

**HACSA MEMORANDUM**

**TO:** HACSA Board of Commissioners

**FROM:** Larry A. Abel, Deputy Director

**AGENDA ITEM TITLE: REPORT/Review of Audit Report and Funding Status**

**I MOTION**

None required

**II ISSUE**

Each year the Board is presented with the Agency's audited financial statements for review.

**III DISCUSSION**

A. Background/Analysis

Chapter 297 (Audits of Public Funds and Financial Records) of Oregon Revised Statutes and Office of Management and Budget Circular A-133 require an annual organization-wide audit of the Agency's financial statements, accounting systems, and compliance with financial requirements of our various grants.

The organization-wide audit for the year ended September 30, 2010 has been completed. There were no findings and the report has been submitted to the State of Oregon.

Since five of the seven members of HACSA's Board of Commissioners are also Lane County Commissioners, HACSA is considered a component unit of Lane County. Therefore, HACSA's financial statements will be blended with those of Lane County for its fiscal year ended June 30, 2011 by including them in the appropriate statements, notes and schedules of Lane County's Comprehensive Annual Financial Report

The Agency's basic (combined) financial statements and related notes are included on pages 12 through 36 of the report. Supplementary information, which includes the financial statements of HACSA's various programs, and detailed financial data schedules, which were electronically submitted to HUD's Real Estate Assessment Center (REAC), begins on page 37.

HACSA's Management Discussion and Analysis (MD&A) are included on pages three through eleven.

As you know, a series of continuing resolutions culminated with the enactment of HUD's FY 2011 appropriations (on April 15<sup>th</sup>) more than halfway through the current fiscal year). Funding for our three largest programs is substantially less than FY 2010 levels.

HOUSING AND COMMUNITY SERVICES AGENCY OF LANE COUNTY

NOTES TO THE FINANCIAL STATEMENTS

September 30, 2010

NOTE 8. LONG TERM DEBT - CONTINUED:

	<u>Balance</u> <u>September 30, 2009</u>	<u>Principal</u> <u>Retirement</u>	<u>Balance</u> <u>September 30, 2010</u>
Notes Payable - Continued:			
Norsemen Village Apartments:			
USDA Rural Development			
Original amount \$1,079,937, interest at 5.375%, annual payment not yet determined, secured by property	\$ 1,079,037	\$ -	\$ 1,079,037
USDA Rural Development			
Original amount \$191,997, interest at 5.375%, annual payment \$12,953, secured by property	182,670	3,488	179,182
USDA Rural Development			
Original amount \$378,003, interest at 5.375%, annual payment \$26,579, secured by property	355,822	8,296	347,526
USDA Rural Development			
Original amount \$1,191,997, interest at 5.375%, annual payment \$12,953, secured by property	<u>288,149</u>	<u>5,422</u>	<u>282,727</u>
Total	<u>1,905,678</u>	<u>17,206</u>	<u>1,888,472</u>
CSA Program - City of Eugene HOME loan, related to Roosevelt Crossings project - see Note 6	<u>325,852</u>	<u>(214,148)</u>	<u>540,000</u>
Total	<u>\$ 6,370,776</u>	<u>\$ 151,228</u>	<u>\$ 6,219,548</u>

The annual requirements to amortize all long-term debt outstanding as of September 30, 2010 are as follows:

Firwood Apartments Revenue Bonds, Series A

<u>Fiscal Years Ending</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
September 30, 2011	\$ 40,000	\$ 38,910	\$ 78,910
September 30, 2012	40,000	36,300	76,300
September 30, 2013	45,000	33,495	78,495
September 30, 2014	45,000	30,525	75,525
September 30, 2015	50,000	27,390	77,390
September 30, 2016-2020	310,000	79,368	389,368
September 30, 2021-2025	<u>75,000</u>	<u>2,513</u>	<u>77,513</u>
Total	<u>\$ 605,000</u>	<u>\$ 248,501</u>	<u>\$ 853,501</u>

HOUSING AND COMMUNITY SERVICES AGENCY OF LANE COUNTY

NOTES TO THE FINANCIAL STATEMENTS

September 30, 2010

**NOTE 8. LONG TERM DEBT - CONTINUED:**

Firwood Apartments Revenue Bonds, Series B

<u>Fiscal Years Ending</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
September 30, 2011	\$ 20,000	\$ 9,380	\$ 29,380
September 30, 2012	20,000	8,040	28,040
September 30, 2013	20,000	6,700	26,700
September 30, 2014	25,000	5,193	30,193
September 30, 2015	25,000	3,517	28,517
September 30, 2016-2020	<u>40,000</u>	<u>2,345</u>	<u>42,345</u>
Total	<u>\$ 150,000</u>	<u>\$ 35,175</u>	<u>\$ 185,175</u>

Abbie Lane Apartments - OHCS

<u>Fiscal Years Ending</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
September 30, 2011	\$ 3,334	\$ 123	\$ 3,457
September 30, 2012	3,345	112	3,457
September 30, 2013	3,353	104	3,457
September 30, 2014	3,361	96	3,457
September 30, 2015	3,370	87	3,457
September 30, 2016-2020	16,976	308	17,284
September 30, 2021-2025	<u>16,036</u>	<u>95</u>	<u>16,131</u>
Total	<u>\$ 49,775</u>	<u>\$ 925</u>	<u>\$ 50,700</u>

Abbie Lane Apartments - OHCS

<u>Fiscal Years Ending</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
September 30, 2011	<u>50,130</u>	<u>1,681</u>	<u>51,811</u>
Total	<u>\$ 50,130</u>	<u>\$ 1,681</u>	<u>\$ 51,811</u>

HOUSING AND COMMUNITY SERVICES AGENCY OF LANE COUNTY

NOTES TO THE FINANCIAL STATEMENTS

September 30, 2010

**NOTE 8. LONG TERM DEBT - CONTINUED:**

Abbie Lane Apartments – City of Eugene Rehabilitation Loan

<u>Fiscal Years Ending</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
September 30, 2011	\$ 14,146	\$ 7,994	\$ 22,140
September 30, 2012	14,432	7,708	22,140
September 30, 2013	14,723	7,417	22,140
September 30, 2014	15,020	7,120	22,140
September 30, 2015	15,324	6,816	22,140
September 30, 2016-2020	81,384	29,316	110,700
September 30, 2021-2025	89,936	20,764	110,700
September 30, 2026-2030	99,387	11,313	110,700
September 30, 2031-2035	<u>61,788</u>	<u>1,844</u>	<u>63,632</u>
Total	<u>\$ 406,140</u>	<u>\$ 100,292</u>	<u>\$ 506,432</u>

Firwood Apartments – Ralph Greenhoot

<u>Fiscal Years Ending</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
September 30, 2011	\$ 12,430	\$ 12,614	\$ 25,044
September 30, 2012	13,065	11,978	25,043
September 30, 2013	13,734	11,309	25,043
September 30, 2014	14,436	10,607	25,043
September 30, 2015	15,175	9,868	25,043
September 30, 2016-2020	88,347	36,870	125,217
September 30, 2021-2025	<u>100,735</u>	<u>11,967</u>	<u>112,702</u>
Total	<u>\$ 257,922</u>	<u>\$ 105,213</u>	<u>\$ 363,135</u>

Firwood Apartments – City of Eugene Rehabilitation Loan

<u>Fiscal Years Ending</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
September 30, 2011	\$ 8,308	\$ 3,739	\$ 12,047
September 30, 2012	8,603	3,443	12,046
September 30, 2013	8,909	3,137	12,046
September 30, 2014	9,226	2,820	12,046
September 30, 2015	9,554	2,492	12,046
September 30, 2016-2020	53,117	7,116	60,233
September 30, 2021-2025	<u>12,886</u>	<u>267</u>	<u>38,538</u>
Total	<u>\$ 110,603</u>	<u>\$ 23,014</u>	<u>\$ 133,617</u>



HOUSING AND COMMUNITY SERVICES AGENCY OF LANE COUNTY

NOTES TO THE FINANCIAL STATEMENTS

September 30, 2010

**NOTE 8. LONG TERM DEBT - CONTINUED:**

Firwood Apartments – City of Eugene Rehabilitation Loan

<u>Fiscal Years Ending</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
September 30, 2011	\$ 10,584	\$ 4,560	\$ 15,144
September 30, 2012	10,798	4,346	15,144
September 30, 2013	11,016	4,128	15,144
September 30, 2014	11,238	3,906	15,144
September 30, 2015	11,465	3,679	15,144
September 30, 2016-2020	60,889	14,831	75,720
September 30, 2021-2025	67,287	8,433	75,720
September 30, 2026-2030	<u>49,560</u>	<u>1,740</u>	<u>51,300</u>
Total	<u>\$ 232,837</u>	<u>\$ 45,623</u>	<u>\$ 278,460</u>

CSA Program – Umpqua Bank

<u>Fiscal Years Ending</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
September 30, 2011	\$ 7,345	\$ 4,537	\$ 11,882
September 30, 2012	7,935	3,947	11,882
September 30, 2013	8,572	3,309	11,881
September 30, 2014	9,261	2,621	11,882
September 30, 2015	10,004	1,877	11,881
September 30, 2016-2020	<u>18,739</u>	<u>1,313</u>	<u>20,052</u>
Total	<u>\$ 61,856</u>	<u>\$ 17,604</u>	<u>\$ 79,460</u>

Village Oaks Apartments – Siuslaw Bank

<u>Fiscal Years Ending</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
September 30, 2011	46,451	3,986	50,437
September 30, 2012	<u>27,697</u>	<u>677</u>	<u>28,374</u>
Total	<u>\$ 74,148</u>	<u>\$ 4,663</u>	<u>\$ 78,811</u>

Of the above amounts, the Department of Housing and Urban Development provides the annual interest subsidy which reduces the net payment the Agency is required to make on the above loan. The subsidies provided by HUD over the life of the loan are as follows:

<u>Fiscal Year</u>	<u>Amount</u>
2011	31,132
2012	<u>20,706</u>
Total	<u>\$ 51,838</u>

HOUSING AND COMMUNITY SERVICES AGENCY OF LANE COUNTY

NOTES TO THE FINANCIAL STATEMENTS

September 30, 2010

**NOTE 8. LONG TERM DEBT - CONTINUED:**

Fourteen Pines Apartments – Berkadia Mortgage

<u>Fiscal Years Ending</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
September 30, 2011	54,025	6,124	60,149
September 30, 2012	<u>57,917</u>	<u>2,219</u>	<u>60,136</u>
Total	<u>\$ 111,942</u>	<u>\$ 8,343</u>	<u>\$ 120,285</u>

Of the above amounts, the Department of Housing and Urban Development provides the annual interest subsidy which reduces the net payment the Agency is required to make on the above loan. The subsidies provided by HUD over the life of the loan are as follows:

<u>Fiscal Year</u>	<u>Amount</u>
2011	35,810
2012	<u>35,675</u>
Total	<u>\$ 71,485</u>

Fourteen Pines Apartments – City of Eugene Rehabilitation Loan

<u>Fiscal Years Ending</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
September 30, 2011	\$ 34,733	\$ 5,681	\$ 40,414
September 30, 2012	35,969	4,445	40,414
September 30, 2013	37,248	3,166	40,414
September 30, 2014	38,573	1,841	40,414
September 30, 2015	<u>31,603</u>	<u>489</u>	<u>32,092</u>
Total	<u>\$ 178,126</u>	<u>\$ 15,622</u>	<u>\$ 193,748</u>

Heeran Center – Oregon Housing and Community Services Department

<u>Fiscal Years Ending</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
September 30, 2011	\$ 41,066	\$ 33,317	\$ 74,383
September 30, 2012	42,607	31,776	74,383
September 30, 2013	44,207	31,176	74,383
September 30, 2014	45,866	28,517	74,383
September 30, 2015	47,587	26,796	74,383
September 30, 2016-2020	266,104	105,812	371,916
September 30, 2021-2025	319,930	51,986	371,916
September 30, 2026-2030	<u>114,227</u>	<u>3,545</u>	<u>117,772</u>
Total	<u>\$ 921,594</u>	<u>\$ 312,925</u>	<u>\$ 1,234,519</u>

HOUSING AND COMMUNITY SERVICES AGENCY OF LANE COUNTY

NOTES TO THE FINANCIAL STATEMENTS

September 30, 2010

**NOTE 8. LONG TERM DEBT - CONTINUED:**

Signpost House – City of Eugene Rehabilitation Loan

<u>Fiscal Years Ending</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
September 30, 2011	\$ 7,587	\$ 3,525	\$ 11,112
September 30, 2012	7,975	3,137	11,112
September 30, 2013	8,383	2,729	11,112
September 30, 2014	8,812	2,300	11,112
September 30, 2015	9,263	1,849	11,112
September 30, 2016-2020	<u>31,930</u>	<u>2,613</u>	<u>34,543</u>
Total	<u>\$ 73,950</u>	<u>\$ 16,153</u>	<u>\$ 90,103</u>

Camas Apartments – USDA Rural Development

<u>Fiscal Years Ending</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
September 30, 2011	\$ 4,871	\$ 21,350	\$ 26,221
September 30, 2012	5,216	21,005	26,221
September 30, 2013	5,586	21,635	26,221
September 30, 2014	5,983	20,238	26,221
September 30, 2015	6,407	19,814	26,221
September 30, 2016-2020	39,536	91,568	131,104
September 30, 2021-2025	55,700	75,404	131,104
September 30, 2026-2030	78,473	52,631	131,104
September 30, 2031-2035	110,556	20,547	131,303
September 30, 2036-2040	<u>426</u>	<u>2</u>	<u>428</u>
Total	<u>\$ 312,754</u>	<u>\$ 343,194</u>	<u>\$ 655,948</u>

Of the above amounts, Rural Development provides an annual interest subsidy which reduces the net payment the Agency is required to make on the above loan. The subsidies provided by RD over the life of the loan are as follows:

<u>Fiscal Year</u>	<u>Amount</u>
2011	\$ 14,322
2012	14,322
2013	14,322
2014	14,322
2015	14,322
Thereafter	<u>270,921</u>
Total	<u>\$ 342,531</u>

HOUSING AND COMMUNITY SERVICES AGENCY OF LANE COUNTY

NOTES TO THE FINANCIAL STATEMENTS

September 30, 2010

**NOTE 8. LONG TERM DEBT - CONTINUED:**

Camas Apartments – USDA Rural Development

<u>Fiscal Years Ending</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
September 30, 2011	\$ 3,376	\$ 11,507	\$ 14,883
September 30, 2012	3,615	11,267	14,882
September 30, 2013	3,872	11,011	14,883
September 30, 2014	4,146	10,736	14,882
September 30, 2015	4,441	10,442	14,883
September 30, 2016-2020	27,401	47,011	74,412
September 30, 2021-2025	38,604	35,808	74,412
September 30, 2026-2030	54,387	20,025	74,412
September 30, 2031-2035	<u>29,057</u>	<u>2,234</u>	<u>31,291</u>
Total	<u>\$ 168,899</u>	<u>\$ 160,041</u>	<u>\$ 328,940</u>

Of the above amounts, Rural Development provides an annual interest subsidy which reduces the net payment the Agency is required to make on the above loan. The subsidies provided by RD over the life of the loan are as follows:

<u>Fiscal Year</u>	<u>Amount</u>
2011	7,782
2012	7,782
2013	7,782
2014	7,782
2015	7,782
Thereafter	<u>132,952</u>
Total	<u>\$ 164,080</u>

Norsemen Village Apartments – USDA Rural Development

<u>Fiscal Years Ending</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
September 30, 2011	\$ 3,405	\$ 9,548	\$ 12,953
September 30, 2012	3,592	9,360	12,952
September 30, 2013	3,790	9,163	12,953
September 30, 2014	3,999	8,954	12,953
September 30, 2015	4,219	8,733	12,952
September 30, 2016-2020	24,851	38,913	64,764
September 30, 2021-2025	32,493	32,270	64,763
September 30, 2026-2030	42,486	22,227	64,763
September 30, 2031-2035	55,553	9,211	64,764
September 30, 2036-2040	<u>4,794</u>	<u>59</u>	<u>4,853</u>
Total	<u>\$ 179,182</u>	<u>\$ 149,488</u>	<u>\$ 328,670</u>

HOUSING AND COMMUNITY SERVICES AGENCY OF LANE COUNTY

NOTES TO THE FINANCIAL STATEMENTS

September 30, 2010

**NOTE 8. LONG TERM DEBT - CONTINUED:**

Of the above amounts, Rural Development provides an annual interest subsidy which reduces the net payment the Agency is required to make on the above loan. The subsidies provided by RD over the life of the loan are as follows:

<u>Fiscal Year</u>	<u>Amount</u>
2011	\$ 5,503
2012	5,503
2013	5,503
2014	5,503
2015	5,503
Thereafter	<u>111,907</u>
Total	<u>\$ 139,422</u>

Norsemen Village Apartments – USDA Rural Development

<u>Fiscal Years Ending</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
September 30, 2011	\$ 8,097	\$ 18,482	\$ 26,579
September 30, 2012	8,543	18,036	26,579
September 30, 2013	9,014	17,565	26,579
September 30, 2014	9,511	17,069	26,580
September 30, 2015	10,035	16,545	26,580
September 30, 2016-2020	59,100	73,795	132,895
September 30, 2021-2025	77,276	55,619	132,895
September 30, 2026-2030	101,042	31,854	132,896
September 30, 2031-2035	<u>64,908</u>	<u>4,830</u>	<u>69,738</u>
Total	<u>\$ 347,526</u>	<u>\$ 253,795</u>	<u>\$ 601,321</u>

Of the above amounts, Rural Development provides an annual interest subsidy which reduces the net payment the Agency is required to make on the above loan. The subsidies provided by RD over the life of the loan are as follows:

<u>Fiscal Year</u>	<u>Amount</u>
2011	\$ 11,910
2012	11,910
2013	11,190
2014	11,190
2015	11,190
Thereafter	<u>247,853</u>
Total	<u>\$ 308,123</u>

HOUSING AND COMMUNITY SERVICES AGENCY OF LANE COUNTY

NOTES TO THE FINANCIAL STATEMENTS

September 30, 2010

**NOTE 8. LONG TERM DEBT - CONTINUED:**

Norsemen Village Apartments – USDA Rural Development

<u>Fiscal Years Ending</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
September 30, 2011	\$ 5,292	\$ 15,067	\$ 20,359
September 30, 2012	5,584	14,776	20,360
September 30, 2013	5,891	14,468	20,359
September 30, 2014	6,216	14,144	20,360
September 30, 2015	6,558	13,801	20,359
September 30, 2016-2020	38,626	63,171	101,797
September 30, 2021-2025	50,506	51,292	101,798
September 30, 2026-2030	66,038	35,760	101,798
September 30, 2031-2035	86,348	15,450	101,798
September 30, 2036-2040	<u>11,668</u>	<u>210</u>	<u>11,878</u>
Total	<u>\$ 282,727</u>	<u>\$ 238,139</u>	<u>\$ 520,866</u>

Of the above amounts, Rural Development provides an annual interest subsidy which reduces the net payment the Agency is required to make on the above loan. The subsidies provided by RD over the life of the loan are as follows:

<u>Fiscal Year</u>	<u>Amount</u>
2011	\$ 8,651
2012	8,651
2013	8,651
2014	8,651
2015	8,651
Thereafter	<u>178,054</u>
Total	<u>\$ 221,309</u>

Total future requirements for all long-term debt are shown below:

<u>Fiscal Years Ending</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
September 30, 2011	\$ 375,180	\$ 212,125	\$ 587,305
September 30, 2012	316,893	192,572	509,465
September 30, 2013	243,928	179,512	522,810
September 30, 2014	255,648	166,687	422,335
September 30, 2015	260,005	154,195	414,200
September 30, 2016-2020	1,157,000	595,350	1,752,350
September 30, 2021-2025	936,389	346,418	1,282,807
September 30, 2026-2030	605,600	179,145	784,745
September 30, 2031-2035	408,210	54,116	462,326
September 30, 2036-2040	16,888	217	17,159
Undetermined	<u>1,644,437</u>	<u>-</u>	<u>1,644,437</u>
Total	<u>\$ 6,219,548</u>	<u>\$ 2,080,391</u>	<u>\$ 8,299,939</u>



HOUSING AND COMMUNITY SERVICES AGENCY OF LANE COUNTY

NOTES TO THE FINANCIAL STATEMENTS

September 30, 2010

**NOTE 9. TENANT SECURITY DEPOSITS:**

The following is a summary of deposits held by HACSA to tenants upon termination of rental contracts:

Public Housing	\$ 170,548
Abbie Lane Apartments	3,908
Village Oaks	24,375
Fourteen Pines	13,418
Richardson Bridge Apartments	16,111
Firwood Apartments	22,185
Signpost House	1,010
Camas Apartments	14,159
Norsemen Village Apartments	<u>12,089</u>
Total	<u>\$ 277,803</u>

**NOTE 10. RISK MANAGEMENT:**

HACSA is exposed to various risks of loss related to errors and omissions, automobiles, damage to and destruction of assets, bodily injury, and workers' compensation. HACSA has obtained insurance from the Housing Authorities Risk Retention Pool to cover all risks except for workers' compensation and flood coverage. Those risks are covered by commercial insurance. There has been no significant reduction in coverage from the prior year, and settled claims have not exceeded the level of coverage in the past three years.

