

**HOUSING AUTHORITY OF THE  
CITY OF INDEPENDENCE, KANSAS**

Independent Auditors' Report and  
Financial Statement with  
Supplementary Information

For the Year Ended December 31, 2020

**HOUSING AUTHORITY OF THE  
CITY OF INDEPENDENCE, KANSAS**

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**JARRED, GILMORE & PHILLIPS, PA**  
CERTIFIED PUBLIC ACCOUNTANTS

**INDEPENDENT AUDITORS' REPORT**

Board of Directors  
Housing Authority of the  
City of Independence, Kansas

We have audited the accompanying fund summary statement of regulatory basis receipts, expenditures, and unencumbered cash balances of the Housing Authority of the City of Independence, Kansas, a component unit of the City of Independence, Kansas, as of and for the year ended December 31, 2020, and the related notes to the financial statement.

***Management's Responsibility for the Financial Statement***

Management is responsible for the preparation and fair presentation of this financial statement in accordance with the *Kansas Municipal Audit and Accounting Guide* as described in Note 1; this includes determining that the regulatory basis of accounting is an acceptable basis for the preparation of the financial statement in the circumstances. Management is also responsible for the design, implementation and maintenance of internal control relevant to the preparation and fair presentation of the financial statement that is free from material misstatement, whether due to fraud or error.

***Auditor's Responsibility***

Our responsibility is to express an opinion on the financial statement based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the *Kansas Municipal Audit and Accounting Guide*. Those standards require we plan and perform the audit to obtain reasonable assurance about whether the financial statement is free of material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statement. The procedures selected depend on auditor's judgment, including the assessment of the risks of material misstatement of the financial statement, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the Authority's preparation and fair presentation of the financial statement 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 statement.

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

***Basis for Adverse Opinion on U.S. Generally Accepted Accounting Principles***

As described in Note 1 of the financial statement, the financial statement is prepared by the Housing Authority of the City of Independence, Kansas on the basis of the financial reporting provisions of the Kansas Municipal Audit and Accounting Guide, which is a basis of accounting other than accounting principles generally accepted in the United States of America.

The effects on the financial statement of the variances between the regulatory basis of accounting described in Note 1 and accounting principles generally accepted in the United States of America, although not reasonably determinable, are presumed to be material.

***Adverse Opinion on U.S. Generally Accepted Accounting Principles***

In our opinion, because of the significance of the matter discussed in the “Basis for Adverse Opinion on U.S. Generally Accepted Accounting Principles” paragraph, the financial statement referred to above does not present fairly, in conformity with accounting principles generally accepted in the United States of America, the financial position of the Housing Authority of the City of Independence, Kansas as of December 31, 2020, or changes in financial position and cash flows thereof for the year then ended.

***Unmodified Opinion on Regulatory Basis of Accounting***

In our opinion, the financial statement referred to above presents fairly, in all material respects, the aggregate cash and unencumbered cash balance of the Housing Authority of the City of Independence, Kansas as of December 31, 2020, and the aggregate receipts and expenditures for the year then ended in accordance with the financial reporting provisions of the Kansas Municipal Audit and Accounting Guide described in Note 1.

***Other Matters***

***Supplementary Information***

Our audit was conducted for the purpose of forming an opinion on the fund summary statement of regulatory basis receipts, expenditures, and unencumbered cash balances (basic financial statement) as a whole. The individual fund schedules of regulatory basis receipts and expenditures-actual (Schedule 1 as listed in the table of contents) are presented for analysis and are not a required part of the basic financial statement, however, are required to be presented under the provisions of the *Kansas Municipal Audit and Accounting Guide*. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statement. The information has been subjected to the auditing procedures applied in the audit of the basic financial statement and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statement or to the basic financial statement itself, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the basic financial statement as a whole, on the basis of accounting described in Note 1.

We also previously audited, in accordance with auditing standards generally accepted in the United States of America, the basic financial statement of Independence Public Library as of and for the year ended December 31, 2019 (not presented herein), and have issued our report thereon dated September 15, 2020, which contained an unmodified opinion on the basic financial statement. The 2019 basic financial statement and our accompanying report are not presented herein, but are available in electronic form from the web site of the Kansas Department of Administration at the following link <http://admin.ks.gov/offices/oar/municipal-services>. Such 2019 comparative information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the 2019 basic financial statement. The 2019 comparative information was subjected to the auditing procedures applied in the audit of the 2019 basic financial statement and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the 2019 basic financial statement or to the 2019 basic financial statement itself, and other additional procedures in accordance with auditing standards generally

accepted in the United States of America. In our opinion, the 2019 comparative information is fairly stated in all material respects in relation to the basic financial statement as a whole for the year ended December 31, 2019, on the basis of accounting described in Note 1.

