

**AUSTIN/MOWER COUNTY HOME OWNERSHIP FUND**  
**FINANCIAL STATEMENTS**  
**YEARS ENDED DECEMBER 31, 2020 AND 2019**



**AUSTIN/MOWER COUNTY HOME OWNERSHIP FUND  
TABLE OF CONTENTS  
YEARS ENDED DECEMBER 31, 2020 AND 2019**

**INTRODUCTION SECTION**

**ORGANIZATION SCHEDULE**

**FINANCIAL SECTION**

<b>INDEPENDENT AUDITORS' REPORT</b>	<b>1</b>
<b>REQUIRED SUPPLEMENTARY INFORMATION</b>	
<b>MANAGEMENT'S DISCUSSION AND ANALYSIS</b>	<b>3</b>
<b>BASIC FINANCIAL STATEMENTS</b>	
<b>STATEMENTS OF NET POSITION</b>	<b>9</b>
<b>STATEMENTS OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION</b>	<b>10</b>
<b>STATEMENTS OF CASH FLOWS</b>	<b>11</b>
<b>NOTES TO FINANCIAL STATEMENTS</b>	<b>12</b>



## **INTRODUCTION SECTION**



**AUSTIN/MOWER COUNTY HOME OWNERSHIP FUND  
ORGANIZATION SCHEDULE  
DECEMBER 31, 2020**

**BOARD OF DIRECTORS**

		<u>Term Expires</u>
Randy Queensland	Chairperson	December 31, 2020
Steve Leif	Vice-Chairperson	December 31, 2020
Jeff Austin	Secretary/Treasurer	December 31, 2022
Kris Heichel	Director	December 31, 2020
Jerry Reinartz	Director	December 31, 2022
Terri Stough	Director	December 31, 2022
Paul Fischer	Director	December 31, 2021
Mary Lindgren	Director	December 31, 2021
Jeff Baldus	Director	December 31, 2021

**EX-OFFICIO MEMBERS**

Craig Clark	Austin City Administrator
Thomas Dankert	Austin Administrative Services Director
Holly Wallace	Austin Zoning Administrator
Trish Harren	Mower County Administrator
Crystal Peterson	Mower County Human Services Director
Angela Lipelt	Mower County Planner





## **FINANCIAL SECTION**





## INDEPENDENT AUDITORS' REPORT

Board of Directors  
Austin/Mower County Home Ownership Fund  
Austin, Minnesota

### **Report on the Financial Statements**

We have audited the accompanying financial statements of the Austin/Mower County Home Ownership Fund (the Fund), which comprise the statements of net position as of December 31, 2020 and 2019, and the related statements of revenues, expenses, and changes in net position, and cash flows for the years then ended, and the related notes to the financial statements, which collectively comprise the 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 opinions 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 Fund'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 Fund'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 Austin/Mower County Home Ownership Fund as of December 31, 2020 and 2019, and the changes in financial position and cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

***Other Matters***

***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 3 through 8 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 required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, 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.

*CliftonLarsonAllen LLP*

**CliftonLarsonAllen LLP**

Austin, Minnesota  
April 23, 2021

**REQUIRED SUPPLEMENTARY INFORMATION**

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**AUSTIN/MOWER COUNTY HOME OWNERSHIP FUND  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
DECEMBER 31, 2020 AND 2019**

As management of the Austin/Mower County Home Ownership Fund (Fund), we offer readers of the Fund's financial statements this narrative overview and analysis of the financial activities of the Fund for the fiscal years ended December 31, 2020 and 2019. The information presented should be read in conjunction with the financial statements and the accompanying notes to the financial statements. The Fund was established via a joint powers agreement with Mower County and the City of Austin and is, therefore, not included in the financial statements of the sponsoring entities.

**OVERVIEW OF THE FINANCIAL STATEMENTS**

This annual financial report consists of two parts: Management's Discussion and Analysis (this section) and the basic financial statements. The Fund follows enterprise fund reporting; accordingly, the financial statements are presented using the economic resources measurement focus and the accrual basis of accounting in accordance with principals generally accepted in the United States of America. The financial statements include the statement of net position, the statement of revenues, expenses, and changes in net position, and the statement of cash flows.

The statement of net position provides information about the nature of assets and obligations (liabilities) of the Fund as of the end of the year. The statement of revenues, expenses, and changes in net position reports revenues and expenses for the current year. The statement of cash flows reports cash receipts, cash payments, and changes in cash resulting from operating, noncapital financing activities, and investing activities.

The basic proprietary fund financial statements can be found on pages 9-11 of this report.

**Notes to the financial statements.** The notes provide additional information that is essential to a full understanding of the data provided in the fund financial statements. The notes to the financial statements can be found on pages 12-16 of this report.

**FINANCIAL HIGHLIGHTS**

The majority of the Fund's net position is either invested in cash and cash equivalents (34%) or have been loaned out to the customers and users (66%) of the Fund's services. The requirement of the cash and cash equivalents to finance loan requests mandates the cash be maintained in liquid interest-bearing bank accounts. As loan repayments are made from our customers, more cash becomes available to make future loans.

