766	-	5,663
71600	Gain (loss) on the sale of capital assets	-	-	900	-	-
72000	Investment income - restricted	-	-	-	-	-
70000	Total Revenue	-	306,557	582,766	-	619,680
91100	Administrative salaries	-	84,726	86,356	-	129,901
91200	Auditing fees	-	2,175	2,432	-	2,303
91300	Management fees	-	111,037	123,291	-	135,413
91310	Book-keeping Fee	-	8,685	10,028	-	9,120
91400	Advertising and Marketing	-	-	-	-	-
91500	Employee benefit contributions - administrative	-	32,959	44,934	-	46,491
91600	Office Expenses	-	4,795	4,883	-	5,812
91700	Legal expense	-	6,617	3,955	-	7,523
91800	Travel	-	699	1,610	-	2,145
91900	Other	-	26,708	31,781	-	26,416
91000	Total Operating - Administrative	-	278,400	309,271	-	365,123
92000	Asset Management Fee	-	11,580	13,370	-	12,160
92100	Tenant services - salaries	-	-	-	-	58
92200	Relocation costs	-	404	373	-	583
92300	Employee benefits	-	-	-	-	-
92400	Tenant services - other	-	176	339	-	171
92500	Total Tenant Services	-	580	712	-	811
93100	Water	-	26,928	43,952	-	28,596
93200	Electricity	-	15,742	10,294	-	13,028
93300	Gas	-	4,229	25,598	-	-
93400	Fuel	-	-	-	-	-
93600	Sewer	-	119,732	77,829	-	84,110
93800	Other utilities expense	-	18,634	80,833	-	49,380
93000	Total Utilities	-	185,265	238,506	-	175,114
94100	Ordinary maintenance and operations - labor	-	86,129	130,214	-	116,816
94200	Ordinary maintenance and operations - material and other	-	49,371	71,075	-	49,547
94300	Ordinary maintenance and operations - contracts	-	45,764	110,469	-	128,156
94500	Employee benefit contributions - ordinary maintenance	-	39,680	53,585	-	56,206
94000	Total Maintenance	-	220,944	365,343	-	350,725
95200	Other contract costs	-	12,418	-	-	-
95000	Total Protective Services	-	12,418	-	-	-
96110	Property Insurance	-	7,148	14,839	-	10,121
96120	Liability Insurance	-	6,991	8,286	-	7,682
96130	Workmen's compensation	-	3,777	7,771	-	7,060
96100	Total Insurance Premiums	-	17,917	30,896	-	24,863

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Line Item #	Account Description	Nia WA002000355	Burien Park Apartments WA002000390	Valli Kee Homes WA002000401	Springwood Apartments WA002000402	Cascade Apartments WA002000403
96200	Other General Expenses	-	-	-	-	-
96210	Compensated absences	-	20,648	27,357	-	35,400
96300	Payments in lieu of taxes	-	-	26,212	-	27,198
96800	Severance expense	-	817	2,383	-	1
96000	Total Other General Expenses	-	21,464	55,952	-	62,599
96710	Interest on mortgage (or bonds) payable	-	-	-	-	-
96720	Interest on notes payable (short and long term)	-	-	-	-	-
96700	Total interest expense and amortization cost	-	-	-	-	-
96900	Total Operating Expenses	-	748,567	1,014,051	-	991,397
97000	Excess Operating Revenue over Operating Expenses	-	(442,010)	(431,285)	-	(371,717)
97200	Casualty losses - non-capitalized	-	-	-	-	-
97300	Housing assistance payments	-	-	-	-	-
97350	HAP Portability-In	-	-	-	-	-
97400	Depreciation expense	-	260,623	733,202	-	426,883
90000	Total Expenses	-	1,009,190	1,747,253	-	1,418,280
10010	Operating transfers in	-	751,521	845,511	-	1,002,132
10020	Operating transfers out	-	-	(160,962)	-	-
10080	Special items, net gain/loss	-	-	-	-	-
10100	Total Other Financing Sources	-	751,521	684,548	-	1,002,132
10000	Excess (Deficiency) Of Total Revenue Over (Under) Total Expenses	\$ -	\$ 48,889	\$ (479,939)	\$ -	\$ 203,532
11020	Required annual debt principal payments	-	-	-	-	-
11030	Beginning of year equity	-	4,387,068	17,028,125	-	10,933,905
11040	Prior period adjustments, equity transfers	-	351,526	3,114,695	-	1,822,481
11170	Administrative Fee Equity	-	-	-	-	-
11180	Housing Assistance Fee Equity	-	-	-	-	-
11190	Unit Months Available	-	1,218	1,376	-	1,273
11210	Number of unit months leased	-	1,158	1,337	-	1,216
11270	Excess cash	-	231,192	378,605	-	329,260
11620	Building Purchases	-	-	103,167	-	5,475

