



Financial Statements and Other Supplementary Information  
**Housing Authority of Washington County**  
*(A Component Unit of Washington County, Oregon)*

Year ended June 30, 2013



Working Toward a Sustainable Tomorrow

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**THE HOUSING AUTHORITY OF  
WASHINGTON COUNTY  
(A Component Unit of Washington County, Oregon)**

Governing Body Under ORS 456.095

Housing Authority Board of Directors  
Washington County, Oregon  
155 North First Avenue  
Hillsboro, Oregon 97124-3091

Board of Directors as of June 30, 2013

<u>Name</u>	<u>Term Expires</u>
Andy Duyck * Director	December 31, 2013
Greg Malinowski * Director	December 31, 2015
Trisha Peterson Director	December 31, 2015
Roy Rogers * Director	December 31, 2014
Dick Schouten * Director	December 31, 2016
Bob Terry * Director	December 31, 2015
Ramsay Weit Director	December 31, 2015

\* Directors also serve on the Washington County Board of Commissioners

Housing Authority Administrative Staff

Adolph A. Valfre, Jr., Ex Officio Executive Director

Washington County Administrative Staff

Robert Davis, County Administrator

Mary Gruss, Chief Finance Officer

Adolph A. Valfre, Jr., Director, Department of Housing Services

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**THE HOUSING AUTHORITY OF  
WASHINGTON COUNTY**

**(A Component Unit of Washington County, Oregon)**

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December 19, 2013

To the Housing Authority Board of Directors and Citizens of  
Washington County, Oregon:

The Housing Authority of Washington County is pleased to present the Audited Financial Statements for the fiscal year ending June 30, 2013. This report consists of management's representations concerning the finances of the Authority. Consequently, responsibility for the accuracy of the data and the completeness and fairness of the presentation, including all disclosures rests with management. Generally accepted accounting principles (GAAP) require that Management provide a narrative introduction, overview and analysis to accompany the Basic Financial Statements in the form of Management's Discussion and Analysis (MD&A). This letter of transmittal is designed to complement the MD&A and should be read in conjunction with it. The MD&A can be found immediately following the independent auditor's report on the basic financial statements.

### ***Housing Authority Programs***

The Housing Authority strives to provide opportunities for low income individuals and families to obtain clean, safe, and affordable housing in Washington County, in a variety of ways:

- The Section 8 Housing Choice Voucher program is the largest program administered by the Authority. The US Department of Housing and Urban Development (HUD) provides funding to provide up to 2,610 families with rental assistance, in the form of direct payments to landlords for all or part of their rent, depending on income. Clients obtain assistance through an application and screening process that gives preference to elderly and disabled individuals. There are currently over 4,000 applicants on the wait list, and the program is near 100% utilization of available vouchers, so new applicants have a three-to four-year wait for voucher availability. The Authority also has 25 Veterans Affairs Supportive Housing (VASH) vouchers, which provide veterans with housing in conjunction with services received from Veterans Affairs. Another Section 8 program is Family Self-Sufficiency (FSS), under which individuals who voluntarily participate in a self-sufficiency program are eligible for additional funds, which are placed in escrow each month, and are available to pay for education, to start a business, or to purchase a home upon successful completion of the program. The Authority currently has 40 participants in the FSS program.
- The Low Rent Public Housing program provides housing directly to 243 families in Authority-owned, HUD-subsidized rental housing. These units, primarily single-family dwellings and duplexes, were acquired by the Authority between 1979 and 1996. Rent is based on income, and HUD provides an operating subsidy and capital improvement funds. During FY2012-13, the Authority invested \$139,000 of funds provided by the Public Housing Capital Fund program, and \$35,000 of Public Housing Operating subsidy, for modernization.
- The Authority owns two Project-Based Section 8 rental properties for low-income seniors, Holly Tree Village in Beaverton and Tarkington Square in Hillsboro, totaling 188 units. Like the regular Section 8 program, the rent is based on income, and the Authority receives an operating subsidy to supplement rent receipts. The Authority also owns Aloha Park, an 80-unit low-income apartment complex in Aloha,

which includes eight units receiving Project-Based Section 8 rental subsidies, and the remainder receiving Section 236 rental subsidies. Other subsidized properties include a 12-unit USDA-supported property, Kaybern Terrace, and eight units of supportive and transitional housing which receive services from other county agencies, and are funded through loan subsidies from the State of Oregon and Supportive Housing funds from HUD.

- The Authority also owns 339 units of affordable housing, in ten locations, which do not receive direct rental subsidies. These units are priced for families earning under 60% of the area median income. The most recent acquisitions to this portfolio are a single-family home in Banks and a duplex in Hillsboro, acquired by the County through foreclosure and transferred to the Authority.
- Other initiatives of the Authority include participation in a four-county Housing Works grant funded in part by the Department of Labor (DOL), which provides work training for residents. The DOL Housing Works project involves three regional WorkSource agencies and the four regional housing authorities, and supports 50 Section 8 participants from Washington County in employer-supported job training and internships.

### ***Department of Housing Services Programs***

All of the Housing Authority programs are administered by the 35 employees of the Washington County Department of Housing Services (Department), which in form is a separate entity from the Authority, but in substance is one and the same. The Department is a special revenue fund of Washington County and, in addition to providing the operating and maintenance needs of the Authority, administers the following homeless programs:

- **Ten-Year Plan.** On June 3, 2008, the Board of County Commissioners adopted a first-ever strategic plan that moves homeless families and individuals to self-sufficiency. This plan provides the framework for the County's efforts to reduce homelessness. Details of the plan can be found in *A Road Home: 10-Year Plan to End Homelessness in Washington County*, which is available on the Department web site. General fund contributions of \$315,850 each in FY2012-13 and FY2013-14 were budgeted for support of homeless programs.
- **Homeless to Work Program.** Washington County contracts with Bridges to Change, a nonprofit agency providing housing and jobs mentoring, to operate the *Homeless to Work Program (HTW)*. Implemented in May 2009, HTW serves 12 unaccompanied adults with transitional housing, supportive services, and job counseling.
- **Shelter Plus Care.** This program combines housing vouchers similar to the Section 8 program with services provided by non-profit organizations. Approximately 222 families are currently served. Washington County received \$1.3 million for this program during FY2012-13.
- **Supportive Housing.** The Supportive Housing Program (SHP) uses federal awards to promote the development of supportive housing and supportive services, to reduce homelessness. Competitive grant applications are submitted annually. Washington County received \$1.0 million in awards during FY2012-13 providing assistance to ten programs, including two administered directly by the Department.
- **Other Homeless Program Initiatives.** The Department is participating in a Health and Human Services (HHS) Substance Abuse & Mental Health Services Administration (SAMHSA) project for \$1.5M over 3 years. This project is led by Luke-Dorf as part of a consortium of community health and services providers to service 90 chronically homeless families. The Department also has addressed the county's Consolidated Plan's "highest needs" and the strategies of the 10-Year Plan to End Homelessness by offering Section 8 Project-based Vouchers to promote creation of 173 units of permanent housing for 102 chronically homeless singles, 25 special-needs singles and 46 extremely low-income households. The Department is strategically using these Section 8 Project-based Vouchers to promote new



affordable housing development in Washington County.

- Aloha/Reedville Community Challenge/Tiger II Planning Grant. This is a three-year joint project with LUT, funded in part by HUD and the US Department of Transportation, to promote sustainable communities, accessible transit and economic development in the unincorporated Aloha-Reedville area.

### ***Overall Financial Health of the Housing Authority***

The major HUD-funded programs of the Authority (Section 8, Public Housing) have historically been self-sufficient, and the Authority has operated these programs within the amounts funded. For calendar year 2012 and 2013, however, reduced funding for Section 8 administration made it necessary to draw on Section 8 and other Authority reserves. If calendar year 2014 funding is similarly reduced, the Authority will have serious challenges and will need to assess how to minimize the impact of the reduced funding on the services provided.