The Fund had an average year, approving a total of thirty-seven loans for \$140,900. Loan requests were down as a result of a low inventory of houses available for sale within Mower County. Additionally, over 95% of the loans applied for have been approved during the year ended December 31, 2020, with delinquencies in the Fund continuing to be minimal. At December 31, 2020 only two loans are delinquent in the entire portfolio, while the remaining loans are either current or paid ahead.

**AUSTIN/MOWER COUNTY HOME OWNERSHIP FUND  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
DECEMBER 31, 2020 AND 2019**

**FINANCIAL HIGHLIGHTS (CONTINUED)**

The operating revenues increased slightly in 2020. The Fund had total operating revenues of \$8,861 for 2020 compared to \$8,186 in 2019. Investment income did see a massive decrease from \$3,085 in 2019 to \$508 in 2020 as a result of a significant decline in the rates offered on liquid cash, in part due to Covid-19 and the attempts by the federal government to stabilize the economy with low interest rates. On the expense side, the Fund had \$8,612 of expenses in 2020 compared to \$8,459 in 2019, a slight increase related to increased cost of staff time to administer the program. There were no loans charged off in 2020, while there was one loan charged off in 2019 (and subsequently recovered).

**AUSTIN/MOWER COUNTY HOME OWNERSHIP FUND NET POSITION**

The following tables summarize the financial position of the Austin/Mower County Home Ownership Fund as of December 31, 2020 and 2019:

**Condensed Statement of Net Position**

	<u>2020</u>	<u>2019</u>	<u>Dollar Change</u>	<u>Percentage Change</u>
Current Assets	\$ 363,980	\$ 320,935	\$ 43,045	13.41%
Long-Term and Other Assets	268,723	310,897	(42,174)	(13.57%)
Total Assets	<u>\$ 632,703</u>	<u>\$ 631,832</u>	<u>\$ 871</u>	0.14%
Current Liabilities	\$ 6,923	\$ 6,809	\$ 114	1.67%
Total Liabilities	<u>\$ 6,923</u>	<u>\$ 6,809</u>	<u>\$ 114</u>	1.67%
Net Position:				
Unrestricted	\$ 625,780	\$ 625,023	\$ 757	0.12%
Total Net Position	<u>\$ 625,780</u>	<u>\$ 625,023</u>	<u>\$ 757</u>	0.12%
Total Liabilities and Net Position	<u>\$ 632,703</u>	<u>\$ 631,832</u>	<u>\$ 871</u>	0.14%

Condensed statement of net position highlights are as follows for the year ended December 31, 2020:

- The assets of the Austin/Mower County Home Ownership Fund exceeded liabilities by \$625,780 (Net Position). This is an increase of \$757 over the net position at the close of 2019.
- Current assets increased by \$43,045 primarily as a result of the shift in loan payments (more payments were made than loans issued). Current assets consist of cash and cash equivalents, interest receivable, and the current portion of loans receivable.
- Long-term assets decreased \$42,174 as more loans were being paid off in 2020 than were issued as noted above. Thirty-seven loans were issued for \$140,900 during 2020. This was down from the record setting \$246,300 worth of loans that were made in 2019.
- Net position increased \$757 primarily as a result of the interest income on loans and investments combined with low audit and accounting costs that were incurred for managing the Fund. There were no increased needs in the provision for loan loss during 2020 that further helped keep operating expenses to a minimum.



**AUSTIN/MOWER COUNTY HOME OWNERSHIP FUND  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
DECEMBER 31, 2020 AND 2019**

**FINANCIAL HIGHLIGHTS (CONTINUED)**

The following tables summarize the financial position of the Austin/Mower County Home Ownership Fund as of December 31, 2019 and 2018:

**Condensed Statement of Net Position**

	<u>2019</u>	<u>2018</u>	<u>Dollar Change</u>	<u>Percentage Change</u>
Current Assets	\$ 320,935	\$ 363,284	\$ (42,349)	(11.66%)
Long-Term and Other Assets	310,897	263,889	47,008	17.81%
Total Assets	<u>\$ 631,832</u>	<u>\$ 627,173</u>	<u>\$ 4,659</u>	0.74%
Current Liabilities	<u>\$ 6,809</u>	<u>\$ 4,962</u>	<u>\$ 1,847</u>	37.22%
Total Liabilities	<u>\$ 6,809</u>	<u>\$ 4,962</u>	<u>\$ 1,847</u>	37.22%
Net Position:				
Unrestricted	<u>\$ 625,023</u>	<u>\$ 622,211</u>	<u>\$ 2,812</u>	0.45%
Total Net Position	<u>\$ 625,023</u>	<u>\$ 622,211</u>	<u>\$ 2,812</u>	0.45%
Total Liabilities and Net Position	<u>\$ 631,832</u>	<u>\$ 627,173</u>	<u>\$ 4,659</u>	0.74%

Condensed statement of net position highlights are as follows for the year ended December 31, 2019:

- The assets of the Austin/Mower County Home Ownership Fund exceeded liabilities by \$625,023 (Net Position). This is an increase of \$2,812 over the net position at the close of 2018.
- Current assets decreased by \$42,349 as the existing cash was used to make loans to customers of the program. Current assets consist of cash and cash equivalents, interest receivable, and the current portion of loans receivable.
- Long-term assets increased \$47,008 as more loans were made during 2019 that have not been repaid. Sixty-four loans were issued for \$246,300 during 2019. This was the highest number of loans and highest dollar amount output by the Fund since its inception in 1997.
- Net position increased \$2,812 primarily as a result of the interest income on loans and investments combined with low audit and accounting costs that were incurred for managing the Fund. There were no increased needs in the provision for loan loss during 2019 that further helped keep operating expenses to a minimum.