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Line Item #	Account Description	Shelcor WA002000409	Mardis Gras II WA002000450	Vantage Point WA002000452	Northwood Square WA002000467	Firwood Circle WA002000503
70300	Net tenant rental revenue	\$ 37,847	\$ 93,867	\$ -	\$ 222,292	\$ 373,004
70400	Tenant revenue - other	2,328	2,819	-	5,661	3,522
70500	Total tenant revenue	40,175	96,685	-	227,953	376,526
70600	HUD PHA Operating Grants	-	-	-	-	-
70610	Capital Grants	-	-	-	-	-
70710	Management Fee	-	-	-	-	-
70720	Asset Management Fee	-	-	-	-	-
70730	Book-keeping Fee	-	-	-	-	-
70750	Other Fees	-	-	-	-	-
70700	Total Fee Revenue	-	-	-	-	-
70800	Other Government Grants	-	-	-	-	-
71100	Investment Income - unrestricted	1,422	1,317	-	5,551	14,410
71300	Proceeds from disposition of assets held for sale	-	-	-	-	-
71310	Cost of Sale of Assets	-	-	-	-	-
71400	Fraud Recovery	-	-	-	-	-
71500	Other Revenue	23	47,230	-	70	152
71600	Gain (loss) on the sale of capital assets	-	-	-	-	-
72000	Investment income - restricted	-	-	-	-	-
70000	Total Revenue	41,620	145,232	-	233,574	391,087
91100	Administrative salaries	4,743	19,539	-	14,140	46,861
91200	Auditing fees	171	3,065	-	509	1,066
91300	Management fees	8,558	29,475	-	148,460	59,776
91310	Book-keeping Fee	720	3,045	-	900	4,373
91400	Advertising and Marketing	-	-	-	-	-
91500	Employee benefit contributions - administrative	2,029	10,459	-	4,997	30,042
91600	Office Expenses	195	966	-	2,841	3,299
91700	Legal expense	108	2,116	-	7,719	1,427
91800	Travel	9	142	-	28	706
91900	Other	582	8,738	-	3,759	17,825
91000	Total Operating - Administrative	17,116	77,544	-	183,353	165,375
92000	Asset Management Fee	960	-	-	-	5,830
92100	Tenant services - salaries	-	-	-	-	-
92200	Relocation costs	31	54	-	8	318
92300	Employee benefits	-	-	-	-	-
92400	Tenant services - other	12	62	-	35	73
92500	Total Tenant Services	43	117	-	43	392
93100	Water	1,371	7,100	-	5,727	17,325
93200	Electricity	454	4,378	-	1,913	9,628
93300	Gas	-	2,025	-	-	12,525
93400	Fuel	-	-	-	-	-
93600	Sewer	2,443	9,275	-	12,029	34,231
93800	Other utilities expense	4,952	11,000	-	15,464	30,155
93000	Total Utilities	9,220	33,778	-	35,133	103,864
94100	Ordinary maintenance and operations - labor	11,045	36,614	-	14,020	113,335
94200	Ordinary maintenance and operations - material and other	7,088	22,373	-	67,897	58,108
94300	Ordinary maintenance and operations - contracts	18,117	20,660	-	22,205	40,238
94500	Employee benefit contributions - ordinary maintenance	2,667	12,961	-	6,220	35,183
94000	Total Maintenance	38,917	92,608	-	110,342	246,864
95200	Other contract costs	-	-	-	-	-
95000	Total Protective Services	-	-	-	-	-
96110	Property Insurance	666	3,972	-	1,506	4,712
96120	Liability Insurance	565	2,540	-	1,383	3,566
96130	Workmen's compensation	486	1,903	-	1,279	7,178
96100	Total Insurance Premiums	1,717	8,415	-	4,168	15,456