The other major program is Affordable Housing. The Affordable Housing properties were acquired between 1999 and 2001, and the original cash flows for these properties contained optimistic revenue and expense projections and did not anticipate some of the major deferred maintenance expenditures that would be required for the properties. As a result, the non-HUD programs had cumulative losses in unrestricted net assets of \$2.6 million by June, 2007, and were losing about \$1 million per year. The Authority had been looking for ways to bring the non-HUD programs back to solvency, and in 2007 embarked on a two-pronged approach. First, the Authority obtained approval to sell 40 units of Public Housing, which were in remote locations in the county. In return, the Authority was able to acquire 40 additional Housing Choice Vouchers to replace the lost units, and to use the proceeds to support some of the operating and capital costs of the non-HUD properties. This provided funds to bring the unrestricted fund balance back into positive territory, over time, but the funds remain restricted until used, and it is estimated that all the funds will be applied to the non-HUD properties by 2017.

Second, the Authority worked with Washington County to refinance its debt. This process took more than two years, due to the changing financial situation nationally. In November, 2009, the County issued Full Faith and Credit Refunding Obligations to defease and refund the existing bonds, in return for a promissory note from the Authority, which requires the Authority, in substance, to make the payments on the new bonds. The Authority took additional steps to improve the cash flow of the properties, and it is expected that the non-HUD properties will have positive cash flow henceforward.

### ***Future Initiatives***

The Department, along with the Authority, continues to look toward funding opportunities that promote affordable housing, essential services and self-sufficiency in Washington County for low-income families. The Department continues to participate in three federal grants awarded in 2012 – a Health and Human Services (HHS) Substance Abuse & Mental Health Services Administration (SAMHSA) project for \$1.5M over three years; a Department of Labor Workforce Innovation Fund project, called Housing Works for \$5.5M over five years; and a Department of Veterans Affairs Supportive Services for Veterans Families (SSVF) project for \$584,538 for three years.

The SAMHSA project is being led by Luke-Dorf as part of a consortium of community health and services providers to service ninety chronically homeless families. Currently, the Department has leased up 22 of these families. The DOL Housing Works project involves three regional WorkSource agencies and the four regional housing authorities, and will support fifty Section 8 participants from Washington County in employer-supported job training and internships. Currently, we have 37 Section 8 participants gaining job training in the career field of Healthcare and Office Administration. The SSVF project is a four-county collaborative of Community Action agencies plus the Housing Authority of Washington County, the Salvation Army Veterans Family Center, and the Washington County Disability, Aging & Veterans Services Department. Currently, the grant has served 123 individuals in 64 households (i.e., 64 veterans and their families), re-housed 45 homeless veterans, and provided prevention assistance to 19 households. Of these households, 92 percent maintained or increased income at exit with 19 percent of the households having earned income at program exit. Finally, the Department is collaborating

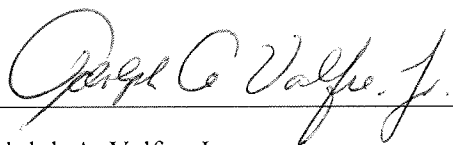
with the three other regional housing authorities with funding from a Metro RTO grant to promote better affordable housing choices closer to jobs and high opportunity centers by low-income families through mobility counseling.

The Department addressed the county's Consolidated Plan's "highest needs" and the strategies of the Ten-year Plan to End Homelessness by offering Section 8 Project-based Vouchers to promote creation of 173 units of permanent housing for 102 chronically homeless singles, 25 special needs singles and 46 extremely low-income households. The Department is strategically using these Section 8 Project-based Vouchers to promote new affordable housing development in Washington County. An additional 16 project-based vouchers for extremely low income households (workforce or seniors) will be awarded in later 2013 in Orenco Village and City of Hillsboro – both are projects that qualified for State Low-Income Housing Tax Credits. Other project-based voucher opportunities, to include conversion of HUD-VA VASH voucher to project-based, for existing, new development and/or substantial rehab to provide affordable housing for seniors, extremely low-income households and chronically homeless veterans are under discussion.

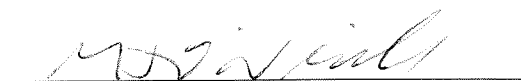
Similarly, the Department has been participating on the Homeless Cost Study Advisory Committee under the leadership of the Vision Action Network to assess the cost demand of chronic homelessness on public emergency services and health organizations. The Department is working closely with the Department of Land Use and Transportation on affordable housing initiatives and community development measures in the Aloha-Reedville HUD/DOT Livable Communities Grant. To better promote affordable housing development, the Department has also been coordinating with Washington County cities and other taxing jurisdictions to implement a county-wide non-profit low-income tax exemption policy. To date, three governing jurisdictions, three school districts and three special taxing districts have adopted the measure to grant the tax exemption.

On the State level, the Department was an active participant supporting the Oregon Housing Alliance's agenda in the 2013 legislative session to gain Governor's approval for a dedicated funding resource for veterans' housing and services, a Section 8 Voucher fair housing initiative and extension of the Agricultural Workforce Housing Tax Credit. The Department has also been a participant on the Transition Advisory Committee working to transform the Oregon Department of Housing and Community Services. Finally, the Department was also successful in receiving an award of 35 additional HUD-VA VASH vouchers in 2013.

Respectfully Submitted,



Adolph A. Valfre, Jr.  
**Director**



Michael O'Neill  
**Administrative Services Manager**



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## **INDEPENDENT AUDITOR'S REPORT**

December 19, 2013

Housing Authority Board of Directors  
Washington County Board of Commissioners  
Housing Authority of Washington County  
Hillsboro, Oregon

### **REPORT ON THE FINANCIAL STATEMENTS**

We have audited the accompanying financial statements of the Housing Authority of Washington County, Hillsboro, Oregon, (the Authority), a component unit of Washington County, Oregon, as of and for the year ended June 30, 2013, and the related notes to financial statements, which collectively comprise the Authority's basic financial statements as listed in the Table of Contents.

### **MANAGEMENT'S RESPONSIBILITY FOR THE FINANCIAL STATEMENTS**

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

### **AUDITOR'S RESPONSIBILITY**

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

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

## **INDEPENDENT AUDITOR'S REPORT (CONTINUED)**

Housing Authority Board of Directors  
Washington County Board of Commissioners  
Housing Authority of Washington County  
December 19, 2013  
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### **AUDITOR'S RESPONSIBILITY (Continued)**

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

### **OPINION**

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the Authority as of June 30, 2013, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with U.S. GAAP.

### **OTHER MATTERS**

#### *Required Supplementary Information*

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

#### *Other Information*

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the Authority's basic financial statements. The Other Supplementary Information, as listed in the Table of Contents, is presented for purposes of additional analysis and is not a required part of the basic financial statements, but is required by the U.S. Department of Housing and Urban Development who considers it to be an essential part of financial reporting. The Other Supplementary Information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the Other Supplementary Information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

**INDEPENDENT AUDITOR'S REPORT (CONTINUED)**

Housing Authority Board of Directors  
Washington County Board of Commissioners  
Housing Authority of Washington County  
December 19, 2013  
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**OTHER MATTERS (Continued)**

*Other Information (Continued)*

The Letter of Transmittal has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on it.

**REPORTS ON OTHER LEGAL AND REGULATORY REQUIREMENTS**

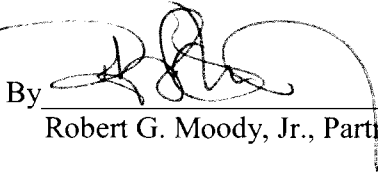
*Other Reporting Required by Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated December 19, 2013, on our consideration of the Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control over financial reporting and compliance.

*Other Reporting Required by Oregon Minimum Standards*

In accordance with *Minimum Standards for Audits of Oregon Municipal Corporations*, we have also issued our report dated December 19, 2013, on our consideration of the Authority's compliance with certain provisions of laws and regulations, including the provisions of Oregon Revised Statutes as specified in Oregon Administrative Rules. The purpose of that report is to describe the scope of our testing of compliance and the results of that testing and not to provide an opinion on compliance.

