

## Section 7 – Acknowledgement of Application Receipt

RECEIVED

Enter the applicant's name and full address in the box below.

Elmview PO Box 66 Ellensburg, WA 98926	MAR 8 2012 1st 2nd 3rd KITITAS COUNTY BOARD OF COMMISSIONERS
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☒ Kittitas County Homeless Assistance Grant Program received your application by the deadline and will consider it for funding. No further information will be released concerning the relative standing of any applicant until funding announcements are made. However, you may be contacted after initial screening if more information is needed by the Review Committee.

☐ Kittitas County Homeless Assistance Grant Program did not receive your application by the deadline; therefore, your application will not receive further consideration. Your application is enclosed.

Processor's Name: DM

Date and Time of Receipt: 3/8/12

## Section 4 -- Project Application: 2012 Funding Cycle

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Applicants must submit completed proposals according to the instructions. Failure to do so may render your application ineligible. Applications must be typed in the format on the application provided.

**Project Title:** Kittitas Community Land Trust (Elmview)

**Project Site Name:** Scattered Site

**Project Site Address:** PO Box 66  
204 East 6<sup>th</sup> Street  
Ellensburg, WA 98926

**Total Project Costs:** \$214,968

**Grant Amount Requested:** \$85,000

**City, Town or Unincorporated Area to be served:** Kittitas County

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**Name of Applicant/Agency:** Elmview **Federal Tax ID#** 91-0791250

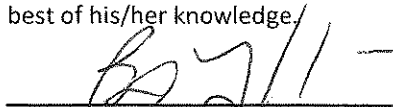
**Address of Applicant/Agency:** PO Box 66  
204 East 6<sup>th</sup> Street  
Ellensburg, WA 98926

**Name of Contact Persons:** Bruce Tabb **Title:** Executive Director

**Email address:** bruce@elmview.org **Phone:** 509-962-5883  
**Fax:** 509-962-2606

**Name and Title of Authorized Representative:** Bruce Tabb, Executive Director

Acceptance of this application may be subject to subsequent compliance reviews, including a review of the latest audit of financial statement. Preparation of an application does not guarantee that applicants will receive funds. By signing this grant application form the undersigned certifies that all information is accurate to the best of his/her knowledge.

  
\_\_\_\_\_  
**Signature of Authorized Representative**

  
\_\_\_\_\_  
**Date**

## Section I. Project Questions

Please respond to the questions in this section about the specific project to be funded.

**1. Project Title:** Kittitas Community Land Trust—the development of long-term sustainable affordable housing for people who are low income and living in Kittitas County.

**2. Project Summary and Goals:** (Provide one to two paragraphs summarizing your project and how it will strengthen or enhance housing and/or services to prevent or reduce homeless in Kittitas County. Specifically list the goals of the project.

The Kittitas-Yakima Valley Community Land Trust (K-YV CLT) believes that all residents of the Kittitas and Yakima Counties should have the opportunity to invest, build equity, and create a strong future for themselves in their own homes. To create those opportunities, the Kittitas-Yakima Valley Community Land Trust supports low-income individuals in home-ownership. The K-YV CLT offers the opportunity for people to build assets and invest in themselves and their community through the creation and maintenance of affordable home ownership. The Kittitas-Yakima Valley Community Land Trust acquires and maintains land for the benefit of 1<sup>st</sup> time home buyers at or below 80% of the Area Median Income by providing secure, affordable access to land and housing for those unable to qualify for home ownership in the current market.

The K-YV Community Land Trust project will attain three goals.

1. Identify and work with individuals and families who may have been homeless but are low income to purchase a home;
2. Assist those individuals and families to buy a home on Community Land Trust property; and,
3. Build a permanent inventory of land and homes owned by the Community Land Trust that is available and affordable for low income 1<sup>st</sup> time homebuyers.

**3. Priorities:** (How does this project respond to the Homeless Assistance Grant Program Priorities for 2009? ( Describe how this project fills an unmet need)

This project directly addresses priorities 2, 4, and 5.

*2. Provide financial opportunities for agencies to improve and/or develop new emergency, transitional or permanent affordable housing facilities in Kittitas County.*

Funding this request materially expands affordable housing in Kittitas County. The Community Land Trust model is based on creating affordable home ownership opportunities for people who are low income. The homes are initially affordable and remain so, thereby creating a sustainable pool of affordable homes in perpetuity.

*4. Increase the number of housing opportunities available for single*

but owns less than 5 percent of the wealth. Perhaps the most salient fact is that wealth inequality dwarfs income inequality, reaching well into the middle class.

As a community, we will not fully address homelessness until we focus resources on supporting those who are homeless and/or low income to access opportunities to increase their wealth and investment in their lives and communities. People who own a home, who build equity, and set down roots, are then in a position to contribute and engage positively in their lives. This project completes the continuum to combat homelessness.

- Provide people immediate shelter—a Housing First approach
- Once housed support people to engage socially and economically, and finally,
- Offer people the opportunity to acquire assets and begin to build individual wealth.

Asset development programs focus on extending the asset-building system already in place to low-income people willing to work and save. The project does not replace or expand the policies which are in place to address poverty, but rather, creates an opportunity for people to invest in themselves. The project provides the initial return on their investment by leveraging saved dollars and providing the chance to purchase and live in their own home.

Homeownership effectively provides the final step on the ladder from homelessness to community engagement. The Community Land Trust offers those who were initially engaged first through the Housing First model the chance to invest in themselves, their families, and communities in a way which diminishes the chance that they will ever be homeless again.

- The applicant's contribution toward total project costs, including in-kind.

Assuming all dollars projected are received, the leveraging of the Homeless/Affordable resources is considerable. This request for a maximum of \$85,000 becomes a \$215,000 investment in people, job creation, and home ownership. Elmview as the sponsoring agency for the Kittitas-Yakima Valley Community Land Trust contributes financial and administrative support to the project. Additionally, Elmview will provide office support and the equipment needed to put the Community Land Trust in a position of sustainability. The assumed value of the in-kind contribution from Elmview is approximately, \$14,280.

- The project's increased housing options available for single persons and disenfranchised populations, as described in the "Gaps In Service" section of the Plan.

A sustainable model for low income homeownership does not currently exist in Kittitas County. The K-YV Community Land Trust creates that model. The Community Land Trust will build and/or rehabilitate homes. Participants buy the homes not the land. They own the homes and therefore, a portion of the equity. When the house is sold, the homeowner reaps their portion of the equity. Because the land remains with the K-YV Community Land Trust, the home remains affordable for the next first time low income homebuyer. Through this model a perpetual stock of affordable homes is maintained throughout the County. It is not necessary to continue to purchase and build, purchase

County	Median Resale Price	Yearly % change	Housing Affordability Index (HAI)	First- Time HAI
Kittitas	\$181,000	-24.3%	172.4	74.5

A **Housing Affordability Index** is an index which rates housing affordability. Below 100 indicates the median income family would need more than 50 percent of their income to "afford" an entry level home based on housing price and mortgage rates. National as well as regional data is published. (Washington Center for Real Estate Research)

The K-YV CLT provides the framework for people to invest in themselves and through that investment sustaining and strengthen personal resources. Stability through homeownership enhances each person's ability to invest in and build assets.

The Kittitas-Yakima Valley Community Land Trust creates new options for people. Over the long-term, the CLT provides a unique model to sustain and/or strengthen resources. Once in the CLT, properties remain in the CLT. Affordability is created and then sustained for the future. It is not necessary for the CLT to continue to acquire new properties to sustain affordable homeownership for people in the County. Additional units can be developed with the dollars generated by current properties. As people move on, up, and out of the CLT, their homes are sold to eligible low-income first time homebuyers. This project, if funded, creates, then sustains, and ultimately strengthens affordable homeownership options for the people of Kittitas County.

**5. Creativity/Innovation:** (Describe any creative or innovative aspects of this project. How is it different or unique? Include information about project partners/collaborations)

A Community Land Trust is a unique and new opportunity in Kittitas County. The funding requested supports the development and initial operations of the Kittitas-Yakima Valley Community Land Trust—a unique opportunity to create a sustainable model for affordable homeownership now and for future generations of Kittitas County residents.

Community Land Trusts, however, are not new. The Community Land Trust (CLT) model of affordable housing was created over thirty-five years ago in response to the rising costs of housing, limited space for new construction, growing number of abandoned buildings and an aging housing stock in eastern U.S. cities. The CLT model was born out of a search for a creative and innovative way to address the housing problem at the time. Since that time, unfortunately, the same housing problems that plagued the eastern cities have spread across the country. In response, the CLT movement has spread as well, and there are now approximately 200 communities across the U.S. that currently operate or are forming CLTs.