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Line Item #	Account Description	Shelcor WA002000409	Mardis Gras II WA002000450	Vantage Point WA002000452	Northwood Square WA002000467	Firwood Circle WA002000503
96200	Other General Expenses	-	-	-	-	-
96210	Compensated absences	1,055	6,301	-	10,460	25,477
96300	Payments in lieu of taxes	2,077	-	-	-	-
96800	Severance expense	0	1	-	0	0
96000	Total Other General Expenses	3,132	6,301	-	10,460	25,477
96710	Interest on mortgage (or bonds) payable	-	-	-	-	-
96720	Interest on notes payable (short and long term)	-	-	-	-	-
96700	Total interest expense and amortization cost	-	-	-	-	-
96900	Total Operating Expenses	71,105	218,762	-	343,499	563,258
97000	Excess Operating Revenue over Operating Expenses	(29,484)	(73,530)	-	(109,925)	(172,171)
97200	Casualty losses - non-capitalized	-	-	-	-	-
97300	Housing assistance payments	-	-	-	-	-
97350	HAP Portability-In	-	-	-	-	-
97400	Depreciation expense	28,014	103,678	-	73,663	356,419
90000	Total Expenses	99,119	322,440	-	417,162	919,677
10010	Operating transfers in	49,918	355,161	-	3,219,528	505,223
10020	Operating transfers out	(7,460)	-	-	(1,965,340)	(214,106)
10080	Special items, net gain/loss	-	7,723,622	-	-	-
10100	Total Other Financing Sources	42,458	8,078,783	-	1,254,188	291,117
10000	Excess (Deficiency) Of Total Revenue Over (Under) Total Expenses	\$ (15,041)	\$ 7,901,574	\$ -	\$ 1,070,599	\$ (237,472)
11020	Required annual debt principal payments	-	-	-	-	-
11030	Beginning of year equity	740,023	-	-	-	6,712,854
11040	Prior period adjustments, equity transfers	(4,490)	688,422	-	2,483,012	1,227,954
11170	Administrative Fee Equity	-	-	-	-	-
11180	Housing Assistance Fee Equity	-	-	-	-	-
11190	Unit Months Available	96	427	-	120	597
11210	Number of unit months leased	96	406	-	120	583
11270	Excess cash	23,011	109,214	-	78,078	180,318
11620	Building Purchases	-	-	-	-	-