**TALBOT, KORVOLA & WARWICK, LLP**  
Certified Public Accountants

By   
Robert G. Moody, Jr., Partner

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## **Housing Authority of Washington County Management's Discussion and Analysis**

As management of the Housing Authority of Washington County (the Authority) a component unit of Washington County, Oregon, we offer readers of the Authority's financial statements this narrative overview and analysis of financial activities for the fiscal year ended June 30, 2013. We encourage readers to consider information presented here in conjunction with the financial statements, which begin on page 15. All amounts in this Management's Discussion and Analysis, unless otherwise indicated, are expressed in thousands of dollars.

### **Financial Highlights (Dollars in thousands)**

- The assets of the Authority exceeded its liabilities at the close of the most recent fiscal year by \$5,958. Net investment in capital assets was \$2,171 and accounted for 36% of the total net position. The restricted net position totals \$4,532, so the Authority is in a deficit position with respect to its unrestricted net position. This is due to compliance with a notice from the US Department of Housing and Urban Development (HUD) received in FY2008-09, requiring the reclassification of \$2,197 of proceeds from the sale of property from unrestricted to restricted cash. These proceeds, as well as other funds, reside in the same Washington County bank account cash pool as the overdraft, so the balance for the Authority as a whole is a positive amount. Proceeds of property sales are restricted by HUD for use on certain eligible costs. The expenditure of restricted funds for these costs allows the Authority to defer spending of unrestricted funds, which over time will allow for elimination of the book overdraft.
- The Authority's total net position decreased by \$1,997. The chief cause for the decline in net position was the continuation of inadequate funding from the federal government for the Section 8 and Public Housing programs.
- The Authority's debt decreased by \$367.

### **Overview of the Financial Statements**

This discussion and analysis is intended to serve as an introduction to the Authority's basic financial statements. The Authority's basic financial statements comprise two components: 1) financial statements and 2) notes to the basic financial statements. This report also contains supplementary information in addition to the basic financial statements themselves.

#### ***Basic Financial Statements***

The basic financial statements are designed to provide readers with a broad overview of the Authority's finances, in a manner similar to a private-sector business. For purposes of financial statement presentation, the Authority is classified as an enterprise fund type, and financial statements present only business-type activities.

The *Statement of Net Position* provides information about the Authority's assets and liabilities, with the difference between the two reported as the net position. Over time, increases or decreases in the net position may serve as a useful indicator of whether the financial position of the Authority is improving or deteriorating.

The *Statement of Revenues, Expenses and Changes in Net Position* presents information showing how the Authority's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g., depreciation).

The *Statement of Cash Flows* presents information showing how the Authority's cash and cash equivalents changed during the most recent fiscal year.

The *Notes to Basic Financial Statements* provide additional information that is essential to a full understanding of the data provided in the basic financial statements.

The basic financial statements can be found on pages 15 through 24 of this report.

## Authority Financial Analysis

### *Assets, Liabilities and Net Position*

The following provides a summary of the Authority's net position for 2013 compared to 2012.

	<b>Dollars in thousands</b>		
	<b>2013</b>	<b>2012</b>	<b>Change</b>
<b>Assets:</b>			
Assets, excluding capital assets	\$ 6,802	8,819	(2,017)
Capital assets	29,853	30,806	(953)
Total assets	<u>36,655</u>	<u>39,625</u>	<u>(2,970)</u>
<b>Liabilities:</b>			
Other current and restricted liabilities	3,281	3,988	(707)
Long-term debt	27,416	27,682	(266)
Total liabilities	<u>30,697</u>	<u>31,670</u>	<u>(973)</u>
<b>Net position:</b>			
Net investment in capital assets	2,171	2,757	(586)
Restricted	4,532	6,156	(1,624)
Unrestricted (deficit)	(745)	(958)	213
Total net position	<u>\$ 5,958</u>	<u>7,955</u>	<u>(1,997)</u>

As noted earlier, the net position may serve over time as a useful indicator of a government's financial position. In the case of the Authority, assets exceeded liabilities by \$5,958 at the close of the most recent fiscal year.

Assets decreased by \$2,970 during FY2012-13. Assets excluding capital assets decreased \$2,017. Contributing to this decrease were \$1,001 for the application of restricted cash reserves to reduce the cash overdraft included in current liabilities, \$412 from recapture of Section 8 HAP reserves by HUD, \$550 from reduced Section 8 funding because of the sequester of funding by Congress, and \$333 from recaptures of unrestricted Public Housing reserves by HUD. Capital assets decreased by \$953, due to depreciation expense in excess of acquisitions.

Liabilities decreased by \$973. The decrease in other current and restricted liabilities is due primarily to the reduction in the cash overdraft, due to the application of restricted public housing reserves. Long-term debt decreased slightly due to debt payments.

Thirty-six percent of the Authority's net position (\$2,171) reflects investment in capital assets, primarily housing, less any related debt used to acquire those assets that is still outstanding. Seventy-six percent of the Authority's net position (\$4,532) consists of cash restricted by a County loan agreement for debt service, cash restricted by HUD for future HAP payments and future expenditure of proceeds from property sales, and reserves for replacement of assets required by loan agreements.



The deficit in the unrestricted net position of the Authority will decline as the proceeds from property sales are applied to eligible operating and capital expenditures.

The total net position of the Authority decreased \$1,997. The net investment in capital assets decreased by \$586, due to depreciation and amortization in excess of acquisitions. The restricted net position decreased \$1,624, due to reductions in assets previously discussed, and the unrestricted net position deficit decreased \$213.

***Change in Net Position***

The following provides a summary of the Authority's change in net position for 2013 compared to 2012:

	<b>Dollars in thousands</b>		
	<b>2013</b>	<b>2012</b>	<b>Change</b>
<b>Revenues:</b>			
Intergovernmental revenues	\$ 19,906	19,885	21
Rental income	5,294	5,123	171
Other revenue	836	872	(36)
Total revenues	26,036	25,880	156
<b>Expenses:</b>			
Housing assistance payments	18,721	18,696	25
Other operating expenses	8,387	8,286	101
Non-operating expenses, net	1,434	1,475	(41)
Total expenses	28,542	28,457	85
Net loss before capital contributions	(2,506)	(2,577)	71
Capital contributions	509	165	344
Decrease in net position	(1,997)	(2,412)	415
Net position, beginning of year	7,955	10,367	(2,412)
Net position, end of year	\$ 5,958	7,955	(1,997)

Total revenues increased by \$156, or 0.6% from the previous year. Intergovernmental revenues increased \$21 (0.1%). Rental income increased \$171 (3%) due to rent increases and increases in the number of units in the Authority's non-subsidized rental housing portfolio.

Total expenses increased by \$85, or 0.3%. Housing assistance payments increased by an immaterial amount. Other operating expenses increased \$101. Non-operating expenses decreased \$41 primarily due to lower interest expense on declining debt balances.

Capital contributions increased \$344, due to transfer from the County of two foreclosed properties at minimal cost.

## **Capital Assets and Debt Administration**

### ***Capital Assets***

As of June 30, 2013, the Authority's capital assets were \$29,853 (net of accumulated depreciation). Capital assets include land, buildings, improvements, vehicles, and office equipment.

The Authority invested \$757 in capital improvements, of which \$509 was from capital contributions, including \$139 funded by the Public Housing Capital Fund program and \$370 of foreclosed properties transferred from the County.

Additional detail may be found on page 22 in the Notes to Basic Financial Statements.

### ***Debt and Obligations***

At the end of the current fiscal year, the Authority had total obligations outstanding of \$27,682. Of this amount, \$25,030 consisted of a note payable to Washington County secured by the properties formerly financed by bonds refunded by Washington County Full Faith and Credit Refunding Obligations during FY2009-10, \$2,224 of notes to other lenders, and \$428 in unsecured obligations to Washington County. Additional detail may be found on pages 22-23 in the Notes to Basic Financial Statements.