**NOTE 11. PENSION PLAN:**

HACSA has a defined contribution plan established under Section 401(k) of the Internal Revenue Code, covering substantially all employees working half-time or more after six months of service. The Agency makes a contribution of twelve percent of covered compensation, and employees have the option of making salary deferral contributions up to fifty percent of compensation, subject to the dollar limits specified in the Internal Revenue Code. The employer contribution for the year ended September 30, 2010 was \$433,323.

## HOUSING AND COMMUNITY SERVICES AGENCY OF LANE COUNTY

## COMBINED STATEMENT OF NET ASSETS

September 30, 2010

	Public Housing	Section 8 Housing Choice Vouchers	Veterans Administration Supportive Housing	Section 8 New Construction and Section 236 Housing	Community Development	Total
<b>ASSETS:</b>						
<b>Current Assets:</b>						
Cash and cash equivalents	\$ 12,923	\$ -	\$ 187,407	\$ 648	\$ 123,539	\$ 324,517
Accounts receivable:						
HUD	163,049	-	-	-	173,131	336,180
Grants	-	-	-	-	426,409	426,409
Tenants	32,110	-	-	7,370	7,147	46,627
Other	346,965	2,552	-	-	3,408,063	3,757,580
Investments	1,043,555	-	-	-	1,550,511	2,594,066
Prepaid expenses	79,348	14,136	-	23,124	124,095	240,703
Inventories	47,071	-	-	5,521	996	53,588
Due from other programs	2,981,794	667,343	-	22,140	2,167,325	5,838,602
<b>Total Current Assets</b>	<b>4,706,815</b>	<b>684,031</b>	<b>187,407</b>	<b>58,803</b>	<b>7,981,216</b>	<b>13,618,272</b>
<b>Restricted Assets:</b>						
Cash and cash equivalents	170,548	846,703	-	41,958	30,237	1,089,446
Investments	-	613,198	-	815,181	1,496,237	2,924,616
FSS escrow deposits	156,445	162,972	-	-	-	319,417
<b>Total Restricted Assets</b>	<b>326,993</b>	<b>1,622,873</b>	<b>-</b>	<b>857,139</b>	<b>1,526,474</b>	<b>4,333,479</b>
<b>Fixed Assets, Net of Depreciation</b>	<b>19,060,105</b>	<b>8,924</b>	<b>-</b>	<b>6,238,031</b>	<b>8,398,921</b>	<b>33,705,981</b>
<b>Other Assets:</b>						
Loans receivable	-	-	-	-	4,944,345	4,944,345
Investments in limited partnerships	-	-	-	-	1,623,468	1,623,468
Deposits	1,144	-	-	-	-	1,144
Unamortized bond discount	-	-	-	-	11,790	11,790
<b>Total Other Assets</b>	<b>1,144</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>6,579,603</b>	<b>6,580,747</b>
<b>Total Assets</b>	<b>\$ 24,095,057</b>	<b>\$ 2,315,828</b>	<b>\$ 187,407</b>	<b>\$ 7,153,973</b>	<b>\$ 24,486,214</b>	<b>\$ 58,238,479</b>
<b>LIABILITIES:</b>						
<b>Current liabilities:</b>						
Accounts payable and accrued liabilities	\$ 219,177	\$ 179,651	\$ -	\$ 19,426	\$ 696,221	\$ 1,114,475
Tenant security deposits	170,548	-	-	41,701	65,554	277,803
Deferred revenue	2,370	-	-	-	417,648	420,018
Due to other programs	1,978,250	96,175	-	137,882	3,626,295	5,838,602
Current portion of long-term liabilities	-	-	-	202,819	172,361	375,180
<b>Total current liabilities</b>	<b>2,370,345</b>	<b>275,826</b>	<b>-</b>	<b>401,828</b>	<b>4,978,079</b>	<b>8,026,078</b>
<b>Long-Term Liabilities:</b>						
FSS escrow deposits	156,445	162,972	-	-	-	319,417
Loans and bonds payable	-	-	-	667,442	5,176,926	5,844,368
<b>Total Long-Term Liabilities</b>	<b>156,445</b>	<b>162,972</b>	<b>-</b>	<b>667,442</b>	<b>5,176,926</b>	<b>6,163,785</b>
<b>Total Liabilities</b>	<b>2,526,790</b>	<b>438,798</b>	<b>-</b>	<b>1,069,270</b>	<b>10,155,005</b>	<b>14,189,863</b>
<b>NET ASSETS:</b>						
Invested in capital assets, net of related debt	19,060,105	8,924	-	5,367,772	3,049,634	27,486,435
Restricted	-	1,459,901	187,407	815,181	1,500,715	3,963,204
Unrestricted	2,508,162	408,205	-	(98,250)	9,780,860	12,598,977
	21,568,267	1,877,030	187,407	6,084,703	14,331,209	44,048,616
<b>Total liabilities and net assets</b>	<b>\$ 24,095,057</b>	<b>\$ 2,315,828</b>	<b>\$ 187,407</b>	<b>\$ 7,153,973</b>	<b>\$ 24,486,214</b>	<b>\$ 58,238,479</b>

## HOUSING AND COMMUNITY SERVICES AGENCY OF LANE COUNTY

## PUBLIC HOUSING

## STATEMENT OF NET ASSETS

For the Year Ended September 30, 2010

ASSETS:	Projects						ROSS	Central Office Cost Center	Total
	AMP 100	AMP 200	AMP 300	AMP 400	AMP 500	AMP 600			
<b>Current Assets:</b>									
Cash and cash equivalents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,370	\$ 10,553	\$ 12,923
Accounts receivable:									
IIUD	-	-	-	-	-	-	-	163,049	163,049
Tenants	-	18,678	10,257	1,334	1,841	-	-	-	32,110
Other	31	173	213	78	1,045	83	-	345,342	346,965
Investments	44,743	195,199	249,640	99,014	79,859	120,400	-	254,700	1,043,535
Prepaid expenses	2,841	16,492	13,660	10,146	6,788	6,989	-	22,432	79,348
Inventories	-	1,035	559	2,568	2,190	3,545	-	37,174	47,071
Due from other programs	538,633	221,926	6,883	214,245	107,053	98,700	-	1,794,354	2,981,794
<b>Total Current Assets</b>	<b>586,248</b>	<b>453,503</b>	<b>281,212</b>	<b>327,385</b>	<b>198,776</b>	<b>229,717</b>	<b>2,370</b>	<b>2,627,604</b>	<b>4,706,815</b>
<b>Restricted Assets:</b>									
Cash and cash equivalents	8,105	62,803	56,500	16,640	16,625	9,875	-	-	170,548
FSS escrow deposits	557	55,001	58,860	14,286	27,741	-	-	-	156,445
<b>Total Restricted Assets</b>	<b>8,662</b>	<b>117,804</b>	<b>115,360</b>	<b>30,926</b>	<b>44,366</b>	<b>9,875</b>	<b>-</b>	<b>-</b>	<b>326,993</b>
Fixed Assets - Net of Depreciation	2,929,165	4,365,636	5,003,601	1,836,666	1,878,525	2,475,642	-	570,870	19,060,105
<b>Other Assets:</b>									
Deposits	-	-	-	-	-	-	-	1,144	1,144
<b>Total Assets</b>	<b>\$ 3,524,075</b>	<b>\$ 4,936,943</b>	<b>\$ 5,400,173</b>	<b>\$ 2,194,977</b>	<b>\$ 2,121,667</b>	<b>\$ 2,715,234</b>	<b>\$ 2,370</b>	<b>\$ 3,199,618</b>	<b>\$ 24,095,057</b>
<b>LIABILITIES:</b>									
<b>Current Liabilities:</b>									
Accounts payable and accrued liabilities	\$ 8,491	\$ 49,378	\$ 32,673	\$ 39,283	\$ 21,862	\$ 22,142	\$ -	\$ 45,348	\$ 219,177
Tenant security deposits	8,105	62,803	56,500	16,640	16,625	9,875	-	-	170,548
Deferred revenue	-	-	-	-	-	-	2,370	-	2,370
Due to other programs	2,749	32,045	29,879	14,753	12,688	9,166	-	1,876,970	1,978,250
<b>Total Current Liabilities</b>	<b>19,345</b>	<b>144,226</b>	<b>119,052</b>	<b>70,676</b>	<b>51,175</b>	<b>41,183</b>	<b>2,370</b>	<b>1,922,318</b>	<b>2,370,345</b>
<b>Long-Term Liabilities:</b>									
FSS escrow deposits	557	55,001	58,860	14,286	27,741	-	-	-	156,445
<b>Total Liabilities</b>	<b>19,902</b>	<b>199,227</b>	<b>177,912</b>	<b>84,962</b>	<b>78,916</b>	<b>41,183</b>	<b>2,370</b>	<b>1,922,318</b>	<b>2,526,790</b>
<b>NET ASSETS:</b>									
Invested in capital assets, net of related debt	2,929,165	4,365,636	5,003,601	1,836,666	1,878,525	2,475,642	-	570,870	19,060,105
Restricted	575,008	372,080	218,660	273,349	164,226	198,409	-	706,430	2,508,162
Unrestricted	1,504,173	4,737,716	5,222,261	2,110,015	2,042,751	3,674,051	-	1,277,300	21,568,267
<b>Total Net Assets</b>	<b>3,524,075</b>	<b>4,936,943</b>	<b>5,400,173</b>	<b>2,194,977</b>	<b>2,121,667</b>	<b>2,715,234</b>	<b>\$ 2,370</b>	<b>\$ 3,199,618</b>	<b>\$ 24,095,057</b>
<b>Total Liabilities and Net Assets</b>	<b>\$ 3,524,075</b>	<b>\$ 4,936,943</b>	<b>\$ 5,400,173</b>	<b>\$ 2,194,977</b>	<b>\$ 2,121,667</b>	<b>\$ 2,715,234</b>	<b>\$ 2,370</b>	<b>\$ 3,199,618</b>	<b>\$ 24,095,057</b>

## HOUSING AND COMMUNITY SERVICES AGENCY OF LANE COUNTY

## HUD SECTION 8 NEW CONSTRUCTION AND SECTION 236 HOUSING

## STATEMENT OF NET ASSETS

For the Year Ended September 30, 2010

	Abbie Lane Apartments	Village Oaks Apartments	Fourteen Pines Apartments	Total
<b>ASSETS:</b>				
Current Assets:				
Cash and cash equivalents	\$ 648	\$ -	\$ -	\$ 648
Accounts receivable:				
Tenants	5,974	639	757	7,370
Other	-	-	-	-
Prepaid expenses	2,852	7,645	12,627	23,124
Inventories	945	3,520	1,056	5,521
Due from other programs	22,140	-	-	22,140
Total Current Assets	32,559	11,804	14,440	58,803
Restricted Assets:				
Cash and cash equivalents	\$ 4,165	24,375	13,418	41,958
Investments	176,241	207,169	431,771	815,181
Total Restricted Assets	180,406	231,544	445,189	857,139
Fixed Assets - Net of Depreciation	1,149,982	2,157,963	2,930,086	6,238,031
Total Assets	\$ 1,362,947	\$ 2,401,311	\$ 3,389,715	\$ 7,153,973
<b>LIABILITIES:</b>				
Current Liabilities:				
Accounts payable and accrued liabilities	\$ 6,649	\$ 7,505	\$ 5,272	\$ 19,426
Tenant security deposits	3,908	24,375	13,418	41,701
Due to other programs	64,588	25,663	47,631	137,882
Current portion of long-term liabilities	67,610	46,451	88,758	202,819
Total Current Liabilities	142,755	103,994	155,079	401,828
Long-Term Liabilities:				
Loans payable	438,435	27,697	201,310	667,442
Total Liabilities	581,190	131,691	356,389	1,069,270
<b>NET ASSETS:</b>				
Invested in capital assets, net of related debt	643,938	2,083,815	2,640,019	5,367,772
Restricted	176,241	207,169	431,771	815,181
Unrestricted	(38,422)	(21,364)	(38,464)	(98,250)
Total Net Assets	781,757	2,269,620	3,033,326	6,084,703
Total Liabilities and Net Assets	\$ 1,362,947	\$ 2,401,311	\$ 3,389,715	\$ 7,153,973

HOUSING AND COMMUNITY SERVICES AGENCY OF LANE COUNTY

COMMUNITY DEVELOPMENT

STATEMENT OF NET ASSETS

For the Year Ended September 30, 2010

	Agency Program	CSA Programs	Richardson Bridge Apartments	Firwood Apartments	Heeran Center	Signpost House	Camas Apartments	Norseman Village Apartments	Total
<b>ASSETS:</b>									
<b>Current Assets:</b>									
Cash and cash equivalents	\$ -	\$ -	\$ 58,459	\$ 50	\$ -	\$ -	\$ 55,466	\$ 9,564	\$ 123,539
Accounts receivable:									
HUD	-	173,131	-	-	-	-	-	-	173,131
Grants	-	426,409	-	-	-	-	-	-	426,409
Tenants	-	-	2,057	387	4,000	-	502	201	7,147
Other	-	3,360,828	45,625	-	-	1,610	-	-	3,408,063
Investments	1,550,511	-	-	-	-	-	-	-	1,550,511
Prepaid expenses	-	54,909	3,199	12,774	27,922	893	2,241	22,157	124,095
Inventories	-	-	-	996	-	-	-	-	996
Due from other programs	421,319	1,465,222	1,550	-	205,399	73,835	-	-	2,167,325
<b>Total Current Assets</b>	<b>1,971,830</b>	<b>5,480,499</b>	<b>110,890</b>	<b>14,207</b>	<b>237,321</b>	<b>76,338</b>	<b>58,209</b>	<b>31,922</b>	<b>7,981,216</b>
<b>Restricted Assets:</b>									
Cash and cash equivalents	-	-	-	-	-	-	13,844	16,393	30,237
Investments	206,386	14,125	12,811	199,864	53,973	-	22,848	986,230	1,496,237
<b>Total Restricted Assets</b>	<b>206,386</b>	<b>14,125</b>	<b>12,811</b>	<b>199,864</b>	<b>53,973</b>	<b>-</b>	<b>36,692</b>	<b>1,002,623</b>	<b>1,526,474</b>
<b>Fixed Assets - Net of Depreciation</b>	<b>22,414</b>	<b>1,450,811</b>	<b>866,443</b>	<b>2,017,105</b>	<b>1,337,889</b>	<b>635,204</b>	<b>1,133,001</b>	<b>936,054</b>	<b>8,398,921</b>
<b>Other Assets:</b>									
Loans receivable	-	4,944,345	-	-	-	-	-	-	4,944,345
Investments in limited partnerships	-	1,623,468	-	-	-	-	-	-	1,623,468
Bond discounts - net	-	-	-	11,790	-	-	-	-	11,790
<b>Total Other Assets</b>	<b>-</b>	<b>6,567,813</b>	<b>-</b>	<b>11,790</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>6,579,603</b>
<b>Total Assets</b>	<b>\$ 2,200,630</b>	<b>\$ 13,513,248</b>	<b>\$ 990,144</b>	<b>\$ 2,242,966</b>	<b>\$ 1,629,183</b>	<b>\$ 711,542</b>	<b>\$ 1,227,902</b>	<b>\$ 1,970,599</b>	<b>\$ 24,486,214</b>
<b>LIABILITIES:</b>									
<b>Current Liabilities:</b>									
Accounts payable and accrued liabilities	\$ 519,939	\$ 71,577	\$ 22,260	\$ 27,966	\$ 2,165	\$ 356	\$ 13,111	\$ 38,847	\$ 696,221
Tenant security deposits	-	-	16,111	22,185	-	1,010	14,159	12,089	65,554
Deferred revenue	-	415,648	2,000	-	-	-	-	-	417,648
Due to other programs	175,539	2,269,351	1,082,963	2,426	-	-	72,438	23,578	3,626,295
Current portion of long-term liabilities	-	7,345	-	91,322	41,066	7,587	8,247	16,794	172,361
<b>Total Current Liabilities</b>	<b>695,478</b>	<b>2,763,921</b>	<b>1,123,334</b>	<b>143,899</b>	<b>43,231</b>	<b>8,953</b>	<b>107,955</b>	<b>91,308</b>	<b>4,978,079</b>
<b>Long-Term Liabilities:</b>									
Loans payable	-	594,511	-	1,265,039	905,028	66,363	473,407	1,872,578	5,176,926
<b>Total Liabilities</b>	<b>695,478</b>	<b>3,358,432</b>	<b>1,123,334</b>	<b>1,408,938</b>	<b>948,259</b>	<b>75,316</b>	<b>581,362</b>	<b>1,963,886</b>	<b>10,155,005</b>
<b>NET ASSETS:</b>									
Invested in capital assets, net of related debt	22,414	848,955	866,443	660,744	391,795	561,254	651,348	(953,319)	3,049,634
Restricted	206,386	14,124	12,811	199,864	53,973	-	22,848	990,709	1,500,715
Unrestricted	1,276,352	9,291,737	(1,012,444)	(26,580)	235,156	74,972	(27,656)	(30,677)	9,780,860
<b>Total Net Assets</b>	<b>1,505,152</b>	<b>10,154,816</b>	<b>(133,190)</b>	<b>834,028</b>	<b>680,924</b>	<b>636,226</b>	<b>646,540</b>	<b>6,713</b>	<b>14,331,209</b>
<b>Total Liabilities and Net Assets</b>	<b>\$ 2,200,630</b>	<b>\$ 13,513,248</b>	<b>\$ 990,144</b>	<b>\$ 2,242,966</b>	<b>\$ 1,629,183</b>	<b>\$ 711,542</b>	<b>\$ 1,227,902</b>	<b>\$ 1,970,599</b>	<b>\$ 24,486,214</b>

