

KITSAP COUNTY CONSOLIDATED HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
June 30, 1999

NOTE 4 - PROPERTY, PLANT AND EQUIPMENT (Continued)

Total property, plant and equipment consists of the following at June 30, 1999 and December 31, 1998:

	Enterprise Fund June 30, 1999	General Fixed Assets June 30, 1999	Component Units December 31, 1998	Total
Land	\$ 7,665,356	\$ 1,234,694	\$ 1,204,712	\$ 10,104,762
Buildings	26,476,909	305,415	6,636,936	33,419,260
Equipment, Furniture, Fixtures	278,338	405,537	269,498	953,373
Under Development	644,642	1,139,149	751,585	2,535,376
	35,065,245	3,084,795	8,862,731	47,012,771
Less: Accumulated Depreciation	(4,395,057)	(252,895)	(692,372)	(5,340,324)
	\$ 30,670,188	\$ 2,831,900	\$ 8,170,359	\$ 41,672,447

NOTE 5 - PENSION PLAN

Substantially all Housing Authority full-time and qualifying part-time employees participate in one of the following statewide retirement systems administered by the Department of Retirement Systems, under cost-sharing multiple-employer public employee defined benefit retirement plans. The Department of Retirement Systems (DRS), a department within the primary government of the State of Washington, issues a comprehensive annual financial report containing historical trend information and may be obtained from the Department of Retirement Systems, Administrative Services Division, P.O. Box 48380, Olympia, WA 98504-8380. The following disclosures are made pursuant to GASB Statement 27, *Accounting for Pensions by State and Local Government Employers*.

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

Plan Description PERS is a cost-sharing multiple-employer defined benefit pension plan. Membership in the plan includes: elected officials; state employees; employees of the Supreme, Appeals, and Superior courts (other than judges in a judicial retirement system); employees of legislative committees; college and university employees not in national higher education retirement programs; judges of district and municipal courts; noncertificated employees of school districts; and employees of local government. The PERS system includes two plans. Participants who joined the system by September 30, 1977, are Plan 1 members. Those joining thereafter are enrolled in Plan 2. Retirement benefits are financed from employee and employer contributions and investment earnings. Retirement benefits in both Plan 1 and Plan 2 are vested after completion of five years of eligible service.

Plan 1 members are eligible for retirement at any age after 30 years of service, or at age 60 with five years of service, or at the age of 55 with 25 years of service. The annual pension is two percent of the average final compensation per year of service, capped at 60 percent. If qualified,

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NOTE 5 - PENSION PLAN (Continued)

after reaching age 66 a cost-of-living allowance is granted based on years of service credit and is capped at three percent annually.

Plan 2 members may retire at age 65 with five years of service, or at 55 with 20 years of service, with an allowance of two percent per year of service of the average final compensation. Plan 2 retirements prior to 65 are actuarially reduced. There is no cap on years of service credit and a cost-of-living allowance is granted, capped at three percent annually.

Funding Policy Each biennium, the state Pension Funding Council adopts Plan 1 employer contribution rates needed to fully amortize the total costs of the plan. Employee contribution rates for Plan 1 are established by statute at six percent and do not vary from year to year. The employer and employee contribution rates for Plan 2 are set by the director of the Department of Retirement Systems based on recommendations by the Office of the State Actuary to continue to fully fund the plan. All employers are required to contribute at the level established by state law. The methods used to determine the contribution rates are established under state statute in accordance with chapters 41.40 and 41.45 RCW.

The required contribution rates expressed as a percentage of current year covered payroll, as of December 31, 1998 and the Housing Authority's required contributions for the years ended December 31, 1998 and 1997 were:

	Required Contribution Rates Pers Plan 1	Required Contribution Rates Pers Plan 2	Dollar Contributions Pers Plan 1	Dollar Contributions Pers Plan 2
Contributors				
Employer	7.50%	7.50%		
Employee	6.00%	4.65%		
Contribution Year				
1998			\$6,740	\$65,292
1997			\$6,402	\$60,981

Both the Housing Authority and the employees made the required contributions. The employer rates do not include the employer administrative expense fee currently set at 0.18%.

NOTE 6 - LONG TERM OBLIGATIONS

General long-term debt arises from commitments that are not current liabilities because they do not require the use of current financial resources. The Housing Authority owes on a variety of notes and bonds, and also during fiscal year 1998, recorded a major *advance refunding* transaction affecting five of the Enterprise Funds.