## **Budget Information**

The Authority is not subject to Oregon Local Budget Law. As a result, an analysis of variances for budgeted amounts is not considered to be meaningful to the reader and is therefore not included in Management's Discussion and Analysis.

## **Future Events That Will Financially Impact the Authority**

The Authority is in the process of refinancing the Aloha Park property, to provide \$1.6 million or more in cash, to be used for improvements to other properties and other initiatives.

The Section 8 Housing Choice Voucher program is likely to continue to operate with inadequate funding for administrative costs. When the amount of funding for calendar year 2014 is known, the Authority will need to determine what combination of spending reductions and non-federal funding sources can be employed to continue operations at a level needed to sustain the program.

## **Contacting the Authority's Financial Management**

This financial report is designed to provide a general overview of the Authority's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be directed to the Executive Director, Housing Authority of Washington County, 111 NE Lincoln St., Suite 200-L, Hillsboro, OR 97124-3082, (503) 846-4794.

## **BASIC FINANCIAL STATEMENTS**

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**THE HOUSING AUTHORITY OF  
WASHINGTON COUNTY  
(A Component Unit of Washington County, Oregon)**

Statement of Net Position

June 30, 2013

**Assets**

Current assets:

Unrestricted cash and cash equivalents	\$	932,197
Restricted cash and cash equivalents		455,932
Accounts receivable		305,915
Current portion of contracts receivable		4,404
Other current assets		30,705
Total current assets		1,729,153

Non-current assets:

Restricted cash and cash equivalents		4,668,150
Contracts receivable		404,608
Capital assets, non-depreciable		8,189,297
Capital assets, depreciable, net		21,663,798
Total noncurrent assets		34,925,853
Total assets		36,655,006

**Liabilities**

Current liabilities:

Book overdraft		1,510,086
Accounts payable		249,274
Unearned revenue		7,955
Accrued interest payable		673,783
Current portion of notes and contracts payable		383,500
Current liabilities payable from restricted assets:		
Tenant and other deposits		455,932
Total current liabilities		3,280,530

Non-current liabilities:

Notes and contracts payable		27,298,551
Deposits payable from restricted assets		117,723
Total non-current liabilities		27,416,274
Total liabilities		30,696,804

**Net Position**

Net investment in capital assets		2,171,044
Restricted		4,532,261
Unrestricted (deficit)		(745,103)
Total net position	\$	5,958,202

See accompanying notes to basic financial statements.

**THE HOUSING AUTHORITY OF  
WASHINGTON COUNTY**  
**(A Component Unit of Washington County, Oregon)**  
Statement of Revenues, Expenses and Changes in Net Position  
For the year ended June 30, 2013

Operating revenues:	
Intergovernmental revenues	\$ 19,906,246
Rental income	5,293,598
Other	836,432
Total operating revenues	<u>26,036,276</u>
Operating expenses:	
Housing assistance payments	18,720,521
Repairs and maintenance	2,357,141
Administrative costs	3,422,441
Utilities	558,084
Depreciation	1,710,222
Other	339,278
Total operating expenses	<u>27,107,687</u>
Operating loss	<u>(1,071,411)</u>
Non-operating revenues (expenses):	
Gain on sale of assets	25,292
Interest on investments	14,097
Interest and amortization	(1,473,643)
Total non-operating revenues (expenses)	<u>(1,434,254)</u>
Loss before capital contributions	(2,505,665)
Capital contributions	<u>508,968</u>
Decrease in net position	<u>(1,996,697)</u>
Net position, beginning of year	<u>7,954,899</u>
Net position, end of year	<u><u>\$ 5,958,202</u></u>

See accompanying notes to basic financial statements.

**THE HOUSING AUTHORITY OF  
WASHINGTON COUNTY  
(A Component Unit of Washington County, Oregon)**

Statement of Cash Flows

For the year ended June 30, 2013

Cash flows from operating activities:	
Cash received for services provided	\$ 25,967,024
Cash payments for labor and benefits	(3,384,978)
Cash payments for goods and services	<u>(21,945,028)</u>
Net cash provided by operating activities	<u>637,018</u>
Cash flows from capital and related financing activities:	
Capital grants	138,948
Acquisition of capital assets	(387,059)
Proceeds from the sale of capital assets	25,292
Decrease in contracts receivable	33,727
Current maturities and principal payments of notes payable	(547,734)
Interest paid on bonds and notes payable	<u>(1,279,235)</u>
Net cash used for capital and related financing activities	<u>(2,016,061)</u>
Cash flows from investing activities:	
Interest on investments	<u>14,097</u>
Net decrease in cash and cash equivalents	(1,364,946)
Cash and cash equivalents at beginning of year	<u>5,911,139</u>
Cash and cash equivalents at end of year (1)	<u><u>\$ 4,546,193</u></u>
Reconciliation of operating loss to net cash provided from operating activities:	
Operating loss	\$ (1,071,411)
Adjustments to reconcile operating loss to net cash provided by operating activities:	
Depreciation expense	1,710,222
Changes in assets and liabilities:	
Increase in accounts receivable, net	(67,772)
Increase in other current assets	(4,209)
Increase in accounts payable	76,702
Decrease in deposits	(5,034)
Decrease in unearned revenue	<u>(1,480)</u>
Net cash provided by operating activities	<u>\$ 637,018</u>
Non-cash capital activities:	
Contribution of capital assets	<u>\$ 370,020</u>
(1) Cash and cash equivalents are reflected on the Statement of Net Position as follows:	
Current assets - unrestricted	\$ 932,197
Current liabilities - book overdraft	(1,510,086)
Current assets - restricted	455,932
Noncurrent assets - restricted	<u>4,668,150</u>
	<u>\$ 4,546,193</u>

See accompanying notes to basic financial statements.

**THE HOUSING AUTHORITY OF  
WASHINGTON COUNTY  
(A Component Unit of Washington County, Oregon)**

Notes to Basic Financial Statements

June 30, 2013

**(1) The Authority and Summary of Significant Accounting Policies**

***The Authority***

The Housing Authority of Washington County (Authority) is a municipal corporation established under Oregon Revised Statutes, Chapter 456, to provide low-cost housing to individuals meeting criteria established by the U.S. Department of Housing and Urban Development (HUD). As provided by statute, the Housing Authority of Washington County Board of Directors is the governing body of the Authority, appointed by the Washington County, Oregon Board of County Commissioners. HUD provides the Authority with grants for the modernization of low-income housing. In addition, HUD provides rental subsidies and administrative fees for the operation of the program.

The Authority, under the criteria of the Governmental Accounting Standards Board (GASB), is considered a blended component unit of Washington County, Oregon. The Authority is presented as an Enterprise Fund in Washington County's Comprehensive Annual Financial Report.

***Measurement Focus and Basis of Accounting***

The Authority's financial statements are prepared on the flow of economic resources measurement focus. With this measurement focus, all assets and liabilities are included in the Statement of Net Position. The Statement of Revenues, Expenses and Changes in Net Position presents increases (e.g. revenues) and decreases (e.g. expenses) affecting the net position of the Authority. Revenues are recorded at the time they are earned and expenses are recorded at the time liabilities are incurred, regardless of the timing of the related cash flows.

***Use of Estimates***

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

***Restricted vs. Unrestricted Net Position***

When both restricted and unrestricted resources are available for use, it is the Authority's policy to use restricted resources first, then unrestricted resources as they are needed.

***Revenues and Expenses***

Revenues and expenses are distinguished between operating and non-operating. Operating revenues are generated through the Authority providing assisted housing in HUD-mandated programs and from tenants of Authority-owned properties. Operating expenses include the costs associated with the payment of rental assistance and managing Authority-owned properties. Revenues and expenses generated from interest or other activities are treated as non-operating.



