
MISSOURI HOUSING TRUST FUND
*INDEPENDENT AUDITORS' REPORT
AND FINANCIAL STATEMENTS
JUNE 30, 2020 AND 2019*



Strength, Dignity, Quality of Life

MISSOURI HOUSING

DEVELOPMENT COMMISSION

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CERTIFIED PUBLIC ACCOUNTANTS & BUSINESS CONSULTANTS

Independent Auditors' Report

The Commissioners of the Missouri
Housing Development Commission
Missouri Housing Trust Fund
Kansas City, Missouri

Report on the Financial Statements

We have audited the accompanying financial statements of the Missouri Housing Trust Fund as of and for the years ended June 30, 2020 and 2019, and the related notes to the financial statements, which collectively comprise the Missouri Housing Trust Fund'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; 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.

Auditors' Responsibility

Our responsibility is to express an opinion on these financial statements based on our audits. We conducted our audits 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 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 auditors' 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.

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 financial position of the Missouri Housing Trust Fund as of June 30, 2020 and 2019, and the results of its operations and its cash flows for the years then ended, in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 3 through 5 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 management's discussion and analysis in accordance with auditing standards generally accepted in the United States of America, which consisted of inquires of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquires, 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.

RubinBrown LLP

September 14, 2020

MISSOURI HOUSING TRUST FUND

MANAGEMENT'S DISCUSSION AND ANALYSIS

For the Years Ended June 30, 2020 and 2019

Management's discussion and analysis of the Missouri Housing Trust Fund's (Trust Fund) financial performance provides an overview of the Trust Fund's financial activities for the fiscal years ended June 30, 2020 and 2019. Please read it in conjunction with the Trust Fund's financial statements and accompanying notes.

Introduction - Missouri Housing Development Commission

The Missouri Housing Trust Fund was created by the Missouri State Legislature in 1994 to help meet the housing needs of very low income Missourians. The Missouri Housing Development Commission (Commission) administers the Trust Fund, which provides for a variety of housing needs, such as emergency home repair, emergency rent, mortgage or utility payments, acquisition, rehabilitation or new construction of housing facilities and related services for very low income families and individuals.

Overview of the Financial Statements

This annual financial report consists of management's discussion and analysis and the financial statements, including notes to the financial statements. The Trust Fund maintains its financial records on the accrual basis of accounting.

2020 Financial Highlights

- Total assets were \$2.6 million at June 30, 2020, a decrease of 12.8% from fiscal year end 2019. This decrease resulted from a decrease in recording fee revenue in fiscal year 2020.
- Net position decreased 16.6% during fiscal year 2020.
- Recording fee revenue was \$2.9 million in fiscal year 2020, a decrease of 6.4% from 2019. This decrease in fee revenue resulted from decreased real estate document filings.
- Grants totaled \$3.4 million in 2020, a decrease of 5.3% from 2019, resulting from a decrease in housing program grants.

2019 Financial Highlights

- Total assets were \$3.0 million at June 30, 2019, a decrease of 13.8% from fiscal year end 2018. This decrease resulted from a decrease in recording fee revenue in fiscal year 2019 together with an increase in grants disbursements.
- Net position decreased 13.4% during fiscal year 2019.
- Recording fee revenue was \$3.1 million in fiscal year 2019, a decrease of 5.1% from 2018. This decrease in fee revenue resulted from decreased real estate document filings.
- Grants totaled \$3.6 million in 2019, an increase of 9.8% from 2018, resulting from the timing of housing program expenses.

MISSOURI HOUSING TRUST FUND

Management's Discussion and Analysis *(Continued)*

Financial Position

The following table summarizes the Trust Fund's assets, liabilities and net position as of June 30, 2020, June 30, 2019, and June 30, 2018.

	Condensed Financial Information			\$ Change	
	2020	June 30, 2019	2018	2020 vs 2019	2019 vs 2018
Current Assets					
Investments	\$ 1,204	\$ 1,897	\$ 2,889	\$ (693)	\$ (992)
Other	<u>1,436</u>	<u>1,131</u>	<u>624</u>	<u>305</u>	<u>507</u>
Total assets	2,640	3,028	3,513	(388)	(485)
Current Liabilities	<u>172</u>	<u>67</u>	<u>92</u>	<u>105</u>	<u>(25)</u>
Restricted Net Position	<u>\$ 2,468</u>	<u>\$ 2,961</u>	<u>\$ 3,421</u>	<u>\$ (493)</u>	<u>\$ (460)</u>

Investments

Investments consist of U.S. government and agency fixed rate securities. The Trust Fund's investment policy emphasizes preservation of principal. At June 30, 2020, the Trust Fund had \$1.2 million in investments compared to \$1.9 million at June 30, 2019, and \$2.9 million at June 30, 2018.