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Line Item #	Account Description	Burndale Homes WA002000504	Wayland Arms WA002000550	Plaza Seventeen II WA002000551	Southridge House WA002000552	Casa Madrona II WA002000553
70300	Net tenant rental revenue	\$ 265,821	\$ 237,007	\$ 122,198	\$ 192,063	\$ 123,630
70400	Tenant revenue - other	3,695	5,282	2,947	4,439	3,986
70500	Total tenant revenue	269,516	242,289	125,145	196,503	127,616
70600	HUD PHA Operating Grants	-	-	-	-	-
70610	Capital Grants	-	-	-	-	-
70710	Management Fee	-	-	-	-	-
70720	Asset Management Fee	-	-	-	-	-
70730	Book-keeping Fee	-	-	-	-	-
70750	Other Fees	-	-	-	-	-
70700	Total Fee Revenue	-	-	-	-	-
70800	Other Government Grants	-	-	-	-	-
71100	Investment Income - unrestricted	10,808	11,239	5,463	14,876	1,984
71300	Proceeds from disposition of assets held for sale	-	-	-	-	-
71310	Cost of Sale of Assets	-	-	-	-	-
71400	Fraud Recovery	-	-	-	-	-
71500	Other Revenue	1,372	27,346	47,625	233	106,809
71600	Gain (loss) on the sale of capital assets	-	-	-	-	-
72000	Investment income - restricted	-	-	-	-	-
70000	Total Revenue	281,696	280,873	178,233	211,612	236,408
91100	Administrative salaries	46,816	52,704	20,200	55,780	31,735
91200	Auditing fees	1,066	2,755	1,988	1,703	5,864
91300	Management fees	55,520	142,429	38,164	118,679	36,646
91310	Book-keeping Fee	4,485	7,320	3,555	7,103	3,638
91400	Advertising and Marketing	-	-	-	-	512
91500	Employee benefit contributions - administrative	19,417	17,276	10,151	24,820	12,108
91600	Office Expenses	2,971	2,872	715	2,462	1,363
91700	Legal expense	2,141	2,523	2,232	1,093	7,370
91800	Travel	1,617	376	82	1,303	2,016
91900	Other	17,233	23,878	10,715	20,655	10,766
91000	Total Operating - Administrative	151,266	252,132	87,803	233,599	112,017
92000	Asset Management Fee	5,980	9,760	-	9,470	-
92100	Tenant services - salaries	-	-	-	-	-
92200	Relocation costs	287	295	357	684	101
92300	Employee benefits	-	-	-	-	-
92400	Tenant services - other	127	143	61	118	88
92500	Total Tenant Services	414	438	419	801	189
93100	Water	19,103	10,763	5,290	10,678	4,043
93200	Electricity	11,631	12,790	16,124	24,171	5,407
93300	Gas	17,217	13,152	7,556	7,820	9,538
93400	Fuel	-	-	-	-	-
93600	Sewer	37,354	22,208	10,871	16,292	24,018
93800	Other utilities expense	31,395	17,149	7,210	11,663	7,811
93000	Total Utilities	116,700	76,062	47,052	70,624	50,817
94100	Ordinary maintenance and operations - labor	70,691	51,863	23,400	73,230	24,260
94200	Ordinary maintenance and operations - material and other	24,904	71,113	14,813	43,244	45,990
94300	Ordinary maintenance and operations - contracts	26,180	47,642	34,319	50,560	33,951
94500	Employee benefit contributions - ordinary maintenance	23,904	20,786	11,021	28,018	13,702
94000	Total Maintenance	145,679	191,404	83,552	195,052	117,903
95200	Other contract costs	-	-	-	-	-
95000	Total Protective Services	-	-	-	-	-
96110	Property Insurance	5,359	7,168	4,652	5,007	4,432
96120	Liability Insurance	3,800	6,220	2,771	5,298	2,893
96130	Workmen's compensation	4,143	3,004	1,280	3,392	1,334
96100	Total Insurance Premiums	13,302	16,392	8,703	13,697	8,658

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Line Item #	Account Description	Burdale Homes WA002000504	Wayland Arms WA002000550	Plaza Seventeen II WA002000551	Southridge House WA002000552	Casa Madrona II WA002000553
96200	Other General Expenses	-	-	-	-	-
96210	Compensated absences	8,114	13,761	9,084	7,943	5,826
96300	Payments in lieu of taxes	-	-	-	-	-
96800	Severance expense	0	1	1	10,317	13,565
96000	Total Other General Expenses	8,114	13,762	9,084	18,260	19,391
96710	Interest on mortgage (or bonds) payable	-	-	-	-	-
96720	Interest on notes payable (short and long term)	-	-	-	-	-
96700	Total interest expense and amortization cost	-	-	-	-	-
96900	Total Operating Expenses	441,455	559,949	236,612	541,503	308,975
97000	Excess Operating Revenue over Operating Expenses	(159,760)	(279,075)	(58,379)	(329,891)	(72,566)
97200	Casualty losses - non-capitalized	-	-	-	-	-
97300	Housing assistance payments	-	-	-	-	-
97350	HAP Portability-In	-	-	-	-	-
97400	Depreciation expense	300,622	209,909	136,375	251,521	133,620
90000	Total Expenses	742,077	769,857	372,988	793,024	442,595
10010	Operating transfers in	366,322	955,593	390,276	1,014,380	450,426
10020	Operating transfers out	(46,851)	(34,949)	-	(45,131)	-
10080	Special items, net gain/loss	-	4,824,787	9,830,281	-	9,570,991
10100	Total Other Financing Sources	319,471	5,745,431	10,220,557	969,249	10,021,417
10000	Excess (Deficiency) Of Total Revenue Over (Under) Total Expenses	\$ (140,910)	\$ 5,256,447	\$ 10,025,803	\$ 387,837	\$ 9,815,231
11020	Required annual debt principal payments	-	-	-	-	-
11030	Beginning of year equity	6,136,076	2,989,819	-	4,348,762	-
11040	Prior period adjustments, equity transfers	1,113,201	542,691	187,088	1,538,625	1,137,391
11170	Administrative Fee Equity	-	-	-	-	-
11180	Housing Assistance Fee Equity	-	-	-	-	-
11190	Unit Months Available	600	1,045	489	960	489
11210	Number of unit months leased	598	976	474	947	485
11270	Excess cash	147,760	176,210	210,611	140,337	134,001
11620	Building Purchases	-	-	-	-	-