**THE HOUSING AUTHORITY OF  
WASHINGTON COUNTY  
(A Component Unit of Washington County, Oregon)**

Notes to Basic Financial Statements

June 30, 2013

***Cash and Cash Equivalents***

For purposes of the Statement of Cash Flows, cash and cash equivalents include pooled funds held and invested by Washington County, Oregon. This treatment is in conformity with GASB Statement No. 9, which states that deposits in cash management pools that have the general characteristics of demand deposit accounts are appropriately classified as cash equivalents.

***Accounts Receivable***

Accounts receivable consist primarily of receivables for federal grants and tenant rent. All doubtful accounts were written off at year end. At June 30, 2013, no allowance for doubtful accounts is considered necessary.

***Other Current Assets***

Other current assets consist of supplies inventory and prepaid expenses.

***Restricted Assets, Liabilities, and Net Position***

Assets, the use of which is restricted to specific purposes by statute or bond indenture and related liabilities, are segregated on the Statement of Net Position.

***Capital Assets***

Capital asset items purchased are recorded at historical cost or estimated historical cost if actual historical cost is not available. Contributed capital assets are recorded at estimated fair market value at the time received.

Major additions, improvements and replacements with an acquisition cost of more than \$5,000 and a useful life of more than one year are capitalized. Normal maintenance and repairs are charged to operations as incurred. Gains or losses realized from sales of capital assets are reflected in the Statement of Revenues, Expenses and Changes in Net Position.

Depreciation is computed on capital assets placed in service using the straight-line method over their estimated useful lives as follows:

Buildings	30 years
Building and site improvements	15 years
Office equipment	7 years
Vehicles	5 years
Computer hardware	5 years
Computer software	3 years

***Contracts Receivable***

The Authority holds three second mortgages and two third mortgages for low-income home purchasers in the amount of \$79,685. The Authority is owed \$328,178 in developer's fees in connection with private

**THE HOUSING AUTHORITY OF  
WASHINGTON COUNTY  
(A Component Unit of Washington County, Oregon)**

Notes to Basic Financial Statements

June 30, 2013

activity bonds issued for the construction of housing projects, and is owed \$1,149 in current tenant repayment agreements.

The Authority also holds two second mortgages for low-income home purchasers in the original amount of \$101,250 each, which are not reflected in the Statement of Net Position, as the mortgages are incrementally forgiven 50% over thirty years, and are forgiven in full upon death of the purchaser, providing the purchaser uses the property as a primary dwelling during this time. The likelihood of early payment is indeterminable.

***Unearned Revenue***

Unearned revenue represents primarily prepaid rent received from tenants.

***Deferred Refunding Costs***

Deferred refunding costs on refunded debt are amortized using the straight-line method over the shortest remaining original life of the debt instruments refunded.

***Vested Compensated Absences and Sick Pay***

The Authority's personnel are exclusively contracted Washington County employees. Accordingly, the liability of vested compensated absences and sick pay is recorded by the County.

**(2) Cash and Cash Equivalents**

***Deposits with Financial Institutions***

The Authority's deposits with financial institutions are insured up to \$250,000 by the Federal Depository Insurance Corporation (FDIC). The bank balance as of June 30, 2013 maintained by the Authority was \$36,092, all of which was covered by FDIC.

***Credit Risk***

Cash and cash equivalents include pooled cash and investments held by Washington County, Oregon on behalf of the Authority. Reference should be made to the Washington County, Oregon Comprehensive Annual Financial Report for June 30, 2013 for information with respect to credit risk.

***Custodial Credit Risk***

Washington County, Oregon maintains a common cash and investment pool for all County funds including those of the Authority. The types of investments in which the County may invest are restricted by State of Oregon Statutes and a Board adopted investment policy. Authorized investments include general obligations of the United States Government and its agencies, certain bonded obligations of Oregon municipalities, bankers' acceptances, certain high-grade commercial paper, repurchase agreements, and the State of Oregon Local Government Investment Pool, among others.

**THE HOUSING AUTHORITY OF  
WASHINGTON COUNTY  
(A Component Unit of Washington County, Oregon)**

Notes to Basic Financial Statements

June 30, 2013

At June 30, 2013, the Authority's cash and cash equivalents are comprised of the following:

Bank accounts	\$	36,092
Reserves held by lenders		217,278
Accounts administered by subcontracted management companies		478,534
Deposits with Washington County Investment Pool		<u>3,814,289</u>
Total cash and cash equivalents	\$	<u><u>4,546,193</u></u>

Cash and cash equivalents are reflected on the Statement of Net Position as follows:

Unrestricted:		
Unrestricted cash and cash equivalents	\$	932,197
Book overdraft		<u>(1,510,086)</u>
Total unrestricted		<u>(577,889)</u>
Restricted for:		
Housing Choice Voucher unspent housing assistance payments		994,418
Proceeds and interest from Public Housing property sales		2,197,002
Affordable housing county bond reserve		787,979
Replacement reserves		552,171
Retainage in escrow		136,580
Restricted for payment of current liabilities		<u>455,932</u>
Total restricted		<u>5,124,082</u>
Total cash and cash equivalents	\$	<u><u>4,546,193</u></u>

The book overdraft for unrestricted cash arose due to a directive from the Department of Housing and Urban Development (HUD), dated August 17, 2009, requiring the restriction of the proceeds from Public Housing property sales until such time as they are expended. These funds will be expended over the course of the next five to six years, for expenses that otherwise would be funded from property rental revenues, resulting in a restoration of the overdrawn funds as the balance of the proceeds declines.

**THE HOUSING AUTHORITY OF  
WASHINGTON COUNTY  
(A Component Unit of Washington County, Oregon)**

Notes to Basic Financial Statements

June 30, 2013

**(3) Capital Assets**

Capital asset activity is as follows:

	<b>Balance July 1, 2012</b>	<b>Additions</b>	<b>Disposals</b>	<b>Transfers</b>	<b>Balance June 30, 2013</b>
Capital assets not being depreciated:					
Land	\$ 8,014,424	154,910	—	—	8,169,334
Construction in progress	160,292	158,911	—	(299,240)	19,963
Total capital assets not being depreciated	<u>8,174,716</u>	<u>313,821</u>	<u>—</u>	<u>(299,240)</u>	<u>8,189,297</u>
Capital assets being depreciated:					
Buildings and improvements	46,147,738	443,258	—	265,183	46,856,179
Office equipment and other	113,645	—	(6,005)	—	107,640
Vehicles	319,158	—	(72,103)	34,057	281,112
Total capital assets being depreciated	<u>46,580,541</u>	<u>443,258</u>	<u>(78,108)</u>	<u>299,240</u>	<u>47,244,931</u>
Less accumulated depreciation for:					
Buildings and improvements	(23,548,892)	(1,683,667)	—	—	(25,232,559)
Office equipment and other	(113,645)	—	6,005	—	(107,640)
Vehicles	(286,482)	(26,555)	72,103	—	(240,934)
Total accumulated depreciation	<u>(23,949,019)</u>	<u>(1,710,222)</u>	<u>78,108</u>	<u>—</u>	<u>(25,581,133)</u>
Total capital assets being depreciated, net	<u>22,631,522</u>	<u>(1,266,964)</u>	<u>—</u>	<u>299,240</u>	<u>21,663,798</u>
Total capital assets, net	<u>\$ 30,806,238</u>	<u>(953,143)</u>	<u>—</u>	<u>—</u>	<u>29,853,095</u>

**(4) Long-term Debt**

***Bonds Payable***

On November 5, 2009, Washington County issued \$28,985,000 in Full Faith and Credit Refunding Obligations, Series 2009, to defease and refund the Authority's outstanding Revenue Bonds Series 1999A, 2001A and B, and 2002A, in return for a promissory note issued on behalf of the County requiring payments by the Authority to the County sufficient to pay the semi-annual bond payments required by the Full Faith and Credit Refunding Obligations. The Authority also issued second trust deeds to the County to secure the debt.