A handwritten signature in cursive script that reads "Jarred, Gilmore & Phillips, PA".

JARRED, GILMORE & PHILLIPS, PA  
Certified Public Accountants

August 11, 2021  
Chanute, Kansas

**HOUSING AUTHORITY OF THE  
CITY OF INDEPENDENCE, KANSAS**  
Summary Statement of Receipts, Expenditures, and Unencumbered Cash  
Regulatory Basis  
For the Year Ended December 31, 2020

Funds	Beginning Unencumbered Cash Balances	Receipts	Expenditures	Ending Unencumbered Cash Balances	Plus Encumbrances and Accounts Payable	Ending Cash Balances December 31, 2020
<b>Business Funds:</b>						
McKinley Security Deposits	\$ 9,984.00	\$ 3,755.40	\$ 2,673.40	\$ 11,066.00	\$ -	\$ 11,066.00
McKinley Operating	7,910.72	142,319.51	132,295.10	17,935.13	9,961.67	27,896.80
Surplus	3,132,609.94	23,954.45	53,032.28	3,103,532.11	-	3,103,532.11
Development	413,387.42	199,998.07	73,243.35	540,142.14	34,231.54	574,373.68
Replacement	167,499.92	78,999.56	89,363.50	157,135.98	-	157,135.98
Penn Terrace	89,646.50	856,185.49	872,462.01	73,369.98	41,798.96	115,168.94
Cheney	10,633.77	26,035.03	26,601.74	10,067.06	833.71	10,900.77
Earl Street	4,802.34	11,611.11	15,636.35	777.10	277.90	1,055.00
Cedar Point	9,599.28	62,723.21	58,470.55	13,851.94	2,086.09	15,938.03
South 8th Street	8,855.46	968.28	3,579.48	6,244.26	365.74	6,610.00
Tenant Based Rental Assistance	17,094.29	80,538.53	81,251.80	16,381.02	-	16,381.02
Security Deposits	190,193.64	13,591.22	11,665.40	192,119.46	-	192,119.46
Management	571,013.16	36,438.51	-	607,451.67	-	607,451.67
Earl Street Reserve for Replacement	13,027.19	7,181.46	-	20,208.65	-	20,208.65
Cheney Reserve for Replacement	39,469.49	313.42	-	39,782.91	-	39,782.91
Cedar Point Reserve for Replacement	21,617.07	171.67	-	21,788.74	-	21,788.74
IHA Warehouse	11,525.83	86.62	3,391.68	8,220.77	303.02	8,523.79
Total Reporting Entity	\$ 4,718,870.02	\$ 1,544,871.54	\$ 1,423,666.64	\$ 4,840,074.92	\$ 89,858.63	\$ 4,929,933.55

## Composition of Cash:

## Community National Bank:

Checking Account .....	\$ 2,373,164.37
Certificates of Deposit.....	2,556,769.18
Total Cash and Investments .....	<u>\$ 4,929,933.55</u>

The notes to the financial statement are  
an integral part of this statement.

**HOUSING AUTHORITY OF THE  
CITY OF INDEPENDENCE, KANSAS**  
Independence, Kansas

Notes to Financial Statement  
For the Year Ended December 31, 2020

**1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The financial statement and schedules of the Housing Authority of the City of Independence, Kansas have been prepared in order to show compliance with the cash basis laws of the State of Kansas. The Governmental Accounting Standards Board is the principal standard-setting body for establishing governmental accounting and financial reporting principles. The more significant of the Authority's accounting policies follow. Note 1 describes how the Authority's accounting policies differ from generally accepted accounting policies.

**Financial Reporting Entity**

The Housing Authority of the City of Independence, Kansas is a municipal corporation governed by an appointed five-member board appointed by the City of Independence. The Authority is a related municipal entity of the City of Independence, Kansas. This financial statement presents the Housing Authority of the City of Independence, Kansas. As such, all funds are held by the City of Independence, and financial transactions are processed through their administrative offices, including payroll and fringe benefits such as KPERS.

*Related Municipal Entities:* A related municipal entity is determined by the following criteria. Whether the Authority exercises oversight responsibility on financial interdependency, selection of governing authority, designation of management, ability to significantly influence operations and accountability for fiscal matters, scope of the public service, and significant operational or financial relationships with the Authority. Related municipal entities are not required to be included in the Authority's audit by the Kansas Municipal Audit and Accounting Guide (KMAAG). Based upon the application of this criterion, there are no related municipal entities.