HOUSING AND COMMUNITY SERVICES AGENCY OF LANE COUNTY  
 COMBINED STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS

For the Year Ended September 30, 2010

	Public Housing	Section 8 Housing Choice Vouchers	Veterans Administration Supportive Housing	Section 8 New Construction and Section 236 Housing	Community Development	Total
<b>OPERATING INCOME:</b>						
Dwelling rent	\$ 1,708,629	\$ -	\$ -	\$ 480,217	\$ 1,062,970	\$ 3,251,816
Management and administration fees	1,355,874	-	-	-	-	1,355,874
Housing assistance grants	-	13,541,834	222,440	-	-	13,764,274
Operating grants	2,062,386	2,145,104	-	-	3,205,981	7,413,471
HUD subsidy income	-	-	-	595,348	-	595,348
Other income	262,436	24,579	-	31,946	298,034	616,995
<b>Total operating income</b>	<b>5,389,325</b>	<b>15,711,517</b>	<b>222,440</b>	<b>1,107,511</b>	<b>4,566,985</b>	<b>26,997,778</b>
<b>OPERATING EXPENSES:</b>						
Administration	2,394,466	2,043,797	-	301,125	1,018,804	5,758,192
Asset management fee	84,360	-	-	-	-	84,360
Tenant services	75,260	-	-	627	71	75,958
Utilities	485,220	-	-	100,412	117,834	703,466
Ordinary maintenance	1,749,682	13,115	-	424,277	2,926,340	5,113,414
Protective services	18,848	-	-	5,275	-	24,123
General expense	226,399	13,727	-	23,403	87,148	350,677
Non-routine maintenance	34,304	-	-	-	-	34,304
Housing assistance payments	-	13,569,050	35,033	-	299,658	13,903,741
Depreciation	732,983	1,184	-	157,587	246,792	1,138,546
<b>Total operating expenses</b>	<b>5,801,522</b>	<b>15,640,873</b>	<b>35,033</b>	<b>1,012,706</b>	<b>4,696,647</b>	<b>27,186,781</b>
<b>Net operating income (loss)</b>	<b>(412,197)</b>	<b>70,644</b>	<b>187,407</b>	<b>94,805</b>	<b>(129,662)</b>	<b>(189,003)</b>
<b>NON-OPERATING INCOME (EXPENSE):</b>						
Investment income	9,799	4,569	-	4,753	211,228	230,349
Interest expense	-	-	-	(37,736)	(220,940)	(258,676)
Transfers	-	-	-	35,334	(35,334)	-
Capital grants	1,920,169	-	-	-	-	1,920,169
<b>Net non-operating income (expense)</b>	<b>1,929,968</b>	<b>4,569</b>	<b>-</b>	<b>2,351</b>	<b>(45,046)</b>	<b>1,891,842</b>
<b>Net income (loss)</b>	<b>1,517,771</b>	<b>75,213</b>	<b>187,407</b>	<b>97,156</b>	<b>(174,708)</b>	<b>1,702,839</b>
<b>Net assets, beginning of year</b>	<b>20,050,496</b>	<b>1,801,817</b>	<b>-</b>	<b>5,987,547</b>	<b>14,505,917</b>	<b>42,345,777</b>
<b>Net assets, end of year</b>	<b>\$ 21,568,267</b>	<b>\$ 1,877,030</b>	<b>\$ 187,407</b>	<b>\$ 6,084,703</b>	<b>\$ 14,331,209</b>	<b>\$ 44,048,616</b>



HOUSING AND COMMUNITY SERVICES AGENCY OF LANE COUNTY

PUBLIC HOUSING

STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS

For the Year Ended September 30, 2010

	Projects						ROSS	Central Office Cost Center	Total
	AMP 100	AMP 200	AMP 300	AMP 400	AMP 500	AMP 600			
<b>OPERATING INCOME:</b>									
Dwelling rent	\$ 92,570	\$ 517,947	\$ 266,194	\$ 418,863	\$ 207,594	\$ 205,461	\$ -	\$ -	\$ 1,708,629
Management and administration fees	-	-	-	-	-	-	-	1,355,874	1,355,874
Operating grants	89,806	553,080	388,192	341,867	251,778	224,397	65,520	147,746	2,062,386
Other income	2,827	18,655	7,097	14,470	8,495	4,801	-	206,091	262,436
<b>Total operating income</b>	<b>185,203</b>	<b>1,089,682</b>	<b>661,483</b>	<b>775,200</b>	<b>467,867</b>	<b>434,659</b>	<b>65,520</b>	<b>1,709,711</b>	<b>5,389,325</b>
<b>OPERATING EXPENSES:</b>									
Administration	44,566	350,421	201,585	273,130	153,710	144,116	65,520	1,161,418	2,394,466
Asset management fee	3,600	25,680	15,360	17,880	10,680	11,160	-	-	84,360
Tenant services	2,956	22,354	14,776	15,716	9,784	9,674	-	-	75,260
Utilities	26,146	117,936	21,498	154,478	80,706	60,790	-	23,666	485,220
Ordinary maintenance	90,353	470,555	358,053	182,290	176,198	190,875	-	281,358	1,749,682
Protective services	-	11,440	-	3,597	1,177	2,634	-	-	18,848
General expense	11,943	68,825	44,279	41,131	21,988	23,273	-	14,960	226,399
Non-routine maintenance	5,281	9,678	2,439	6,746	10,160	-	-	-	34,304
Depreciation	44,229	200,249	197,323	93,637	73,392	93,141	-	31,012	732,983
<b>Total operating expenses</b>	<b>229,074</b>	<b>1,277,138</b>	<b>855,313</b>	<b>788,605</b>	<b>537,795</b>	<b>535,663</b>	<b>65,520</b>	<b>1,512,414</b>	<b>5,801,522</b>
<b>Net operating income (loss)</b>	<b>(43,871)</b>	<b>(187,456)</b>	<b>(193,830)</b>	<b>(13,405)</b>	<b>(69,928)</b>	<b>(101,004)</b>	<b>-</b>	<b>197,297</b>	<b>(412,197)</b>
<b>NON-OPERATING INCOME (EXPENSE):</b>									
Investment income	413	2,278	2,809	1,032	980	1,096	-	1,191	9,799
Capital grants	293,877	521,324	316,847	202,577	192,128	375,247	-	18,169	1,920,169
<b>Net non-operating income (expense)</b>	<b>294,290</b>	<b>523,602</b>	<b>319,656</b>	<b>203,609</b>	<b>193,108</b>	<b>376,343</b>	<b>-</b>	<b>19,360</b>	<b>1,929,968</b>
<b>Net income (loss)</b>	<b>250,419</b>	<b>336,146</b>	<b>125,826</b>	<b>190,204</b>	<b>123,180</b>	<b>275,339</b>	<b>-</b>	<b>216,657</b>	<b>1,517,771</b>
<b>Net assets, beginning of year</b>	<b>2,700,131</b>	<b>4,295,669</b>	<b>5,096,435</b>	<b>1,919,811</b>	<b>1,847,187</b>	<b>2,285,521</b>	<b>-</b>	<b>1,905,742</b>	<b>20,050,496</b>
<b>Transfers</b>	<b>553,623</b>	<b>105,901</b>	<b>-</b>	<b>-</b>	<b>72,384</b>	<b>113,191</b>	<b>-</b>	<b>(845,099)</b>	<b>-</b>
<b>Net assets, end of year</b>	<b>\$ 3,504,173</b>	<b>\$ 4,737,716</b>	<b>\$ 5,222,261</b>	<b>\$ 2,110,015</b>	<b>\$ 2,042,751</b>	<b>\$ 2,674,051</b>	<b>\$ -</b>	<b>\$ 1,277,300</b>	<b>\$ 21,568,267</b>

HOUSING AND COMMUNITY SERVICES AGENCY OF LANE COUNTY  
 HUD SECTION 8 NEW CONSTRUCTION AND SECTION 236 HOUSING  
 STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS

For the Year Ended September 30, 2010

	Abbie Lane Apartments	Village Oaks Apartments	Fourteen Pines Apartments	Total
<b>OPERATING INCOME:</b>				
Dwelling rent	\$ 37,583	\$ 306,185	\$ 136,449	\$ 480,217
HUD subsidy income	197,417	74,573	323,358	595,348
Other income	2,708	12,734	16,504	31,946
<b>Total operating income</b>	<b>237,708</b>	<b>393,492</b>	<b>476,311</b>	<b>1,107,511</b>
<b>OPERATING EXPENSES:</b>				
Administration	55,450	118,434	127,241	301,125
Tenant services	46	76	505	627
Utilities	20,627	47,184	32,601	100,412
Ordinary maintenance	77,900	158,763	187,614	424,277
Protective services	-	5,275	-	5,275
General expense	16,109	593	6,701	23,403
Depreciation	37,853	50,717	69,017	157,587
<b>Total operating expenses</b>	<b>207,985</b>	<b>381,042</b>	<b>423,679</b>	<b>1,012,706</b>
<b>Net operating income (loss)</b>	<b>29,723</b>	<b>12,450</b>	<b>52,632</b>	<b>94,805</b>
<b>NON-OPERATING INCOME (EXPENSE):</b>				
Investment income	1,861	2,095	797	4,753
Interest expense	(14,067)	(7,333)	(16,336)	(37,736)
Transfers	35,334	-	-	35,334
<b>Net non-operating income (expense)</b>	<b>23,128</b>	<b>(5,238)</b>	<b>(15,539)</b>	<b>2,351</b>
<b>Net income (loss)</b>	<b>52,851</b>	<b>7,212</b>	<b>37,093</b>	<b>97,156</b>
<b>Net assets, beginning of year</b>	<b>728,906</b>	<b>2,262,408</b>	<b>2,996,233</b>	<b>5,987,547</b>
<b>Net assets, end of year</b>	<b>\$ 781,757</b>	<b>\$ 2,269,620</b>	<b>\$ 3,033,326</b>	<b>\$ 6,084,703</b>

HOUSING AND COMMUNITY SERVICES AGENCY OF LANE COUNTY

COMMUNITY DEVELOPMENT

STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS

For the Year Ended September 30, 2010

	Agency Program	CSA Programs	Richardson Bridge Apartments	Firwood Apartments	Heeran Center	Signpost House	Camas Apartments	Norsemen Village Apartments	Total
<b>OPERATING INCOME:</b>									
Dwelling rent	\$ -	\$ -	\$ 179,337	\$ 418,068	\$ 181,596	\$ 75,239	\$ 103,756	\$ 104,974	\$ 1,062,970
Operating grants	-	2,929,490	-	-	-	-	104,864	171,627	3,205,981
Other income	40,698	225,322	5,587	12,303	-	6,249	5,694	2,181	298,034
Total operating income	40,698	3,154,812	184,924	430,371	181,596	81,488	214,314	278,782	4,566,985
<b>OPERATING EXPENSES:</b>									
Administration	27,321	720,733	21,642	76,100	29,748	17,222	54,229	71,809	1,018,804
Tenant services	-	-	-	71	-	-	-	-	71
Utilities	-	-	18,457	39,204	-	6,487	27,512	26,174	117,834
Ordinary maintenance	78	2,447,979	117,763	139,076	52,974	13,158	65,236	90,076	2,926,340
General expense	-	24,574	6,296	49,080	2,180	871	1,923	2,224	87,148
Housing assistance payments	-	299,658	-	-	-	-	-	-	299,658
Depreciation	13,399	9,194	70,898	64,088	29,963	14,209	22,904	22,137	246,792
Total operating expenses	40,798	3,502,138	235,056	367,619	114,865	51,947	171,804	212,420	4,696,647
Net operating income (loss)	(100)	(347,326)	(50,132)	62,752	66,731	29,541	42,510	66,362	(129,662)
<b>NON-OPERATING INCOME (EXPENSE):</b>									
Investment income	16,817	193,142	91	-	618	-	103	457	211,228
Interest expense	-	(5,045)	(25,557)	(74,333)	(34,742)	(3,885)	(33,404)	(43,974)	(220,940)
Transfers	(35,334)	-	-	-	-	-	-	-	(35,334)
Net non-operating income (expense)	(18,517)	188,097	(25,466)	(74,333)	(34,124)	(3,885)	(33,301)	(43,517)	(45,046)
Net income (loss)	(18,617)	(159,229)	(75,598)	(11,581)	32,607	25,656	9,209	22,845	(174,708)
Net assets, beginning of year	1,523,769	10,314,045	(57,592)	845,609	648,317	610,570	637,331	(16,132)	14,505,917
Net assets, end of year	\$ 1,505,152	\$ 10,154,816	\$ (133,190)	\$ 834,028	\$ 680,924	\$ 636,226	\$ 646,540	\$ 6,713	\$ 14,331,209

HOUSING AND COMMUNITY SERVICES AGENCY OF LANE COUNTY

COMMUNITY DEVELOPMENT  
CSA PROGRAMS

STATEMENT OF REVENUE AND EXPENSES

For the Year Ended September 30, 2010

	HUD Grant Programs	Weatherization Programs	Other Programs	Total
<b>OPERATING INCOME:</b>				
Operating grants	\$ 329,709	\$ 2,599,781	\$ -	\$ 2,929,490
Other income	-	-	225,322	225,322
Total operating income	<u>329,709</u>	<u>2,599,781</u>	<u>225,322</u>	<u>3,154,812</u>
<b>OPERATING EXPENSES:</b>				
Administration	30,051	203,435	487,247	720,733
Ordinary maintenance	-	2,444,748	3,231	2,447,979
General expense	-	17,649	6,925	24,574
Housing assistance payments	299,658	-	-	299,658
Depreciation	455	-	8,739	9,194
Total operating expenses	<u>330,164</u>	<u>2,665,832</u>	<u>506,142</u>	<u>3,502,138</u>
Net operating income (loss)	<u>(455)</u>	<u>(66,051)</u>	<u>(280,820)</u>	<u>(347,326)</u>
<b>NON-OPERATING INCOME (EXPENSE):</b>				
Investment income	150	-	192,992	193,142
Interest expense	-	-	(5,045)	(5,045)
Net non-operating income (expense)	<u>150</u>	<u>-</u>	<u>187,947</u>	<u>188,097</u>
Net income (loss)	<u>\$ (305)</u>	<u>\$ (66,051)</u>	<u>\$ (92,873)</u>	<u>\$ (159,229)</u>

HOUSING AND COMMUNITY SERVICES AGENCY OF LANE COUNTY

COMMUNITY DEVELOPMENT  
HUD GRANT PROGRAMS

STATEMENT OF REVENUE AND EXPENSES

For the Year Ended September 30, 2010

	Shelter + Care Grant	Neighborhood Network	Total
<b>OPERATING INCOME:</b>			
Operating grants	\$ 327,050	\$ 2,659	\$ 329,709
Total operating income	<u>327,050</u>	<u>2,659</u>	<u>329,709</u>
<b>OPERATING EXPENSES:</b>			
Administration	27,392	2,659	30,051
Tenant services	-	-	-
Utilities	-	-	-
Ordinary maintenance	-	-	-
General expense	-	-	-
Housing assistance payments	299,658	-	299,658
Depreciation	-	455	455
Total operating expenses	<u>327,050</u>	<u>3,114</u>	<u>330,164</u>
Net operating income (loss)	<u>-</u>	<u>(455)</u>	<u>(455)</u>
<b>NON-OPERATING INCOME (EXPENSE):</b>			
Investment income	-	150	150
Net non-operating income (expense)	<u>-</u>	<u>150</u>	<u>150</u>
Net income (loss)	<u>\$ -</u>	<u>\$ (305)</u>	<u>\$ (305)</u>

HOUSING AND COMMUNITY SERVICES AGENCY OF LANE COUNTY

COMMUNITY DEVELOPMENT  
WEATHERIZATION PROGRAMS

STATEMENT OF REVENUE AND EXPENSES

For the Year Ended September 30, 2010

	Department of Energy	Department of Energy - ARRA	Low Income Energy Assistance Program	BPA	Other Weatherization	Total
OPERATING INCOME:						
Operating grants	\$ 80,311	\$ 1,129,647	\$ 401,564	\$ 334,425	\$ 653,834	\$ 2,599,781
Total operating income	80,311	1,129,647	401,564	334,425	653,834	2,599,781
OPERATING EXPENSES:						
Administration	17,493	59,994	43,678	38,863	43,407	203,435
Ordinary maintenance	61,863	1,069,035	355,126	283,448	675,276	2,444,748
General expense	955	618	2,760	4,362	8,954	17,649
Total operating expenses	80,311	1,129,647	401,564	326,673	727,637	2,665,832
Net income (loss)	\$ -	\$ -	\$ -	\$ 7,752	\$ (73,803)	\$ (66,051)



HOUSING AND COMMUNITY SERVICES AGENCY OF LANE COUNTY

ACTUAL MODERNIZATION COST CERTIFICATE  
COMPLETED PROJECT OR 16P00650106

For the Year Ended September 30, 2010

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

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

A. Original Funds Approved	\$	1,240,517.00
B. Funds Disbursed	\$	1,240,517.00
C. Funds Expended (Actual Modernization Cost)	\$	1,240,517.00
D. Amount to be Recaptured (A-C)		0
E. Excess of Funds Disbursed (B-C)		0

2. That all modernization work in connection with the Modernization Grant has been completed;
3. That the entire Actual Modernization Cost or liabilities therefor incurred by the HA have been fully paid;
4. That there are no undischarged mechanics', laborers', contractors', or material-men's liens against such modernization work on file in any public office where the same should be filed in order to be valid against such modernization work; and
5. The time in which such liens could be filed has expired.

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## INDEPENDENT AUDITOR'S REPORT REQUIRED BY OREGON STATE REGULATIONS

Board of Commissioners  
Housing and Community Services Agency of Lane County  
Eugene, Oregon

I have audited the financial statements of the Housing and Community Services Agency of Lane County, for the year ended September 30, 2010 and have issued my report thereon dated January 18, 2010. I conducted my audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States.

### Compliance

As part of obtaining reasonable assurance about whether the Agency's financial statements are free of material misstatement, I performed tests of its compliance with certain provisions of laws, regulations, contracts, and grants, including the provisions of Oregon Revised Statutes (ORS) as specified in Oregon Administrative Rules 162-10-000 through 162-10-320 of the Minimum Standards for Audits of Oregon Municipal Corporations, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of my audit and, accordingly, I do not express such an opinion.

I performed procedures to the extent that I considered necessary to address the required comments and disclosures which included, but were not limited to the following:

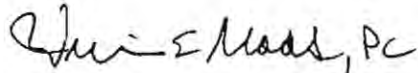
- Deposit of public funds with financial institutions (ORS Chapter 295).
- Indebtedness limitations, restrictions and repayment.
- Insurance and fidelity bonds in force or required by law.
- Programs funded by outside sources.
- Authorized investment of surplus funds (ORS Chapter 294)
- Public contracts and purchasing (ORS Chapters 279A, 279B, 279C)

In connection with my testing, nothing came to my attention that caused me to believe HACSA was not in substantial compliance with certain provisions of laws, regulations, contracts, and grants, including the provisions of Oregon Revised Statutes as specified in Oregon Administrative Rules 162-10-000 through 162-10-320 of the Minimum Standards for Audits of Municipal Corporations.