A community land trust is a non-profit organization that acquires and holds land for the benefit of the community. It provides secure affordable access to land and housing for community residents. In particular, CLTs attempt to meet the needs of residents least served by the prevailing market. CLTs avoid speculation and absentee ownership of land and housing, promote ecologically sound land-use practices, and preserve the long-term affordability of housing in perpetuity. CLTs are designed to balance the interests of individuals and the

already has by-laws, policies and procedures, and an IRS 501©3 designation. The money requested by Elmview, the Trust's sponsoring organization, hires the staff needed to move the Trust from paper to affordable homes.

**2. Other Funds:** (What funding for this project have you already secured? What in-kind donations have been received? What other grants are you applying for?)

This request provides the seed money needed to leverage funding from these sources.

**Assets for Independence (AFI)**—a federally funded grant program, enables community-based nonprofits and government agencies to implement and demonstrate an assets-based approach for giving low-income families a hand up out of poverty. AFI projects help participants save earned income in special-purpose, matched savings accounts called Individual Development Accounts (IDAs). Every dollar in savings deposited into an IDA by participants is matched (from \$1 to \$8 combined Federal and nonfederal funds) by the AFI project, promoting savings and enabling participants to acquire a lasting asset. The Kittitas County AFI Project matches \$3 for every \$1 saved by a project participant. AFI project families use their IDA savings, including the matching funds, to achieve any of three objectives: acquiring a first home; capitalizing a small business; or enrolling in postsecondary education or training.

Additionally, all AFI projects provide basic financial management training and supportive services, such as financial education on owning and managing a bank account or a credit card; credit counseling and repair; guidance in accessing refundable tax credits, including the Earned Income Tax Credit and the Child Tax Credit; and specialized training in owning particular assets for the long term.

Five year grant:           \$56,160/year           Total Grant Amount: \$280,800

**Bank of the West Charitable Giving (\$30,00/year for two years)**—The mission of Bank of the West's Charitable Investments Program is to help meet the needs of the communities we serve by supporting nonprofit organizations dedicated to improving quality of life, particularly for low- and moderate-income individuals and communities. Bank of the West will consider requests for charitable investments from nonprofit organizations that qualify under the following charitable giving category and priorities:

Community and Economic Development

- Creation, preservation or rehabilitation of affordable housing
- Homeownership and credit counseling programs for low- to moderate-income individuals
- Financing services and technical assistance programs for small businesses and farms
- Asset creation and preservation programs for low- to moderate-income individuals

**Ellensburg Business Development Authority**— Micro-loan programs for individuals living in the City of Ellensburg. Loans available for up to \$15,000/small business. Loans made

**5. Partial Funding:** (If this project were to receive only partial funding from the Homeless Assistance Grant Program, how would the funds be used? How would the project be impacted?)

The Assets for Independence (AFI) grant requires a one-to-one match of the federal dollars with non-federal dollars. A reduction in this request impacts the match over the five year cycle of the grant. The AFI grant is for \$56,160. Reducing the amount of this request below the amount needed for the non-federal match impacts the ability to apply for the federal funds. If not able to apply for the Federal grant to leverage the homeless/affordable housing dollars assets for low income people, the full amount requested becomes more critical to initiate the operations of the Kittitas-Yakima Valley Community Land Trust.

**6. Other:** (Is there anything else that would be helpful for the committee to know in evaluating this application?)

The Kittitas-Yakima Valley Community Land Trust has all that is needed except staff and start-up dollars. Elmview through in-kind support can provide the basic administrative, fiscal, and physical support for start-up. The \$85,000 requested takes the CLT from paper to homes for people. That needed resource exists through the homeless/affordable housing fund. The money provides the resources needed to hire staff, leverage additional resources, and see people in homes they can afford. It is critical.

### **Section III. Agency Questions**

Please respond to the questions in this section about the specific project to be funded.

**1. Background/History:** (A brief background and/or history of applicant organization)

Elmview is a nonprofit organization founded by Ellensburg parents and residents in 1965. Through the years our programs have changed and developed, but our core purpose remains the same. Elmview assists people to live full and productive lives in the community. Elmview services are rooted in the belief that belonging to a community and attaining your personal vision brings satisfaction and independence. In 2008, Elmview received a grant to support home ownership opportunities for people with disabilities. The Kittitas-Yakima Community Land Trust was developed to ensure sustainable affordable home ownership opportunities not only for people with disabilities but for people at or below 80% of the Area Median Income (AMI).

The K-YV CLT was formed in June of 2008 by citizens concerned about rising land prices and diminishing supplies of affordable housing in and around Kittitas and Yakima Counties. Since inception, the K-YV CLT filed for non-profit status in the State of Washington and received Nonprofit 501©3 status from the Internal Revenue Service. The organization has developed articles of incorporation, by-laws, and operating policies and procedures. The Board reviewed and developed the organization's initial policies and procedure including standards for property acquisition and the Master Ground Lease. With the basic organizational capacity developed, the operations of the Kittitas-Yakima Community Land Trust merely await the initial funds needed to operate.

#### Section IV. Financial Information

1. What percent of your total agency budget does this request represent?

4%

2. What percent of the total project budget does this request represent?

39.54%

3. Please provide project budget with line items for expenses and income. Be as specific as possible, itemizing where appropriate.

Asset Building Program Cost	
Individual Savings	\$1,200
IDA match at 3:1	\$3,600
Total available cash/person for homeownership and start-up businesses	\$4,800
Asset Building: Kittitas County	
Individual Development Account Match	\$3,600
Number of IDA Accounts Managed	13
Microenterprise	6
Homeownership	7
Total Dollars needed to match IDA	\$46,800
Individual support for participants	\$48,000
Fees, Tuition, Materials, etc.	\$13,500
Direct Program Cost	\$108,300
Staff Support	\$89,030
Administrative @ 8%	\$17,638
Total Projected Program Cost	\$214,968

Cost/Participant \$16,536

Revenue	
Assets for Independence	\$56,160
Ellensburg Business Development Loan Fund	\$45,000
Bank of the West CRA	\$30,000
Kittitas County Homeless/Affordable Housing	\$85,000
Total Projected Revenue	\$216,160
	\$1,192

4. How much administrative cost is included in this application?

8%



## Section 5 -- Certification of Consistency with Local Plans

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I certify that the proposed activities/projects in the application are consistent with the jurisdiction's local plans and policies.

Project Title:

Applicant/Agency Name:

Address of Project:

Name of Certifying Jurisdiction (Kittitas County or incorporated city/town in Kittitas County):

### Certifying Official of the Local Jurisdiction

If the application involves a housing project, it is the applicant's responsibility to ensure that the project is consistent with all building and zoning codes and the comprehensive plan of the relevant local jurisdiction (either an incorporated city/town, or Kittitas County for projects in the unincorporated county). The applicant must have the relevant City Manager or Community Development Director complete the following section and sign below as the Certifying Official.

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

# Requested Financial Information & Board Roster



# ELMVIEW FINANCIAL STATEMENTS

January-12

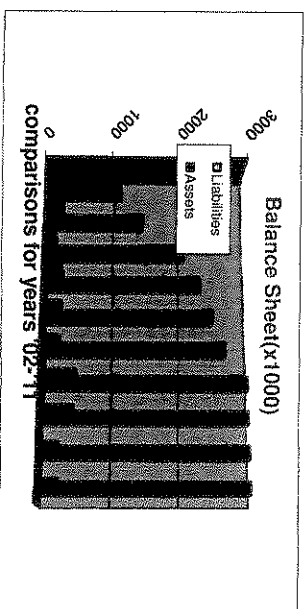
Prepared By:

Rick Richards

Elimview  
Balance Sheet

January-12

Assets	SL	CRS	VS	Sen N	VSP	Crisis	Adm	Total
<b>ASSETS</b>								
Cash and Cash Equiv	2,820,196	35,264	1,565,990	38,010	390,225	163,859	(3,859,624)	1,153,919
Depreciation Fund	68,103	(7,116)	243,055	3,757	(1,619)	2,791	154,014	462,986
Reserve	-	-	-	-	-	-	-	-
Accounts Receivable	328,424	18,059	246,773	22,372	23,682	27,038	174,134	174,134
PrePaid Expenses	11,975	1,399	7,183	552	163	246	3,236	669,584
Inventory	-	-	-	1,055	-	-	142,692	164,211
Fixed Assets	181,604	207,550	491,816	12,226	3,369	5,506	814,585	1,055
less Depreciation	(151,762)	(29,891)	(438,093)	(14,437)	(3,285)	(6,400)	(168,060)	1,716,656
Patron Retainage	-	-	-	-	-	-	3,270	(811,927)
<b>Total Assets</b>	<b>3,258,539</b>	<b>225,264</b>	<b>2,116,724</b>	<b>63,536</b>	<b>412,535</b>	<b>193,040</b>	<b>(2,735,752)</b>	<b>3,583,887</b>
<b>Liabilities</b>								
ACCOUNTS PAYABLE	9,735	964	2,892	1,282	336	910	2,513	18,631
Tax Payable	27,882	2,805	5,114	460	651	556	(20,753)	16,716
Accrued Wages Payable	171,088	12,279	25,692	3,453	13,936	3,643	17,553	247,645
LongTerm Payable	(28)	-	34	-	-	-	93,716	93,722
<b>Total Liabilities</b>	<b>208,678</b>	<b>16,048</b>	<b>33,731</b>	<b>5,196</b>	<b>14,922</b>	<b>5,109</b>	<b>93,029</b>	<b>376,713</b>
Prior Retained Earnings	2,821,093	141,968	1,803,970	68,111	329,635	128,158	(2,392,522)	2,900,412
Current Retained Earnings	(13,697)	7,012	10,126	(667)	2,503	1,630	(34,047)	(27,140)
<b>Total Retained Earnings</b>	<b>3,049,861</b>	<b>209,216</b>	<b>2,082,993</b>	<b>58,341</b>	<b>397,614</b>	<b>187,931</b>	<b>(2,828,781)</b>	<b>3,157,174</b>
Occupancy								



