COFFEY COUNTY
HOUSING AUTHORITY

Burlington, Kansas

Independent Auditor's Report and
Financial Statement with
Supplementary Information

For the Year Ended December 31, 2023

COFFEY COUNTY HOUSING AUTHORITY
Burlington, Kansas

For the Year Ended December 31, 2023

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JARRED, GILMORE & PHILLIPS, PA
Certified Public Accountants

INDEPENDENT AUDITOR'S REPORT

Board of Commissioners
Coffey County Housing Authority
Burlington, Kansas

Adverse and Unmodified Opinions
We have audited the accompanying fund summary statement of regulatory basis receipts, expenditures, and unencumbered cash balances of Coffey County Housing Authority, as of and for the year ended December 31, 2023 and the related notes to the financial statement.

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 and Unmodified Opinions section of our report, the accompanying 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 Coffey County Housing Authority as of December 31, 2023, 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 accompanying financial statement referred to above presents fairly, in all material respects, the aggregate cash and unencumbered cash balance of Coffey County Housing Authority as of December 31, 2023, 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.

Basis for Adverse and Unmodified Opinions
We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the *Kansas Municipal Audit and Accounting Guide*. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statement section of our report. We are required to be independent of the Authority, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our adverse and unmodified audit opinions.

Matter Giving Rise to Adverse Opinion on U.S. Generally Accepted Accounting Principles
As discussed in Note 1 of the financial statement, the financial statement is prepared by Coffey County Housing Authority 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.

Responsibilities of Management 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.

In preparing the financial statement, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statement

Our objectives are to obtain reasonable assurance about whether the financial statement as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statement.

In performing an audit in accordance with GAAS, we:

- exercise professional judgment and maintain professional skepticism throughout the audit.
- identify and assess the risks of material misstatement of the financial statement, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statement.
- obtain an understanding of internal control relevant to the audit 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 Authority's internal control. Accordingly, no such opinion is expressed.
- evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statement.
- conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

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 schedule of receipts and expenditures – actual and budget regulatory basis, for each individual fund (Schedule 1 as listed in the table of contents) is presented for analysis and is not a required part of the basic financial statement, however is 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 accompanying supplementary 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 Coffey County Housing Authority as of and for the year ended December 31, 2022 (not presented herein), and have issued our report thereon dated May 8, 2023, which contained an unmodified opinion on the basic financial statement. The 2022 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 https://admin.ks.gov/offices/accounts-reports/local-government/municipal-services. The 2022 actual column (2022 comparative information) presented in the individual fund schedules of regulatory basis receipts and expenditures—actual and budget for the year ended December 31, 2023 (Schedule 1 as listed in the table of contents) is presented for purposes of additional analysis and is not a required part of the basic financial statement. Such 2022 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 2022 basic financial statement. The 2022 comparative information was subjected to the auditing procedures applied in the audit of the 2022 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 2022 basic financial statement or to the 2022 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 2022 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, 2022, on the basis of accounting described in Note 1.



JARRED, GILMORE & PHILLIPS, PA
Certified Public Accountants

April 8, 2024
Chanute, Kansas

COFFEY COUNTY HOUSING AUTHORITY

Burlington, Kansas
Summary Statement of Receipts, Expenditures, and Unencumbered Cash
Regulatory Basis
For the Year Ended December 31, 2023

Funds	Beginning Unencumbered Cash Balance	Receipts	Expenditures	Ending Unencumbered Cash Balance	Add Encumbrances and Accounts Payable	Cash Balances December 31, 2023
General	$ 153,753.50	$ 266,490.50	$ 330,791.22	$ 89,452.78	$ 12,076.11	$ 101,528.89
Special Purpose Funds:						
Grants	8,260.71	329,077.95	326,814.01	10,524.65	-	10,524.65
Building	274,737.07	30,228.63	13,480.98	291,484.72	700.00	292,184.72
Total Reporting Entity	$ 436,751.28	$ 625,797.08	$ 671,086.21	$ 391,462.15	$ 12,776.11	$ 404,238.26