OAR 162-10-230 Internal Control

In planning and performing my audit, I considered the Agency's internal control over financial reporting as a basis for designing my auditing procedures for the purpose of expressing my opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Agency's internal control over financial reporting. Accordingly, I do not express an opinion on the effectiveness of the Agency's internal control over financial reporting. My reports on compliance and internal control over financial reporting and compliance issued in accordance with *Government Auditing Standards*, issued by the Comptroller General of the United States, and OMB Circular A-133 appear on pages 52-55.

This report is intended solely for the information and use of the management and the Board of Commissioners of HACSA and the Oregon Secretary of State and is not intended to be and should not be used by anyone other than these specified parties.



Eugene, Oregon  
January 18, 2011

HOUSING AND COMMUNITY SERVICES AGENCY OF LANE COUNTY

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

For the Year Ended September 30, 2010

Federal Grantor/Pass-Through Grantor/ Program Title	Federal CFDA Number	Expenditures
<u>U.S. Department of Housing and Urban Development</u>		
Direct Programs:		
Housing Choice Vouchers	14.871	15,686,938
Public Housing	14.850	1,744,311
Public Housing Capital Fund	14.872	1,203,330
Public Housing Capital Fund Competitive - American Recovery and Reinvestment Act (ARRA)	14.884	24,632
Public Housing Capital Fund Stimulus - ARRA	14.885	944,760
Shelter Plus Care	14.238	327,050
Resident Opportunity and Supportive Services - Service Coordinators	14.870	65,520
Interest Reduction Payments - Rental and Cooperative Housing for Lower Income Families:		
Village Oaks	14.103	74,573
Fourteen Pines	14.103	323,358
Neighborhood Networks	14.800	2,659
Veterans Affairs Supportive Housing	14.VSH	222,440
Passed through the City of Eugene:		
HOME Investment Partnerships Program - loans	14.239	214,018
Passed through Oregon Housing and Community Services Department:		
Section 8 New Construction and Substantial Rehabilitation - Abbie Lane Apartments	14.182	<u>197,417</u>
Total Department of Housing and Urban Development		<u>21,031,006</u>
<u>U.S. Department of Agriculture</u>		
Direct program:		
Rural Rental Assistance Payments - Camas Apartments	10.427	104,864
Rural Rental Assistance Payments - Norsemen Village Apartments	10.427	<u>171,627</u>
Total Department of Agriculture		<u>276,491</u>
<u>U.S. Department of Energy</u>		
Passed through Lane County, Oregon:		
Weatherization Assistance for Low Income Persons	81.042	80,311
Weatherization Assistance for Low Income Persons - ARRA	81.042	<u>1,129,647</u>
Total Department of Energy		<u>1,209,958</u>
Total federal programs		<u>\$ 22,517,455</u>

HOUSING AND COMMUNITY SERVICES AGENCY OF LANE COUNTY  
NOTES TO THE SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

For the Year Ended September 30, 2010

NOTE 1 – BASIS OF PRESENTATION

The accompanying schedule of expenditures of federal awards includes the federal grant activity of the Housing and Community Services Agency of Lane County and is presented on the accrual basis of accounting. The information in this schedule is presented in accordance with the requirements of OMB Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*. Therefore, some amounts presented in this schedule may differ from amounts presented in, or used in the preparation of, the basic financial statements.





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

Board of Commissioners  
Housing and Community Services Agency of Lane County  
Eugene, Oregon

I have audited the financial statements of the Housing and Community Services Agency of Lane County, for the year ended September 30, 2010 and have issued my report thereon dated January 18, 2011. I conducted my audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States.

Internal Control Over Financial Reporting

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

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

My consideration of internal control over financial reporting was for limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over financial reporting that might be deficiencies, significant deficiencies, or material weaknesses. I did not identify any deficiencies in internal control over financial reporting that I consider to be material weaknesses, as defined above.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Agency's financial statements are free of material misstatement, I performed tests of its compliance with certain provisions of laws,

regulations, contracts and grants, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of my audit and, accordingly, I do not express such an opinion. The results of my tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

This report is intended solely for the information and use of the management, the Board of Commissioners, others within the Agency, and federal awarding agencies and pass-through entities and is not intended to be and should not be used by anyone other than these specified parties.



Eugene, Oregon  
January 18, 2011



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REPORT ON COMPLIANCE WITH REQUIREMENTS THAT COULD HAVE  
A DIRECT AND MATERIAL EFFECT ON EACH MAJOR PROGRAM AND ON INTERNAL  
CONTROL OVER COMPLIANCE IN ACCORDANCE WITH OMB CIRCULAR A-133

Board of Commissioners  
Housing and Community Services Agency of Lane County  
Eugene, Oregon

Compliance

I have audited Housing and Community Services Agency of Lane County's compliance with the types of compliance requirements described in the *OMB Circular A-133 Compliance Supplement* that could have a direct and material effect on each of HACSA's major federal programs for the year ended September 30, 2010. HACSA's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs. Compliance with the requirements of laws, regulations, contracts and grant applicable to each of its major federal programs is the responsibility of the Agency's management. My responsibility is to express an opinion on the Agency's compliance based on my audit.

I conducted my audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and OMB Circular A-133. Those standards and OMB Circular A-133 require that I 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 Agency's compliance with those requirements and performing such other procedures, as I considered necessary in the circumstances. I believe that my audit provides a reasonable basis for my opinion. My audit does not provide a legal determination on the Agency's compliance with those requirements.

In my opinion, the Housing and Community Services Agency of Lane County, complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on each of its major federal financial assistance programs for the year ended September 30, 2010.

Internal Control over Compliance

The management of the HACSA is responsible for establishing and maintaining effective internal control over compliance with requirements of laws, regulations, contracts and grants applicable to federal programs. In planning and performing my audit, I considered the Agency's internal over

compliance with the requirements that could have a direct and material effect on a major federal program in order to determine the auditing procedures for the purpose of expressing my opinion on compliance and to test and report on the internal control over compliance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, I do not express an opinion on the effectiveness of the Agency'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.

My 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 over compliance that might be deficiencies, significant deficiencies, or material weaknesses. I did not identify any deficiencies in internal control over compliance that I consider to be material weaknesses, as defined above.

This report is intended solely for the information and use of management, the Board of Commissioners, others within the organization, and federal awarding agencies and pass-through entities and is not intended to be and should not be used by anyone other than these specified parties.

*Eugene E. Mass, PC*

Eugene, Oregon  
January 18, 2011

HOUSING AND COMMUNITY SERVICES AGENCY OF LANE COUNTY

SCHEDULE OF FINDINGS AND QUESTIONED COSTS

For the Year Ended September 30, 2010

SUMMARY OF AUDIT RESULTS

Financial Statements

Type of auditor's opinion issued:	Unqualified
Internal control reporting:	
Material weakness(es) identified?	No
Significant deficiency(s) identified that are not considered To be material weaknesses?	No
Noncompliance material to the financial statements noted?	No

Federal Awards

Internal control over major programs:	
Material weakness(es) identified?	No
Significant deficiency(s) identified that are not considered To be material weaknesses?	No
Type of auditor's report on compliance for major programs	Unqualified
Any audit findings disclosed that are required to be reported in Accordance with section 510(2) of OMB Circular A-133?	No

Identification of major programs:

<u>Name of Federal Program</u>	<u>CFDA Number</u>
Housing Choice Vouchers	14.871
Public Housing	14.850
Public Housing Capital Fund Program Cluster	14.872, 14.884, 14.885
Weatherization Assistance for Low Income Persons	81.042

The threshold for distinguishing Types A and B programs:	\$ 675,524
Auditee qualified as low-risk auditee?	Yes

FINANCIAL STATEMENT FINDINGS

None

FEDERAL AWARDS FINDINGS AND QUESTIONED COSTS

None

PRIOR YEAR AUDIT FINDINGS

None



Housing and Community Services Agency of Lane County (OR006)

Eugene, OR

Entity Wide Balance Sheet

Submission Type: Audited A-133

Fiscal Year End: 9/30/2010

	Project Total	14.871 Housing Choice Vouchers	14.182 N/C S/R Section 8 Programs	8 Other Federal Program 1	2 State/Local	1 Business Activities	14.VSH HUD- (HUD-VASH) PROGRAM	81.042 Weatherization Assistance for Low-Income Persons	10.427 Rural Rental Assistance Payments
111 Cash - Unrestricted			\$648			\$58,509	\$187,407		\$65,030
112 Cash - Restricted - Modernization and Development									
113 Cash - Other Restricted		\$1,009,675							\$4,479
114 Cash - Tenant Security Deposits	\$170,548		\$4,165						\$25,758
115 Cash - Restricted for Payment of Current Liabilities									
100 Total Cash	\$170,548	\$1,009,675	\$4,813	\$0	\$0	\$58,509	\$187,407	\$0	\$95,267
121 Accounts Receivable - PHA Projects									
122 Accounts Receivable - HUD Other Projects				\$22,852		\$94,553			
124 Accounts Receivable - Other Government					\$73,702	\$200,255		\$152,452	
125 Accounts Receivable - Miscellaneous	\$971	\$2,552				\$2,564,008			
126 Accounts Receivable - Tenants	\$32,110		\$5,974			\$6,444			\$703
126.1 Allowance for Doubtful Accounts - Tenants	\$0		\$0			\$0			\$0
126.2 Allowance for Doubtful Accounts - Other	\$0	\$0		\$0	\$0	\$0		\$0	
127 Notes, Loans, & Mortgages Receivable - Current									
128 Fraud Recovery									
128.1 Allowance for Doubtful Accounts - Fraud						-\$2,179			
129 Accrued Interest Receivable	\$652					\$846,234			
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$33,733	\$2,552	\$5,974	\$22,852	\$73,702	\$3,709,315	\$0	\$152,452	\$703
131 Investments - Unrestricted	\$788,855					\$1,550,512			
132 Investments - Restricted	\$156,445	\$613,198	\$176,241	\$21,414		\$465,744			\$1,009,078
135 Investments - Restricted for Payment of Current Liability									
142 Prepaid Expenses and Other Assets	\$56,916	\$14,136	\$2,852			\$99,697			\$24,398
143 Inventories	\$9,897		\$945			\$996			
143.1 Allowance for Obsolete Inventories	\$0		\$0			\$0			
144 Inter Program Due From	\$1,167,440	\$667,343	\$22,140			\$2,167,326			
145 Assets Held for Sale									
150 Total Current Assets	\$2,403,834	\$2,306,904	\$212,965	\$44,266	\$73,702	\$8,052,099	\$187,407	\$152,452	\$1,129,446
161 Land	\$4,294,268		\$214,386			\$1,866,575			\$470,406
162 Buildings	\$29,525,775		\$1,682,335	\$20,229		\$5,946,946			\$1,878,995
163 Furniture, Equipment & Machinery - Dwellings			\$17,034			\$67,416			
164 Furniture, Equipment & Machinery - Administration	\$982,457	\$87,641		\$2,525		\$714,601			
165 Leasehold Improvements									
166 Accumulated Depreciation	-\$19,005,956	-\$78,717	-\$763,773	-\$5,783		-\$2,282,643			-\$280,346
167 Construction in Progress	\$2,692,691								
168 Infrastructure									
160 Total Capital Assets, Net of Accumulated Depreciation	\$18,489,235	\$8,924	\$1,149,982	\$16,971	\$0	\$6,312,895	\$0	\$0	\$2,069,055
171 Notes, Loans and Mortgages Receivable - Non-Current						\$4,944,345			
172 Notes, Loans, & Mortgages Rec. - Non Current - Past Due									
173 Grants Receivable - Non Current									
174 Other Assets						\$11,790			
176 Investments in Joint Ventures						\$1,623,468			
180 Total Non-Current Assets	\$18,489,235	\$8,924	\$1,149,982	\$16,971	\$0	\$12,892,498	\$0	\$0	\$2,069,055
190 Total Assets	\$20,893,069	\$2,315,828	\$1,362,947	\$61,237	\$73,702	\$20,944,597	\$187,407	\$152,452	\$3,198,501

Housing and Community Services Agency of Lane County (0  
 Eugene, OR  
 Entity Wide Balance Sheet

Fiscal Year End: 9/30/2010

Submission Type: Audited A-133

	Project Total	14.871 Housing Choice Vouchers	14.182 N/C S/R Section 8 Programs	8 Other Federal Program 1	2 State/Local	1 Business Activities	14 VSH HUD- HOUSING (HUD-VASH) PROGRAM	81.042 Weatherization Assistance for Low-Income Persons	10.427 Rural Rental Assistance Payments
311 Bank Overdraft									
312 Accounts Payable <= 90 Days	\$42,236	\$146,549	\$5,641			\$193,525			\$16,902
313 Accounts Payable >90 Days Past Due									
321 Accrued Wage/Payroll Taxes Payable	\$6,885	\$33,102	\$837			\$8,445			\$102
322 Accrued Compensated Absences - Current Portion						\$419,939			
324 Accrued Contingency Liability									
325 Accrued Interest Payable			\$171			\$22,354			\$34,954
331 Accounts Payable - HUD PHA Programs									
332 Account Payable - PHA Projects									
333 Accounts Payable - Other Government	\$124,708								
341 Tenant Security Deposits	\$170,548		\$3,908			\$39,306			\$26,248
342 Deferred Revenues						\$417,648			
343 Current Portion of Long-term Debt - Capital Projects/Mortgage Revenue Bonds			\$67,610			\$147,320			\$25,041
344 Current Portion of Long-term Debt - Operating Borrowings									
345 Other Current Liabilities									
346 Accrued Liabilities - Other									
347 Inter Program - Due To	\$101,280	\$96,175	\$64,588	\$22,852	\$73,702	\$3,225,548		\$152,452	\$96,016
348 Loan Liability - Current									
310 Total Current Liabilities	\$445,657	\$275,826	\$142,755	\$22,852	\$73,702	\$4,474,085	\$0	\$152,452	\$199,263
351 Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue			\$438,435			\$2,830,941			\$2,345,985
352 Long-term Debt, Net of Current - Operating Borrowings									
353 Non-current Liabilities - Other	\$156,445	\$162,972							
354 Accrued Compensated Absences - Non Current									
355 Loan Liability - Non Current									
358 FASB 5 Liabilities									
357 Accrued Pension and OPEB Liabilities									
350 Total Non-Current Liabilities	\$156,445	\$162,972	\$438,435	\$0	\$0	\$2,830,941	\$0	\$0	\$2,345,985
300 Total Liabilities	\$602,102	\$438,798	\$581,190	\$22,852	\$73,702	\$7,305,026	\$0	\$152,452	\$2,545,248
508.1 Invested In Capital Assets, Net of Related Debt	\$18,489,235	\$8,924	\$643,938	\$16,971		\$3,334,634			-\$301,971
509.2 Fund Balance Reserved									
511.2 Unreserved, Designated Fund Balance									
511.1 Restricted Net Assets		\$1,459,901	\$176,241	\$21,414		\$465,744	\$187,407		\$1,013,557
512.1 Unrestricted Net Assets	\$1,801,732	\$408,205	-\$38,422	\$0	\$0	\$9,839,193	\$0	\$0	-\$58,333
512.2 Unreserved, Undesignated Fund Balance									
513 Total Equity/Net Assets	\$20,290,967	\$1,877,030	\$781,757	\$38,385	\$0	\$13,639,571	\$187,407	\$0	\$653,253
600 Total Liabilities and Equity/Net Assets	\$20,893,069	\$2,315,828	\$1,362,947	\$61,237	\$73,702	\$20,944,597	\$187,407	\$152,452	\$3,198,501



Housing and Community Services Agency of Lane County (OR006)  
Eugene, OR  
Entity Wide Balance Sheet

Submission Type: Audited A-133

Fiscal Year End: 9/30/2010

	14.103 Interest Reduction Payments, Rental and Cooperative Housing for Lower I	14.870 Resident Opportunity and Supportive Services	14.885 Formula Capital Fund Stimulus Grant	14.239 HOME Investment Partnerships Program	14.884 Competitive Capital Fund Stimulus Grant	COCC	Subtotal	ELIM	Total
111 Cash - Unrestricted		\$2,370				\$10,553	\$324,517		\$324,517
112 Cash - Restricted - Modernization and Development							\$1,014,154		\$1,014,154
113 Cash - Other Restricted							\$238,264		\$238,264
114 Cash - Tenant Security Deposits	\$37,793								
115 Cash - Restricted for Payment of Current Liabilities									
100 Total Cash	\$37,793	\$2,370	\$0	\$0	\$0	\$10,553	\$1,576,935	\$0	\$1,576,935
121 Accounts Receivable - PHA Projects									
122 Accounts Receivable - HUD Other Projects						\$163,049	\$336,180		\$336,180
124 Accounts Receivable - Other Government							\$426,409		\$426,409
125 Accounts Receivable - Miscellaneous						\$345,166	\$2,912,697		\$2,912,697
128 Accounts Receivable - Tenants	\$1,396						\$46,627		\$46,627
126.1 Allowance for Doubtful Accounts - Tenants	\$0						\$0		\$0
126.2 Allowance for Doubtful Accounts - Other	\$0	\$0				\$0	\$0		\$0
127 Notes, Loans, & Mortgages Receivable - Current									
128 Fraud Recovery									
128.1 Allowance for Doubtful Accounts - Fraud							-\$2,179		-\$2,179
129 Accrued Interest Receivable						\$176	\$847,062		\$847,062
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$1,396	\$0	\$0	\$0	\$0	\$508,391	\$4,566,796	\$0	\$4,566,796
131 Investments - Unrestricted						\$254,700	\$2,594,067		\$2,594,067
132 Investments - Restricted	\$638,940						\$3,081,060		\$3,081,060
135 Investments - Restricted for Payment of Current Liability									
142 Prepaid Expenses and Other Assets	\$20,272					\$22,432	\$240,703		\$240,703
143 Inventories	\$4,576					\$37,174	\$53,588		\$53,588
143.1 Allowance for Obsolete Inventories	\$0					\$0	\$0		\$0
144 Inter Program Due From						\$1,794,354	\$5,838,603	-\$5,838,603	\$0
145 Assets Held for Sale									
150 Total Current Assets	\$702,977	\$2,370	\$0	\$0	\$0	\$2,627,604	\$17,951,752	-\$5,838,603	\$12,113,149
161 Land	\$1,363,547					\$165,394	\$8,374,576		\$8,374,576
162 Buildings	\$5,252,904					\$1,102,613	\$45,409,797		\$45,409,797
163 Furniture, Equipment & Machinery - Dwellings							\$84,450		\$84,450
164 Furniture, Equipment & Machinery - Administration	\$33,013					\$364,147	\$2,184,384		\$2,184,384
165 Leasehold Improvements									
166 Accumulated Depreciation	-\$1,561,415					-\$1,094,531	-\$25,073,164		-\$25,073,164
167 Construction in Progress						\$33,247	\$2,725,938		\$2,725,938
188 Infrastructure									
180 Total Capital Assets, Net of Accumulated Depreciation	\$5,088,049	\$0	\$0	\$0	\$0	\$570,870	\$33,705,981	\$0	\$33,705,981
171 Notes, Loans and Mortgages Receivable - Non-Current							\$4,944,345		\$4,944,345
172 Notes, Loans, & Mortgages Receivable - Non Current - Past Due									
173 Grants Receivable - Non Current									
174 Other Assets						\$1,144	\$12,934		\$12,934
176 Investments in Joint Ventures							\$1,623,468		\$1,623,468
180 Total Non-Current Assets	\$5,088,049	\$0	\$0	\$0	\$0	\$572,014	\$40,286,728	\$0	\$40,286,728
190 Total Assets	\$5,791,026	\$2,370	\$0	\$0	\$0	\$3,189,618	\$58,238,480	-\$5,838,603	\$52,399,877