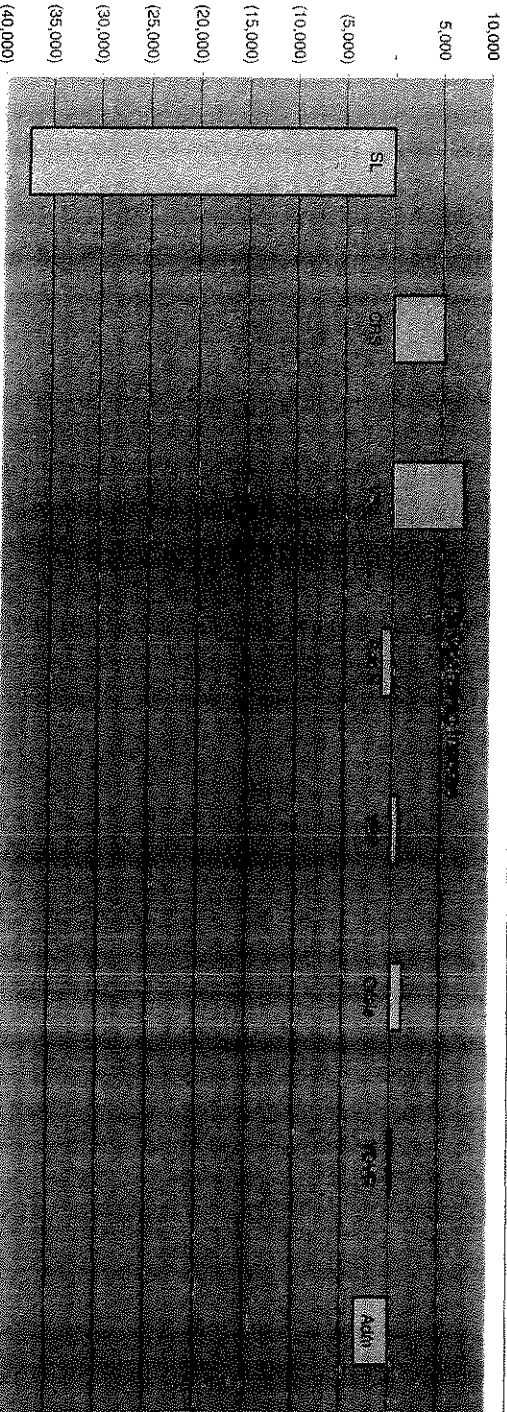
current ratio

4.08

# YTD INCOME STATEMENT

January-12

	INCOME	SL	CRS	VS	Sen N	YSP	Crisis	YDVR	Adm	Total
Income										
Fees Earned from Governments	-	297,104	29,916	57,078	347	23,682	12,068	4,650	-	424,845
Production Income	-	-	-	7,032	7,185	-	-	-	-	14,216
Other Contributions	-	1,282	1,726	3,105	2,799	-	-	-	-	8,912
Interest Income	-	-	-	-	-	-	-	-	493	493
Misc Income	-	431	-	-	149	-	-	-	262	842
Rent	-	-	-	-	-	-	-	-	5,136	5,136
Total Income	-	298,817	31,642	67,214	10,480	23,682	12,068	4,650	5,891	454,444
Expense										
Staff	-	301,066	21,590	35,172	4,397	20,333	5,217	4,425	26,522	418,722
Clients	-	-	-	10,393	917	-	-	-	-	11,311
Office	-	226	-	(76)	8	-	-	-	1,767	1,925
Program	-	1,857	243	514	-	14	424	-	1,575	4,628
Production	-	-	762	1,143	4,844	-	66	-	471	7,287
Occupancy	-	1,582	831	2,807	200	600	4,309	-	4,818	15,147
Travel	-	4,594	987	925	242	91	101	36	166	7,142
Professional	-	-	-	-	281	-	-	-	-	281
Fees	-	878	-	42	-	-	20	-	1,449	2,389
Conference	-	58	10	60	-	-	20	-	606	764
Advertising	-	-	-	-	-	-	-	-	-	-
Communication	-	579	83	566	53	100	154	26	539	2,099
General Insurance	-	575	123	182	10	22	33	10	835	1,788
Maint	-	-	-	-	-	-	-	-	-	(137)
Interest	-	-	-	-	-	-	-	-	-	-
Misc	-	-	-	2,812	-	-	-	-	-	2,812
Depreciation	-	1,098	-	2,700	197	9	95	-	1,327	5,425
Total Expense	-	312,514	24,630	57,241	11,147	21,178	10,438	4,496	39,938	481,583
Net Earnings	-	(13,697)	7,012	9,972	(667)	2,503	1,630	154	(34,047)	(27,140)
Administrative Burden	-	(13,697)	7,012	9,972	(667)	2,503	1,630	154	(34,047)	(27,140)
Adjusted Net Earnings	-	(23,695)	(1,723)	(2,586)	(369)	(1,816)	(431)	-	30,619	-
	-	(37,392)	5,289	7,387	(1,037)	688	1,199	154	(3,428)	(27,140)
	-	(37,392)	5,289	7,387	(1,037)	688	1,199	154	(3,428)	(27,140)



**INCOME STATEMENT**
**SL**
**January-12**

 line Weighted  
to Variance  
% Budget inc

	PRIOR YEAR	CURRENT	YTD	BUDGET YTD	1 VARIANCE TOTAL ( ) UNFAV
<b>INCOME</b>					
Income					
Fees Earned from Governments	333,723	297,104	297,104	310,944	(13,839)
Production Income	-	-	-	-	-
Other Contributions	4,664	1,282	1,282	1,282	0
Interest Income	-	-	-	-	-
Misc Income	-	431	431	-	431
Rent	-	-	-	-	-
Total Income	338,387	298,817	298,817	312,225	(13,408)
<b>Expense</b>					
Staff	297,699	301,066	301,066	291,200	(9,867)
Clients	-	-	-	-	-
Office	280	226	226	285	59
Program	1,002	1,857	1,857	1,233	(624)
Production	-	-	-	70	70
Occupancy	1,608	1,582	1,582	1,990	409
Travel	5,956	4,594	4,594	5,379	785
Professional	65	-	-	35	35
Fees	5,057	878	878	946	68
Conference	898	58	58	125	66
Advertising	173	-	-	73	73
Communication	953	579	579	855	276
General Insurance	680	575	575	577	2
Maint	-	-	-	-	-
Interest	-	-	-	-	-
Misc	-	-	-	-	-
Depreciation	1,098	1,098	1,098	1,080	(18)
Total Expense	315,470	312,514	312,514	303,847	(8,667)
Net Earnings	22,917	(13,697)	(13,697)	8,379	(22,075)
sale of Group Home	-	-	-	-	-
Net Income	(87,084)	(13,697)	(13,697)	8,379	(22,075)
Adm Adj	-	(23,695)	(23,695)	(24,024)	329
Adjusted Net Income	-	(37,392)	(37,392)	(15,646)	(21,746)