Composition of Cash	
Petty Cash Checking Account	$ 250.00
General Fund Checking Account	17,786.42
General Sweep	63,568.65
Building Fund Checking Accounts	15,680.00
Building Sweep	124,096.74
Building CNB CD	151,563.73
TriPlex #1 Checking	14,651.61
LeRoy Triplex #1 MMDA	701.61
Grant Fund Checking	10,524.65
Cross St MMDA	4,332.12
4th St MMDA	1,082.73
Total Cash	$ 404,238.26

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

COFFEY COUNTY HOUSING AUTHORITY
Burlington, Kansas

Notes to Financial Statement
December 31, 2023

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statement and schedules of the Coffey County Housing Authority, Burlington, 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 Coffey County Housing Authority (Authority) is a municipality of the State of Kansas organized under K.S.A. 12-1219, with a five-member Board of Commissioners appointed by Coffey County, Kansas. The Authority is a related municipal entity of Coffey County, Kansas.

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 were not such 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 Coffey County Housing Authority, for the year of 2023:

General fund – the chief operating fund. Used to account for all resources except those required to be accounted for in another fund.

Special Purpose funds – used to account for the proceeds of specific tax levies and other specific regulatory receipts sources (other than Capital Project and tax levies for long-term debt) that are intended for specified purposes.

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 receipts 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 regulatory receipts. In the financial statement and budget schedule comparisons presented in this report, reimbursements and refunds are recorded as regulatory receipts. 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. In funds showing expenditures in excess of the original adopted budget, reimbursements are added to the adopted budget as budget credits for comparison with the actual expenditures.

Pension Plan

Substantially all full-time Authority employees are members of the State of Kansas Public Employees Retirement System, which is a multi-employer state-wide pension plan. The Authority's policy is to fund all pension costs accrued. Such costs to be funded are actuarially determined annually by the State of Kansas.

Budgetary Information

The Authority is not subject to the Kansas budget laws as they are not the primary taxing authority for the Authority. Coffey County, Kansas holds the taxing authority for the Authority. The Authority adopts an annual budget for the General Fund for managerial purposes.

2. STEWARDSHIP, COMPLIANCE, AND ACCOUNTABILITY

Compliance with Kansas Statutes

As shown in Statement 1, the Authority was in apparent compliance with Kansas cash basis laws.

Management is not aware of any other statutory violations.

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.

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 City, or the Federal Home Loan Bank of Topeka. All deposits were legally secured at December 31, 2023.

At year-end, the Authority's carrying amount of deposits was $404,238.26 and the bank balance was $407,430.74. The bank balance was held by two banks resulting in a concentration of credit risk. Of the bank balance, $265,092.66 was covered by FDIC insurance, and $142,338.08 was collateralized with pledged securities held by the pledging financial institutions' agents in the Authority's name.

4. FINANCE LEASES

The Housing Authority has entered into a finance lease agreement dated June 16, 2022, to purchase the LeRoy Tri-Plex building at a cost of $150,000.00. The Authority agreed to make one hundred thirteen monthly principal and interest payments of $1,655.75 at a rate of 4.93% for the first 54 payments, then at a variable rate thereafter.

December 31,	Total
2024	$ 17,899.69
2025	19,869.00
2026	19,869.00
2027	19,869.00
2028	19,869.00
2029-2032	63,784.63
Total Net Minimum Lease Payments	161,160.32
Less: Imputed Interest	(30,889.38)
Net Present Value	130,270.94
Less: Current Maturities	(11,433.91)
Long-Term Finance Lease Obligations	$ 118,837.03

5. LONG-TERM DEBT

Changes in long-term liabilities for the City for the year ended December 31, 2023, were as follows:

Issue	Interest Rates	Date of Issue	Original Amount of Issue	Date of Final Maturity	Balance Beginning of Year	Additions	Reductions/ Payments	Balance End of Year	Interest Paid
Finance Leases									
LeRoy Tri-Plex 22506882	4.93%	June 16, 2022	$ 150,000.00	June 16, 2032	$ 145,000.00	$ -	$ (14,729.06)	$ 130,270.94	$ 6,795.69
Total Contractual Indebtedness					$ 145,000.00	$ -	$ (14,729.06)	$ 130,270.94	$ 6,795.69