Net Position

The Trust Fund's net position is restricted to use as authorized by Sections 215.034-215.038, RSMo, the Trust Fund enabling legislation.

MISSOURI HOUSING TRUST FUND

Management's Discussion and Analysis (*Continued*)

Operating Activities

The following table summarizes the Trust Fund's revenues, expenses and changes in net position for fiscal years 2020, 2019 and 2018.

	Condensed Financial Information			\$ Change	
	Revenues, Expenses and Changes in Net Position (In Thousands)			2020 vs 2019	2019 vs 2018
	June 30,				
	2020	2019	2018		
Revenues					
Recording fees	\$ 2,931	\$ 3,132	\$ 3,301	\$ (201)	\$ (169)
Interest income	71	100	58	(29)	42
Total revenues	<u>3,002</u>	<u>3,232</u>	<u>3,359</u>	<u>(230)</u>	<u>(127)</u>
Expenses					
Grants	3,437	3,630	3,305	(193)	325
Administrative expenses	58	62	66	(4)	(4)
Total expenses	<u>3,495</u>	<u>3,692</u>	<u>3,371</u>	<u>(197)</u>	<u>321</u>
Change in Net Position	<u>\$ (493)</u>	<u>\$ (460)</u>	<u>\$ (12)</u>	<u>\$ (33)</u>	<u>\$ (448)</u>

For fiscal year 2020, recording fee revenue decreased 6.4% from 2019. During fiscal year 2019, recording revenue decreased 5.1% from 2018. These fees are generated by a \$3 recording fee collected by the Missouri county recorders for each real estate related document filing.

Contacting the Trust Fund's Financial Management

This financial report is designed to provide stakeholders in the Trust Fund with a general overview of the Trust Fund's finances and to demonstrate accountability of resources. Questions about this report or inquiries for additional financial information may be directed to the Director of Finance at the Missouri Housing Development Commission, 920 Main Street, Suite 1400, Kansas City, Missouri 64105 or visit the Commission's website at www.mhdc.com.

MISSOURI HOUSING TRUST FUND

STATEMENT OF NET POSITION (In Thousands)

	<u>June 30,</u>	
	<u>2020</u>	<u>2019</u>
Assets		
Current Assets		
Cash	\$ 1,427	\$ 1,125
Investments	1,204	1,897
Accrued interest receivable	9	6
	<hr/>	<hr/>
Total Assets	2,640	3,028
	<hr/>	<hr/>
Liabilities		
Current Liabilities		
Accounts payable	172	67
	<hr/>	<hr/>
Total Liabilities	172	67
	<hr/>	<hr/>
Net Position		
Restricted	2,468	2,961
	<hr/>	<hr/>
Total Net Position	\$ 2,468	\$ 2,961
	<hr/>	<hr/>

MISSOURI HOUSING TRUST FUND

STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION (In Thousands)

	For the Years Ended June 30,	
	2020	2019
Operating Revenues		
Recording fees	\$ 2,931	\$ 3,132
Interest income	71	100
	<hr/>	<hr/>
Total operating revenues	3,002	3,232
	<hr/>	<hr/>
Operating Expenses		
Grants	3,437	3,630
Administrative expenses	58	62
	<hr/>	<hr/>
Total operating expenses	3,495	3,692
	<hr/>	<hr/>
Change in Net Position	(493)	(460)
Net Position, Beginning of Year	2,961	3,421
	<hr/>	<hr/>
Net Position, End of Year	\$ 2,468	\$ 2,961
	<hr/> <hr/>	<hr/> <hr/>

MISSOURI HOUSING TRUST FUND

STATEMENT OF CASH FLOWS (In Thousands)

	For the Years Ended June 30,	
	2020	2019
Cash Flows From Operating Activities		
Recording fee revenue	\$ 2,931	\$ 3,132
Payments for grants and other items	(3,390)	(3,717)
Net cash used in operating activities	(459)	(585)
Cash Flows From Investing Activities		
Proceeds from investment maturities	4,400	4,000
Purchase of investments	(3,697)	(2,975)
Income received on investments	58	70
Net cash provided by investing activities	761	1,095
Increase in Cash	302	510
Cash, Beginning of Year	1,125	615
Cash, End of Year	\$ 1,427	\$ 1,125
Reconciliation of Change in Net Position to Net Cash Used in Operating Activities		
Change in net position	\$ (493)	\$ (460)
Adjustments to reconcile change in net position to net cash used in operating activities		
Income - investments	(61)	(67)
Change in fair value of investments	(10)	(33)
Change in assets and liabilities		
Increase (decrease) in accounts payable	105	(25)
Net cash used in operating activities	\$ (459)	\$ (585)

MISSOURI HOUSING TRUST FUND

NOTES TO FINANCIAL STATEMENTS

June 30, 2020 and 2019

1. **Nature of Operations and Summary of Significant Accounting Policies**

The Missouri Housing Trust Fund (Trust Fund) is authorized by Section 215.034, RSMo to financially assist, by loans or grants, the development of housing stock and to provide housing assistance for persons and families with income at or below specified levels. The Trust Fund is administered by and reported as a fund of the Missouri Housing Development Commission (Commission), which is the housing finance agency for the state of Missouri (State).