**INCOME STATEMENT**
**CRS**
**January-12**
**1 VARIANCE**

	PRIOR	Month	CURRENT	YTD	BUDGET	YTD TOTAL	%
Income							
Fees Earned from Governments	29,232		29,916	29,916	26,035	3,881	
Production Income	-		-	-	-	-	
Other Contributions	51		1,726	1,726	1,103	623	
Interest Income	-		-	-	-	-	
Misc Income	-		-	-	-	-	
Rent	-		-	-	-	-	
Total Income	29,283		31,642	31,642	27,138	4,504	
Expense							
Staff	19,315		21,590	21,590	21,633	43	
Clients	-		-	-	-	-	
Office	91		-	-	5	5	
Program	1,081		243	243	363	120	
Production	569		762	762	591	(172)	
Occupancy	288		831	831	630	(202)	
Travel	193		987	987	238	(750)	
Professional	-		-	-	-	-	
Fees	302		-	-	31	31	
Conference	120		10	10	18	8	
Advertising	-		-	-	-	-	
Communication	172		83	83	40	(43)	
General Insurance	-		123	123	214	92	
Maint	-		-	-	-	-	
Interest	477		-	-	-	-	
Misc	-		-	-	-	-	
Depreciation	-		-	-	-	-	
Total Expense	22,608		24,630	24,630	23,763	(867)	
Net Earnings	6,675		7,012	7,012	3,375	3,637	
sale of Group Home	-		-	-	-	-	
NET INCOME	6,675		7,012	7,012	3,375	3,637	
Admin. Adjustment	-		(1,723)	(1,723)	(1,975)	251	
Adjusted Net Income	-		5,289	5,289	1,400	3,888	

## INCOME STATEMENT

SEN N

January-12

	PRIOR Year	CURRENT	YTD	BUDGET YTD	1 VARIANCE TOTAL	line item to : Current Month % Bu Per meal costs	YTD
Income							
Fees Earned from Governments	109	347	347	225	122	0.3	0.3
Production Income	9,797	7,185	7,185	10,352	(3,167)	6.0	6.0
Other Contributions	2,893	2,799	2,799	2,768	31	2.3	2.3
Interest Income	-	-	-	-	-	-	-
Misc Income	-	149	149	-	149	0.1	0.1
Rent	-	-	-	-	-	-	-
Total Income	12,799	10,480	10,480	13,345	(2,865)	8.8	8.8
Expense							
Staff	5,028	4,397	4,397	4,000	(396)	3.7	3.7
Clients	362	917	917	1,439	522	0.8	0.8
Office	4	8	8	4	(3)	0.0	0.0
Program	-	-	-	27	27	-	-
Production	5,866	4,844	4,844	6,232	1,388	4.0	4.0
Occupancy	151	200	200	208	8	0.2	0.2
Travel	419	242	242	311	69	0.2	0.2
Professional	640	281	281	241	(39)	0.2	0.2
Fees	82	-	-	132	132	-	-
Conference	-	-	-	-	-	-	-
Advertising	-	-	-	-	-	-	-
Communication	114	53	53	42	(11)	0.0	0.0
General Insurance	23	10	10	20	11	0.0	0.0
Maint	394	-	-	16	16	-	-
Interest	-	-	-	-	-	-	-
Misc	-	-	-	-	-	-	-
Depreciation	197	197	197	197	-	0.2	0.2
Total Expense	13,279	11,147	11,147	12,870	1,723	9.3	9.3
Net Earnings	(479)	(667)	(667)	475	(1,143)	(0.6)	(0.6)
sale of Group Home	-	-	-	-	-	-	-
NET INCOME	(479)	(667)	(667)	475	(1,143)	(0.9)	(0.9)
Admin. Adjustment	-	(369)	(369)	(329)	(40)	-	-
Adjusted Net Income	-	(1,037)	(1,037)	146	(1,183)	-	-



**INCOME STATEMENT**

Crisis Serv.

January-12

	PRIOR	Month	CURRENT	YTD	BUDGET	YTD	1 VARIANCE	%
							TOTAL	
Income								
Fees Earned from Governments	15,977		12,068	12,068	17,568		(5,500)	
Production Income	-		-	-	-		-	
Other Contributions	-		-	-	-		-	
Interest Income	-		-	-	-		-	
Misc Income	-		-	-	-		-	
Rent	-		-	-	-		-	
Total Income	15,977		12,068	12,068	17,568		(5,500)	
Expense								
Staff	9,295		5,217	5,217	11,167		5,949	
Clients	-		-	-	-		-	
Office	75		-	-	-		-	
Program	15		424	424	309		(115)	
Production	294		66	66	85		18	
Occupancy	2,169		4,309	4,309	2,272		(2,036)	
Travel	835		101	101	418		317	
Professional	10		-	-	-		-	
Fees	194		20	20	31		11	
Conference	110		20	20	4		(16)	
Advertising	-		-	-	-		-	
Communication	215		154	154	151		(3)	
General Insurance	45		33	33	41		8	
Maint	-		-	-	-		-	
Interest	-		-	-	-		-	
Misc	-		-	-	-		-	
Depreciation	95		95	95	95		-	
Total Expense	13,352		10,438	10,438	14,573		4,135	
Net Earnings	2,625		1,630	1,630	2,995		(1,365)	
sale of Group Home	-		-	-	-		-	
NET INCOME	2,625		1,630	1,630	2,995		(1,365)	
Admin. Adjustment	-		(431)	(431)	(987)		556	
Adjusted Net Income	-		1,199	1,199	2,008		(809)	

## INCOME STATEMENT

ADM

January-12

lin: Weighted  
to Variance  
% Budget inc

	PRIOR YEAR	CURRENT	YTD	BUDGET	1 VARIANCE YTD TOTAL
Income					
Fees Earned from Governments	2,296	-	-	1,042	(1,042)
Production Income	-	-	-	-	-
Other Contributions	-	-	-	4,167	(4,167)
Interest Income	573	493	493	750	(257)
Misc Income	45	262	262	1,640	(1,378)
Rent	-	5,136	5,136	3,591	1,545
Total Income	2,914	5,891	5,891	11,189	(5,298)
Expense					
Staff	28,804	26,522	26,522	28,374	1,851
Clients	-	-	-	-	-
Office	569	1,767	1,767	1,128	(640)
Program	-	1,575	1,575	1,145	(430)
Production	310	471	471	202	(269)
Occupancy	1,496	4,818	4,818	2,630	(2,188)
Travel	545	166	166	472	306
Professional	11,186	-	-	2,038	2,038
Fees	519	1,449	1,449	1,860	411
Conference	464	606	606	551	(55)
Advertising	-	-	-	1,667	1,667
Communication	1,299	539	539	439	(99)
General Insurance	985	835	835	795	(40)
Maint	236	(137)	(137)	805	942
Interest	-	-	-	-	-
Misc	-	-	-	-	-
Depreciation	2,682	1,327	1,327	1,993	667
Total Expense	49,095	39,938	39,938	44,099	4,161
Net Earnings	(46,181)	(34,047)	(34,047)	(32,910)	(1,137)
sale of Group Home	-	-	-	-	-
NET INCOME	-	(34,047)	(34,047)	(32,910)	(1,137)
Admin. Adjustment	-	30,619	30,619	32,910	(2,291)
Adjusted Net Income	-	(3,428)	(3,428)	-	(3,428)

**ELMVIEW, INC.**

**FINANCIAL STATEMENTS AND  
SUPPLEMENTARY INFORMATION**

**YEARS ENDED DECEMBER 31, 2010 AND 2009**

## INDEPENDENT AUDITORS' REPORT

Board of Directors  
Elmview, Inc.  
Ellensburg, Washington

We have audited the accompanying statement of financial position of Elmview, Inc., a nonprofit organization (the Organization), as of December 31, 2010, and the related statements of activities, functional expenses, and cash flows for the year then ended. These financial statements are the responsibility of the Organization's management. Our responsibility is to express an opinion on these financial statements based on our audit. The financial statements and supplementary information of Elmview, Inc. as of December 31, 2009, were audited by LeMaster & Daniels PLLC (whose practice became part of LarsonAllen LLP effective November 1, 2010), whose report dated July 23, 2010, expressed an unqualified opinion on those statements and supplementary information.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and the significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

In our opinion, the 2010 financial statements referred to above present fairly, in all material respects, the financial position of Elmview, Inc., and the changes in its net assets and its cash flows for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Our audit was made for the purpose of forming an opinion on the basic financial statements taken as a whole. The 2010 supplementary information is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and, in our opinion, is fairly presented, in all material respects, in relation to the basic financial statements taken as a whole.

*LarsonAllen LLP*

LarsonAllen LLP

Yakima, Washington  
May 16, 2011

# Elmview, Inc.

## Statements of Activities

	Years Ended December 31,	
	2010	2009
<i>INCOME:</i>		
Fees from government agencies	\$5,344,173	\$5,436,080
Public support:		
United Way	12,140	12,070
Client support:		
Resident participation	84,931	82,352
Vocational services	275,458	258,245
Other revenue:		
Interest	10,729	15,472
Rent	35,524	12,987
Trust	34,420	50,210
Gain on sale of group home	205,879	-
Other	14,809	7,697
Donated building usage	33,744	33,744
Total income	<u>6,051,807</u>	<u>5,908,857</u>
<i>EXPENSES:</i>		
Vocational Workshop	760,808	678,485
Supported Living	3,620,439	3,708,082
Senior Nutrition	200,116	174,597
Yakima Schools Program	235,002	187,675
Diversion	56,667	54,729
Transition House	74,515	71,228
Children's Residential Services	269,899	238,493
General Administrative	518,442	646,533
Total expenses	<u>5,735,888</u>	<u>5,759,822</u>
<i>CHANGES IN UNRESTRICTED NET ASSETS</i>	315,919	149,035
<i>UNRESTRICTED NET ASSETS, BEGINNING OF YEAR</i>	<u>2,584,493</u>	<u>2,435,458</u>
<i>UNRESTRICTED NET ASSETS, END OF YEAR</i>	<u>\$2,900,412</u>	<u>\$2,584,493</u>

See accompanying notes to financial statements.

