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**MISSOURI HOUSING TRUST FUND**  
*INDEPENDENT AUDITORS' REPORT  
AND FINANCIAL STATEMENTS  
JUNE 30, 2018 AND 2017*

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*Strength, Dignity, Quality of Life*

**MISSOURI HOUSING**

DEVELOPMENT COMMISSION

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RubinBrown LLP  
Certified Public Accountants  
& Business Consultants

1200 Main Street  
Suite 1000  
Kansas City, MO 64105

T 816.472.1122  
F 816.472.1065

W [rubinbrown.com](http://rubinbrown.com)  
E [info@rubinbrown.com](mailto:info@rubinbrown.com)

## 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, 2018 and 2017, 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, 2018 and 2017, 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 25, 2018

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**MISSOURI HOUSING TRUST FUND**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**For the Years Ended June 30, 2018 and 2017**

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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, 2018 and 2017. 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.

**2018 Financial Highlights**

- Total assets were \$3.5 million at June 30, 2018, an increase of 2.3% from fiscal year end 2017. This increase resulted from an increase in recording fee revenue in fiscal year 2018 together with an increase in payables related to the timing of grant disbursements.
- Net position remained level with a 0.3% decrease during fiscal year 2018.
- Recording fee revenue was \$3.3 million in fiscal year 2018, an increase of 3.7% from 2017. This increase in fee revenue resulted from increased real estate document filings.
- Grants totaled \$3.3 million in 2018, an increase of 16.5% from 2017, resulting from an increase in available recording fee revenue and the timing of housing program expenses.

**2017 Financial Highlights**

- Total assets were \$3.4 million at June 30, 2017, an increase of 5.0% from fiscal year end 2016. This increase resulted from an increase in recording fee revenue and decrease in the volume of grants in fiscal year 2017.
- Net position increased 9.9% during fiscal year 2017.
- Recording fee revenue was \$3.2 million in fiscal year 2017, an increase of 4.2% from 2016. This increase in fee revenue resulted from increased real estate document filings.
- Grants totaled \$2.8 million in 2017, a decrease of 24.3% from 2016, resulting from the timing of housing program expenses.

## MISSOURI HOUSING TRUST FUND

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### 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, 2018, June 30, 2017, and June 30, 2016.

#### Condensed Financial Information Assets, Liabilities and Net Position (In Thousands)

	June 30,			\$ Change	
	2018	2017	2016	2018 vs 2017	2017 vs 2016
<b>Current Assets</b>					
Investments	\$ 2,889	\$ 2,597	\$ 2,693	\$ 292	\$ (96)
Other	624	836	576	(212)	260
Total assets	3,513	3,433	3,269	80	164
<b>Current Liabilities</b>	92	—	145	92	(145)
<b>Restricted Net Position</b>	<u>\$ 3,421</u>	<u>\$ 3,433</u>	<u>\$ 3,124</u>	<u>\$ (12)</u>	<u>\$ 309</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, 2018, the Trust Fund had \$2.9 million in investments compared to \$2.6 million at June 30, 2017, and \$2.7 million at June 30, 2016.

#### 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

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### 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 2018, 2017 and 2016.

**Condensed Financial Information**  
**Revenues, Expenses and Changes in Net Position (In Thousands)**

	June 30,			\$ Change	
	2018	2017	2016	2018 vs 2017	2017 vs 2016
<b>Revenues</b>					
Recording fees	\$ 3,301	\$ 3,183	\$ 3,056	\$ 118	\$ 127
Interest income	58	26	21	32	5
Total revenues	<u>3,359</u>	<u>3,209</u>	<u>3,077</u>	<u>150</u>	<u>132</u>
<b>Expenses</b>					
Grants	3,305	2,837	3,750	468	(913)
Administrative expenses	66	63	61	3	2
Total expenses	<u>3,371</u>	<u>2,900</u>	<u>3,811</u>	<u>471</u>	<u>(911)</u>
<b>Change in Net Position</b>	<u>\$ (12)</u>	<u>\$ 309</u>	<u>\$ (734)</u>	<u>\$ (321)</u>	<u>\$ 1,043</u>

For fiscal year 2018, recording fee revenue increased 3.7% from 2017. During fiscal year 2017, recording revenue increased 4.2% from 2016. 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](http://www.mhdc.com).