**Regulatory Basis Fund Types**

A fund is defined as an independent fiscal and accounting entity with a self-balancing set of accounts recording cash and other financial resources, together with all related liabilities and residual equities or balances, and changes therein, which are segregated for the purpose of carrying on specific activities or attaining certain objectives in accordance with special regulations, restrictions, or limitations. The following types of funds comprise the financial activities of the Housing Authority of the City of Independence, Kansas, for the year of 2020:

Business fund – funds financed in whole or in part by fees charged to users of the goods or services (i.e. enterprise and internal service fund etc.)

**Basis of Presentation – Regulatory Basis of Accounting**

*Regulatory Basis of Accounting and Departure from Accounting Principles Generally Accepted in the United States of America.* The (KMAAG) regulatory basis of accounting involves the recognition of cash, cash equivalents, marketable investments, and certain accounts payable and encumbrance obligations to arrive at a net unencumbered cash and investments balance on a regulatory basis for each fund, and the reporting of changes in unencumbered cash and investments of a fund resulting from the difference in regulatory basis revenues and regulatory basis expenditures for the fiscal year. All recognized assets and liabilities are measured and reported at cost, unless they have been permanently impaired and have no future cash value or represent no future obligation against cash. The KMAAG regulatory basis does not recognize capital assets, long-term debt, accrued receivables and payables, or any other assets, liabilities or deferred inflows or outflows, other than those mentioned above.

**1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

Basis of Presentation – Regulatory Basis of Accounting

Regulatory Basis of Accounting and Departure from Accounting Principles Generally Accepted in the United States of America. The (KMAAG) regulatory basis of accounting involves the recognition of cash, cash equivalents, marketable investments, and certain accounts payable and encumbrance obligations to arrive at a net unencumbered cash and investments balance on a regulatory basis for each fund, and the reporting of changes in unencumbered cash and investments of a fund resulting from the difference in regulatory basis revenues and regulatory basis expenditures for the fiscal year. All recognized assets and liabilities are measured and reported at cost, unless they have been permanently impaired and have no future cash value or represent no future obligation against cash. The KMAAG regulatory basis does not recognize capital assets, long-term debt, accrued receivables and payables, or any other assets, liabilities or deferred inflows or outflows, other than those mentioned above.

The municipality has approved a resolution that is in compliance with K.S.A. 75-1120a(c), waiving the requirement for application of generally accepted accounting principles and allowing the municipality to use the regulatory basis of accounting.

Reimbursed Expenses

K.S.A. 79-2934 provides that reimbursed expenditures, in excess of those budgeted, should be recorded as reductions in expenditures rather than revenues. In the financial statement and budget schedule comparisons presented in this report, reimbursements and refunds are recorded as revenues. The reimbursements are recorded as receipts when received by the Authority treasurer and are often difficult to identify the exact expenditure which they are reimbursing.

Budgetary Information

The Authority is not subject to the Kansas budget laws as they are not the primary taxing authority for the Authority. Montgomery County Kansas holds the taxing authority for the Authority.

**2. STEWARDSHIP, COMPLIANCE, AND ACCOUNTABILITY**

Compliance with Kansas Statutes

Statement 1 is designed to show compliance with the cash basis laws of Kansas. As shown in Statement 1, the Authority was in compliance with the cash basis laws of Kansas.

**3. DEPOSITS AND INVESTMENTS**

K.S.A 9-1401 establishes the depositories which may be used by the Authority. The statute requires banks eligible to hold the Authority's funds have a main branch or branch bank in the county in which the Authority is located, or in an adjoining county if such institution has been designated as an official depository, and the banks provide an acceptable rate of return on funds. In addition, K.S.A. 9-1402 requires the banks to pledge securities for deposits in excess of FDIC coverage. The Authority has no other policies that would further limit interest rate risk.

K.S.A 12-1675 limits the Authority's investment of idle funds to time deposits, open accounts, and certificates of deposit with allowable financial institutions; U.S. Government securities; temporary notes; no-fund warrants; repurchase agreements; and the Kansas Municipal Investment Pool. The Authority has no investment policy that would further limit its investment choices.



### 3. **DEPOSITS AND INVESTMENTS** (Continued)

*Concentration of credit risk.* State statutes place no limit on the amount the Authority may invest in any one issuer as long as the investments are adequately secured under K.S.A. 9-1402 and 9-1405.