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Year Ended December 31, 2010

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Transition <u>House</u>	Children's Residential <u>Services</u>	General <u>Administrative</u>	<u>Total</u>
\$ 48,703	\$ 178,807	\$ 273,562	\$3,803,824
-	28,441	18,893	580,692
5,710	26,493	16,548	460,841
1,820	5,465	7,949	154,083
-	-	-	131,669
307	5,396	24,755	63,408
356	3,211	27,259	50,857
11,880	-	17,168	71,874
-	-	26,693	40,396
1,189	7,955	-	73,520
-	-	-	58,814
-	-	-	419
2,972	5,681	13,360	40,686
10	4,002	13,700	21,702
8	128	7,979	13,963
998	781	9,073	31,826
-	-	-	33,744
33	49	13,754	21,234
55	2,034	22,820	37,526
357	-	10,775	21,687
-	-	6,137	8,676
117	-	2,692	5,679
-	1,378	-	1,378
-	-	181	538
-	78	5,144	6,852
<u>\$ 74,515</u>	<u>\$ 269,899</u>	<u>\$ 518,442</u>	<u>\$5,735,888</u>

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Year Ended December 31, 2009

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Transition <u>House</u>	Children's Residential <u>Services</u>	General <u>Administrative</u>	<u>Total</u>
\$ 43,428	\$ 161,854	\$ 343,137	\$3,820,206
2,847	15,918	43,012	651,256
4,479	23,872	33,471	454,382
1,046	1,532	8,627	129,004
-	-	-	109,610
429	5,395	41,640	85,581
1,827	3,900	24,497	56,504
11,880	-	4,019	49,316
-	-	55,934	64,460
913	7,219	-	57,308
-	-	-	37,707
2,928	5,197	15,261	46,633
-	1,163	7,250	12,741
21	1,228	6,592	15,784
912	2,172	7,339	32,977
-	-	-	33,744
82	200	12,148	22,456
82	1,233	23,942	33,099
313	1,646	9,465	20,697
-	-	6,411	8,304
32	-	254	1,605
-	5,727	635	12,123
9	237	2,899	4,325
<u>\$ 71,228</u>	<u>\$ 238,493</u>	<u>\$ 646,533</u>	<u>\$5,759,822</u>

# Elmview, Inc.

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## Notes to Financial Statements

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### NOTE 1 – ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES:

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#### *Organization:*

Elmview, Inc. (the Organization) is a nonprofit corporation formed in the state of Washington and located in Kittitas County. The purpose of the Organization is to assist developmentally disabled individuals in achieving their highest level of economic and social independence through utilization of vocational, recreational, and living skills programs. The Organization achieves these goals through the implementation of programs in the following areas: Vocational Workshop, Supported Living, and other related projects. The Organization utilizes separate facilities for supported living programs and vocational workshop programs/administrative functions.

The Organization is governed by a Board of Directors that elects officers and hires a director to implement the objectives and policies of the Board.

#### *Summary of Significant Accounting Policies:*

- a. *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 certain reported amounts and disclosures. Actual results could differ from those estimates.
- b. *Cash and cash equivalents* – For purposes of the statement of cash flows, the Organization considers all temporary cash investments with a maturity of three months or less to be cash equivalents. Cash balances generally exceed Federal Deposit Insurance Corporation limits.
- c. *Certificates of deposit* – The certificates of deposit mature within 18 months.
- d. *Prepaid expenses* – Prepaid expenses consist of the payment of various insurance premiums, which will be expensed in the period for which the insurance coverage pertains as well as deposits held under 501(c) Agencies Trust Unemployment Program.
- e. *Inventory* – Inventory is stated at the lower of cost (first-in, first-out method) or market (net realizable value).
- f. *Donated property* – Donated property and other noncash donations are recorded as contributions at their estimated market value at the date of donation.
- g. *Donated building usage* – The Organization utilizes buildings on a no-rent basis. The estimated fair market value of the usage has been reflected in the financial statements as income and expense.



**Notes to Financial Statements**

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**NOTE 1 – ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued):**

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*Summary of Significant Accounting Policies (continued):*

- l. *Expense allocation* – Substantially all expenses are allocated among programs based on direct costs incurred by each program. Expenses not directly allocable to program areas are included as general expenses. Certain expenses are allocated among programs based on related salary expenses, and on estimates made by the Organization's management. The cost of providing various programs and other activities has been summarized on a functional basis in the statements of functional expenses. Certain costs have been allocated among the programs and supporting services benefited.
- m. *Reclassifications* – Certain 2009 amounts have been reclassified to conform with the 2010 presentation with no effect on previously reported change in net assets.

**NOTE 2 – PROGRAMS:**

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The Organization's activities include the following significant programs:

*Vocational Workshop* – Provides employment training, placement, and retention services to people with disabilities.

*Supported Living* – Provides up to 24-hour services to people with developmental disabilities in the client's home. These services include assistance with all aspects of regular living.

*Senior Nutrition* – Provides meals to seniors at the Ellensburg Adult Activities Center and Upper County Centennial Center, and are delivered to individual homes.

*Diversion* – Provides short-term housing to people with developmental disabilities in crisis situations.

*Transition House* – Provides longer-term housing to people with developmental disabilities in crisis situations.

*Yakima Schools Program* – Provides support to students with disabilities in a classroom setting.

*Children's Residential* – Contract with DSHS to provide residential services to people with developmental disabilities under 21 years of age in an Organization owned house.

Notes to Financial Statements

NOTE 5 — PROPERTY AND EQUIPMENT (continued):

The Organization currently uses a training/office building and an adjoining shop facility constructed on land owned by Kittitas County (the County). The training/office building was built by the Organization in 1974 for \$92,865. The shop facility, built in 1983, was financed with \$7,694 of the Organization's funds and \$44,000 obtained through Kittitas County under Referendum 37. Kittitas County owns the land on which the buildings were constructed. The Organization currently uses the training/office building, but ownership reverted to the County on January 1, 1994. The County also owns the shop facility. The Organization has a no-rent lease with the County for use of the land, training/office building, and shop facility through October 31, 2022. The Organization has classified all of its investments in the training/office building and shop facility as leasehold improvements and is depreciating them over the terms of the leases governing the use of each property. The value of the no-rent lease, \$33,744 for each of the years ended December 31, 2010 and 2009, has been reflected as revenue in the statements of activities.

Property and equipment totaled \$732,246 and \$697,480 at December 31, 2010 and 2009, respectively. Property is summarized by major classification and functional use as follows:

	2010				
	Vocational	Tenant	Intensive	Other	
	<u>Workshop</u>	<u>Support</u>	<u>Tenant</u> <u>Support</u>	<u>Programs</u>	<u>General</u>
Land	\$ -	\$ -	\$ -	\$ 25,000	\$ 79,200
Buildings	-	-	-	158,147	392,535
Leasehold improvements	214,630	-	-	580	-
Transportation equipment	132,993	-	116,514	-	22,511
Equipment	<u>134,565</u>	<u>13,842</u>	<u>36,116</u>	<u>46,098</u>	<u>100,535</u>
	482,188	13,842	152,630	229,825	594,781
Accumulated depreciation	<u>(401,439)</u>	<u>(13,801)</u>	<u>(123,685)</u>	<u>(51,280)</u>	<u>(150,815)</u>
	\$ 80,749	\$ 41	\$ 28,945	\$ 178,545	\$ 443,966

## Elmview, Inc.

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### Notes to Financial Statements

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#### *NOTE 8 – CONTINGENCIES:*

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The Organization receives a substantial amount of its revenues from numerous federal, state, and local government fee-for-service and grant type contracts. A significant reduction in the level of this support may have an effect on the Organization's programs and activities. These contracts may be subject to audit by the agency awarding the grant. Management believes that no material liability, if any, would result from such an audit and that they are in compliance with all applicable rules and regulations. The Organization operates in a heavily regulated environment. The operations of the Organization are subject to the administrative directives, rules, and regulations of federal, state, and local regulatory agencies.

#### *NOTE 9 – LINE OF CREDIT:*

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The Organization has an unsecured \$250,000 line of credit with a commercial bank. Interest on the line is variable. The interest rate may change at any time based on the Bank's sole discretion. No amounts were outstanding on the line of credit at December 31, 2010 and 2009.