**THE HOUSING AUTHORITY OF  
WASHINGTON COUNTY**  
(A Component Unit of Washington County, Oregon)

Notes to Basic Financial Statements

June 30, 2013

*Notes and Contracts Payable*

Changes in long-term notes and contracts payable are as follows:

Notes	Amount Issued	Interest Rates	Outstanding July 1, 2012	Increase	Decrease	Outstanding June 30, 2013
Farmer's Home Administration	\$ 361,000	9 to 9.5%	\$ 333,692	—	(3,239)	330,453
State of Oregon	181,238	0 to 8.97%	56,995	—	(8,876)	48,119
Office of Community Development	652,310	0%	652,310	—	—	652,310
HOME contracts	1,104,300	3.0%	1,104,300	—	—	1,104,300
Washington County IGA	1,300,000	4.6%	524,024	—	(96,477)	427,547
Washington County Loan Agreement	28,985,000	2.25% to 5.0%	28,300,000	—	(375,000)	27,925,000
Berkadia Bank Mortgage	250,637	7%	153,198	—	(64,142)	89,056
			<u>31,124,519</u>	<u>—</u>	<u>(547,734)</u>	<u>30,576,785</u>
Deferred refunding – current			(180,921)	180,921	(180,921)	(180,921)
Deferred refunding – long term			(2,894,734)	—	180,921	(2,713,813)
			<u>\$ 28,048,864</u>	<u>180,921</u>	<u>(547,734)</u>	<u>27,682,051</u>

Future maturities of notes and contracts payable principal and interest are as follows:

Fiscal year ending June 30,	Notes and Contracts Payable	
	Principal	Interest
2014	\$ 564,421	1,282,126
2015	527,417	1,267,569
2016	518,732	1,255,207
2017	719,728	1,235,258
2018	480,407	1,221,013
2019-2023	2,849,775	5,804,105
2024-2028	3,730,772	5,080,946
2029-2033	4,559,446	4,246,196
2034-2038	5,718,777	3,068,840
2039-2043	7,015,000	1,618,250
2044-2045	3,240,000	162,335
Due on sale of property	652,310	—
	<u>\$ 30,576,785</u>	<u>26,241,845</u>

Current and future maturities at year-end are summarized as follows:

Current maturities – face value	\$ 564,421
Less deferred refunding	(180,921)
	<u>\$ 383,500</u>
Non-current maturities – face value	\$ 30,012,364
Less deferred refunding	(2,713,813)
	<u>\$ 27,298,551</u>

**THE HOUSING AUTHORITY OF  
WASHINGTON COUNTY  
(A Component Unit of Washington County, Oregon)**

Notes to Basic Financial Statements

June 30, 2013

**(5) Transactions with Related Parties**

The Authority paid the Washington County Department of Housing Services \$708,571 for administrative, maintenance, legal and allocated overhead expenses, and \$2,632,846 for salaries and benefits for contracted employees.

**(6) Insured Risks**

Potential liabilities for workers' compensation, liability/casualty and unemployment compensation claims are covered under the self-insurance plans maintained by Washington County, Oregon. Accordingly, insurance reserves are recorded by the County. Reference should be made to the Washington County, Oregon Comprehensive Annual Financial Report for the year ended June 30, 2013 for treatment of insurance risks. Potential liabilities for property and general liability are covered under the Housing Authorities Risk Retention Pool (HARRP.) Claims incurred by the Authority are submitted and paid by the Risk Retention Pool. During the past three fiscal years there were no settlements which exceeded insurance coverage.

**(7) Conduit Debt Obligations**

The Authority has issued multi-family Housing Revenue Bonds to provide financial assistance to private sector entities for the construction, acquisition and rehabilitation of affordable housing. The bonds are fully secured by letters of credit and are payable solely from payments received from the developer on the underlying mortgage loans. Upon repayment of the bonds, ownership of the acquired facilities transfers to the private sector entity served by the bond issuance. The bonds do not constitute a debt or pledge of the faith and credit of the Authority, the County, or the State and, accordingly, have not been reported in the accompanying basic financial statements.

As of June 30, 2013, there was one series of multi-family Housing Revenue Bonds outstanding, with an aggregate principal amount payable of \$9,500,000.

**(8) Litigation**

The Authority has various claims and pending legal proceedings outstanding. These proceedings are, in the opinion of management, ordinary routine matters incidental to the normal business conducted by the Authority. In the opinion of management, the ultimate disposition of such proceedings are not expected to have a material adverse financial effect on the Authority.

**(9) Subsequent Events**

The Authority has received Board approval to obtain a loan of up to \$2.39 million to refinance one of the Authority's properties, the 80-unit Aloha Park apartment complex. Approximately \$1.6 million of the proceeds will be unrestricted cash, which will be used for improvements to other Authority properties and for other purposes as needed.

**OTHER SUPPLEMENTARY INFORMATION**

**THE HOUSING AUTHORITY OF  
WASHINGTON COUNTY**  
(A Component Unit of Washington County, Oregon)  
Financial Data Schedule  
June 30, 2013

Assets	Housing Choice Vouchers	Low Rent Public Housing	Business Activities	Total	Allocated Overhead	HAWC Total
<b>Current assets</b>						
Cash						
Unrestricted	\$ 8,181	924,016	—	932,197	—	932,197
Other restricted	1,112,141	2,197,002	1,359,007	4,668,150	—	4,668,150
Tenant security deposits	—	65,547	332,615	398,162	—	398,162
Restricted for payment of current liabilities	27,770	—	30,000	57,770	—	57,770
<b>Total cash</b>	<b>1,148,092</b>	<b>3,186,565</b>	<b>1,721,622</b>	<b>6,056,279</b>	<b>—</b>	<b>6,056,279</b>
<b>Receivables</b>						
Accounts receivable - PHA projects	26,647	—	—	26,647	—	26,647
Accounts receivable - HUD other projects	—	14,561	7,347	21,908	—	21,908
Accounts receivable - miscellaneous	16,635	2,529	144,828	163,992	—	163,992
Accounts receivable-tenants	—	8,864	69,979	78,843	515	79,358
Notes & mortgages receivable - current	—	1,150	3,254	4,404	—	4,404
Fraud recovery	—	14,010	—	14,010	—	14,010
<b>Total receivables net of allowances for doubtful accounts</b>	<b>43,282</b>	<b>41,114</b>	<b>225,408</b>	<b>309,804</b>	<b>515</b>	<b>310,319</b>
Prepaid expenses and other assets	—	745	24,960	25,705	—	25,705
Inventories	—	10,000	—	10,000	—	10,000
Inventories - reserve for obsolescence	—	(5,000)	—	(5,000)	—	(5,000)
<b>Total current assets</b>	<b>1,191,374</b>	<b>3,233,424</b>	<b>1,971,990</b>	<b>6,396,788</b>	<b>515</b>	<b>6,397,303</b>
<b>Non-current assets</b>						
<b>Capital assets</b>						
Land	—	3,625,840	4,543,494	8,169,334	—	8,169,334
Buildings	—	16,058,967	30,797,212	46,856,179	—	46,856,179
Furniture, equipment and machinery - administration	—	311,160	—	311,160	77,592	388,752
Accumulated depreciation	—	(12,273,021)	(13,235,365)	(25,508,386)	(72,747)	(25,581,133)
Construction in progress	—	—	19,963	19,963	—	19,963
<b>Total capital assets, net</b>	<b>—</b>	<b>7,722,946</b>	<b>22,125,304</b>	<b>29,848,250</b>	<b>4,845</b>	<b>29,853,095</b>
Notes, loans and mortgages receivable non-current	—	—	404,608	404,608	—	404,608
<b>Total non-current assets</b>	<b>—</b>	<b>7,722,946</b>	<b>22,529,912</b>	<b>30,252,858</b>	<b>4,845</b>	<b>30,257,703</b>
<b>Total assets</b>	<b>\$ 1,191,374</b>	<b>10,956,370</b>	<b>24,501,902</b>	<b>36,649,646</b>	<b>5,360</b>	<b>36,655,006</b>
<b>Liabilities and net assets</b>						
<b>Liabilities</b>						
<b>Current liabilities</b>						
Bank overdraft	\$ —	—	1,514,871	1,514,871	(4,785)	1,510,086
Accounts payable	3,243	43,002	91,320	137,565	10,145	147,710
Accrued interest payable	—	—	673,783	673,783	—	673,783
Accounts payable - HUD PHA programs	20,688	—	—	20,688	—	20,688
Accounts payable - PHA projects (portability)	40,582	—	—	40,582	—	40,582
Accounts payable - other government	—	40,294	—	40,294	—	40,294
Tenant security deposits	—	65,547	332,615	398,162	—	398,162
Deferred revenues	—	5,365	2,590	7,955	—	7,955
Current portion of long-term debt, capital projects	—	—	383,500	383,500	—	383,500
Other current liabilities	27,770	—	30,000	57,770	—	57,770
<b>Total current liabilities</b>	<b>92,283</b>	<b>154,208</b>	<b>3,028,679</b>	<b>3,275,170</b>	<b>5,360</b>	<b>3,280,530</b>
<b>Non-current liabilities</b>						
Long-term debt, capital projects	—	—	27,298,551	27,298,551	—	27,298,551
Other non-current liabilities	117,723	—	—	117,723	—	117,723
<b>Total non-current liabilities</b>	<b>117,723</b>	<b>—</b>	<b>27,298,551</b>	<b>27,416,274</b>	<b>—</b>	<b>27,416,274</b>
<b>Total liabilities</b>	<b>210,006</b>	<b>154,208</b>	<b>30,327,230</b>	<b>30,691,444</b>	<b>5,360</b>	<b>30,696,804</b>
<b>Net assets (deficit):</b>						
Invested in capital assets, net of related debt	—	7,722,946	(5,556,747)	2,166,199	4,845	2,171,044
Restricted	976,252	2,197,002	1,359,007	4,532,261	—	4,532,261
Unrestricted	5,116	882,214	(1,627,588)	(740,258)	(4,845)	(745,103)
<b>Total net assets (deficit)</b>	<b>981,368</b>	<b>10,802,162</b>	<b>(5,825,328)</b>	<b>5,958,202</b>	<b>—</b>	<b>5,958,202</b>
<b>Total liabilities and net assets</b>	<b>\$ 1,191,374</b>	<b>10,956,370</b>	<b>24,501,902</b>	<b>36,649,646</b>	<b>5,360</b>	<b>36,655,006</b>