5. LONG-TERM DEBT

Current maturities of long-term debt and interest for the next five years and in five year increments through maturity is as follows:

Issue	2024	2025	2026	2027	2028	2029-2032	Total
Principal							
Finance Leases							
LeRoy Tri-Plex 22506882	$ 11,433.91	$ 14,079.14	$ 14,789.15	$ 15,534.96	$ 16,318.38	$ 58,115.40	$ 130,270.94
Total Principal Payments	11,433.91	14,079.14	14,789.15	15,534.96	16,318.38	58,115.40	130,270.94
Interest							
Finance Leases							
LeRoy Tri-Plex 22506882	6,465.78	5,789.86	5,079.85	4,334.04	3,550.62	5,669.23	30,889.38
Total Interest Payments	6,465.78	5,789.86	5,079.85	4,334.04	3,550.62	5,669.23	30,889.38
Total Principal and Interest	$ 17,899.69	$ 19,869.00	$ 19,869.00	$ 19,869.00	$ 19,869.00	$ 63,784.63	$ 161,160.32

6. RIGHT TO USE CONTRACTS

The Authority has entered into a contract for rent of office space. Right to use expense for the year ended December 31, 2023, was $5,400.00. Under the current agreement, this agreement is month to month, therefore there are no future minimum payments to disclose.

7. DEFINED BENEFIT PENSION PLAN

General Information about the Pension Plan

Plan description. The Authority participates in the Kansas Public Employees Retirement System (KPERS), a cost-sharing multiple-employer defined benefit pension plan as provided by K.S.A. 74-4901, et. seq. Kansas law establishes and amends benefit provisions. KPERS issues a publicly available financial report that includes financial statements and required supplementary information. KPERS' financial statements are included in its Comprehensive Annual Financial Report which can be found on the KPERS website at www.kpers.org or by writing to KPERS (611 South Kansas, Suite 100, Topeka, KS 66603) or by calling 1-888-275-5737.

Contributions. K.S.A. 74-4919 and K.S.A. 74-49,210 establish the KPERS member-employee contribution rates. KPERS has multiple benefit structures and contribution rates depending on whether the employee is a KPERS 1, KPERS 2 or KPERS 3 member. KPERS 1 members are active and contributing members hired before July 1, 2009. KPERS 2 members were first employed in a covered position on or after July 1, 2009, and KPERS 3 members were first employed in a covered position on or after January 1, 2015. Effective January 1, 2015, Kansas law established the KPERS member-employee contribution rate at 6% of covered salary for KPERS 1, KPERS 2 and KPERS 3 members. Member contributions are withheld by their employer and paid to KPERS according to the provisions of Section 414(h) of the Internal Revenue Code.

State law provides that the employer contribution rates for KPERS 1 and KPERS 2 and KPERS 3 be determined based on the results of each annual actuarial valuation. Kansas law sets a limitation on annual increases in the employer contribution rates. The actuarially determined employer contribution rate (not including the 1% contribution rate (for the Death and Disability Program) and the statutory contribution rate was 8.43% for the fiscal year ended December 31, 2023. Contributions to the pension plan from the Authority were $8,319.06 for KPERS for the year ended December 31, 2023.

Net Pension Liability

At December 31, 2023, The Authority's proportionate share of the collective net pension liability reported by KPERS was $83,539.00. The net pension liability was measured as of June 30, 2023, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of December 31, 2022, which was rolled forward to June 30, 2023. The Authority's proportion of the net pension liability was based on the ratio of the Authority's contributions to KPERS, relative to the total employer and non-employer contributions of the Local subgroup within KPERS. Since the KMAAG regulatory basis of accounting does not recognize long-term debt, this liability is not reported in these financial statements.

The complete actuarial valuation report including all actuarial assumptions and methods, and the report on the allocation of the KPERS collective net pension liability to all participating employers are publicly available on the website at www.kpers.org or can be obtained as described above.

8. 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.

9. OTHER LONG-TERM OBLIGATIONS FROM OPERATIONS

Death and Disability Other Post-Employment Benefits
As provided by K.S.A. 74-4927, disabled members in the Kansas Public Employees Retirement System (KPERS) receive long-term disability benefits and life insurance benefits. The plan is administered through a trust held by KPERS that is funded to pay annual benefit payments. The employer contribution rate is set at 1% for the year ended December 31, 2023.