#### *NOTE 10 – OPERATING LEASE COMMITMENT:*

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The Organization has a lease for its office location in Yakima. A three year noncancelable operating lease was effective beginning April 1, 2008, requiring annual payments of \$24,000. The lease grants the Organization the right to renew the lease for an additional two-year term. Rent expense under this agreement for each of the years ended December 31, 2010 and 2009 was \$24,000.

Minimum lease payment is as follows:

<u>Year Ending</u> <u>December 31,</u>	<u>Amount</u>
2011	\$ 6,000

## **SUPPLEMENTARY INFORMATION**

Year Ended December 31, 2010

<u>Diversion</u>	<u>Transition House</u>	<u>Children's Residential Services</u>	<u>General Administrative</u>	<u>Total</u>
\$ 90,054	\$ 102,145	\$ 314,093	\$ 12,972	\$ 5,344,173
-	-	-	-	12,140
-	-	13,807	-	84,931
-	-	-	-	275,458
-	-	-	10,487	10,729
-	-	-	35,524	35,524
-	-	-	34,420	34,420
-	-	-	205,879	205,879
-	-	-	13,123	14,809
-	-	-	-	33,744
<u>90,054</u>	<u>102,145</u>	<u>327,900</u>	<u>312,405</u>	<u>6,051,807</u>
30,465	48,703	178,807	273,562	3,803,824
6,291	-	28,441	18,893	580,692
3,538	5,710	26,493	16,548	460,841
1,984	1,820	5,465	7,949	154,083
-	-	-	-	131,669
41	307	5,396	24,755	63,408
273	356	3,211	27,259	50,857
10,200	11,880	-	17,168	71,874
-	-	-	26,693	40,396
184	1,189	7,955	-	73,520
-	-	-	-	58,814
-	-	-	-	419
2,409	2,972	5,681	13,360	40,686
62	10	4,002	13,700	21,702
8	8	128	7,979	13,963
863	998	781	9,073	31,826
-	-	-	-	33,744
33	33	49	13,754	21,234
55	55	2,034	22,820	37,526
144	357	-	10,775	21,687
-	-	-	6,137	8,676
117	117	-	2,692	5,679
-	-	1,378	-	1,378
-	-	-	181	538
-	-	78	5,144	6,852
<u>56,667</u>	<u>74,515</u>	<u>269,899</u>	<u>518,442</u>	<u>5,735,888</u>
\$ 33,387	\$ 27,630	\$ 58,001	\$ (206,037)	\$ 315,919

Year Ended December 31, 2009

<u>Diversion</u>	<u>Transition House</u>	<u>Children's Residential Services</u>	<u>General Administrative</u>	<u>Total</u>
\$ 89,583	\$ 96,840	\$ 292,532	\$ 67,062	\$ 5,436,080
-	-	-	-	12,070
-	-	8,125	872	82,352
-	-	-	27,117	258,245
-	-	-	14,460	15,472
-	-	-	12,987	12,987
-	-	-	50,210	50,210
-	-	-	6,505	7,697
-	-	-	-	33,744
<u>89,583</u>	<u>96,840</u>	<u>300,657</u>	<u>179,213</u>	<u>5,908,857</u>
31,632	43,428	161,854	343,137	3,820,206
2,131	2,847	15,918	43,012	651,256
3,782	4,479	23,872	33,471	454,382
1,660	1,046	1,532	8,627	129,004
-	-	-	-	109,610
463	429	5,395	41,640	85,581
256	1,827	3,900	24,497	56,504
10,200	11,880	-	4,019	49,316
10	-	-	55,934	64,460
440	913	7,219	-	57,308
-	-	-	-	37,707
2,710	2,928	5,197	15,261	46,633
-	-	1,163	7,250	12,741
173	21	1,228	6,592	15,784
885	912	2,172	7,339	32,977
-	-	-	-	33,744
103	82	200	12,148	22,456
92	82	1,233	23,942	33,099
126	313	1,646	9,465	20,697
-	-	-	6,411	8,304
32	32	-	254	1,605
-	-	5,727	635	12,123
34	9	237	2,899	4,325
<u>54,729</u>	<u>71,228</u>	<u>238,493</u>	<u>646,533</u>	<u>5,759,822</u>
\$ 34,854	\$ 25,612	\$ 62,164	\$ (467,320)	\$ 149,035

## Elmview

### Budget 2012

In the budget for 2012, we are anticipating a loss of \$101,623 for the year. This loss is due largely to anticipated cuts in state funding for both residential and vocational programs. There has also been a cut in funding for Senior Nutrition

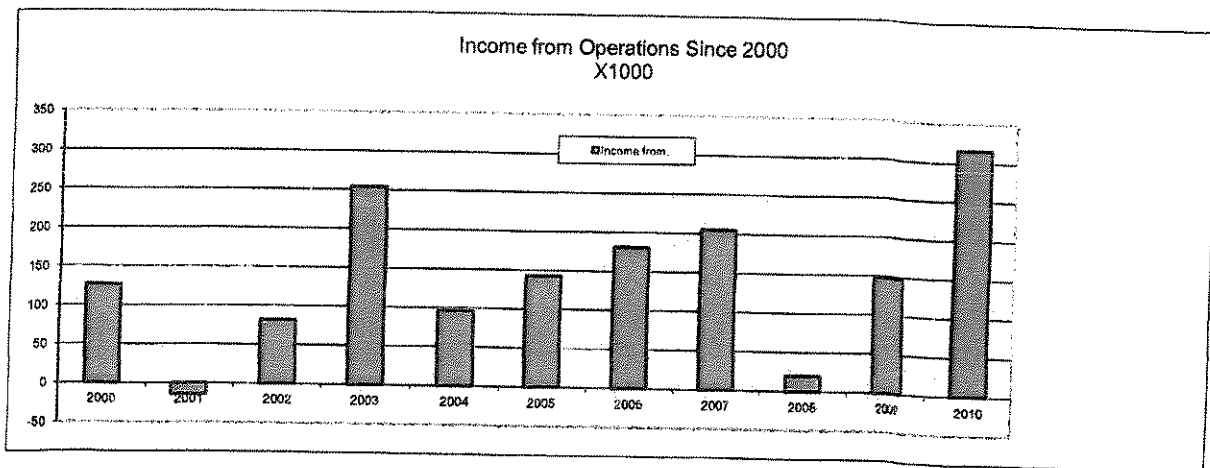
In residential we anticipate a 2% reduction in the benchmark rate effective July 1. The benchmark is the base rate established by the state for direct service wages. While there may be additional cuts, we have not included them in this budget, as they are harder to gauge.

In Vocational, we expect to lose state only funding which will reduce funds about \$40,000 for the last half of 2012. The additional reduction in vocational from 2011 income is due to prior year millage captured in 2011. We do anticipate receiving millage in 2012 but there will be additional expenses from the county for administrative services.

In Yakima, we expect DVR and Ticket to Work to continue to grow though it will require increased investment to make it happen. The Staffed Residential house, Yakima School program and Crisis services are expected to continue to operate as they did this year.

The programs have tried to continue to offer services in the face of reduced income, which means staff wages will remain similar and even increase some as turnover drops. Elmview also is anticipating increased staff benefits costs due to rate increases.

Elmview has operated in the black for the past 10 years often making substantial net gains. The organization has built reserves in order to weather the kinds of economic downturns that we are encountering. Also, actions are being taken to expand the economic base of the organization to protect it and our clients from future economic difficulties.



	SL		
Income	2012 Budget	2010 Est	Change
COUNTY/DDD	3,731,324	3,837,271	(105,947)
STATE DVR	-	-	-
VOC. EMP SERVICES	-	-	-
PRODUCTION	-	-	-
PARTICIPATION	15,380	32,102	(16,722)
OTHER ELMVIEW SERV	-	-	-
RESTRICTED	-	-	-
TRUST AND GRANTS	-	-	-
UNITED WAY	-	-	-
INTEREST INCOME	-	-	-
MISC INCOME	-	-	-
DONATED BUILDING	-	-	-
Rent	-	-	-
<b>TOTAL INCOME</b>	<b>3,746,704</b>	<b>3,869,373</b>	<b>(122,669)</b>
<b>EXPENSES</b>			
STAFF WAGES	2,590,779	2,588,052	2,727
NONTAX STAFF WAGE!	-	-	-
STAFF TAX EXPENSE	347,355	336,087	11,268
STAFF BENEFITS	556,260	428,035	128,225
CLIENT WAGES	-	-	-
CLIENT TAXES	-	-	-
OFFICE	3,421	3,421	-
PROGRAM	14,796	14,796	-
GENERAL	368	368	-
PRODUCTION	-	-	-
COG PURCHASED	-	-	-
SHIPPING	-	-	-
RENT	22,948	15,313	7,635
UTILITIES	512	512	-
BUILDING MAINT	424	424	-
GROUNDS	-	-	-
VEHICLE MAINT	13,950	13,950	-
GAS/OIL	19,809	19,809	-
MILEAGE REMB	13,965	13,965	-
VEHICLE LICs	4,704	4,704	-
VEHICLE INS	12,116	12,116	-
PROFESSIONAL SERV	418	418	-
FEES & LICs	11,355	11,355	-
CONF/TRAVEL	1,495	1,495	-
ADVERTISING	877	877	-
COMMUNICATION	10,261	10,261	-
FOOD	471	471	-
GEN INSURANCE	6,920	6,920	-
EQUIPMINT MAINT	-	-	-
INTEREST EXP.	-	-	-
MISC EXP	-	-	-
AMORT. GOODWILL	-	-	-
FUNDED DEPRECIATIO	12,956	12,956	-
NONFUNDED DEP.	-	-	-
DONATED BLDG	-	-	-
<b>TOTAL EXPENSES</b>	<b>3,646,160</b>	<b>3,496,304</b>	<b>149,856</b>
Operating Income	100,544	373,069	(272,525)
admin spread	290,294	310,111	(19,816)
Op-admin	(189,750)	62,958	(252,708)
fte%	0.730	0.730	