The Real Estate Assessment Center (REAC), established by the U.S. Department of Housing and Urban Development, requires the submission of certain financial data under the Uniform Financial Reporting Standards for Public Housing Authorities. This Financial Data Schedule is prepared pursuant to these requirements, consistent with accounting principles generally accepted in the United States of America, and is presented in the form specified by REAC.



**THE HOUSING AUTHORITY OF  
WASHINGTON COUNTY**  
**(A Component Unit of Washington County, Oregon)**

Financial Data Schedule

For the year ended June 30, 2013

Revenues and expenses	Housing Choice Vouchers	Operating Fund	Capital Fund	Business Activities	Elimination	FDS Total	Allocated Overhead	HAWC Total
<b>Revenues</b>								
Net tenant rental revenue	\$ —	495,883	—	4,797,715	—	5,293,598	—	5,293,598
Tenant revenue - other	—	51,560	—	133,466	—	185,026	—	185,026
HUD PHA operating grants	18,894,646	522,945	368,597	—	—	19,786,188	—	19,786,188
Capital grants	—	—	138,948	—	—	138,948	—	138,948
Other government grants	—	—	—	490,078	—	490,078	—	490,078
Investment income - unrestricted	1,081	5,740	3,114	(6,725)	—	3,210	326	3,536
Mortgage interest income	—	—	—	874	—	874	—	874
Fraud recovery - unrestricted	16,002	23,831	—	—	—	39,833	—	39,833
Fraud recovery - restricted	16,002	—	—	—	—	16,002	—	16,002
Other revenue	293,228	13,995	—	288,348	—	595,571	—	595,571
Gain on sale of assets	—	24,176	—	—	—	24,176	1,116	25,292
Investment income - restricted	(8,911)	18,598	—	—	—	9,687	—	9,687
<b>Total revenues</b>	<b>19,212,048</b>	<b>1,156,728</b>	<b>510,659</b>	<b>5,703,756</b>	<b>—</b>	<b>26,583,191</b>	<b>1,442</b>	<b>26,584,633</b>
<b>Operating expenses</b>								
Administrative salaries	623,572	117,299	26,518	355,029	—	1,122,418	443,722	1,566,140
Auditing fees	19,215	18,233	—	1,035	—	38,483	—	38,483
Management fee	—	—	—	161,711	—	161,711	—	161,711
Advertising and marketing	280	(20)	—	100	—	360	—	360
Employee benefit contributions	344,283	66,215	14,969	87,798	—	513,265	191,381	704,646
Office expenses	8,643	2,850	—	41,399	—	52,892	1,349	54,241
Legal expenses	8,140	5,102	—	26,050	—	39,292	102	39,394
Travel expenses	132	561	—	2,281	—	2,974	—	2,974
Allocated overhead	395,088	366,011	—	124,177	—	885,276	(885,276)	—
Other operating	257,704	196,374	—	93,385	—	547,463	238,763	786,226
Tenant services-salaries	35,483	—	—	—	—	35,483	—	35,483
Tenant services - benefits	21,481	—	—	—	—	21,481	—	21,481
Tenant services - other	11,302	—	—	—	—	11,302	—	11,302
Water	—	21,344	—	108,350	—	129,694	—	129,694
Electricity	—	6,978	—	82,623	—	89,601	—	89,601
Gas	—	2,512	—	23,622	—	26,134	—	26,134
Sewer	—	32,015	—	276,621	—	308,636	—	308,636
Other utility expense	—	3,801	—	218	—	4,019	—	4,019
Maintenance salaries	—	474,555	—	264,946	—	739,501	—	739,501
Materials and other	—	118,465	—	161,551	—	280,016	16	280,032
Contract costs	—	100,837	—	914,116	—	1,014,953	4,928	1,019,881
Maintenance benefits	—	257,521	—	60,206	—	317,727	—	317,727
Property insurance	—	33,859	—	110,902	—	144,761	—	144,761
Liability insurance	4,374	2,232	—	5,016	—	11,622	—	11,622
Other insurance	—	5,161	—	503	—	5,664	1,612	7,276
Other general expenses	42,861	—	—	1,297	—	44,158	—	44,158
Payments in lieu of taxes	—	42,923	—	—	—	42,923	—	42,923
Bad debt - tenant rents	—	21,883	—	66,655	—	88,538	—	88,538
Interest on notes payable	—	—	—	1,473,643	—	1,473,643	—	1,473,643
<b>Total operating expenses</b>	<b>1,772,558</b>	<b>1,896,711</b>	<b>41,487</b>	<b>4,443,234</b>	<b>—</b>	<b>8,153,990</b>	<b>(3,403)</b>	<b>8,150,587</b>
<b>Excess (deficiency) of operating revenue over operating expenses</b>	<b>17,439,490</b>	<b>(739,983)</b>	<b>469,172</b>	<b>1,260,522</b>	<b>—</b>	<b>18,429,201</b>	<b>4,845</b>	<b>18,434,046</b>
Other expenses								
Housing assistance payments	18,467,138	—	—	—	—	18,467,138	—	18,467,138
HAP portability in	253,383	—	—	—	—	253,383	—	253,383
Depreciation expense	—	563,723	—	1,141,654	—	1,705,377	4,845	1,710,222
<b>Total expenses</b>	<b>20,493,079</b>	<b>2,460,434</b>	<b>41,487</b>	<b>5,584,888</b>	<b>—</b>	<b>28,579,888</b>	<b>1,442</b>	<b>28,581,330</b>
Other financing sources (uses)								
Operating transfers in	60,282	299,240	—	—	(359,522)	—	—	—
Operating transfers out	—	—	(299,240)	(60,282)	359,522	—	—	—
Tfrs between program and project-in	—	—	—	1,019,493	(1,019,493)	—	—	—
Tfrs between program and project-out	—	(1,019,493)	—	—	1,019,493	—	—	—
<b>Total other financing sources (uses)</b>	<b>60,282</b>	<b>(720,253)</b>	<b>(299,240)</b>	<b>959,211</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>
<b>Excess (deficiency) of total revenue over (under) total expenses</b>	<b>\$ (1,220,749)</b>	<b>(2,023,959)</b>	<b>169,932</b>	<b>1,078,079</b>	<b>—</b>	<b>(1,996,697)</b>	<b>—</b>	<b>(1,996,697)</b>