Under the consolidated Omnibus Budget Reconciliation Act (COBRA), the Authority makes health care benefits available to eligible former employees and eligible dependents. Certain requirements are outlined by the Federal government for this coverage. The Premium is paid in full by the insured. There is no cost to the Authority under this program.

Compensated Absences:
Regular employees earn and accumulate vacation based on position and years of service. Earned vacation ranges from 2-4 weeks, increasing after one, ten, and fifteen years of service, for each eligible employee.

Employees may carry over vacation time from one calendar year to the next but shall not carry over more than 120-240 hours to any subsequent calendar year, depending on years of service.

The Authority accrues a liability for compensated absences which meet the following criteria:

1. The Authority's obligation relating to employees rights to receive compensation for future absences is attributable to employees' services already rendered.
2. The obligation relates to rights that vest or accumulate.
3. Payment of the compensation is probable.
4. The amount can be reasonably estimated.

In accordance with the above criteria, the Authority has estimated a liability for vacation pay, which has been earned, but not taken by Authority employees of $14,840.02. The Authority has not estimated a liability for sick leave earned, but not taken, by Authority employees, as the amounts cannot be reasonably estimated at this time.

11. SUBSEQUENT EVENTS

The Authority evaluated events and transactions occurring subsequent to year end, and there were no subsequent events requiring recognition in the financial statements. Additionally, there were no non-recognized subsequent events requiring disclosure.

SUPPLEMENTARY INFORMATION

COFFEY COUNTY HOUSING AUTHORITY
Burlington, Kansas
GENERAL FUND
Schedule of Receipts and Expenditures - Actual and Budget
Regulatory Basis
For the Year Ended December 31, 2023
(With Comparative Actual Amounts for the Prior Year Ended December 31, 2022)

		Current Year		
	Prior Year Actual	Actual	Budget	Variance - Over (Under)
Receipts				
Taxes and Shared Receipts				
Coffey County Appropriation	$ 220,000.00	$ 225,000.00	$ 225,000.00	$ -
Use of Money and Property				
Interest Income	2,442.72	3,537.39	300.00	3,237.39
Rental Triplex	20,900.00	24,850.00	-	24,850.00
Loan Proceeds	145,000.00	-	150,000.00	(150,000.00)
Other Receipts				
Project Assistance from Renters	5,332.07	7,123.19	8,000.00	(876.81)
Miscellaneous	5,562.60	5,979.92	1,700.00	4,279.92
Total Receipts	399,237.39	266,490.50	$ 385,000.00	$ (118,509.50)
Expenditures				
Culture and Recreation				
Personal Services	120,819.45	127,647.81	$ 119,000.00	$ 8,647.81
Contractual Services	83,398.79	52,379.33	46,000.00	6,379.33
Commodities	22,626.19	9,563.58	10,000.00	(436.42)
Capital Outlay	-	6,131.00	3,000.00	3,131.00
Developers Incentive	-	-	5,000.00	(5,000.00)
Demolition	-	-	2,000.00	(2,000.00)
Home Rehabilitation	-	-	50,000.00	(50,000.00)
Triplex #1				
Contractual Services	8,823.65	-	150,000.00	(150,000.00)
Operating Transfers to				
Grants Fund	289,705.53	135,069.50	-	135,069.50
Total Expenditures	525,373.61	330,791.22	$ 385,000.00	$ (54,208.78)
Receipts Over(Under) Expenditures	(126,136.22)	(64,300.72)		
Unencumbered Cash, Beginning	279,889.72	153,753.50		
Unencumbered Cash, Ending	$ 153,753.50	$ 89,452.78		

COFFEY COUNTY HOUSING AUTHORITY
Burlington, Kansas
GRANTS FUND
Schedule of Receipts and Expenditures - Actual
Regulatory Basis
For the Year Ended December 31, 2023
(With Comparative Actual Amounts for the Prior Year Ended December 31, 2022)