Housing and Community Services Agency of Lane County (OR006)

Eugene, OR

Entity Wide Balance Sheet

Submission Type: Audited A-133

Fiscal Year End. 9/30/2010

	14 238 Shelter Plus Care	14.103 Interest Reduction Payments_Rental and Cooperative Housing for Lower I	14.870 Resident Opportunity and Supportive Services	14.685 Formula Capital Fund Stimulus Grant	14.239 HOME Investment Partnerships Program	14.884 Competitive Capital Fund Stimulus Grant	COCC	Subtotal	ELIM	Total
311 Bank Overdraft										
312 Accounts Payable <= 90 Days		\$7,917					\$28,029	\$440,799		\$440,799
313 Accounts Payable >90 Days Past Due										
321 Accrued Wage/Payroll Taxes Payable		\$4,860					\$17,319	\$71,550		\$71,550
322 Accrued Compensated Absences - Current Portion								\$419,939		\$419,939
324 Accrued Contingency Liability										
325 Accrued Interest Payable								\$57,479		\$57,479
331 Accounts Payable - HUD PHA Programs										
332 Account Payable - PHA Projects										
333 Accounts Payable - Other Government								\$124,708		\$124,708
341 Tenant Security Deposits		\$37,793						\$277,803		\$277,803
342 Deferred Revenues			\$2,370					\$420,018		\$420,018
343 Current Portion of Long-term Debt - Capital Projects/Mortgage Revenue Bonds		\$135,208						\$375,179		\$375,179
344 Current Portion of Long-term Debt - Operating Borrowings										
345 Other Current Liabilities										
346 Accrued Liabilities - Other										
347 Inter Program - Due To	\$55,728	\$73,294					\$1,876,970	\$5,838,603	-\$5,838,603	\$0
348 Loan Liability - Current										
310 Total Current Liabilities	\$55,726	\$259,072	\$2,370	\$0	\$0	\$0	\$1,922,318	\$8,026,078	-\$5,838,603	\$2,187,475
351 Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue		\$229,008						\$5,844,369		\$5,844,369
352 Long-term Debt, Net of Current - Operating Borrowings										
353 Non-current Liabilities - Other								\$319,417		\$319,417
354 Accrued Compensated Absences - Non Current										
355 Loan Liability - Non Current										
356 FASB 5 Liabilities										
357 Accrued Pension and OPEB Liabilities										
350 Total Non-Current Liabilities	\$0	\$229,008	\$0	\$0	\$0	\$0	\$0	\$6,163,786	\$0	\$6,163,786
300 Total Liabilities	\$55,726	\$488,080	\$2,370	\$0	\$0	\$0	\$1,922,318	\$14,189,864	-\$5,838,603	\$8,351,261
508.1 Invested In Capital Assets, Net of Related Debt		\$4,723,834					\$570,870	\$27,486,435		\$27,486,435
509.2 Fund Balance Reserved										
511.2 Unreserved, Designated Fund Balance										
511.1 Restricted Net Assets		\$638,940		\$0				\$3,963,204		\$3,963,204
512.1 Unrestricted Net Assets	\$0	-\$59,828	\$0	\$0	\$0	\$0	\$706,430	\$12,598,977		\$12,598,977
512.2 Unreserved, Undesignated Fund Balance										
513 Total Equity/Net Assets	\$0	\$5,302,946	\$0	\$0	\$0	\$0	\$1,277,300	\$44,048,616	\$0	\$44,048,616
600 Total Liabilities and Equity/Net Assets	\$55,726	\$5,791,026	\$2,370	\$0	\$0	\$0	\$3,199,618	\$58,238,480	-\$5,838,603	\$52,399,877

Housing and Community Services Agency of Lane County (OR006)  
Eugene, OR  
Entity Wide Revenue and Expense Summary

Submission Type: Audited A-133

Fiscal Year End: 9/30/2010

	Project Total	14,871 Housing Choice Vouchers	14,182 N/C S/R Section 8 Programs	8 Other Federal Program 1	2 State/Local	1 Business Activities	14.VSH HUD- HOUSING (HUD-VASH) PROGRAM	81,042 Weatherization Assistance for Low-Income Persons	10,427 Rural Rental Assistance Payments
70300 Net Tenant Rental Revenue	\$1,708,629		\$37,583			\$854,240			\$208,730
70400 Tenant Revenue - Other	\$43,544								
70500 Total Tenant Revenue	\$1,752,173	\$0	\$37,583	\$0	\$0	\$854,240	\$0	\$0	\$208,730
70600 HUD PHA Operating Grants	\$1,774,351	\$15,686,938	\$197,417	\$2,659			\$222,440		
70610 Capital Grants	\$1,007,378								
70710 Management Fee									
70720 Asset Management Fee									
70730 Book Keeping Fee									
70740 Front Line Service Fee									
70750 Other Fees									
70700 Total Fee Revenue									
70800 Other Government Grants					\$401,564	\$988,259		\$1,209,958	\$276,491
71100 Investment Income - Unrestricted	\$8,608	\$2				\$208,620			
71200 Mortgage Interest Income						\$684			
71300 Proceeds from Disposition of Assets Held for Sale									
71310 Cost of Sale of Assets									
71400 Fraud Recovery		\$22,013							
71500 Other Revenue	\$12,801	\$2,566	\$2,708			\$290,159			\$7,875
71600 Gain or Loss on Sale of Capital Assets									
72000 Investment Income - Restricted		\$4,567	\$1,861	\$150		\$1,214			\$560
70000 Total Revenue	\$4,555,311	\$15,716,086	\$239,569	\$2,809	\$401,564	\$2,343,178	\$222,440	\$1,209,958	\$493,656
91100 Administrative Salaries	\$355,987	\$1,136,521	\$26,316		\$12,975	\$389,176		\$22,363	\$43,878
91200 Auditing Fees	\$6,000	\$5,000	\$1,300		\$238	\$1,463		\$299	\$1,000
91300 Management Fee	\$372,771					\$18,144			\$47,322
91310 Book-keeping Fee	\$62,588								
91400 Advertising and Marketing	\$845	\$245	\$342		\$1,098	\$1,907		\$1,843	\$348
91500 Employee Benefit contributions - Administrative	\$223,494	\$677,703	\$20,440		\$7,033	\$230,011		\$11,388	\$17,708
91600 Office Expenses	\$56,798	\$212,632	\$6,247	\$2,659	\$15,684	\$88,220		\$20,416	\$15,200
91700 Legal Expense	\$1,856	\$557	\$9		\$22	\$1,118		\$44	\$584
91800 Travel	\$5,365	\$6,981	\$299		\$2,081	\$6,746		\$5,609	
91810 Allocated Overhead									
91800 Other	\$7,055	\$4,158	\$497		\$4,547	\$4,763		\$15,525	
91000 Total Operating - Administrative	\$1,092,759	\$2,043,797	\$55,450	\$2,659	\$43,678	\$741,548	\$0	\$77,487	\$126,040
92000 Asset Management Fee	\$84,360								
92100 Tenant Services - Salaries	\$38,534								
92200 Relocation Costs	\$2,130								
92300 Employee Benefit Contributions - Tenant Services	\$23,917								
92400 Tenant Services - Other	\$10,679		\$46			\$71			
92500 Total Tenant Services	\$75,260	\$0	\$46	\$0	\$0	\$71	\$0	\$0	\$0



Housing and Community Services Agency of Lane County (OR006)  
Eugene, OR  
Entity Wide Revenue and Expense Summary

Submission Type: Audited A-133

Fiscal Year End: 9/30/2010

	Project Total	14 871 Housing Choice Vouchers	14.182 N/C S/R Section 8 Programs	8 Other Federal Program 1	2 State/Local	1 Business Activities	14.VSH HUD- HOUSING (HUD-VASH) PROGRAM	81 042 Weatherization Assistance for Low-Income Persons	10 427 Rural Rental Assistance Payments
93100 Water	\$99,468		\$5,942			\$15,386			\$16,121
93200 Electricity	\$83,883		\$1,953			\$16,475			\$11,223
93300 Gas	\$81,886					\$355			
93400 Fuel									
93500 Labor									
93600 Sewer	\$196,317		\$12,732			\$31,932			\$26,342
93700 Employee Benefit Contributions - Utilities									
93800 Other Utilities Expense									
93000 Total Utilities	\$461,554	\$0	\$20,627	\$0	\$0	\$64,148	\$0	\$0	\$53,686
94100 Ordinary Maintenance and Operations - Labor	\$374,090	\$96	\$24,734		\$85,611	\$175,738		\$203,217	\$45,176
94200 Ordinary Maintenance and Operations - Materials and Other	\$191,353	\$4,008	\$8,687		\$78,887	\$461,403		\$465,141	\$52,293
94300 Ordinary Maintenance and Operations Contracts	\$618,953	\$8,939	\$31,746		\$137,011	\$551,496		\$333,537	\$42,325
94500 Employee Benefit Contributions - Ordinary Maintenance	\$283,928	\$72	\$12,733		\$53,617	\$96,367		\$129,003	\$15,518
94000 Total Maintenance	\$1,468,324	\$13,115	\$77,900	\$0	\$355,126	\$1,285,004	\$0	\$1,130,898	\$155,312
95100 Protective Services - Labor	\$16,098								
95200 Protective Services - Other Contract Costs									
95300 Protective Services - Other									
95500 Employee Benefit Contributions - Protective Services	\$2,750								
95000 Total Protective Services	\$18,848	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
96110 Property Insurance	\$55,429	\$13,727	\$2,751		\$2,760	\$33,413		\$1,573	\$4,420
96120 Liability Insurance									
96130 Workmen's Compensation									
96140 All Other Insurance									
96100 Total Insurance Premiums	\$55,429	\$13,727	\$2,751	\$0	\$2,760	\$33,413	\$0	\$1,573	\$4,420
96200 Other General Expenses						\$41,758			
96210 Compensated Absences									
96300 Payments In Lieu of Taxes	\$124,708		\$11,606						
96400 Bad debt - Tenant Rents	\$31,302		\$1,752			\$3,497			-\$273
96500 Bad debt - Mortgages									
96800 Bad debt - Other									
96800 Severance Expense									
96000 Total Other General Expenses	\$156,010	\$0	\$13,358	\$0	\$0	\$45,255	\$0	\$0	-\$273
96710 Interest of Mortgage (or Bonds) Payable			\$14,067			\$143,562			\$77,378
96720 Interest on Notes Payable (Short and Long Term)									
96730 Amortization of Bond Issue Costs									
96700 Total Interest Expense and Amortization Cost	\$0	\$0	\$14,067	\$0	\$0	\$143,562	\$0	\$0	\$77,378
96900 Total Operating Expenses	\$3,412,544	\$2,070,639	\$184,199	\$2,659	\$401,564	\$2,313,001	\$0	\$1,209,958	\$416,563
97000 Excess of Operating Revenue over Operating Expenses	\$1,142,767	\$13,645,447	\$55,370	\$150	\$0	\$30,175	\$222,440	\$0	\$77,093

Housing and Community Services Agency of Lane County (OR006)  
Eugene, OR  
Entity Wide Revenue and Expense Summary

Submission Type: Audited A-133

Fiscal Year End: 9/30/2010

	Project Total	14.871 Housing Choice Vouchers	14.182 N/C S/R Section 8 Programs	8 Other Federal Program 1	2 State/Local	1 Business Activities	14.VSH HUD- HOUSING (HUD-VASH) PROGRAM	81.042 Weatherization Assistance for Low-Income Persons	10.427 Rural Rental Assistance Payments
97100 Extraordinary Maintenance	\$31,804								
97200 Casualty Losses - Non-capitalized	\$2,500								
97300 Housing Assistance Payments		\$13,569,050					\$35,033		
97350 HAP Portability-In									
97400 Depreciation Expense	\$701,971	\$1,184	\$37,853	\$455		\$201,296			\$45,041
97500 Fraud Losses									
97600 Capital Outlays - Governmental Funds									
97700 Debt Principal Payment - Governmental Funds									
97800 Dwelling Units Rent Expense									
90000 Total Expenses	\$4,148,819	\$15,640,873	\$222,052	\$3,114	\$401,564	\$2,514,297	\$35,033	\$1,209,958	\$461,604
10010 Operating Transfer In	\$10,916								
10020 Operating transfer Out	-\$10,916								
10030 Operating Transfers from/to Primary Government									
10040 Operating Transfers from/to Component Unit									
10050 Proceeds from Notes, Loans and Bonds									
10060 Proceeds from Property Sales									
10070 Extraordinary Items, Net Gain/Loss									
10080 Special Items (Net Gain/Loss)									
10091 Inter Project Excess Cash Transfer In									
10092 Inter Project Excess Cash Transfer Out									
10093 Transfers between Program and Project - In									
10094 Transfers between Project and Program - Out									
10100 Total Other financing Sources (Uses)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	\$406,492	\$75,213	\$17,517	-\$305	\$0	-\$171,121	\$187,407	\$0	\$32,052
11020 Required Annual Debt Principal Payments	\$0	\$0	\$79,043	\$0	\$0	\$146,306	\$0	\$0	\$23,919
11030 Beginning Equity	\$18,144,754	\$1,801,817	\$728,906	\$38,690	\$0	\$13,844,068	\$0	\$0	\$621,201
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors	\$1,739,721		\$35,334			-\$33,376			
11050 Changes in Compensated Absence Balance									
11060 Changes in Contingent Liability Balance									
11070 Changes in Unrecognized Pension Transition Liability									
11080 Changes in Special Term/Severance Benefits Liability									
11090 Changes in Allowance for Doubtful Accounts - Dwelling Rents									
11100 Changes in Allowance for Doubtful Accounts - Other									
11170 Administrative Fee Equity		\$417,129							
11180 Housing Assistance Payments Equity		\$1,459,901							
11190 Unit Months Available	8436	31908	288			1539	520		936
11210 Number of Unit Months Leased	8259	31715	279			1500	89		914
11270 Excess Cash	\$1,505,412								
11610 Land Purchases	\$660,440								
11620 Building Purchases	\$1,021,678								
11630 Furniture & Equipment - Dwelling Purchases	\$219,882								
11640 Furniture & Equipment - Administrative Purchases	\$0								
11650 Leasehold Improvements Purchases	\$0								
11660 Infrastructure Purchases	\$0								
13510 CFFP Debt Service Payments	\$0								
13901 Replacement Housing Factor Funds	\$0								

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Housing and Community Services Agency of Lane County (OR006)

Eugene, OR

Entity Wide Revenue and Expense Summary

Fiscal Year End: 9/30/2010

Submission Type: Audited A-133

	14 238 Shelter Plus Care	14.103 Interest Reduction Payments, Rental and Cooperative Housing for Lower I	14.870 Resident Opportunity and Supportive Services	14.885 Formula Capital Fund Stimulus Grant	14 239 HOME Investment Partnerships Program	14.884 Competitive Capital Fund Stimulus Grant	COCC	Subtotal	ELIM	Total
70300 Net Tenant Rental Revenue		\$442,634						\$3,251,816		\$3,251,816
70400 Tenant Revenue - Other		\$9,093						\$52,637		\$52,637
70500 Total Tenant Revenue	\$0	\$451,727	\$0	\$0	\$0	\$0	\$0	\$3,304,453	\$0	\$3,304,453
70600 HUD PHA Operating Grants	\$327,050		\$65,520	\$70,845		\$3,925	\$147,746	\$18,498,891		\$18,498,891
70810 Capital Grants				\$873,915		\$20,707	\$18,169	\$1,920,169		\$1,920,169
70710 Management Fee							\$372,771	\$372,771	-\$372,771	\$0
70720 Asset Management Fee							\$84,360	\$84,360	-\$84,360	\$0
70730 Book Keeping Fee							\$62,588	\$62,588	-\$62,588	\$0
70740 Front Line Service Fee							\$177,418	\$177,418	-\$177,418	\$0
70750 Other Fees							\$658,737	\$658,737	-\$658,737	\$0
70700 Total Fee Revenue							\$1,355,874	\$1,355,874	-\$1,355,874	\$0
70800 Other Government Grants		\$397,931						\$3,274,203		\$3,274,203
71100 Investment Income - Unrestricted							\$1,191	\$218,421		\$218,421
71200 Mortgage Interest Income								\$684		\$684
71300 Proceeds from Disposition of Assets Held for Sale										
71310 Cost of Sale of Assets										
71400 Fraud Recovery								\$22,013		\$22,013
71500 Other Revenue		\$20,145					\$206,091	\$542,345		\$542,345
71600 Gain or Loss on Sale of Capital Assets										
72000 Investment Income - Restricted		\$2,892						\$11,244		\$11,244
70000 Total Revenue	\$327,050	\$872,695	\$65,520	\$944,760	\$0	\$24,632	\$1,729,071	\$29,148,297	-\$1,355,874	\$27,792,423
91100 Administrative Salaries	\$16,583	\$76,428	\$42,071	\$44,762		\$2,529	\$698,234	\$2,867,823	-\$360,124	\$2,507,699
91200 Auditing Fees		\$1,100					\$4,000	\$20,400		\$20,400
91300 Management Fee		\$73,290						\$511,527	-\$372,771	\$138,756
91310 Book-keeping Fee								\$62,588	-\$62,588	\$0
91400 Advertising and Marketing		\$648					\$1,048	\$8,324		\$8,324
91500 Employee Benefit contributions - Administrative	\$10,809	\$53,231	\$23,449	\$25,852		\$1,396	\$372,147	\$1,674,661	-\$193,913	\$1,480,748
91600 Office Expenses		\$34,671		\$231			\$77,605	\$530,363	-\$104,700	\$425,663
91700 Legal Expense		\$569					\$295	\$5,054		\$5,054
91800 Travel		\$3,936					\$3,509	\$34,526		\$34,526
91810 Allocated Overhead										
91900 Other		\$1,802					\$4,580	\$42,927		\$42,927
91000 Total Operating - Administrative	\$27,392	\$245,675	\$65,520	\$70,845	\$0	\$3,925	\$1,161,418	\$5,758,193	-\$1,094,096	\$4,664,097
92000 Asset Management Fee								\$84,360	-\$84,360	\$0
92100 Tenant Services - Salaries								\$38,534		\$38,534
92200 Relocation Costs								\$2,130		\$2,130
92300 Employee Benefit Contributions - Tenant Services								\$23,917		\$23,917
92400 Tenant Services - Other		\$581						\$11,377		\$11,377
92500 Total Tenant Services	\$0	\$581	\$0	\$0	\$0	\$0	\$0	\$75,958	\$0	\$75,958



Housing and Community Services Agency of Lane County (OR006)  
Eugene, OR  
Entity Wide Revenue and Expense Summary