Housing Authority of the County of King
Financial Data Schedule (FDS)
Statement of Revenues, Expenses, and Changes in Net Position
For the 12 Month Period Ending December 31, 2019

Line Item #	Account Description	SUBTOTAL	Elimination	TOTAL AUTHORITY	COMPONENT UNITS - DISCRETELY PRESENTED
70300	Net tenant rental revenue	\$ 101,847,741	\$ -	\$ 101,847,741	\$ 19,002,263
70400	Tenant revenue - other	3,295,982	-	3,295,982	189,215
70500	Total tenant revenue	105,143,723	-	105,143,723	19,191,478
70600	HUD PHA Operating Grants	174,408,441	-	174,408,441	-
70610	Capital Grants	3,014,999	-	3,014,999	-
70710	Management Fee	4,714,568	(4,714,568)	-	-
70720	Asset Management Fee	192,550	(192,550)	-	-
70730	Book-keeping Fee	1,415,403	(1,415,403)	-	-
70750	Other Fees	4,229,674	(105,785)	4,123,889	-
70700	Total Fee Revenue	10,552,195	(6,428,306)	4,123,889	-
70800	Other Government Grants	17,874,290	-	17,874,290	-
71100	Investment Income - unrestricted	4,506,107	-	4,506,107	55
71300	Proceeds from disposition of assets held for sale	2,273,526	-	2,273,526	-
71310	Cost of Sale of Assets	(1,147,299)	-	(1,147,299)	-
71400	Fraud Recovery	-	-	-	-
71500	Other Revenue	59,518,485	(7,347,543)	52,170,942	1,165,261
71600	Gain (loss) on the sale of capital assets	6,652,146	-	6,652,146	-
72000	Investment income - restricted	10,488,516	(1,832,225)	8,656,291	-
70000	Total Revenue	393,285,128	(15,608,073)	377,677,055	20,356,794
91100	Administrative salaries	21,440,103	-	21,440,103	1,215,792
91200	Auditing fees	141,659	-	141,659	61,192
91300	Management fees	7,416,707	(4,714,568)	2,702,139	1,007,819
91310	Book-keeping Fee	1,415,403	(1,415,403)	-	-
91400	Advertising and Marketing	339,530	-	339,530	5,916
91500	Employee benefit contributions - administrative	7,439,357	-	7,439,357	336,229
91600	Office Expenses	1,990,031	-	1,990,031	220,916
91700	Legal expense	665,547	-	665,547	33,833
91800	Travel	666,330	-	666,330	3,195
91900	Other	11,594,858	(3,570,852)	8,024,006	183,732
91000	Total Operating - Administrative	53,109,526	(9,700,822)	43,408,703	3,068,624
92000	Asset Management Fee	192,550	(192,550)	-	-
92100	Tenant services - salaries	2,424,710	-	2,424,710	52
92200	Relocation costs	226,423	-	226,423	-
92300	Employee benefits	838,355	-	838,355	-
92400	Tenant services - other	4,236,973	-	4,236,973	580
92500	Total Tenant Services	7,726,461	-	7,726,461	632
93100	Water	2,984,471	-	2,984,471	716,028
93200	Electricity	1,431,571	-	1,431,571	181,853
93300	Gas	218,829	-	218,829	16,012
93400	Fuel	4,788	-	4,788	-
93600	Sewer	4,813,573	-	4,813,573	1,045,330
93800	Other utilities expense	3,757,293	-	3,757,293	595,215
93000	Total Utilities	13,210,526	-	13,210,526	2,554,438
94100	Ordinary maintenance and operations - labor	8,137,518	-	8,137,518	1,047,222
94200	Ordinary maintenance and operations - material and other	13,625,720	-	13,625,720	261,179
94300	Ordinary maintenance and operations - contracts	6,109,263	-	6,109,263	1,065,494
94500	Employee benefit contributions - ordinary maintenance	2,465,497	-	2,465,497	228,514
94000	Total Maintenance	30,337,998	-	30,337,998	2,602,409
95200	Other contract costs	272,719	-	272,719	5,664
95000	Total Protective Services	272,719	-	272,719	5,664
96110	Property Insurance	906,951	-	906,951	286,871
96120	Liability Insurance	823,686	-	823,686	27,847
96130	Workmen's compensation	515,871	-	515,871	33,504
96100	Total Insurance Premiums	2,246,508	-	2,246,508	348,222