*Custodial credit risk – deposits.* Custodial credit risk is the risk that in the event of a bank failure, the Authority's deposits may not be returned to it. State statutes require the Authority's deposits in financial institutions to be entirely covered by federal depository insurance or by collateral held under a joint custody receipt issued by a bank within the State of Kansas, the Federal Reserve Bank of Kansas District, or the Federal Home Loan Bank of Topeka. All deposits were legally secured at December 31, 2020.

At December 31, 2020, the Authority's carrying amount of deposits, including certificates of deposit, was \$4,929,933.55. The Housing Authority's deposits are combined with the City of Independence's deposits. The total bank balance, for both the Housing Authority and the City, was \$20,549,888.84. The bank balance was held by two resulting in a concentration of credit risk. Of the bank balance at year end, \$501,455.00 was covered by federal depository insurance (FDIC), \$16,809,275.34 was collateralized with pledged securities held by the pledging financial institutions' agents in the City's name, the remaining \$3,239,158.50 was covered with a repurchase agreement.

### 4. **RISK MANAGEMENT**

The Authority is exposed to various risks of loss related to torts; theft of, damage to, or destruction of assets, errors and omissions; injuries to employees; employees' health and life; and natural disasters. The Authority manages these risks of loss through the purchase of various insurance policies by the City.

### 5. **INTERFUND TRANSFERS**

Operating transfers were as follows:

<u>From Fund:</u>	<u>To Fund:</u>	<u>Statutory Authority</u>	<u>Amount</u>
McKinley Security Deposits Fund	McKinley Operating Fund	K.S.A 17-2346	\$ 1,728.40
McKinley Operating Fund	Penn Terrace Fund	K.S.A 17-2346	22,070.00
Penn Terrace Fund	Development Fund	K.S.A. 17-2346	29,259.33
Cheney Fund	Development Fund	K.S.A. 17-2346	7,960.92
Development Fund	Management Fund	K.S.A. 17-2346	1,380.00
Development Fund	Penn Terrace Fund	K.S.A. 17-2346	1,935.75
Penn Terrace Fund	Replacement Fund	K.S.A 17-2346	77,949.00
Cedar Point Fund	Penn Terrace Fund	K.S.A 17-2346	21,413.00
Security Deposit Fund	Penn Terrace Fund	K.S.A 17-2346	4,448.00
Security Deposit Fund	Cheney Fund	K.S.A. 17-2346	386.00
Security Deposit Fund	Cedar Point Fund	K.S.A. 17-2346	741.00
Earl Street Fund	Penn Terrace Fund	K.S.A 17-2346	1,380.00
Earl Street Fund	Earl Street Reserve For Replacement Fund	K.S.A 17-2346	7,078.01
South 8 <sup>th</sup> Street Fund	Penn Terrace Fund	K.S.A 17-2346	247.50
Cheney Fund	Penn Terrace Fund	K.S.A 17-2346	3,750.00

## **6. CONTINGENCIES**

On January 30, 2020, the World Health Organization (“WHO”) announced a global health emergency because of a new strain of coronavirus in Wuhan, China (the “COVID-19 outbreak”) and the risk to the international community as the virus spreads globally beyond its point of origin. In March 2020, the WHO classified the COVID-19 outbreak as a pandemic, based on the rapid increase in exposure globally. The full impact of the COVID-19 outbreak continues to evolve as of the date of this report. As such, it is uncertain as to the full magnitude that the pandemic will have on the Housing Authority’s financial condition, liquidity and future results of operations. Management is actively monitoring the global and local situation on its financial condition, liquidity, operations, suppliers, industry and workforce. Given the daily evolution of the COVID-19 outbreak and the global responses to curb its spread, the Housing Authority is not able to estimate the effects of the COVID-19 outbreak on its results of operations, financial condition or liquidity for fiscal year 2020. Our results of operations for full year 2021 may be materially adversely affected.

## **7. SUBSEQUENT EVENTS**

The Housing Authority evaluated events and transactions occurring subsequent to December 31, 2020. During this period, there were no subsequent events requiring recognition in the financial statement.

## **SUPPLEMENTARY INFORMATION**

**HOUSING AUTHORITY OF THE  
CITY OF INDEPENDENCE, KANSAS  
MCKINLEY SECURITY DEPOSITS FUND**

Schedule of Receipts and Expenditures - Actual  
Regulatory Basis

For the Year Ended December 31, 2020

(With Comparative Actual Amounts for the Prior Year Ended December 31, 2019)