Submission Type: Audited A-133

Fiscal Year End: 9/30/2010

	14.238 Shelter Plus Care	14.103 Interest Reduction Payments_Rental and Cooperative Housing for Lower I	14.870 Resident Opportunity and Supportive Services	14.885 Formula Capital Fund Stimulus Grant	14.239 HOME Investment Partnerships Program	14.884 Competitive Capital Fund Stimulus Grant	COCC	Subtotal	ELIM	Total
93100 Water		\$19,385					\$1,834	\$156,136		\$158,136
93200 Electricity		\$11,788					\$17,955	\$143,277		\$143,277
93300 Gas		\$13,600						\$95,841		\$95,841
93400 Fuel										
93500 Labor										
93600 Sewer		\$35,012					\$3,877	\$306,212		\$308,212
93700 Employee Benefit Contributions - Utilities										
93800 Other Utilities Expense										
93000 Total Utilities	\$0	\$79,785	\$0	\$0	\$0	\$0	\$23,666	\$703,466	\$0	\$703,466
94100 Ordinary Maintenance and Operations - Labor		\$105,366					\$125,489	\$1,139,517		\$1,139,517
94200 Ordinary Maintenance and Operations - Materials and Other		\$45,873					\$5,254	\$1,312,899		\$1,312,899
94300 Ordinary Maintenance and Operations Contracts		\$126,509					\$68,060	\$1,916,576	-\$177,418	\$1,739,158
94500 Employee Benefit Contributions - Ordinary Maintenance		\$68,629					\$84,555	\$744,422		\$744,422
94000 Total Maintenance	\$0	\$346,377	\$0	\$0	\$0	\$0	\$281,358	\$5,113,414	-\$177,418	\$4,935,996
95100 Protective Services - Labor								\$16,098		\$16,098
95200 Protective Services - Other Contract Costs		\$4,506						\$4,506		\$4,506
95300 Protective Services - Other										
95500 Employee Benefit Contributions - Protective Services		\$769						\$3,519		\$3,519
95000 Total Protective Services	\$0	\$5,275	\$0	\$0	\$0	\$0	\$0	\$24,123	\$0	\$24,123
96110 Property Insurance		\$1,023					\$14,960	\$130,056		\$130,056
96120 Liability Insurance										
96130 Workmen's Compensation										
96140 All Other Insurance										
96100 Total insurance Premiums	\$0	\$1,023	\$0	\$0	\$0	\$0	\$14,960	\$130,056	\$0	\$130,056
96200 Other General Expenses								\$41,758		\$41,758
96210 Compensated Absences										
96300 Payments in Lieu of Taxes								\$136,314		\$136,314
96400 Bad debt - Tenant Rents		\$6,271						\$42,549		\$42,549
96500 Bad debt - Mortgages										
96800 Bad debt - Other										
96800 Severance Expense										
96000 Total Other General Expenses	\$0	\$6,271	\$0	\$0	\$0	\$0	\$0	\$220,621	\$0	\$220,621
96710 Interest of Mortgage (or Bonds) Payable		\$23,669						\$258,676		\$258,676
96720 Interest on Notes Payable (Short and Long Term)										
96730 Amortization of Bond Issue Costs										
96700 Total Interest Expense and Amortization Cost	\$0	\$23,669	\$0	\$0	\$0	\$0	\$0	\$258,676	\$0	\$258,676
96900 Total Operating Expenses	\$27,392	\$708,656	\$65,520	\$70,845	\$0	\$3,925	\$1,481,402	\$12,368,867	\$1,355,874	\$11,012,993
97000 Excess of Operating Revenue over Operating Expenses	\$299,658	\$164,039	\$0	\$873,915	\$0	\$20,707	\$247,669	\$16,779,430	\$0	\$16,779,430

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Housing and Community Services Agency of Lane County (JK006)

Eugene, OR

Entity Revenue and Expense Summary

Submission Type: Audited A-133

Fiscal Year End: 9/30/2010

	14 238 Sheller Plus Care	14 103 Interest Reduction Payments_Rental and Cooperative Housing for Lower I	14.870 Resident Opportunity and Supportive Services	14.885 Formula Capital Fund Stimulus Grant	14,239 HOME Investment Partnerships Program	14.884 Competitive Capital Fund Stimulus Grant	COCC	Subtotal	ELIM	Total
97100 Extraordinary Maintenance								\$31,804		\$31,804
97200 Casualty Losses - Non-capitalized								\$2,500		\$2,500
97300 Housing Assistance Payments	\$299,658							\$13,903,741		\$13,903,741
97350 HAP Portability-In										
97400 Depreciation Expense		\$119,734					\$31,012	\$1,138,546		\$1,138,546
97500 Fraud Losses										
97800 Capital Outlays - Governmental Funds										
97700 Debt Principal Payment - Governmental Funds										
97800 Dwelling Units Rent Expense										
90000 Total Expenses	\$327,050	\$828,390	\$65,520	\$70,845	\$0	\$3,925	\$1,512,414	\$27,445,458	\$1,355,674	\$26,089,584
10010 Operating Transfer In								\$10,916		\$10,916
10020 Operating transfer Out								-\$10,916		-\$10,916
10030 Operating Transfers from/to Primary Government										
10040 Operating Transfers from/to Component Unit										
10050 Proceeds from Notes, Loans and Bonds										
10060 Proceeds from Property Sales										
10070 Extraordinary Items, Net Gain/Loss										
10080 Special Items (Net Gain/Loss)										
10091 Inter Project Excess Cash Transfer In										
10092 Inter Project Excess Cash Transfer Out										
10093 Transfers between Program and Project - In										
10094 Transfers between Project and Program - Out										
10100 Total Other financing Sources (Uses)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
10000 Excess (Deficiency) of Total Revenue Over (Under) Total Expenses	\$0	\$44,305	\$0	\$873,915	\$0	\$20,707	\$216,657	\$1,702,839	\$0	\$1,702,839
11020 Required Annual Debt Principal Payments	\$0	\$135,208	\$0	\$0	\$0	\$0	\$0	\$384,476		\$384,476
11030 Beginning Equity	\$1,958	\$5,258,641	\$0	\$0	\$0	\$0	\$1,905,742	\$42,345,777		\$42,345,777
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors	-\$1,958			-\$873,915		-\$20,707	-\$845,099	\$0		\$0
11050 Changes in Compensated Absence Balance										
11060 Changes in Contingent Liability Balance										
11070 Changes in Unrecognized Pension Transition Liability										
11080 Changes in Special Term/Severance Benefits Liability										
11090 Changes in Allowance for Doubtful Accounts - Dwelling Rents										
11100 Changes in Allowance for Doubtful Accounts - Other										
11170 Administrative Fee Equity								\$417,129		\$417,129
11180 Housing Assistance Payments Equity								\$1,459,901		\$1,459,901
11190 Unit Months Available	576	1560		0	0			45763		45763
11210 Number of Unit Months Leased	576	1466		0	0			44798		44798
11270 Excess Cash								\$1,505,412		\$1,505,412
11610 Land Purchases							\$0	\$660,440		\$660,440
11620 Building Purchases							\$18,169	\$1,039,847		\$1,039,847
11630 Furniture & Equipment - Dwelling Purchases							\$0	\$219,882		\$219,882
11640 Furniture & Equipment - Administrative Purchases							\$0	\$0		\$0
11650 Leasehold Improvements Purchases							\$0	\$0		\$0
11660 Infrastructure Purchases							\$0	\$0		\$0
13510 CFFP Debt Service Payments							\$0	\$0		\$0
13901 Replacement Housing Factor Funds							\$0	\$0		\$0

Housing and Community Services Agency of Lane County (OR006)  
Eugene, OR  
Program Balance Sheet Summary

Submission Type: Audited A-133

Fiscal Year End: 9/30/2010

	14.871 Housing Choice Vouchers	14.182 N/C S/R Section 8 Programs	8 Other Federal Program 1	2 State/Local	1 Business Activities	14.VSH HUD- HOUSING (HUD-VASH) PROGRAM
111 Cash - Unrestricted		\$648			\$58,509	\$187,407
112 Cash - Restricted - Modernization and Development						
113 Cash - Other Restricted	\$1,009,675					
114 Cash - Tenant Security Deposits		\$4,165				
115 Cash - Restricted for Payment of Current Liabilities						
100 Total Cash	\$1,009,675	\$4,813	\$0	\$0	\$58,509	\$187,407
121 Accounts Receivable - PHA Projects						
122 Accounts Receivable - HUD Other Projects			\$22,852		\$94,553	
124 Accounts Receivable - Other Government				\$73,702	\$200,255	
125 Accounts Receivable - Miscellaneous	\$2,552				\$2,564,008	
126 Accounts Receivable - Tenants		\$5,974			\$6,444	
126.1 Allowance for Doubtful Accounts - Tenants		\$0			\$0	
126.2 Allowance for Doubtful Accounts - Other	\$0		\$0	\$0	\$0	
127 Notes, Loans, & Mortgages Receivable - Current						
128 Fraud Recovery						
128.1 Allowance for Doubtful Accounts - Fraud					-\$2,179	
129 Accrued Interest Receivable					\$846,234	
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$2,552	\$5,974	\$22,852	\$73,702	\$3,709,315	\$0
131 Investments - Unrestricted					\$2,163,710	
132 Investments - Restricted	\$613,198	\$176,241	\$21,414		\$465,744	
135 Investments - Restricted for Payment of Current Liability						
142 Prepaid Expenses and Other Assets	\$14,136	\$2,852			\$99,697	
143 Inventories		\$945			\$996	
143.1 Allowance for Obsolete Inventories		\$0			\$0	
144 Inter Program Due From	\$667,343	\$22,140			\$2,167,326	
145 Assets Held for Sale						
150 Total Current Assets	\$2,306,904	\$212,965	\$44,266	\$73,702	\$8,665,297	\$187,407
161 Land		\$214,386			\$1,866,575	
162 Buildings		\$1,682,335	\$20,229		\$5,946,946	
163 Furniture, Equipment & Machinery - Dwellings		\$17,034			\$67,416	
164 Furniture, Equipment & Machinery - Administration	\$87,641		\$2,525		\$714,601	
165 Leasehold Improvements						
166 Accumulated Depreciation	-\$78,717	-\$763,773	-\$5,783		-\$2,282,643	
167 Construction in Progress						
168 Infrastructure						
160 Total Capital Assets, Net of Accumulated Depreciation	\$8,924	\$1,149,982	\$16,971	\$0	\$6,312,895	\$0
171 Notes, Loans and Mortgages Receivable - Non-Current					\$4,944,345	
172 Notes, Loans, & Mortgages Receivable - Non Current - Past Due						
173 Grants Receivable - Non Current						
174 Other Assets					\$11,790	
176 Investments in Joint Ventures					\$1,623,468	
180 Total Non-Current Assets	\$8,924	\$1,149,982	\$16,971	\$0	\$12,892,498	\$0
190 Total Assets	\$2,315,828	\$1,362,947	\$61,237	\$73,702	\$21,557,795	\$187,407

Housing and Community Services Agency of Lane County (OR006)  
Eugene, OR  
Program Balance Sheet Summary

Submission Type: Audited A-133

Fiscal Year End: 9/30/2010

	14.871 Housing Choice Vouchers	14.182 N/C S/R Section 8 Programs	8 Other Federal Program 1	2 State/Local	1 Business Activities	14.VSH HUD- HOUSING (HUD-VASH) PROGRAM
311 Bank Overdraft						
312 Accounts Payable <= 90 Days	\$146,549	\$5,641			\$193,525	
313 Accounts Payable >90 Days Past Due						
321 Accrued Wage/Payroll Taxes Payable	\$33,102	\$837			\$8,445	
322 Accrued Compensated Absences - Current Portion					\$419,939	
324 Accrued Contingency Liability						
325 Accrued Interest Payable		\$171			\$22,354	
331 Accounts Payable - HUD PHA Programs						
332 Account Payable - PHA Projects						
333 Accounts Payable - Other Government						
341 Tenant Security Deposits		\$3,908			\$39,306	
342 Deferred Revenues					\$417,648	
343 Current Portion of Long-term Debt - Capital Projects/Mortgage		\$67,610			\$147,320	
344 Current Portion of Long-term Debt - Operating Borrowings						
345 Other Current Liabilities						
346 Accrued Liabilities - Other						
347 Inter Program - Due To	\$96,175	\$64,588	\$22,852	\$73,702	\$3,838,746	
348 Loan Liability - Current						
310 Total Current Liabilities	\$275,826	\$142,755	\$22,852	\$73,702	\$5,087,283	\$0
351 Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue		\$438,435			\$2,830,941	
352 Long-term Debt, Net of Current - Operating Borrowings						
353 Non-current Liabilities - Other	\$162,972					
354 Accrued Compensated Absences - Non Current						
355 Loan Liability - Non Current						
356 FASB 5 Liabilities						
357 Accrued Pension and OPEB Liabilities						
350 Total Non-Current Liabilities	\$162,972	\$438,435	\$0	\$0	\$2,830,941	\$0
300 Total Liabilities	\$438,798	\$581,190	\$22,852	\$73,702	\$7,918,224	\$0
508.1 Invested in Capital Assets, Net of Related Debt	\$8,924	\$643,938	\$16,971		\$3,334,634	
509.2 Fund Balance Reserved						
511.2 Unreserved, Designated Fund Balance						
511.1 Restricted Net Assets	\$1,459,901	\$176,241	\$21,414		\$465,744	\$187,407
512.1 Unrestricted Net Assets	\$408,205	-\$38,422	\$0	\$0	\$9,839,193	\$0
512.2 Unreserved, Undesignated Fund Balance						
513 Total Equity/Net Assets	\$1,877,030	\$781,757	\$38,385	\$0	\$13,639,571	\$187,407
600 Total Liabilities and Equity/Net Assets	\$2,315,828	\$1,362,947	\$61,237	\$73,702	\$21,557,795	\$187,407



Housing and Community Services Agency of Lane County (OR006)

Eugene, OR

Program Balance Sheet Summary

Submission Type: Audited A-133

Fiscal Year End: 9/30/2010

	81.042 Weatherization Assistance for Low-Income Persons	10.427 Rural Rental Assistance Payments	14 238 Shelter Plus Care	14.103 Interest Reduction Payments_Rental and Cooperative Housing for Lower I	14.870 Resident Opportunity and Supportive Services	14.885 Formula Capital Fund Stimulus Grant	14.239 HOME Investment Partnerships Program	14.884 Competitive Capital Fund Stimulus Grant	Total
111 Cash - Unrestricted		\$65,030							\$311,594
112 Cash - Restricted - Modernization and Development									
113 Cash - Other Restricted		\$4,479							\$1,014,154
114 Cash - Tenant Security Deposits		\$25,758		\$37,793					\$67,716
115 Cash - Restricted for Payment of Current Liabilities									
100 Total Cash	\$0	\$95,267	\$0	\$37,793	\$0	\$0	\$0	\$0	\$1,393,464
121 Accounts Receivable - PHA Projects									
122 Accounts Receivable - HUD Other Projects			\$55,726		\$2,370				\$175,501
124 Accounts Receivable - Other Government	\$152,452								\$426,409
125 Accounts Receivable - Miscellaneous									\$2,586,560
126 Accounts Receivable - Tenants		\$703		\$1,396					\$14,517
126.1 Allowance for Doubtful Accounts - Tenants		\$0		\$0					\$0
126.2 Allowance for Doubtful Accounts - Other	\$0		\$0	\$0	\$0				\$0
127 Notes, Loans, & Mortgages Receivable - Current									
128 Fraud Recovery									
128.1 Allowance for Doubtful Accounts - Fraud									\$2,179
129 Accrued Interest Receivable									\$846,234
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$152,452	\$703	\$55,726	\$1,396	\$2,370	\$0	\$0	\$0	\$4,027,042
131 Investments - Unrestricted									\$2,163,710
132 Investments - Restricted		\$1,009,078		\$638,940					\$2,924,615
135 Investments - Restricted for Payment of Current Liability									
142 Prepaid Expenses and Other Assets		\$24,398		\$20,272					\$181,355
143 Inventories				\$4,576					\$6,517
143.1 Allowance for Obsolete Inventories				\$0					\$0
144 Inter Program Due From									\$2,856,809
145 Assets Held for Sale									
150 Total Current Assets	\$152,452	\$1,129,446	\$55,726	\$702,977	\$2,370	\$0	\$0	\$0	\$13,533,512
161 Land		\$470,406		\$1,363,547					\$3,914,914
162 Buildings		\$1,878,995		\$5,252,904					\$14,781,409
163 Furniture, Equipment & Machinery - Dwellings									\$84,450
164 Furniture, Equipment & Machinery - Administration				\$33,013					\$837,780
165 Leasehold Improvements									
166 Accumulated Depreciation		-\$280,346		-\$1,561,415					-\$4,972,677
167 Construction in Progress									
168 Infrastructure									
160 Total Capital Assets, Net of Accumulated Depreciation	\$0	\$2,069,055	\$0	\$5,088,049	\$0	\$0	\$0	\$0	\$14,645,876
171 Notes, Loans and Mortgages Receivable - Non-Current									\$4,944,345
172 Notes, Loans, & Mortgages Receivable - Non Current - Past Due									
173 Grants Receivable - Non Current									
174 Other Assets									\$11,790
176 Investments in Joint Ventures									\$1,623,468
180 Total Non-Current Assets	\$0	\$2,069,055	\$0	\$5,088,049	\$0	\$0	\$0	\$0	\$21,225,479
190 Total Assets	\$152,452	\$3,198,501	\$55,726	\$5,791,026	\$2,370	\$0	\$0	\$0	\$34,758,991

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Housing and Community Services Agency of Lane County (OR006)

Eugene, OR

Program Balance Sheet Summary

Fiscal Year End: 9/30/2010

Submission Type: Audited A-133

	81.042 Weatherization Assistance for Low-Income Persons	10.427 Rural Rental Assistance Payments	14.238 Shelter Plus Care	14.103 Interest Reduction Payments, Rental and Cooperative Housing for Lower I	14.870 Resident Opportunity and Supportive Services	14.885 Formula Capital Fund Stimulus Grant	14.239 HOME Investment Partnerships Program	14.884 Competitive Capital Fund Stimulus Grant	Total
311 Bank Overdraft									
312 Accounts Payable <= 90 Days		\$16,902		\$7,917					\$370,534
313 Accounts Payable >90 Days Past Due									
321 Accrued Wage/Payroll Taxes Payable		\$102		\$4,860					\$47,346
322 Accrued Compensated Absences - Current Portion									\$419,939
324 Accrued Contingency Liability									
325 Accrued Interest Payable		\$34,954							\$57,479
331 Accounts Payable - HUD PHA Programs									
332 Account Payable - PHA Projects									
333 Accounts Payable - Other Government									
341 Tenant Security Deposits		\$26,248		\$37,793					\$107,255
342 Deferred Revenues					\$2,370				\$420,018
343 Current Portion of Long-term Debt - Capital Projects/Mortgage		\$25,041		\$135,208					\$375,179
344 Current Portion of Long-term Debt - Operating Borrowings									
345 Other Current Liabilities									
346 Accrued Liabilities - Other									
347 Inter Program - Due To	\$152,452	\$96,016	\$55,726	\$73,294					\$4,473,551
348 Loan Liability - Current									
310 Total Current Liabilities	\$152,452	\$199,263	\$55,726	\$259,072	\$2,370	\$0	\$0	\$0	\$6,271,301
351 Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue		\$2,345,985		\$229,008					\$5,844,369
352 Long-term Debt, Net of Current - Operating Borrowings									
353 Non-current Liabilities - Other									\$162,972
354 Accrued Compensated Absences - Non Current									
355 Loan Liability - Non Current									
356 FASB 5 Liabilities									
357 Accrued Pension and OPEB Liabilities									
350 Total Non-Current Liabilities	\$0	\$2,345,985	\$0	\$229,008	\$0	\$0	\$0	\$0	\$6,007,341
300 Total Liabilities	\$152,452	\$2,545,248	\$55,726	\$488,080	\$2,370	\$0	\$0	\$0	\$12,278,642
508.1 Invested In Capital Assets, Net of Related Debt		-\$301,971		\$4,723,834					\$8,426,330
509.2 Fund Balance Reserved									
511.2 Unreserved, Designated Fund Balance									
511.1 Restricted Net Assets		\$1,013,557		\$638,940		\$0			\$3,963,204
512.1 Unrestricted Net Assets	\$0	-\$58,333	\$0	-\$59,828	\$0	\$0	\$0	\$0	\$10,090,815
512.2 Unreserved, Undesignated Fund Balance									
513 Total Equity/Net Assets	\$0	\$653,253	\$0	\$5,302,946	\$0	\$0	\$0	\$0	\$22,480,349
600 Total Liabilities and Equity/Net Assets	\$152,452	\$3,198,501	\$55,726	\$5,791,026	\$2,370	\$0	\$0	\$0	\$34,758,991