	Prior Year Actual	Current Year Actual
Receipts		
Taxes and Shared Receipts		
Federal Grants - USDA 2020	$ 80,000.00	$ 30,000.00
State Grants - KS Housing	187,031.55	-
City of LeRoy Appropriations	50,000.00	139,008.45
Grant Sholv 23	-	25,000.00
Operating Transfers from		
General Fund	289,705.53	135,069.50
Total Receipts	606,737.08	329,077.95
Expenditures		
Home Rehab	611,287.97	326,814.01
Total Expenditures	611,287.97	326,814.01
Receipts Over(Under) Expenditures	(4,550.89)	2,263.94
Unencumbered Cash, Beginning	12,811.60	8,260.71
Unencumbered Cash, Ending	$ 8,260.71	$ 10,524.65

COFFEY COUNTY HOUSING AUTHORITY
Burlington, Kansas
BUILDING FUND
Schedule of Receipts and Expenditures - Actual
Regulatory Basis
For the Year Ended December 31, 2023
(With Comparative Actual Amounts for the Prior Year Ended December 31, 2022)

	Prior Year Actual	Current Year Actual
Receipts		
Use of Money and Property		
Rent to Own Sales	$ 2,935.54	$ 9,100.00
Sale of Assets	1,193.11	14,733.46
Interest Income	1,670.26	6,395.17
Total Receipts	5,798.91	30,228.63
Expenditures		
Contractual Services	5,061.68	13,480.98
Capital Outlay	7,706.07	-
Total Expenditures	12,767.75	13,480.98
Receipts Over(Under) Expenditures	(6,968.84)	16,747.65
Unencumbered Cash, Beginning	281,705.91	274,737.07
Unencumbered Cash, Ending	$ 274,737.07	$ 291,484.72

Jarred Gilmore Phillips

Board of Commissioners
Coffey County Housing Authority
Burlington, Kansas

In planning and performing our audit of the financial statement of Coffey County Housing Authority, as of and for the year ended December 31, 2023, in accordance with auditing standards generally accepted in the United States of America, we considered Coffey County Housing Authority's system of internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statement, but not for the purpose of expressing an opinion on the effectiveness of Coffey County Housing Authority's internal control. Accordingly, we do not express an opinion on the effectiveness of Coffey County Housing Authority's internal control.

Our consideration of internal control was for the limited purpose described in the preceding paragraph and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and therefore material weaknesses or significant deficiencies may exist that were not identified. However, as discussed below, we identified certain deficiencies in internal control that we consider to be material weaknesses.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A material weakness is a deficiency, or a combination of deficiencies in internal control, such that there is a reasonable possibility that a material misstatement of the Authority's financial statement will not be prevented, or detected and corrected, on a timely basis. We consider the following deficiencies in internal control to be material weaknesses:

Preparation of Financial Statement

Accounting standards states the client must be able to accept responsibility and be able to identify a material misstatement when reviewing the financial statement, including footnotes and supplemental information. This would also include knowing if a required footnote disclosure was missing or not correctly stated. Presently, the Authority staff does not have the ability to process and prepare the required financial statement, including footnotes. The potential effects of this material weakness could be unrecognized errors on the financial statement. While we recognize that this condition is not unusual for an authority your size, it is important that you be aware of this condition for financial reporting purposes. Management and the Board should continually be aware of the financial reporting of the Authority and changes in reporting requirements.

Segregation of Duties

An internal control structure is, quite simply, the procedures and policies in effect which ensure that the Authority's financial activity is properly recorded, processed, summarized, and reported in the financial statement. A weakness in the control structure occurs when one person is responsible for all of the accounting activities such as performing billings, receipting cash, making deposits, reconciling the bank accounts, and having access to all books and records of the Authority. Due to small staff size, it is not possible for reviews of daily work to take place, potentially resulting in errors in financial records and reports. We would remind the Authority board members responsible for approval and the signing of checks to be diligent in his/her responsibilities. All disbursements approved should have original invoices attached and should be reviewed thoroughly before approval.

This communication is intended solely for the information and use of management, Board of Commissioners, and others within Authority, and is not intended to be, and should not be, used by anyone other than these specified parties.

Jarred, Gilmore & Phillips, PA

JARRED, GILMORE & PHILLIPS, PA
Certified Public Accountants

Chanute, Kansas
April 8, 2024