The following is a summary of the more significant accounting policies of the Trust Fund.

Basis of Accounting

The Trust Fund maintains its financial records on the accrual basis of accounting.

The Trust Fund's financial statements have been prepared on the basis of Governmental Proprietary Fund concept of the Governmental Accounting Standards Board (GASB). The Governmental Proprietary Fund concept is utilized when financial activities are operated similarly to private business enterprises and financed through fees and charges.

Use of Estimates

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

Cash and Cash Equivalents

For purposes of reporting cash flows, cash and cash equivalents include cash on hand and on deposit and temporary investments with an original maturity of three months or less.

MISSOURI HOUSING TRUST FUND

Notes to Financial Statements *(Continued)*

Classification of Revenues

Revenues and expenses are typically divided into operating and nonoperating items. Operating revenues generally result from providing services in connection with the Trust Fund's principal ongoing operations. The principal operating revenues of the Trust Fund are derived from recording fees and interest income from investments. Operating expenses consist primarily of grants. All revenues and expenses not meeting these definitions would be reported as nonoperating revenues and expenses. The Trust Fund has no nonoperating activities.

Net Position

Net position represents the difference between assets and liabilities in the Trust Fund's financial statements. The Trust Fund's net position is restricted to use as authorized by Sections 215.034-215.038, RSMo, the Trust Fund enabling legislation.

2. Investments

Investments may include Federal Home Loan Bank (FHLB) term deposits and bank certificates of deposit reported at cost and U.S. government and agency securities reported at fair value.

Investment Policy

The Commission administers the Trust Fund in accordance with Chapter 215 of the Missouri State Statutes. Section 215.034 RSMo directs the State Treasurer to allocate all moneys in the Missouri Housing Trust Fund to the Commission for disbursement and investment as directed by the Statute. Chapter 215 permits the Commission to invest any funds not required for immediate disbursement in obligations of the State or of the United States government or any instrumentality thereof, or bank certificates of deposit. At June 30, 2020 and 2019, all of the Trust Fund's investments were in compliance with the state statute.

Investment Types and Maturities

The Commission categorizes the Trust Fund's fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; and Level 3 inputs are significant unobservable inputs.

MISSOURI HOUSING TRUST FUND

Notes to Financial Statements *(Continued)*

The Trust Fund's recurring fair value measurements consist of U.S. government agency securities, all of which mature in less than one year, valued using a multi-dimensional relational pricing model (Level 2 inputs). These securities totaled \$1,204,000 and \$1,897,000 as of June 30, 2020 and June 20, 2019, respectively.

Credit Risk

The Trust Fund's investments in U.S. government securities are rated in the highest rating category by Moody's Investor Services (Aaa) and AA+ by Standard & Poor's.

Concentration of Credit Risk

State statute places no limit on the amount the Trust Fund may invest in any one permitted issuer. The following table lists investments in issuers that represent 5% or more of total U.S. government and agency investments at June 30, 2020 and 2019:

Issuer	Percent of Total Investments	
	2020	2019
U.S. Treasury	50%	100%
Federal Home Loan Bank	50%	0%

Custodial Credit Risk

The custodial credit risk for deposits is the risk that, in the event of the failure of a depository financial institution, a government will not be able to recover deposits or will not be able to recover collateral securities that are in the possession of an outside party. Protection of the Trust Fund's deposits of \$1,427,000 is provided by the Federal Deposit Insurance Corporation, and by eligible securities pledged by the financial institution. The custodial credit risk for investments is the risk that, in the event of the failure of the counterparty to a transaction, a government will not be able to recover the value of investment or collateral securities that are in the possession of an outside party. In accordance with its policy, the Trust Fund addresses custodial credit risk by pre-qualifying institutions with which the Trust Fund places investments, diversifying its investments portfolio and maintaining a standard of quality for its investments.

MISSOURI HOUSING TRUST FUND

Notes to Financial Statements *(Continued)*

3. Revenue from the State of Missouri

In accordance with Section 215.034, RSMo, the State distributes to the Trust Fund a \$3 recording fee collected by the Missouri county recorders for each real estate related document filing.

4. Administrative Expenses

The Trust Fund reimburses the Commission for administrative costs not to exceed 2% of Trust Fund revenues.

5. Commitments

At June 30, 2020 and 2019, the Trust Fund had outstanding program commitments of approximately \$2,142,000 and \$2,867,000, respectively. These commitments represent Trust Fund grants that were approved prior to year end for which disbursements will be made in subsequent fiscal years.