Housing and Community Services Agency of Lane County (OR006)  
Eugene, OR  
Program Revenue and Expense Summary

Submission Type: Audited A-133

Fiscal Year End: 9/30/2010

	14.871 Housing Choice Vouchers	14.182 N/C S/R Section 8 Programs	8 Other Federal Program 1	2 State/Local	1 Business Activities	14 VSH HUD- HOUSING (HUD-VASH) PROGRAM
70300 Net Tenant Rental Revenue		\$37,583			\$854,240	
70400 Tenant Revenue - Other						
70500 Total Tenant Revenue	\$0	\$37,583	\$0	\$0	\$854,240	\$0
70600 HUD PHA Operating Grants	\$15,886,938	\$197,417	\$2,659			\$222,440
70810 Capital Grants						
70710 Management Fee						
70720 Asset Management Fee						
70730 Book Keeping Fee						
70740 Front Line Service Fee						
70750 Other Fees						
70700 Total Fee Revenue						
70800 Other Government Grants				\$401,564	\$988,259	
71100 Investment Income - Unrestricted	\$2				\$208,620	
71200 Mortgage Interest Income					\$684	
71300 Proceeds from Disposition of Assets Held for Sale						
71310 Cost of Sale of Assets						
71400 Fraud Recovery	\$22,013					
71500 Other Revenue	\$2,586	\$2,708			\$290,159	
71600 Gain or Loss on Sale of Capital Assets						
72000 Investment Income - Restricted	\$4,567	\$1,861	\$150		\$1,214	
70000 Total Revenue	\$15,716,086	\$239,569	\$2,809	\$401,564	\$2,343,176	\$222,440
91100 Administrative Salaries	\$1,136,521	\$26,316		\$12,975	\$389,176	
91200 Auditing Fees	\$5,000	\$1,300		\$238	\$1,463	
91300 Management Fee					\$18,144	
91310 Book-keeping Fee						
91400 Advertising and Marketing	\$245	\$342		\$1,098	\$1,907	
91500 Employee Benefit contributions - Administrative	\$677,703	\$20,440		\$7,033	\$230,011	
91600 Office Expenses	\$212,632	\$6,247	\$2,859	\$15,684	\$88,220	
91700 Legal Expense	\$557	\$9		\$22	\$1,118	
91800 Travel	\$6,981	\$299		\$2,081	\$6,746	
91810 Allocated Overhead						
91900 Other	\$4,158	\$497		\$4,547	\$4,763	
91000 Total Operating - Administrative	\$2,043,797	\$55,450	\$2,659	\$43,678	\$741,548	\$0
92000 Asset Management Fee						
92100 Tenant Services - Salaries						
92200 Relocation Costs						
92300 Employee Benefit Contributions - Tenant Services						
92400 Tenant Services - Other		\$46			\$71	
92500 Total Tenant Services	\$0	\$46	\$0	\$0	\$71	\$0

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Program Revenue and Expense Summary

Submission Type: Audited A-133

Fiscal Year End: 9/30/2010

	14.871 Housing Choice Vouchers	14.182 N/C S/R Section 8 Programs	8 Other Federal Program 1	2 State/Local	1 Business Activities	14.VSH HUD- HOUSING (HUD-VASH) PROGRAM
93100 Water		\$5,942			\$15,386	
93200 Electricity		\$1,953			\$16,475	
93300 Gas					\$355	
93400 Fuel						
93500 Labor						
93600 Sewer		\$12,732			\$31,932	
93700 Employee Benefit Contributions - Utilities						
93800 Other Utilities Expense						
93000 Total Utilities	\$0	\$20,627	\$0	\$0	\$64,148	\$0
94100 Ordinary Maintenance and Operations - Labor	\$96	\$24,734		\$85,611	\$175,738	
94200 Ordinary Maintenance and Operations - Materials and Other	\$4,008	\$8,687		\$78,887	\$461,403	
94300 Ordinary Maintenance and Operations Contracts	\$8,939	\$31,746		\$137,011	\$551,496	
94500 Employee Benefit Contributions - Ordinary Maintenance	\$72	\$12,733		\$53,617	\$96,367	
94000 Total Maintenance	\$13,115	\$77,900	\$0	\$355,126	\$1,285,004	\$0
95100 Protective Services - Labor						
95200 Protective Services - Other Contract Costs						
95300 Protective Services - Other						
95500 Employee Benefit Contributions - Protective Services						
95000 Total Protective Services	\$0	\$0	\$0	\$0	\$0	\$0
96110 Property Insurance	\$13,727	\$2,751		\$2,760	\$33,413	
96120 Liability Insurance						
96130 Workmen's Compensation						
96140 All Other Insurance						
96100 Total insurance Premiums	\$13,727	\$2,751	\$0	\$2,760	\$33,413	\$0
96200 Other General Expenses					\$41,758	
96210 Compensated Absences						
96300 Payments in Lieu of Taxes		\$11,606				
96400 Bad debt - Tenant Rents		\$1,752			\$3,497	
96500 Bad debt - Mortgages						
96600 Bad debt - Other						
96800 Severance Expense						
96000 Total Other General Expenses	\$0	\$13,358	\$0	\$0	\$45,255	\$0
96710 Interest of Mortgage (or Bonds) Payable		\$14,067			\$143,562	
96720 Interest on Notes Payable (Short and Long Term)						
96730 Amortization of Bond Issue Costs						
96700 Total Interest Expense and Amortization Cost	\$0	\$14,067	\$0	\$0	\$143,562	\$0
96900 Total Operating Expenses	\$2,070,639	\$184,199	\$2,659	\$401,564	\$2,313,001	\$0
97000 Excess of Operating Revenue over Operating Expenses	\$13,645,447	\$55,370	\$150	\$0	\$30,175	\$222,440

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Housing and Community Services Agency of Lane County (OR006)  
Eugene, OR  
Program Revenue and Expense Summary

Submission Type: Audited A-133

Fiscal Year End: 9/30/2010

	14.871 Housing Choice Vouchers	14 182 N/C S/R Section 8 Programs	8 Other Federal Program 1	2 State/Local	1 Business Activities	14.VSH HUD- HOUSING (HUD-VASH) PROGRAM
97100 Extraordinary Maintenance						
97200 Casualty Losses - Non-capitalized						
97300 Housing Assistance Payments	\$13,569,050					\$35,033
97350 HAP Portability-In						
97400 Depreciation Expense	\$1,184	\$37,853	\$455		\$201,296	
97500 Fraud Losses						
97600 Capital Outlays - Governmental Funds						
97700 Debt Principal Payment - Governmental Funds						
97800 Dwelling Units Rent Expense						
90000 Total Expenses	\$15,640,873	\$222,052	\$3,114	\$401,564	\$2,514,297	\$35,033
10010 Operating Transfer In						
10020 Operating transfer Out						
10030 Operating Transfers from/to Primary Government						
10040 Operating Transfers from/to Component Unit						
10050 Proceeds from Notes, Loans and Bonds						
10060 Proceeds from Property Sales						
10070 Extraordinary Items, Net Gain/Loss						
10080 Special Items (Net Gain/Loss)						
10091 Inter Project Excess Cash Transfer In						
10092 Inter Project Excess Cash Transfer Out						
10093 Transfers between Program and Project - In						
10094 Transfers between Project and Program - Out						
10100 Total Other financing Sources (Uses)	\$0	\$0	\$0	\$0	\$0	\$0
10000 Excess (Deficiency) of Total Revenue Over (Under) Total	\$75,213	\$17,517	-\$305	\$0	-\$171,121	\$187,407
11020 Required Annual Debt Principal Payments	\$0	\$79,043	\$0	\$0	\$146,308	\$0
11030 Beginning Equity	\$1,801,817	\$728,906	\$38,690	\$0	\$13,844,068	\$0
11040 Prior Period Adjustments, Equity Transfers and Correction of		\$36,334			-\$33,376	
11050 Changes in Compensated Absence Balance						
11060 Changes in Contingent Liability Balance						
11070 Changes in Unrecognized Pension Transition Liability						
11080 Changes in Special Term/Severance Benefits Liability						
11090 Changes in Allowance for Doubtful Accounts - Dwelling Rents						
11100 Changes in Allowance for Doubtful Accounts - Other						
11170 Administrative Fee Equity	\$417,129					
11180 Housing Assistance Payments Equity	\$1,459,901					
11190 Unit Months Available	31908	288			1539	520
11210 Number of Unit Months Leased	31715	279			1500	89
11270 Excess Cash						
11610 Land Purchases						
11620 Building Purchases						
11630 Furniture & Equipment - Dwelling Purchases						
11640 Furniture & Equipment - Administrative Purchases						
11650 Leasehold Improvements Purchases						
11660 Infrastructure Purchases						
13510 CFFP Debt Service Payments						
13901 Replacement Housing Factor Funds						

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Housing and Community Services Agency of Lane County (OR006)  
Eugene, OR  
Program Revenue and Expense Summary

Submission Type: Audited A-133

Fiscal Year End: 9/30/2010

	81 042 Weatherization Assistance for Low-Income Persons	10.427 Rural Rental Assistance Payments	14.238 Shelter Plus Care	14.103 Interest Reduction Payments_Rental and Cooperative Housing for Lower I	14.870 Resident Opportunity and Supportive Services	14.885 Formula Capital Fund Stimulus Grant	14.239 HOME Investment Partnerships Program	14.884 Competitive Capital Fund Stimulus Grant	Total
70300 Net Tenant Rental Revenue		\$208,730		\$442,634					\$1,543,187
70400 Tenant Revenue - Other				\$9,093					\$9,093
70500 Total Tenant Revenue	\$0	\$208,730	\$0	\$451,727	\$0	\$0	\$0	\$0	\$1,552,280
70600 HUD PHA Operating Grants			\$327,050		\$65,520	\$70,845		\$3,925	\$16,576,794
70610 Capital Grants						\$873,915		\$20,707	\$894,622
70710 Management Fee									
70720 Asset Management Fee									
70730 Book Keeping Fee									
70740 Front Line Service Fee									
70750 Other Fees									
70700 Total Fee Revenue									
70800 Other Government Grants	\$1,209,958	\$276,491		\$397,931					\$3,274,203
71100 Investment Income - Unrestricted									\$208,622
71200 Mortgage Interest Income									\$684
71300 Proceeds from Disposition of Assets Held for Sale									
71310 Cost of Sale of Assets									
71400 Fraud Recovery									\$22,013
71500 Other Revenue		\$7,875		\$20,145					\$323,453
71800 Gain or Loss on Sale of Capital Assets									
72000 Investment Income - Restricted		\$560		\$2,892					\$11,244
70000 Total Revenue	\$1,209,958	\$493,656	\$327,050	\$872,695	\$65,520	\$944,760	\$0	\$24,632	\$22,863,915
91100 Administrative Salaries	\$22,363	\$43,878	\$16,583	\$76,428	\$42,071	\$44,762		\$2,529	\$1,813,602
91200 Auditing Fees	\$299	\$1,000		\$1,100					\$10,400
91300 Management Fee		\$47,322		\$73,290					\$138,756
91310 Book-keeping Fee									
91400 Advertising and Marketing	\$1,843	\$348		\$648					\$6,431
91500 Employee Benefit contributions - Administrative	\$11,388	\$17,708	\$10,809	\$53,231	\$23,449	\$25,852		\$1,396	\$1,079,020
91600 Office Expenses	\$20,416	\$15,200		\$34,671		\$231			\$395,960
91700 Legal Expense	\$44	\$584		\$569					\$2,903
91800 Travel	\$5,609			\$3,936					\$25,652
91810 Allocated Overhead									
91900 Other	\$15,525			\$1,802					\$31,292
91000 Total Operating - Administrative	\$77,487	\$126,040	\$27,392	\$245,675	\$65,520	\$70,845	\$0	\$3,925	\$3,504,016
92000 Asset Management Fee									
92100 Tenant Services - Salaries									
92200 Relocation Costs									
92300 Employee Benefit Contributions - Tenant Services									
92400 Tenant Services - Other				\$581					\$698
92500 Total Tenant Services	\$0	\$0	\$0	\$581	\$0	\$0	\$0	\$0	\$698

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Housing and Community Services Agency of Lane County (OR006)  
Eugene, OR  
Program Revenue and Expense Summary

Submission Type: Audited A-133

Fiscal Year End: 9/30/2010

	81.042 Weatherization Assistance for Low-Income Persons	10 427 Rural Rental Assistance Payments	14 238 Shelter Plus Care	14.103 Interest Reduction Payments Rental and Cooperative Housing for Lower I	14 870 Resident Opportunity and Supportive Services	14 885 Formula Capital Fund Stimulus Grant	14.239 HOME Investment Partnerships Program	14.884 Competitive Capital Fund Stimulus Grant	Total
93100 Water		\$16,121		\$19,385					\$56,834
93200 Electricity		\$11,223		\$11,788					\$41,439
93300 Gas				\$13,600					\$13,955
93400 Fuel									
93500 Labor									
93600 Sewer		\$26,342		\$35,012					\$106,018
93700 Employee Benefit Contributions - Utilities									
93800 Other Utilities Expense									
93000 Total Utilities	\$0	\$53,686	\$0	\$79,785	\$0	\$0	\$0	\$0	\$218,246
94100 Ordinary Maintenance and Operations - Labor	\$203,217	\$45,176		\$105,366					\$639,938
94200 Ordinary Maintenance and Operations - Materials and Other	\$465,141	\$52,293		\$45,873					\$1,116,292
94300 Ordinary Maintenance and Operations Contracts	\$333,537	\$42,325		\$128,509					\$1,231,563
94500 Employee Benefit Contributions - Ordinary Maintenance	\$129,003	\$15,518		\$68,629					\$375,939
94000 Total Maintenance	\$1,130,898	\$155,312	\$0	\$346,377	\$0	\$0	\$0	\$0	\$3,363,732
95100 Protective Services - Labor									
95200 Protective Services - Other Contract Costs				\$4,506					\$4,506
95300 Protective Services - Other									
95500 Employee Benefit Contributions - Protective Services				\$769					\$769
95000 Total Protective Services	\$0	\$0	\$0	\$5,275	\$0	\$0	\$0	\$0	\$5,275
96110 Property Insurance	\$1,573	\$4,420		\$1,023					\$59,667
96120 Liability Insurance									
96130 Workmen's Compensation									
96140 All Other Insurance									
96100 Total insurance Premiums	\$1,573	\$4,420	\$0	\$1,023	\$0	\$0	\$0	\$0	\$59,667
96200 Other General Expenses									\$41,758
96210 Compensated Absences									
96300 Payments in Lieu of Taxes									\$11,606
96400 Bad debt - Tenant Rents		-\$273		\$6,271					\$11,247
96500 Bad debt - Mortgages									
96600 Bad debt - Other									
96800 Severance Expense									
96000 Total Other General Expenses	\$0	-\$273	\$0	\$6,271	\$0	\$0	\$0	\$0	\$64,611
96710 Interest of Mortgage (or Bonds) Payable		\$77,378		\$23,669					\$258,676
96720 Interest on Notes Payable (Short and Long Term)									
96730 Amortization of Bond Issue Costs									
96700 Total Interest Expense and Amortization Cost	\$0	\$77,378	\$0	\$23,669	\$0	\$0	\$0	\$0	\$258,676
96900 Total Operating Expenses	\$1,209,958	\$416,563	\$27,392	\$708,656	\$65,520	\$70,845	\$0	\$3,925	\$7,474,921
97000 Excess of Operating Revenue over Operating Expenses	\$0	\$77,093	\$299,658	\$164,039	\$0	\$873,915	\$0	\$20,707	\$15,388,994



Housing and Community Services Agency of Lane County (OR006)  
Eugene, OR

Program Revenue and Expense Summary

Submission Type: Audited A-133

Fiscal Year End: 9/30/2010

	81.042 Weatherization Assistance for Low-Income Persons	10.427 Rural Rental Assistance Payments	14.238 Shelter Plus Care	14.103 Interest Reduction Payments, Rental and Cooperative Housing for Lower I	14.870 Resident Opportunity and Supportive Services	14.885 Formula Capital Fund Stimulus Grant	14.239 HOME Investment Partnerships Program	14.884 Competitive Capital Fund Stimulus Grant	Total
97100 Extraordinary Maintenance									
97200 Casualty Losses - Non-capitalized									
97300 Housing Assistance Payments			\$299,658						\$13,903,741
97350 HAP Portability-In									
97400 Depreciation Expense		\$45,041		\$119,734					\$405,563
97500 Fraud Losses									
97600 Capital Outlays - Governmental Funds									
97700 Debt Principal Payment - Governmental Funds									
97800 Dwelling Units Rent Expense									
90000 Total Expenses	\$1,209,958	\$461,604	\$327,050	\$828,390	\$65,520	\$70,845	\$0	\$3,925	\$21,784,225
10010 Operating Transfer In									
10020 Operating transfer Out									
10030 Operating Transfers from/to Primary Government									
10040 Operating Transfers from/to Component Unit									
10050 Proceeds from Notes, Loans and Bonds									
10060 Proceeds from Property Sales									
10070 Extraordinary Items, Net Gain/Loss									
10080 Special Items (Net Gain/Loss)									
10091 Inter Project Excess Cash Transfer In									
10092 Inter Project Excess Cash Transfer Out									
10093 Transfers between Program and Project - In									
10094 Transfers between Project and Program - Out									
10100 Total Other financing Sources (Uses)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
10000 Excess (Deficiency) of Total Revenue Over (Under) Total	\$0	\$32,052	\$0	\$44,305	\$0	\$873,915	\$0	\$20,707	\$1,079,690
11020 Required Annual Debt Principal Payments	\$0	\$23,919	\$0	\$135,208	\$0	\$0	\$0	\$0	\$384,476
11030 Beginning Equity	\$0	\$621,201	\$1,958	\$5,258,641	\$0	\$0	\$0	\$0	\$22,295,281
11040 Prior Period Adjustments, Equity Transfers and Correction of			-\$1,958			-\$873,915		-\$20,707	-\$894,622
11050 Changes in Compensated Absence Balance									
11060 Changes in Contingent Liability Balance									
11070 Changes in Unrecognized Pension Transition Liability									
11080 Changes in Special Term/Severance Benefits Liability									
11090 Changes in Allowance for Doubtful Accounts - Dwelling Rents									
11100 Changes in Allowance for Doubtful Accounts - Other									
11170 Administrative Fee Equity									\$417,129
11180 Housing Assistance Payments Equity									\$1,459,901
11190 Unit Months Available		936	576	1560		0	0		37327
11210 Number of Unit Months Leased		914	576	1466		0	0		36539
11270 Excess Cash									
11610 Land Purchases									
11620 Building Purchases									
11630 Furniture & Equipment - Dwelling Purchases									
11640 Furniture & Equipment - Administrative Purchases									
11650 Leasehold Improvements Purchases									
11660 Infrastructure Purchases									
13510 CFFP Debt Service Payments									
13901 Replacement Housing Factor Funds									