Housing Authority of the County of King
Financial Data Schedule (FDS)
Statement of Revenues, Expenses, and Changes in Net Position
For the 12 Month Period Ending December 31, 2019

Line Item #	Account Description	SUBTOTAL	Elimination	TOTAL AUTHORITY	COMPONENT UNITS - DISCRETELY PRESENTED
96200	Other General Expenses	12,093,051	(3,882,476)	8,210,575	339,901
96210	Compensated absences	2,802,809	-	2,802,809	-
96300	Payments in lieu of taxes	554,152	-	554,152	21,940
96800	Severance expense	108,319	-	108,319	1,119
96000	Total Other General Expenses	15,558,332	(3,882,476)	11,675,856	362,960
96710	Interest on mortgage (or bonds) payable	12,925,291	(942,724)	11,982,567	2,763,467
96720	Interest on notes payable (short and long term)	10,647,661	(889,501)	9,758,160	4,897,791
96700	Total interest expense and amortization cost	23,572,952	(1,832,225)	21,740,727	7,661,258
96900	Total Operating Expenses	146,227,571	(15,608,073)	130,619,497	16,604,207
97000	Excess Operating Revenue over Operating Expenses	247,057,557	-	247,057,557	3,752,587
97200	Casualty losses - non-capitalized	407,019	-	407,019	48,458
97300	Housing assistance payments	131,385,693	-	131,385,693	-
97350	HAP Portability-In	45,807,289	-	45,807,289	-
97400	Depreciation expense	23,923,175	-	23,923,175	12,721,183
90000	Total Expenses	347,750,746	(15,608,073)	332,142,672	29,373,848
10010	Operating transfers in	249,605,056	(249,605,056)	-	-
10020	Operating transfers out	(249,605,056)	249,605,056	-	-
10080	Special items, net gain/loss	-	-	-	-
10100	Total Other Financing Sources	-	-	-	-
10000	Excess (Deficiency) Of Total Revenue Over (Under) Total Expenses	\$ 45,534,383	\$ -	\$ 45,534,383	\$ (9,017,054)
11020	Required annual debt principal payments	12,880,630	-	12,880,630	3,477,636
11030	Beginning of year equity	617,078,858	-	617,078,858	94,920,387
11040	Prior period adjustments, equity transfers	936,797	-	936,797	682,312
11170	Administrative Fee Equity	(0)	-	(0)	-
11180	Housing Assistance Fee Equity	1,584,682	-	1,584,682	-
11190	Unit Months Available	234,720	-	234,720	19,689
11210	Number of unit months leased	235,252	-	235,252	17,594
11270	Excess cash	5,107,192	-	5,107,192	-
11620	Building Purchases	2,995,978	-	2,995,978	-

Actual Modernization Cost Certificate

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

OMB Approval No. 2577-0157 (exp. 03/31/2020)

Capital Fund Program (CFP)

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 Public Housing Authority (PHA) 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.