**Memo Account Information**

Required annual debt principal payments	\$ —	—	—	547,734	—	547,734	—	547,734
Beginning equity (deficit)	\$ 2,202,117	12,424,027	232,162	(6,903,407)	—	7,954,899	—	7,954,899
Equity transfers	\$ —	77,807	(77,807)	—	—	—	—	—
Administrative fee equity	\$ 5,116	—	—	—	—	5,116	—	5,116
Housing assistance payments equity	\$ 976,252	—	—	—	—	976,252	—	976,252
Unit months available	31,620	2,916	—	7,488	—	42,024	—	42,024
Number of unit months leased	31,486	2,901	—	7,288	—	41,675	—	41,675
Land and land improvements	\$ —	—	6,941	—	—	6,941	—	6,941
Buildings and building improvements	\$ —	—	97,240	—	—	97,240	—	97,240
Furniture and equipment - dwelling purchases	\$ —	—	710	—	—	710	—	710
Furniture and equipment - admin purch	\$ —	—	34,057	—	—	34,057	—	34,057

The Real Estate Assessment Center (REAC), established by the U.S. Department of Housing and Urban Development, requires the submission of certain financial data under the Uniform Financial Reporting Standards for Public Housing Authorities. This Financial Data Schedule is prepared pursuant to these requirements, consistent with accounting principles generally accepted in the United States of America, and is presented in the form specified by REAC.

# Actual Modernization Cost Certificate

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

OMB Approval No. 2577-0157 (exp. 01/31/2014)

RECEIVED

JUN 11 2013

OPH Portland

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

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

Do not send this form to the above address.

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

HA Name: Housing Authority of Washington County	Modernization Project Number: OR 19P02250110
--	---

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

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

A. Original Funds Approved	\$ 579,465.00
B. Funds Disbursed	\$ 579,465.00
C. Funds Expended (Actual Modernization Cost)	\$ 579,465.00
D. Amount to be Recaptured (A-C)	\$ 0.00
E. Excess of Funds Disbursed (B-C)	\$ 0.00

- That all modernization work in connection with the Modernization Grant has been completed;
- That the entire Actual Modernization Cost or liabilities therefor incurred by the HA have been fully paid;
- 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
- That the time in which such liens could be filed has expired.

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

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

Signature of Executive Director & Date:

X *Joseph A. Valle, Jr.*  
6/04/2013

For HUD Use Only

The Cost Certificate is approved for audit:

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

Date:

6/13/2013

The audited costs agree with the costs shown above:

Verified (Designated HUD Official)

Date:

X

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

Date:

X

# Actual Modernization Cost Certificate

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

OMB Approval No. 2577-0157 (exp. 01/31/2014)

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JUN 11 2013

OPH Portland

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

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HA Name: Housing Authority of Washington County	Modernization Project Number: OR 19P02250111
--	---

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

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

A. Original Funds Approved	\$ 484,288.00
B. Funds Disbursed	\$ 484,288.00
C. Funds Expended (Actual Modernization Cost)	\$ 484,288.00
D. Amount to be Recaptured (A-C)	\$ 0.00
E. Excess of Funds Disbursed (B-C)	\$ 0.00

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

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

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

Signature of Executive Director & Date:

X *Joseph A. Valpey, Jr.*  
6/04/2013

For HUD Use Only

The Cost Certificate is approved for audit:

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

Date:

X *Wayne Cray*

6/13/2013

The audited costs agree with the costs shown above:

Verified: (Designated HUD Official)

Date:

X

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

Date:

X

**Actual Modernization  
Cost Certificate**

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

OMB Approval No. 2577-0157 (exp. 01/31/2014)

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

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

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

HA Name: Housing Authority of Washington County	Modernization Project Number: OR16P02250112
--	--

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

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

A. Original Funds Approved	\$ 414,877.00
B. Funds Disbursed	\$ 414,877.00
C. Funds Expended (Actual Modernization Cost)	\$ 414,877.00
D. Amount to be Recaptured (A-C)	\$ 0
E. Excess of Funds Disbursed (B-C)	\$ 0

- That all modernization work in connection with the Modernization Grant has been completed;
- That the entire Actual Modernization Cost or liabilities therefor incurred by the HA have been fully paid;
- 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
- That the time in which such liens could be filed has expired.

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

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

Signature of Executive Director & Date

x *[Signature]* 11/20/2013

**For HUD Use Only**

The Cost Certificate is approved for audit:

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

Date:

x *[Signature]*

11/20/13

The audited costs agree with the costs shown above

Verified: (Designated HUD Official)

Date:

x

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

Date:

x

**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***

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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**

**INDEPENDENT AUDITOR'S REPORT**

December 19, 2013

Housing Authority Board of Directors  
Washington County Board of Commissioners  
Housing Authority of Washington County  
Hillsboro, Oregon

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the Housing Authority of Washington County, Hillsboro, Oregon (the Authority), a component unit of Washington County, Oregon, as of and for the year ended June 30, 2013, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements, and have issued our report thereon dated December 19, 2013.

**INTERNAL CONTROL OVER FINANCIAL REPORTING**

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

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the Authority's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

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

**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 (Continued)**

Page 2

**INDEPENDENT AUDITOR’S REPORT (Continued)**

**INTERNAL CONTROL OVER FINANCIAL REPORTING (Continued)**

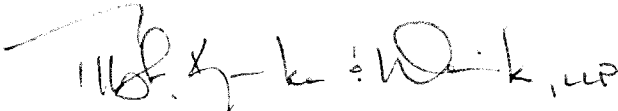
we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

**COMPLIANCE AND OTHER MATTERS**

As part of obtaining reasonable assurance about whether the Authority’s financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

**PURPOSE OF THIS REPORT**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Authority’s internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority’s internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



Certified Public Accountants



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

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

December 19, 2013

Housing Authority Board of Directors  
Washington County Board of Commissioners  
Housing Authority of Washington County  
Hillsboro, Oregon

We have audited, in accordance with auditing standards generally accepted in the United States of America, the financial statements of the Housing Authority of Washington County, Hillsboro, Oregon, (the Authority), a component unit of Washington County, Oregon, as of and for the year ended June 30, 2013, which collectively comprise the Authority's basic financial statements and have issued our report thereon dated December 19, 2013. We conducted our audit in accordance with 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 Authority's financial statements are free of material misstatement, we performed tests of its 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 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 our audit, and accordingly, we do not express such an opinion.

We performed the procedures to the extent we 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 from outside sources.
- Public contracts and purchasing (ORS Chapters 279A, 279B, 279C).

**INDEPENDENT AUDITOR'S REPORT  
REQUIRED BY OREGON STATE REGULATIONS (Continued)**

Page 2

**COMPLIANCE (Continued)**

In connection with our testing, nothing came to our attention that caused us to believe the Authority 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 Oregon Municipal Corporations*.

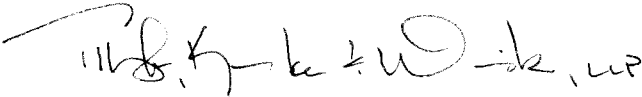
**OAR 162-10-230 INTERNAL CONTROL**

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

Our report on internal control over financial reporting and on compliance and other matters based on an audit of financial statements in accordance with *Government Auditing Standards* is presented elsewhere in this report as listed in the Table of Contents.

**RESTRICTION ON USE**

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



Certified Public Accountants

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