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Housing and Community Services Agency of Lane County (OR006)  
Eugene, OR  
Project Balance Sheet Summary

Submission Type: Audited A-133

Fiscal Year End: 9/30/2010

	OR006000100	OR006000200	OR006000300	OR006000400	OR006000500	OR006000600	Total
111 Cash - Unrestricted							
112 Cash - Restricted - Modernization and Development							
113 Cash - Other Restricted							
114 Cash - Tenant Security Deposits	\$8,105	\$62,803	\$56,500	\$16,640	\$16,625	\$9,875	\$170,548
115 Cash - Restricted for Payment of Current Liabilities							
100 Total Cash	\$8,105	\$62,803	\$56,500	\$16,640	\$16,625	\$9,875	\$170,548
121 Accounts Receivable - PHA Projects							
122 Accounts Receivable - HUD Other Projects							
124 Accounts Receivable - Other Government							
125 Accounts Receivable - Miscellaneous					\$971		\$971
126 Accounts Receivable - Tenants		\$18,678	\$10,257	\$1,334	\$1,841		\$32,110
126.1 Allowance for Doubtful Accounts - Tenants	\$0	\$0	\$0	\$0	\$0		\$0
126.2 Allowance for Doubtful Accounts - Other					\$0		\$0
127 Notes, Loans, & Mortgages Receivable - Current							
128 Fraud Recovery							
128.1 Allowance for Doubtful Accounts - Fraud							
129 Accrued Interest Receivable	\$31	\$173	\$213	\$78	\$74	\$83	\$652
120 Total Receivables, Net of Allowances for Doubtful Accounts	\$31	\$18,851	\$10,470	\$1,412	\$2,886	\$83	\$33,733
131 Investments - Unrestricted	\$45,300	\$250,200	\$308,500	\$113,300	\$107,600	\$120,400	\$945,300
132 Investments - Restricted							
135 Investments - Restricted for Payment of Current Liability							
142 Prepaid Expenses and Other Assets	\$2,841	\$16,492	\$13,660	\$10,146	\$6,788	\$6,989	\$56,916
143 Inventories		\$1,035	\$559	\$2,568	\$2,190	\$3,545	\$9,897
143.1 Allowance for Obsolete Inventories		\$0	\$0	\$0	\$0	\$0	\$0
144 Inter Program Due From	\$538,633	\$221,926	\$6,883	\$214,245	\$107,053	\$98,700	\$1,187,440
145 Assets Held for Sale							
150 Total Current Assets	\$594,910	\$571,307	\$396,572	\$358,311	\$243,142	\$239,592	\$2,403,834
161 Land	\$299,209	\$1,312,541	\$1,024,218	\$687,758	\$450,796	\$519,746	\$4,294,268
162 Buildings	\$3,190,018	\$8,708,625	\$6,461,004	\$4,541,641	\$3,041,360	\$3,583,127	\$29,525,775
163 Furniture, Equipment & Machinery - Dwellings							
164 Furniture, Equipment & Machinery - Administration	\$50,741	\$290,686	\$227,269	\$152,611	\$145,820	\$115,330	\$982,457
165 Leasehold Improvements							
166 Accumulated Depreciation	-\$1,151,625	-\$6,549,658	-\$3,161,086	-\$3,762,825	-\$1,985,447	-\$2,395,315	-\$19,005,956
167 Construction in Progress	\$540,822	\$603,442	\$452,196	\$217,481	\$225,996	\$652,754	\$2,692,691
168 Infrastructure							
160 Total Capital Assets, Net of Accumulated Depreciation	\$2,929,165	\$4,365,636	\$5,003,601	\$1,836,666	\$1,878,525	\$2,475,642	\$18,489,235
171 Notes, Loans and Mortgages Receivable - Non-Current							
172 Notes, Loans, & Mortgages Receivable - Non Current - Past Due							
173 Grants Receivable - Non Current							
174 Other Assets							
176 Investments in Joint Ventures							
180 Total Non-Current Assets	\$2,929,165	\$4,365,636	\$5,003,601	\$1,836,666	\$1,878,525	\$2,475,642	\$18,489,235
190 Total Assets	\$3,524,075	\$4,936,943	\$5,400,173	\$2,194,977	\$2,121,667	\$2,715,234	\$20,893,069

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Housing and Community Services Agency of Lane County (OR006)  
 Eugene, OR  
 Project Balance Sheet Summary

Submission Type: Audited A-133

Fiscal Year End: 9/30/2010

	OR006000100	OR006000200	OR006000300	OR006000400	OR006000500	OR006000800	Total
311 Bank Overdraft							
312 Accounts Payable <= 90 Days	\$1,716	\$7,329	\$6,380	\$11,627	\$8,325	\$6,859	\$42,236
313 Accounts Payable >90 Days Past Due							
321 Accrued Wage/Payroll Taxes Payable	\$133	\$2,048	\$1,823	\$1,217	\$848	\$816	\$6,885
322 Accrued Compensated Absences - Current Portion							
324 Accrued Contingency Liability							
325 Accrued Interest Payable							
331 Accounts Payable - HUD PHA Programs							
332 Account Payable - PHA Projects							
333 Accounts Payable - Other Government	\$6,642	\$40,001	\$24,470	\$26,439	\$12,689	\$14,467	\$124,708
341 Tenant Security Deposits	\$8,105	\$62,803	\$56,500	\$16,640	\$16,625	\$9,875	\$170,548
342 Deferred Revenues							
343 Current Portion of Long-term Debt - Capital Projects/Mortgage							
344 Current Portion of Long-term Debt - Operating Borrowings							
345 Other Current Liabilities							
346 Accrued Liabilities - Other							
347 Inter Program - Due To	\$2,749	\$32,045	\$29,879	\$14,753	\$12,588	\$9,166	\$101,280
348 Loan Liability - Current							
310 Total Current Liabilities	\$19,345	\$144,226	\$119,052	\$70,676	\$51,175	\$41,183	\$445,657
351 Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue							
352 Long-term Debt, Net of Current - Operating Borrowings							
353 Non-current Liabilities - Other	\$557	\$55,001	\$58,860	\$14,286	\$27,741		\$156,445
354 Accrued Compensated Absences - Non Current							
355 Loan Liability - Non Current							
356 FASB 5 Liabilities							
357 Accrued Pension and OPEB Liabilities							
350 Total Non-Current Liabilities	\$557	\$55,001	\$58,860	\$14,286	\$27,741	\$0	\$156,445
300 Total Liabilities	\$19,902	\$199,227	\$177,912	\$84,962	\$78,916	\$41,183	\$602,102
508.1 Invested In Capital Assets, Net of Related Debt	\$2,929,165	\$4,365,636	\$5,003,601	\$1,836,666	\$1,878,525	\$2,475,642	\$18,489,235
509.2 Fund Balance Reserved							
511.2 Unreserved, Designated Fund Balance							
511.1 Restricted Net Assets							
512.1 Unrestricted Net Assets	\$575,008	\$372,080	\$218,660	\$273,349	\$164,226	\$198,409	\$1,801,732
512.2 Unreserved, Undesignated Fund Balance							
513 Total Equity/Net Assets	\$3,504,173	\$4,737,716	\$5,222,261	\$2,110,015	\$2,042,751	\$2,674,051	\$20,290,967
600 Total Liabilities and Equity/Net Assets	\$3,524,075	\$4,936,943	\$5,400,173	\$2,194,977	\$2,121,667	\$2,715,234	\$20,893,069

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Housing and Community Services Agency of Lane County (OR006)  
Eugene, OR  
Project Revenue and Expense Summary

Submission Type: Audited A-133

Fiscal Year End: 9/30/2010

	OR006000100	OR006000200	OR006000300	OR006000400	OR006000500	OR006000600	Total
70300 Net Tenant Rental Revenue	\$92,570	\$517,947	\$266,194	\$418,863	\$207,594	\$205,461	\$1,708,629
70400 Tenant Revenue - Other	\$2,827	\$18,655	\$7,097	\$6,164	\$7,361	\$1,440	\$43,544
70500 Total Tenant Revenue	\$95,397	\$536,602	\$273,291	\$425,027	\$214,955	\$206,901	\$1,752,173
70600 HUD PHA Operating Grants	\$86,636	\$530,485	\$374,464	\$326,023	\$242,275	\$214,468	\$1,774,351
70610 Capital Grants	\$293,849	\$241,110	\$1,587	\$35,109	\$143,954	\$291,769	\$1,007,378
70710 Management Fee							
70720 Asset Management Fee							
70730 Book Keeping Fee							
70740 Front Line Service Fee							
70750 Other Fees							
70700 Total Fee Revenue							
70800 Other Government Grants							
71100 Investment Income - Unrestricted	\$413	\$2,278	\$2,809	\$1,032	\$980	\$1,096	\$8,608
71200 Mortgage Interest Income							
71300 Proceeds from Disposition of Assets Held for Sale							
71310 Cost of Sale of Assets							
71400 Fraud Recovery							
71500 Other Revenue				\$8,306	\$1,134	\$3,361	\$12,801
71600 Gain or Loss on Sale of Capital Assets							
72000 Investment Income - Restricted							
70000 Total Revenue	\$476,295	\$1,310,475	\$652,151	\$795,497	\$603,298	\$717,595	\$4,555,311
91100 Administrative Salaries	\$9,979	\$110,527	\$59,610	\$90,748	\$46,127	\$38,996	\$355,987
91200 Auditing Fees	\$585	\$1,854	\$767	\$1,674	\$554	\$566	\$6,000
91300 Management Fee	\$15,188	\$113,551	\$67,407	\$79,691	\$47,306	\$49,628	\$372,771
91310 Book-keeping Fee	\$2,550	\$19,065	\$11,318	\$13,380	\$7,942	\$8,333	\$62,588
91400 Advertising and Marketing	\$40	\$220	\$151	\$177	\$127	\$130	\$845
91500 Employee Benefit contributions - Administrative	\$6,448	\$69,569	\$36,880	\$57,831	\$29,201	\$23,565	\$223,494
91600 Office Expenses	\$5,602	\$9,856	\$8,335	\$11,239	\$11,178	\$10,588	\$56,798
91700 Legal Expense	\$604	\$264	\$422		\$360	\$206	\$1,856
91800 Travel	\$114	\$637	\$1,689	\$1,119	\$526	\$1,280	\$5,365
91810 Allocated Overhead							
91900 Other	\$286	\$2,283	\$1,278	\$1,427	\$886	\$895	\$7,055
91000 Total Operating - Administrative	\$41,396	\$327,826	\$187,857	\$257,286	\$144,207	\$134,187	\$1,092,759
92000 Asset Management Fee	\$3,600	\$25,680	\$15,360	\$17,880	\$10,680	\$11,160	\$84,360
92100 Tenant Services - Salaries	\$1,563	\$11,798	\$7,058	\$8,280	\$4,747	\$5,088	\$38,534
92200 Relocation Costs			\$1,439		\$691		\$2,130
92300 Employee Benefit Contributions - Tenant Services	\$959	\$7,333	\$4,361	\$5,155	\$2,972	\$3,137	\$23,917
92400 Tenant Services - Other	\$434	\$3,223	\$1,918	\$2,281	\$1,374	\$1,449	\$10,679
92500 Total Tenant Services	\$2,956	\$22,354	\$14,776	\$15,716	\$9,784	\$9,674	\$75,260

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Housing and Community Services Agency of Lane County (OR006)  
Eugene, OR  
Project Revenue and Expense Summary

Submission Type: Audited A-133

Fiscal Year End: 9/30/2010

	OR006000100	OR006000200	OR006000300	OR006000400	OR006000500	OR006000600	Total
93100 Water	\$8,656	\$29,874	\$6,210	\$12,644	\$22,409	\$19,675	\$99,468
93200 Electricity	\$1,792	\$1,499	\$3,012	\$51,817	\$9,994	\$15,769	\$83,883
93300 Gas				\$64,342	\$16,516	\$1,028	\$81,886
93400 Fuel							
93500 Labor							
93600 Sewer	\$15,698	\$86,563	\$12,276	\$25,675	\$31,787	\$24,318	\$196,317
93700 Employee Benefit Contributions - Utilities							
93800 Other Utilities Expense							
93000 Total Utilities	\$26,146	\$117,936	\$21,498	\$154,478	\$80,706	\$60,790	\$461,554
94100 Ordinary Maintenance and Operations - Labor	\$520	\$135,534	\$98,405	\$39,498	\$45,345	\$54,788	\$374,090
94200 Ordinary Maintenance and Operations - Materials and Other	\$2,577	\$63,926	\$55,420	\$32,050	\$16,921	\$20,459	\$191,353
94300 Ordinary Maintenance and Operations Contracts	\$86,875	\$175,910	\$131,348	\$78,384	\$74,647	\$71,789	\$618,953
94500 Employee Benefit Contributions - Ordinary Maintenance	\$381	\$95,185	\$72,880	\$32,358	\$39,285	\$43,839	\$283,928
94000 Total Maintenance	\$90,353	\$470,555	\$358,053	\$182,290	\$176,198	\$190,875	\$1,468,324
95100 Protective Services - Labor		\$9,772		\$3,072	\$1,005	\$2,249	\$16,098
95200 Protective Services - Other Contract Costs							
95300 Protective Services - Other							
95500 Employee Benefit Contributions - Protective Services		\$1,668		\$525	\$172	\$385	\$2,750
95000 Total Protective Services	\$0	\$11,440	\$0	\$3,597	\$1,177	\$2,634	\$18,848
96110 Property Insurance	\$2,835	\$16,315	\$12,544	\$10,043	\$6,722	\$6,970	\$55,429
96120 Liability Insurance							
96130 Workmen's Compensation							
96140 All Other Insurance							
96100 Total insurance Premiums	\$2,835	\$16,315	\$12,544	\$10,043	\$6,722	\$6,970	\$55,429
96200 Other General Expenses							
96210 Compensated Absences							
96300 Payments in Lieu of Taxes	\$6,642	\$40,001	\$24,470	\$26,439	\$12,689	\$14,467	\$124,708
96400 Bad debt - Tenant Rents	\$2,466	\$12,509	\$7,265	\$4,649	\$2,577	\$1,836	\$31,302
96500 Bad debt - Mortgages							
96600 Bad debt - Other							
96800 Severance Expense							
96000 Total Other General Expenses	\$9,108	\$52,510	\$31,735	\$31,088	\$15,266	\$16,303	\$156,010
96710 Interest of Mortgage (or Bonds) Payable							
96720 Interest on Notes Payable (Short and Long Term)							
96730 Amortization of Bond Issue Costs							
96700 Total Interest Expense and Amortization Cost	\$0	\$0	\$0	\$0	\$0	\$0	\$0
96900 Total Operating Expenses	\$176,394	\$1,044,616	\$641,823	\$672,378	\$444,740	\$432,593	\$3,412,544
97000 Excess of Operating Revenue over Operating Expenses	\$299,901	\$265,859	\$10,328	\$123,119	\$158,558	\$285,002	\$1,142,767

Housing and Community Services Agency of Lane County (OR006)

Eugene, OR

Project Revenue and Expense Summary

Submission Type: Audited A-133

Fiscal Year End: 9/30/2010

	OR006000100	OR006000200	OR006000300	OR006000400	OR006000500	OR006000600	Total
97100 Extraordinary Maintenance	\$5,281	\$7,178	\$2,439	\$6,746	\$10,160		\$31,804
97200 Casually Losses - Non-capitalized		\$2,500					\$2,500
97300 Housing Assistance Payments							
97350 HAP Portability-In							
97400 Depreciation Expense	\$44,229	\$200,249	\$197,323	\$93,637	\$73,392	\$93,141	\$701,971
97500 Fraud Losses							
97600 Capital Outlays - Governmental Funds							
97700 Debt Principal Payment - Governmental Funds							
97800 Dwelling Units Rent Expense							
90000 Total Expenses	\$225,904	\$1,254,543	\$841,585	\$772,761	\$528,292	\$525,734	\$4,148,819
10010 Operating Transfer In	\$5,300				\$5,616		\$10,916
10020 Operating transfer Out	-\$5,300				-\$5,616		-\$10,916
10030 Operating Transfers from/to Primary Government							
10040 Operating Transfers from/to Component Unit							
10050 Proceeds from Notes, Loans and Bonds							
10060 Proceeds from Property Sales							
10070 Extraordinary Items, Net Gain/Loss							
10080 Special Items (Net Gain/Loss)							
10091 Inter Project Excess Cash Transfer In							
10092 Inter Project Excess Cash Transfer Out							
10093 Transfers between Program and Project - In							
10094 Transfers between Project and Program - Out							
10100 Total Other financing Sources (Uses)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
10000 Excess (Deficiency) of Total Revenue Over (Under) Total	\$250,391	\$55,932	-\$189,434	\$22,736	\$75,006	\$191,861	\$406,492
11020 Required Annual Debt Principal Payments	\$0	\$0	\$0	\$0	\$0	\$0	\$0
11030 Beginning Equity	\$2,700,131	\$4,295,689	\$5,096,435	\$1,919,811	\$1,847,187	\$2,285,521	\$18,144,754
11040 Prior Period Adjustments, Equity Transfers and Correction of	\$553,651	\$388,115	\$315,260	\$167,468	\$120,558	\$196,669	\$1,739,721
11050 Changes in Compensated Absence Balance							
11060 Changes in Contingent Liability Balance							
11070 Changes in Unrecognized Pension Transition Liability							
11080 Changes in Special Term/Severance Benefits Liability							
11090 Changes in Allowance for Doubtful Accounts - Dwelling Rents							
11100 Changes in Allowance for Doubtful Accounts - Other							
11170 Administrative Fee Equity							
11180 Housing Assistance Payments Equity							
11190 Unit Months Available	360	2568	1536	1788	1068	1116	8436
11210 Number of Unit Months Leased	329	2508	1499	1778	1040	1105	8259
11270 Excess Cash	\$558,026	\$322,503	\$152,172	\$202,250	\$128,511	\$141,950	\$1,505,412
11610 Land Purchases	\$143,516	\$236,999	\$69,199	\$186,264	\$0	\$24,462	\$660,440
11620 Building Purchases	\$149,996	\$118,883	\$247,648	\$5,665	\$191,034	\$308,452	\$1,021,678
11630 Furniture & Equipment - Dwelling Purchases	\$365	\$165,442	\$0	\$10,648	\$1,094	\$42,333	\$219,882
11640 Furniture & Equipment - Administrative Purchases	\$0	\$0	\$0	\$0	\$0	\$0	\$0
11650 Leasehold Improvements Purchases	\$0	\$0	\$0	\$0	\$0	\$0	\$0
11660 Infrastructure Purchases	\$0	\$0	\$0	\$0	\$0	\$0	\$0
13510 CFFP Debt Service Payments	\$0	\$0	\$0	\$0	\$0	\$0	\$0
13901 Replacement Housing Factor Funds	\$0	\$0	\$0	\$0	\$0	\$0	\$0

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