	Prior Year Actual	Current Year Actual
Receipts		
Use of Money and Property		
Interest Income	\$ 327.01	\$ 88.40
Operations		
Security Deposits	3,011.00	3,667.00
Total Receipts	3,338.01	3,755.40
Expenditures		
Capital Outlay	99.00	945.00
Operating Transfers To McKinley Operating Fund	2,732.01	1,728.40
Total Expenditures	2,831.01	2,673.40
Receipts Over(Under) Expenditures	507.00	1,082.00
Unencumbered Cash, Beginning	9,477.00	9,984.00
Unencumbered Cash, Ending	\$ 9,984.00	\$ 11,066.00

**HOUSING AUTHORITY OF THE  
CITY OF INDEPENDENCE, KANSAS  
MCKINLEY OPERATING FUND**

Schedule of Receipts and Expenditures - Actual  
Regulatory Basis

For the Year Ended December 31, 2020

(With Comparative Actual Amounts for the Prior Year Ended December 31, 2019)

	Prior Year Actual	Current Year Actual
Receipts		
Charges for Services		
Rental Receipts	\$ 102,239.00	\$ 116,910.50
Use of Money and Property		
Interest Income	747.36	189.01
Intergovernmental		
HAP Payments	34,881.00	23,066.00
Other Receipts		
Miscellaneous	1,634.00	425.60
Operating Transfer From		
McKinley Security Deposits Fund	2,732.01	1,728.40
Total Receipts	142,233.37	142,319.51
Expenditures		
Contractual Services	107,838.40	102,824.17
Commodities	9,403.21	7,400.93
Operating Transfers To		
Penn Terrace Fund	23,015.00	22,070.00
Total Expenditures	140,256.61	132,295.10
Receipts Over(Under) Expenditures	1,976.76	10,024.41
Unencumbered Cash, Beginning	5,933.96	7,910.72
Unencumbered Cash, Ending	\$ 7,910.72	\$ 17,935.13

**HOUSING AUTHORITY OF THE  
CITY OF INDEPENDENCE, KANSAS  
SURPLUS FUND**

Schedule of Receipts and Expenditures - Actual  
Regulatory Basis

For the Year Ended December 31, 2020

(With Comparative Actual Amounts for the Prior Year Ended December 31, 2019)

	Prior Year Actual	Current Year Actual
Receipts		
Use of Money and Property		
Interest Income	\$ 94,320.85	\$ 23,954.45
Other Receipts		
Miscellaneous	29,265.62	-
Total Receipts	123,586.47	23,954.45
Expenditures		
Capital Outlay	113,794.54	53,032.28
Total Expenditures	113,794.54	53,032.28
Receipts Over(Under) Expenditures	9,791.93	(29,077.83)
Unencumbered Cash, Beginning	3,122,818.01	3,132,609.94
Unencumbered Cash, Ending	\$ 3,132,609.94	\$ 3,103,532.11

**HOUSING AUTHORITY OF THE  
CITY OF INDEPENDENCE, KANSAS  
DEVELOPMENT FUND**

Schedule of Receipts and Expenditures - Actual  
Regulatory Basis

For the Year Ended December 31, 2020

(With Comparative Actual Amounts for the Prior Year Ended December 31, 2019)

	Prior Year Actual	Current Year Actual
Receipts		
Use of Money and Property		
Interest Income	\$ 9,773.49	\$ 3,324.06
Sale of Assets	267,832.18	159,453.76
Operating Transfer From		
Cheney Fund	-	7,960.92
Penn Terrace Fund	17,598.98	29,259.33
Total Receipts	295,204.65	199,998.07
Expenditures		
Contractual Services	8,392.95	2,348.20
Capital Outlay	114,343.59	67,579.40
Operating Transfers To		
Management Fund	-	1,380.00
Penn Terrace Fund	4,170.00	1,935.75
Total Expenditures	126,906.54	73,243.35
Receipts Over(Under) Expenditures	168,298.11	126,754.72
Unencumbered Cash, Beginning	245,089.31	413,387.42
Unencumbered Cash, Ending	\$ 413,387.42	\$ 540,142.14

**HOUSING AUTHORITY OF THE  
CITY OF INDEPENDENCE, KANSAS  
REPLACEMENT FUND**

Schedule of Receipts and Expenditures - Actual  
Regulatory Basis

For the Year Ended December 31, 2020

(With Comparative Actual Amounts for the Prior Year Ended December 31, 2019)

	Prior Year Actual	Current Year Actual
Receipts		
Use of Money and Property		
Interest Income	\$ 3,611.77	\$ 1,050.56
Operating Transfer From		
Penn Terrace Fund	74,562.00	77,949.00
Cheney Fund	7,753.10	-
Total Receipts	85,926.87	78,999.56
Expenditures		
Capital Outlay	137,180.11	89,363.50
Total Expenditures	137,180.11	89,363.50
Receipts Over(Under) Expenditures	(51,253.24)	(10,363.94)
Unencumbered Cash, Beginning	218,753.16	167,499.92
Unencumbered Cash, Ending	\$ 167,499.92	\$ 157,135.98