PHA Name:

King County Housing Authority

Modernization Project Number:

WA01P002501-15

The PHA 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. Funds Approved	\$ 3,795,767.00
B. Funds Disbursed	\$ 3,795,767.00
C. Funds Expended (Actual Modernization Cost)	\$ 3,795,767.00
D. Amount to be Recaptured (A-C)	\$
E. Excess of Funds Disbursed (B-C)	\$

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 PHA 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;

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

6. That for any years in which the grantee is subject to the audit requirements of the Single Audit Act, 31 U.S.C. § 7501 et seq., as amended, the grantee has or will perform an audit in compliance with said requirements.

7. Please mark one:

A. This grant **will** be included in the PHA's next fiscal year audit per the requirements of the Single Audit Act.

B. This grant **will not** be included in the PHA's next fiscal year audit per the requirements of the Single Audit Act.

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)

Name & Title of Authorized Signatory (type or print clearly):

for Stephen Norman, Executive Director

Signature of Executive Director (or Authorized Designee):

X 

Date:

4/26/19

For HUD Use Only

The Cost Certificate is approved for audit (if box 7A or 7B is marked):

Approved for Audit (Director, Office of Public Housing):

X HARLAN STEWART

Digitally signed by: HARLAN STEWART
DN: cn=HARLAN STEWART, o=U.S. Government, ou=Department of Housing and Urban Development, office=Office of Administration
Date: 2019.05.09 14:52:53 -0700

Date 05/09/2019

The costs shown above agree with HUD verified costs (if box 7A or 7B is marked):

Approved: (Director, Office of Public Housing)

X

Date:

Actual Modernization Cost Certificate

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

OMB Approval No. 2577-0157 (exp. 03/31/2020)

Capital Fund Program (CFP)

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PHA Name:

King County Housing Authority

Modernization Project Number:

WA01E002501-17

The PHA 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. Funds Approved	\$ 175,000.00
B. Funds Disbursed	\$ 175,000.00
C. Funds Expended (Actual Modernization Cost)	\$ 175,000.00
D. Amount to be Recaptured (A-C)	\$
E. Excess of Funds Disbursed (B-C)	\$

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 PHA 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;

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

6. That for any years in which the grantee is subject to the audit requirements of the Single Audit Act, 31 U.S.C. § 7501 et seq., as amended, the grantee has or will perform an audit in compliance with said requirements.

7. Please mark one:

A. This grant will be included in the PHA's next fiscal year audit per the requirements of the Single Audit Act.

B. This grant will not be included in the PHA's next fiscal year audit per the requirements of the Single Audit Act.

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)

Name & Title of Authorized Signatory (type or print clearly):

for Stephen Norman, Executive Director

Signature of Executive Director (or Authorized Designee):

X 

Date:

4/24/19

For HUD Use Only

The Cost Certificate is approved for audit (if box 7A is marked):

X HARLAN STEWART
Approved for Audit (Director, Office of Public Housing Administration)
Digitally signed by HARLAN STEWART
DN: cn = HARLAN STEWART, o = U.S. Government
ou = Department of Housing and Urban Development, Office of Administration
Date: 2019.05.09 14:39:58 -07'00'

Date:

05/09/2019

The costs shown above agree with HUD verified costs (if box 7A or 7B is marked):

Approved: (Director, Office of Public Housing)

X

Date:

form HUD-53001 (10/96)

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.

We work with our audit clients and citizens to achieve our vision of government that works for citizens, by helping governments work better, cost less, deliver higher value, and earn greater public trust.

In fulfilling our mission to hold state and local governments accountable for the use of public resources, we also hold ourselves accountable by continually improving our audit quality and operational efficiency and developing highly engaged and committed employees.

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.

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 as well as [fraud](#), state [whistleblower](#) and [citizen hotline](#) investigations.

The results of our work are widely distributed through a variety of reports, which are available on our [website](#) and through our free, electronic [subscription](#) service.

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

Contact information for the State Auditor's Office	
Public Records requests	PublicRecords@sao.wa.gov
Main telephone	(564) 999-0950
Toll-free Citizen Hotline	(866) 902-3900
Website	www.sao.wa.gov