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# MISSOURI HOUSING TRUST FUND

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## STATEMENT OF NET POSITION (In Thousands)

	<u>June 30,</u>	
	<u>2018</u>	<u>2017</u>
<b>Assets</b>		
<b>Current Assets</b>		
Cash	\$ 615	\$ 830
Investments	2,889	2,597
Accrued interest receivable	9	6
<b>Total Assets</b>	<b>3,513</b>	<b>3,433</b>
<b>Liabilities</b>		
<b>Current Liabilities</b>		
Accounts payable	92	—
<b>Net Position</b>		
Restricted	3,421	3,433
<b>Total Net Position</b>	<b>\$ 3,421</b>	<b>\$ 3,433</b>



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## MISSOURI HOUSING TRUST FUND

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

	For the Years Ended June 30,	
	2018	2017
<b>Operating Revenues</b>		
Recording fees	\$ 3,301	\$ 3,183
Interest income	58	26
<b>Total operating revenues</b>	<b>3,359</b>	<b>3,209</b>
<b>Operating Expenses</b>		
Grants	3,305	2,837
Administrative expenses	66	63
<b>Total operating expenses</b>	<b>3,371</b>	<b>2,900</b>
<b>Change in Net Position</b>	<b>(12)</b>	<b>309</b>
<b>Net Position, Beginning of Year</b>	<b>3,433</b>	<b>3,124</b>
<b>Net Position, End of Year</b>	<b>\$ 3,421</b>	<b>\$ 3,433</b>

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# MISSOURI HOUSING TRUST FUND

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## STATEMENT OF CASH FLOWS (In Thousands)

	For the Years Ended June 30,	
	2018	2017
<b>Cash Flows From Operating Activities</b>		
Recording fee revenue	\$ 3,301	\$ 3,183
Payments for grants and other items	(3,279)	(3,045)
Net cash provided by operating activities	22	138
<b>Cash Flows From Investing Activities</b>		
Proceeds from investment maturities	4,200	4,090
Purchase of investments	(4,492)	(4,004)
Income received on investments	55	36
Net cash provided by (used in) investing activities	(237)	122
<b>Increase (Decrease) in Cash</b>	<b>(215)</b>	260
<b>Cash, Beginning of Year</b>	<b>830</b>	570
<b>Cash, End of Year</b>	<b>\$ 615</b>	<b>\$ 830</b>
<b>Reconciliation of Change in Net Position to Net Cash Provided by Operating Activities</b>		
Change in net position	\$ (12)	\$ 309
Adjustments to reconcile change in net position to net cash provided by operating activities		
Income - investments	(58)	(36)
Change in fair value of investments	—	10
Change in assets and liabilities		
Increase (decrease) in accounts payable	92	(145)
Net cash provided by operating activities	\$ 22	\$ 138

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# MISSOURI HOUSING TRUST FUND

## NOTES TO FINANCIAL STATEMENTS

June 30, 2018 and 2017

### 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

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### 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, 2018 and 2017, 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

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### 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 \$2,889,000 and \$2,597,000 as of June 30, 2018 and June 20, 2017, 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, 2018 and 2017:

<b>Issuer</b>	<b>Percent of Total Investments</b>	
	<b>2018</b>	<b>2017</b>
U.S. Treasury	34%	23%
Federal Home Loan Bank	28%	35%
Federal National Mortgage Association	24%	—
Federal Home Loan Mortgage Corporation	14%	42%

#### **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 \$615,000 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**

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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, 2018 and 2017, the Trust Fund has outstanding program commitments of approximately \$3,343,000 and \$2,590,000, respectively. These commitments represent Trust Fund grants that were approved prior to year end for which disbursements will be made in subsequent fiscal years.