Income	YDVR		Change
	2012 Budget	2010 Est	
COUNTY/DDD	-	-	-
STATE DVR	59,763	43,860	15,903
VOC. EMP SERVICES	-	-	-
PRODUCTION	-	-	-
PARTICIPATION	-	-	-
OTHER ELMVIEW SERV	42,207	-	42,207
RESTRICTED	-	-	-
TRUST AND GRANTS	-	-	-
UNITED WAY	-	-	-
INTEREST INCOME	-	-	-
MISC INCOME	-	-	-
DONATED BUILDING	-	-	-
Rent	-	-	-
<b>TOTAL INCOME</b>	<b>101,970</b>	<b>43,860</b>	<b>58,110</b>
<b>EXPENSES</b>			
STAFF WAGES	46,655	45,039	1,616
NONTAX STAFF WAGE:	-	-	-
STAFF TAX EXPENSE	4,951	4,982	(31)
STAFF BENEFITS	6,945	6,383	562
CLIENT WAGES	-	-	-
CLIENT TAXES	-	-	-
OFFICE	1,251	51	1,200
PROGRAM	4,978	178	4,800
GENERAL	1,200	-	1,200
PRODUCTION	-	-	-
COG PURCHASED	-	-	-
SHIPPING	-	-	-
RENT	9,000	-	9,000
UTILITIES	3,600	-	3,600
BUILDING MAINT	-	-	-
GROUNDS	-	-	-
VEHICLE MAINT	-	-	-
GAS/OIL	-	-	-
MILEAGE REMB	5,371	1,771	3,600
VEHICLE LICs	-	-	-
VEHICLE INS	-	-	-
PROFESSIONAL SERV	720	-	720
FEES & LICs	600	-	600
CONF/TRAVEL	2,410	10	2,400
ADVERTISING	6,199	199	6,000
COMMUNICATION	2,439	339	2,100
FOOD	-	-	-
GEN INSURANCE	34	34	-
EQUIPMINT MAINT	480	-	480
INTEREST EXP.	-	-	-
MISC EXP	2,400	-	2,400
AMORT. GOODWILL	-	-	-
FUNDED DEPRECIATIO	-	-	-
NONFUNDED DEP.	-	-	-
DONATED BLDG	-	-	-
<b>TOTAL EXPENSES</b>	<b>99,233</b>	<b>58,987</b>	<b>40,245</b>
Operating Income	2,737	(15,127)	17,865
admin spread	3,977	4,248	(271)
Op-admin	(1,239)	(19,376)	18,136
fte%	0.010	0.010	

	CRS		
Income	2012 Budget	2010 Est	Change
COUNTY/DDD	312,425	312,425	-
STATE DVR	-	-	-
VOC. EMP SERVICES	-	-	-
PRODUCTION	-	-	-
PARTICIPATION	13,232	13,232	-
OTHER ELMVIEW SERV	-	-	-
RESTRICTED	-	-	-
TRUST AND GRANTS	-	-	-
UNITED WAY	-	-	-
INTEREST INCOME	-	-	-
MISC INCOME	-	-	-
DONATED BUILDING	-	-	-
Rent	-	-	-
<b>TOTAL INCOME</b>	<b>325,657</b>	<b>325,657</b>	<b>-</b>
<b>EXPENSES</b>			
STAFF WAGES	195,064	177,098	17,966
NONTAX STAFF WAGE!	-	-	-
STAFF TAX EXPENSE	26,331	26,489	(158)
STAFF BENEFITS	38,202	29,169	9,033
CLIENT WAGES	-	-	-
CLIENT TAXES	-	-	-
OFFICE	57	57	-
PROGRAM	4,360	4,360	-
GENERAL	279	279	-
PRODUCTION	11	11	-
COG PURCHASED	-	-	-
SHIPPING	-	-	-
RENT	-	-	-
UTILITIES	6,959	6,959	-
BUILDING MAINT	596	596	-
GROUNDS	-	-	-
VEHICLE MAINT	286	286	-
GAS/OIL	1,826	1,826	-
MILEAGE REMB	472	472	-
VEHICLE LICs	44	44	-
VEHICLE INS	224	224	-
PROFESSIONAL SERV	-	-	-
FEES & LICs	369	369	-
CONF/TRAVEL	221	221	-
ADVERTISING	-	-	-
COMMUNICATION	484	484	-
FOOD	6,799	6,799	-
GEN INSURANCE	2,572	2,572	-
EQUIPMINT MAINT	-	-	-
INTEREST EXP.	-	-	-
MISC EXP	-	-	-
AMORT. GOODWILL	-	-	-
FUNDED DEPRECIATIO	-	-	-
NONFUNDED DEP.	-	-	-
DONATED BLDG	-	-	-
<b>TOTAL EXPENSES</b>	<b>285,157</b>	<b>258,316</b>	<b>26,840</b>
Operating Income	40,500	67,341	(26,840)
admin spread	23,860	25,489	(1,629)
Op-admin	16,640	41,852	(25,212)
fte%	0.060	0.060	

	YSP		
Income	2012 Budget	2010 Est	Change
COUNTY/DDD	332,482	317,811	14,671
STATE DVR	-	-	-
VOC. EMP SERVICES	-	-	-
PRODUCTION	-	-	-
PARTICIPATION	-	-	-
OTHER ELMVIEW SERV	-	-	-
RESTRICTED	-	-	-
TRUST AND GRANTS	-	-	-
UNITED WAY	-	-	-
INTEREST INCOME	-	-	-
MISC INCOME	-	-	-
DONATED BUILDING	-	-	-
Rent	-	-	-
<b>TOTAL INCOME</b>	<b>332,482</b>	<b>317,811</b>	<b>14,671</b>
<b>EXPENSES</b>			
STAFF WAGES	229,186	205,289	23,897
NONTAX STAFF WAGE:	-	-	-
STAFF TAX EXPENSE	30,827	24,178	6,649
STAFF BENEFITS	11,654	7,408	4,246
CLIENT WAGES	-	-	-
CLIENT TAXES	-	-	-
OFFICE	-	-	-
PROGRAM	722	722	-
GENERAL	-	-	-
PRODUCTION	-	-	-
COG PURCHASED	-	-	-
SHIPPING	-	-	-
RENT	7,200	7,200	-
UTILITIES	-	-	-
BUILDING MAINT	-	-	-
GROUNDS	-	-	-
VEHICLE MAINT	-	-	-
GAS/OIL	431	431	-
MILEAGE REMB	1,378	1,378	-
VEHICLE LICS	-	-	-
VEHICLE INS	-	-	-
PROFESSIONAL SERV	-	-	-
FEES & LICS	140	140	-
CONF/TRAVEL	91	91	-
ADVERTISING	196	196	-
COMMUNICATION	1,289	1,289	-
FOOD	-	-	-
GEN INSURANCE	698	698	-
EQUIPMINT MAINT	-	-	-
INTEREST EXP.	-	-	-
MISC EXP	-	-	-
AMORT. GOODWILL	-	-	-
FUNDED DEPRECIATIO	108	108	-
NONFUNDED DEP.	-	-	-
DONATED BLDG	-	-	-
<b>TOTAL EXPENSES</b>	<b>283,920</b>	<b>249,129</b>	<b>34,792</b>
Operating Income	48,562	68,683	(20,121)
admin spread	23,860	25,489	(1,629)
Op-admin	24,702	43,194	(18,492)
fte%	0.060	0.060	-