**HOUSING AUTHORITY OF THE  
CITY OF INDEPENDENCE, KANSAS  
PENN TERRACE FUND**

Schedule of Receipts and Expenditures - Actual  
Regulatory Basis

For the Year Ended December 31, 2020

(With Comparative Actual Amounts for the Prior Year Ended December 31, 2019)

	Prior Year Actual	Current Year Actual
Receipts		
Charges for Services		
Rental Receipts	\$ 320,896.00	\$ 347,051.17
Cable	16,225.00	16,365.00
Use of Money and Property		
Interest Income	3,903.99	1,175.12
Intergovernmental		
HAP Payments	424,732.00	432,442.00
Other Receipts		
Miscellaneous	17,709.51	3,766.95
Rental Fee	274.00	141.00
Operating Transfer From		
McKinley Operating Fund	23,015.00	22,070.00
Cedar Point Fund	16,448.00	21,413.00
Security Deposit Fund	11,569.20	4,448.00
Earl Street Fund	1,050.00	1,380.00
S 8th Street Fund	210.00	247.50
Cheney Fund	720.00	3,750.00
Development Fund	4,170.00	1,935.75
Total Receipts	840,922.70	856,185.49
Expenditures		
Personnel Services	390,719.70	419,039.73
Contractual Services	313,064.96	285,939.76
Commodities	51,477.40	60,017.19
Capital Outlay	52.00	257.00
Operating Transfers To		
Development Fund	17,598.98	29,259.33
Replacement Fund	74,562.00	77,949.00
Total Expenditures	847,475.04	872,462.01
Receipts Over(Under) Expenditures	(6,552.34)	(16,276.52)
Unencumbered Cash, Beginning	96,198.84	89,646.50
Unencumbered Cash, Ending	\$ 89,646.50	\$ 73,369.98

**HOUSING AUTHORITY OF THE  
CITY OF INDEPENDENCE, KANSAS  
CHENEY FUND**

Schedule of Receipts and Expenditures - Actual  
Regulatory Basis

For the Year Ended December 31, 2020

(With Comparative Actual Amounts for the Prior Year Ended December 31, 2019)

	Prior Year Actual	Current Year Actual
Receipts		
Charges for Services		
Rental Receipts	\$ 19,669.00	\$ 19,271.00
Use of Money and Property		
Interest Income	263.69	81.03
Intergovernmental		
HAP Payments	6,066.00	5,539.00
Other Receipts		
Miscellaneous	10.00	758.00
Operating Transfer From Security Deposit Fund	-	386.00
Total Receipts	26,008.69	26,035.03
Expenditures		
Contractual Services	15,727.05	13,823.68
Commodities	-	1,067.14
Operating Transfers To		
Penn Terrace Fund	720.00	3,750.00
Replacement Fund	7,753.10	-
Development Fund	-	7,960.92
Total Expenditures	24,200.15	26,601.74
Receipts Over(Under) Expenditures	1,808.54	(566.71)
Unencumbered Cash, Beginning	8,825.23	10,633.77
Unencumbered Cash, Ending	\$ 10,633.77	\$ 10,067.06

**HOUSING AUTHORITY OF THE  
CITY OF INDEPENDENCE, KANSAS  
EARL STREET FUND**

Schedule of Receipts and Expenditures - Actual  
Regulatory Basis

For the Year Ended December 31, 2020

(With Comparative Actual Amounts for the Prior Year Ended December 31, 2019)

	Prior Year Actual	Current Year Actual
Receipts		
Charges for Services		
Rental Receipts	\$ 11,421.50	\$ 11,486.88
Use of Money and Property		
Interest Income	109.05	45.23
Other Receipts		
Miscellaneous	293.50	79.00
Total Receipts	11,824.05	11,611.11
Expenditures		
Contractual Services	5,609.74	6,630.94
Commodities	1,416.97	547.40
Operating Transfer To Earl Street Reserve for Replacement Fund	-	7,078.01
Penn Terrace Fund	1,050.00	1,380.00
Total Expenditures	8,076.71	15,636.35
Receipts Over(Under) Expenditures	3,747.34	(4,025.24)
Unencumbered Cash, Beginning	1,055.00	4,802.34
Unencumbered Cash, Ending	\$ 4,802.34	\$ 777.10

**HOUSING AUTHORITY OF THE  
CITY OF INDEPENDENCE, KANSAS  
CEDAR POINT FUND**

Schedule of Receipts and Expenditures - Actual  
Regulatory Basis

For the Year Ended December 31, 2020

(With Comparative Actual Amounts for the Prior Year Ended December 31, 2019)

	Prior Year Actual	Current Year Actual
Receipts		
Charges for Services		
Rental Receipts	\$ 50,038.00	\$ 51,658.00
Use of Money and Property		
Interest Income	423.45	93.21
Intergovernmental		
HAP Payments	11,730.00	9,925.00
Other Receipts		
Miscellaneous	1,153.00	306.00
Operating Transfer From Security Deposit Fund	-	741.00
Total Receipts	63,344.45	62,723.21
Expenditures		
Contractual Services	35,776.59	33,853.74
Commodities	5,153.50	3,203.81
Operating Transfer To		
Penn Terrace Fund	16,448.00	21,413.00
Management Fund	5,065.00	-
Total Expenditures	62,443.09	58,470.55
Receipts Over(Under) Expenditures	901.36	4,252.66
Unencumbered Cash, Beginning	8,697.92	9,599.28
Unencumbered Cash, Ending	\$ 9,599.28	\$ 13,851.94

**HOUSING AUTHORITY OF THE  
CITY OF INDEPENDENCE, KANSAS  
SOUTH 8TH STREET FUND**

Schedule of Receipts and Expenditures - Actual  
Regulatory Basis

For the Year Ended December 31, 2020

(With Comparative Actual Amounts for the Prior Year Ended December 31, 2019)

	Prior Year Actual	Current Year Actual
Receipts		
Charges for Services		
Rental Receipts	\$ 2,032.00	\$ 425.00
Use of Money and Property		
Interest Income	177.48	70.28
Intergovernmental		
HAP Payments	5,661.00	473.00
Total Receipts	7,870.48	968.28
Expenditures		
Contractual Services	4,003.84	3,207.19
Commodities	-	124.79
Operating Transfer To		
Penn Terrace Fund	210.00	247.50
Total Expenditures	4,213.84	3,579.48
Receipts Over(Under) Expenditures	3,656.64	(2,611.20)
Unencumbered Cash, Beginning	5,198.82	8,855.46
Unencumbered Cash, Ending	\$ 8,855.46	\$ 6,244.26

**HOUSING AUTHORITY OF THE  
CITY OF INDEPENDENCE, KANSAS  
TENANT BASED RENTAL ASSISTANCE FUND**

Schedule of Receipts and Expenditures - Actual  
Regulatory Basis

For the Year Ended December 31, 2020

(With Comparative Actual Amounts for the Prior Year Ended December 31, 2019)

	Prior Year Actual	Current Year Actual
Receipts		
Use of Money and Property		
Interest Income	\$ 564.83	\$ 135.53
Intergovernmental		
Federal Grants	96,043.00	80,403.00
Total Receipts	96,607.83	80,538.53
Expenditures		
Contractual Services	97,586.00	81,251.80
Total Expenditures	97,586.00	81,251.80
Receipts Over(Under) Expenditures	(978.17)	(713.27)
Unencumbered Cash, Beginning	18,072.46	17,094.29
Unencumbered Cash, Ending	\$ 17,094.29	\$ 16,381.02

**HOUSING AUTHORITY OF THE  
CITY OF INDEPENDENCE, KANSAS  
SECURITY DEPOSITS FUND**

Schedule of Receipts and Expenditures - Actual  
Regulatory Basis

For the Year Ended December 31, 2020

(With Comparative Actual Amounts for the Prior Year Ended December 31, 2019)

	<u>Prior Year Actual</u>	<u>Current Year Actual</u>
Receipts		
Operations		
Security Deposits	\$ 14,384.00	\$ 9,100.00
Use of Money and Property		
Interest Income	4,377.08	1,991.45
Other Receipts		
Miscellaneous	7,710.88	2,499.77
	<u>26,471.96</u>	<u>13,591.22</u>
Total Receipts		
Expenditures		
Contractual Services	1,165.00	3,133.78
Capital Outlay	4,968.12	2,956.62
Operating Transfer To		
Penn Terrace Fund	11,569.20	4,448.00
Cedar Point Fund	-	741.00
Cheney Fund	-	386.00
	<u>17,702.32</u>	<u>11,665.40</u>
Total Expenditures		
Receipts Over(Under) Expenditures	8,769.64	1,925.82
Unencumbered Cash, Beginning	<u>181,424.00</u>	<u>190,193.64</u>
Unencumbered Cash, Ending	<u>\$ 190,193.64</u>	<u>\$ 192,119.46</u>