Income	Total		Change
	2012 Budget	2010 Est	
COUNTY/DDO	5,237,322	5,490,657	(253,334)
STATE DVR	83,763	55,083	28,680
VOC. EMP SERVICES	40,000	38,000	2,000
PRODUCTION	229,823	259,095	(29,272)
PARTICIPATION	54,212	72,964	(18,753)
OTHER ELMVIEW SERV	55,029	7,108	47,921
RESTRICTED	-	-	-
TRUST AND GRANTS	50,000	-	50,000
UNITED WAY	10,620	11,635	(1,015)
INTEREST INCOME	9,000	8,498	502
MISC INCOME	19,675	53,291	(33,616)
DONATED BUILDING	33,744	33,744	-
Rent	43,093	27,823	15,270
<b>TOTAL INCOME</b>	<b>5,866,281</b>	<b>6,057,897</b>	<b>(191,616)</b>
<b>EXPENSES</b>			
STAFF WAGES	3,830,561	3,736,810	93,751
NONTAX STAFF WAGE!	-	-	-
STAFF TAX EXPENSE	505,778	482,002	23,776
STAFF BENEFITS	750,840	584,733	166,107
CLIENT WAGES	134,323	132,027	2,296
CLIENT TAXES	11,775	11,556	219
OFFICE	22,597	21,398	1,200
PROGRAM	46,882	46,170	712
GENERAL	5,834	4,634	1,200
PRODUCTION	36,326	83,443	(47,117)
COG PURCHASED	-	-	-
SHIPPING	-	-	-
RENT	74,886	49,716	25,170
UTILITIES	40,856	37,256	3,600
BUILDING MAINT	12,010	12,010	-
GROUNDS	1,347	1,347	-
VEHICLE MAINT	34,558	34,342	215
GAS/OIL	47,906	47,906	-
MILEAGE REMB	29,942	26,342	3,600
VEHICLE LICs	7,185	7,185	-
VEHICLE INS	24,945	24,941	4
PROFESSIONAL SERV	30,621	29,800	821
FEES & LICs	42,539	41,939	600
CONF/TRAVEL	13,337	10,937	2,400
ADVERTISING	28,311	5,036	23,275
COMMUNICATION	29,214	27,672	1,542
FOOD	62,412	46,144	16,268
GEN INSURANCE	23,220	23,216	4
EQUIPMINT MAINT	10,675	10,195	480
INTEREST EXP.	-	-	-
MISC EXP	2,400	-	2,400
AMORT. GOODWILL	-	-	-
FUNDED DEPRECIATIO	72,879	64,879	8,000
NONFUNDED DEP.	-	-	-
DONATED BLDG	33,744	33,744	-
<b>TOTAL EXPENSES</b>	<b>5,967,903</b>	<b>5,637,379</b>	<b>330,524</b>
Operating Income	(101,623)	420,518	(522,140)
admin spread	-	-	-
Op-admin	(101,623)	420,518	(522,140)
fte%	-	-	-

Internal Revenue Service

Department of the Treasury

District  
Director

P.O. Box 2350 Los Angeles, Calif. 90053

ELMVIEW INC

804 ELMVIEW ROAD  
ELENSBURG, WA 98926-9339

Person to Contact:

LUCILLE BARRAGAN

Telephone Number:

(213) 894-2336

Refer Reply to:

EO(102093)

Date:

DECEMBER 16, 1993

RE: ELMVIEW INC  
EIN: 91-0791250

GENTLEMEN:

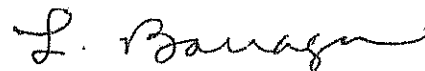
This letter is in response to your request for a copy of the determination letter for the above-named organization.

Our records indicate that this organization was recognized to be exempt from Federal income tax in DECEMBER 1965 as described in Internal Revenue Code Section 501(C)(03). It is further classified as an organization that is not a private foundation as defined in Section 509(a) of the code, because it is an organization described in Section 170(b)(1)(A)(vi).

The exempt status for the determination letter issued in DECEMBER 1965, continues to be in effect.

If you need further assistance, please contact our office at the above address or telephone number.

Sincerely,



Disclosure Assistant

## 2011 Elmview Board Members

Member/Address		Position	Term Ending
<b>Cathy Bambrick</b> 609 South Matthews Rd. Ellensburg, WA 98926	Home: 962-5566 / Work: 933-8655 E-mail: dcbambrick@elltel.net	President	Jan-13
<b>Ab Kern</b> 2106 Mt. Daniels Ellensburg, WA 98926	Home: 925-4041 / Work: 968-3643 E-Mail: kern@televar.com	Vice-President	Jan-13
<b>Jim Jongeward</b> 222 East 4th, Suite A P.O. Box 38 Ellensburg, WA 98926	Home: 925-2865 / Work: 925-6931 E-Mail: jim@kadvisors.com	Secretary / Treasurer	Jan-14
<b>Casey Shaw</b> 512 North Pearl Ellensburg, WA 98926	work: 925-1475 casey.shaws@hotmail.com		Jan-15
<b>Gary Caskey</b> c/o Solarity Credit Union 900 South Ruby Street Ellensburg, WA 98926	Home: 962-4227/ Work:925-5633 E-mail: g.caskey@solaritycu.org		Jan-15
<b>Roger Glaser</b> 815 East 2nd Street Ellensburg, WA 98926	Home: 925-4851 / Work: 925-1514 E-mail: rogerandjoed@charter.net		Jan-13
<b>Bob Darby</b> 3912 Riverbottom Road Ellensburg, WA 98926	Home: 962-2421 mail: bdarby@pfp.org	E-	Jan-14
<b>Andy Rubottom</b> 107 W 11th Ave. Apt. #113 Ellensburg, WA 98926	Home: 962-5214		Jan-14
<b>Robin Read</b> 312 W 12th Street Ellensburg, WA 98926	phone 962-7003 mail: robin.read@co.kittitas.wa.us	E-	Jan-14
<b>Sandy Wentworth</b> 201 W Mt. Hood Court Ellensburg, WA 98926	Cell: 509-859-2200 mail: Sandywentworth@aol.com	E-	Jan-13

Kittitas Yakima Community Land Trust  
Program Budget, First Operating Year

Expenses: Budget		
SALARIES	Program Director	47,840
	@ \$23/hour	
	Support Staff	9,600
OPE	0.25	11,960
	RENT	2,400
	UTILITIES	600
	OFFICE	840
	PROGRAM	960
	GENERAL	600
	MILEAGE REMB	1,248
	PROFESSIONAL SERV	1,200
	FEES & LICS	600
	CONF/TRAVEL	2,400
	CONSUMER MATERIALS	2,400
	ADVERTISING	2,400
	COMMUNICATION	1,140
	GEN INSURANCE	1,200
	MISC EXP	1,200
	FUNDED DEPRECIATION	1,200
<b>Total Expenses:</b>		<b>89,788</b>

# Kittitas Yakima Valley Community Land Trust

## Three Year Operating Projections

Income:		2012	2013	2014
	DEVELOPMENT FEES	0	26,200	118,800
	Kittitas Co. Affordable Hsng Fund	85,000	42,500	16,000
	GRANTS/GIFTS		85,000	60,000
	MEMBERSHIP	3,600	5,500	7,500
<b>Total Income:</b>		<b>88,600</b>	<b>159,200</b>	<b>202,300</b>
Expenses: Budget		2012	2013	2014
SALARIES	Program Director @ \$23/hour	47,840	49,036	50,262
	Program Assistant		18,200	29,848
	Support Staff	9,600	12,813	21,460
	Benefits/Social Security/L&I	14,360	20,012	25,392
	RENT	2,400	2,400	2,400
	UTILITIES	600	625	6,650
	OFFICE	840	900	950
	PROGRAM	960	1,010	1,100
	GENERAL	600	625	650
	MILEAGE REMB	1,248	1,350	1,400
	PROFESSIONAL SERV	1,200	1,200	1,200
	FEES & LICS	600	600	600
	CONF/TRAVEL	2,400	2,500	2,750
	CONSUMER MATERIALS	2,400	3,200	4,000
	ADVERTISING	2,400	2,500	2,750
	COMMUNICATION	1,140	1,200	1,300
	GEN INSURANCE	1,200	1,275	1,375
	PURCHASE OF LAND		35,000	42,500
	MISC EXP	1,200	1,200	1,200
	FUNDED DEPRECIATION	1,200	1,800	2,400
<b>Total Expenses:</b>		<b>92,188</b>	<b>157,446</b>	<b>200,187</b>
<b>Total Income:</b>		<b>88,600</b>	<b>159,200</b>	<b>202,300</b>
	Surplus/-Deficit	-3,588	1,754	2,113

### Assumptions:

Revenues: *Development Fees*—generated by purchase of land and construction /rehabilitation of homes. *Kittitas County Affordable Housing Fund*—Decreasing support as KYVCLT becomes operational. *Grants*—leverage Housing Fund investment for successful applications.

Expenses—Full time Program Director, Program Assistant-1/2 time 2<sup>nd</sup> year, ¾ time 3<sup>rd</sup> year, Support staff= administrative support and coordination.