**HOUSING AUTHORITY OF THE  
CITY OF INDEPENDENCE, KANSAS  
MANAGEMENT FUND**

Schedule of Receipts and Expenditures - Actual  
Regulatory Basis

For the Year Ended December 31, 2020

(With Comparative Actual Amounts for the Prior Year Ended December 31, 2019)

	Prior Year Actual	Current Year Actual
Receipts		
Use of Money and Property		
Interest Income	\$ 16,395.80	\$ 4,689.09
Intergovernmental		
Federal Grants	6,746.81	7,585.00
Other Receipts		
Management Fees	27,557.00	22,784.42
Operating Transfer From		
Development Fund	-	1,380.00
Cedar Point Fund	5,065.00	-
Total Receipts	55,764.61	36,438.51
Expenditures		
Capital Outlay	-	-
Total Expenditures	-	-
Receipts Over(Under) Expenditures	55,764.61	36,438.51
Unencumbered Cash, Beginning	515,248.55	571,013.16
Unencumbered Cash, Ending	\$ 571,013.16	\$ 607,451.67



**HOUSING AUTHORITY OF THE  
CITY OF INDEPENDENCE, KANSAS  
EARL STREET RESERVE FOR REPLACEMENT FUND**

Schedule of Receipts and Expenditures - Actual

Regulatory Basis

For the Year Ended December 31, 2020

(With Comparative Actual Amounts for the Prior Year Ended December 31, 2019)

	Prior Year Actual	Current Year Actual
Receipts		
Use of Money and Property		
Interest Income	\$ 370.18	\$ 103.45
Operating Transfer From Earl Street Fund	-	7,078.01
Total Receipts	370.18	7,181.46
Expenditures		
Capital Outlay	-	-
Total Expenditures	-	-
Receipts Over(Under) Expenditures	370.18	7,181.46
Unencumbered Cash, Beginning	12,657.01	13,027.19
Unencumbered Cash, Ending	\$ 13,027.19	\$ 20,208.65

**HOUSING AUTHORITY OF THE  
CITY OF INDEPENDENCE, KANSAS  
CHENEY RESERVE FOR REPLACEMENT FUND**

Schedule of Receipts and Expenditures - Actual

Regulatory Basis

For the Year Ended December 31, 2020

(With Comparative Actual Amounts for the Prior Year Ended December 31, 2019)

	Prior Year Actual	Current Year Actual
Receipts		
Use of Money and Property		
Interest Income	\$ 1,121.55	\$ 313.42
Total Receipts	1,121.55	313.42
Expenditures		
Capital Outlay	-	-
Total Expenditures	-	-
Receipts Over(Under) Expenditures	1,121.55	313.42
Unencumbered Cash, Beginning	38,347.94	39,469.49
Unencumbered Cash, Ending	\$ 39,469.49	\$ 39,782.91

**HOUSING AUTHORITY OF THE  
CITY OF INDEPENDENCE, KANSAS  
CEDAR POINT RESERVE FOR REPLACEMENT FUND**

Schedule of Receipts and Expenditures - Actual

Regulatory Basis

For the Year Ended December 31, 2020

(With Comparative Actual Amounts for the Prior Year Ended December 31, 2019)

	Prior Year Actual	Current Year Actual
Receipts		
Use of Money and Property		
Interest Income	\$ 614.25	\$ 171.67
Total Receipts	614.25	171.67
Expenditures		
Capital Outlay	-	-
Total Expenditures	-	-
Receipts Over(Under) Expenditures	614.25	171.67
Unencumbered Cash, Beginning	21,002.82	21,617.07
Unencumbered Cash, Ending	\$ 21,617.07	\$ 21,788.74

**HOUSING AUTHORITY OF THE  
CITY OF INDEPENDENCE, KANSAS  
IHA WAREHOUSE FUND**

Schedule of Receipts and Expenditures - Actual  
Regulatory Basis

For the Year Ended December 31, 2020

(With Comparative Actual Amounts for the Prior Year Ended December 31, 2019)

	Prior Year Actual	Current Year Actual
Receipts		
Use of Money and Property		
Interest Income	\$ 365.15	\$ 86.62
Total Receipts	365.15	86.62
Expenditures		
Contractual Services	1,287.19	2,330.73
Capital Outlay	972.11	1,060.95
Total Expenditures	2,259.30	3,391.68
Receipts Over(Under) Expenditures	(1,894.15)	(3,305.06)
Unencumbered Cash, Beginning	13,419.98	11,525.83
Unencumbered Cash, Ending	\$ 11,525.83	\$ 8,220.77