**AUSTIN/MOWER COUNTY HOME OWNERSHIP FUND  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
DECEMBER 31, 2020 AND 2019**

**FINANCIAL HIGHLIGHTS (CONTINUED)**

The following charts summarize operating revenues, expenses, and changes in net position of the Austin/Mower County Home Ownership Fund for the years ended December 31, 2020 and 2019:

**Condensed Statements of Revenues, Expenses, and Changes in Net Position:**

	<u>2020</u>	<u>2019</u>	<u>Dollar Change</u>	<u>Percentage Change</u>
Operating Revenues:				
Interest Income on Loans	\$ 8,861	\$ 8,186	\$ 675	8.25%
Total Operating Revenues	<u>\$ 8,861</u>	<u>\$ 8,186</u>	<u>\$ 675</u>	8.25%
Operating Expenses:				
Audit/Accounting	\$ 8,612	\$ 8,459	\$ 153	1.81%
Total Operating Expense	<u>\$ 8,612</u>	<u>\$ 8,459</u>	<u>\$ 153</u>	1.81%
Operating Income (Loss)	\$ 249	\$ (273)	\$ 522	(191.21%)
Non-Operating Revenues	508	3,085	(2,577)	(83.53%)
Change in Net Position	<u>\$ 757</u>	<u>\$ 2,812</u>	<u>\$ (2,055)</u>	(73.08%)
Beginning Net Position	\$ 625,023	\$ 622,211	\$ 2,812	0.45%
Change in Net Position	757	2,812	(2,055)	(73.08%)
Ending Net Position	<u>\$ 625,780</u>	<u>\$ 625,023</u>	<u>\$ 757</u>	0.12%

Condensed statements of revenues, expenses, and changes in net position highlights are as follows for the year ended December 31, 2020:

- Interest income on loans increased 8.25% and is a result of the successful 2019 loans made. There is now a full year of interest earned on most of those loans, driving up the interest income on loans. There is a 2% interest rate that is charged on all outstanding loan balances.
- A provision for loan loss charge was not needed again in 2020 as there were no loans charged off in 2020, plus the outstanding balance of the loan portfolio has only two minor delinquencies at December 31, 2020, lessening the need for a higher allowance for loan loss balance. At December 31, 2020 there were two loans that were paid ahead and the other 211 loans were current on payments.
- Audit and accounting costs increased 1.81% as a result of minor increases in staff reimbursement rates. Not including the audit, \$6,923 (up from \$6,809 in 2019) was charged to the Fund for administration purposes.
- Non-operating revenues decreased significantly in 2020 as the Fund had a significant amount of liquid cash that was earning only a few basis points. Needing to keep the cash liquid compounded with a low interest rate environment results in only a few hundred dollars of investment interest earnings. The Fund has historically only invested in money market accounts to ensure adequate liquidity in the event of a need for cash to loan out.

**AUSTIN/MOWER COUNTY HOME OWNERSHIP FUND  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
DECEMBER 31, 2020 AND 2019**

**FINANCIAL HIGHLIGHTS (CONTINUED)**

The following charts summarize operating revenues, expenses, and changes in net position of the Austin/Mower County Home Ownership Fund for the years ended December 31, 2019 and 2018:

**Condensed Statements of Revenues, Expenses, and Changes in Net Position:**

	<u>2019</u>	<u>2018</u>	<u>Dollar Change</u>	<u>Percentage Change</u>
Operating Revenues:				
Interest Income on Loans	\$ 8,186	\$ 8,569	\$ (383)	(4.47%)
Total Operating Revenues	\$ 8,186	\$ 8,569	\$ (383)	(4.47%)
Operating Expenses:				
Audit/Accounting	\$ 8,459	\$ 6,648	\$ 1,811	27.24%
Total Operating Expense	\$ 8,459	\$ 6,648	\$ 1,811	27.24%
Operating (Loss) Income	\$ (273)	\$ 1,921	\$ (2,194)	(114.21%)
Non-Operating Revenues	3,085	1,729	1,356	78.43%
Change in Net Position	<u>\$ 2,812</u>	<u>\$ 3,650</u>	<u>\$ (838)</u>	<u>(22.96%)</u>
Beginning Net Position	\$ 622,211	\$ 618,561	\$ 3,650	0.59%
Change in Net Position	2,812	3,650	(838)	(22.96%)
Ending Net Position	<u>\$ 625,023</u>	<u>\$ 622,211</u>	<u>\$ 2,812</u>	<u>0.45%</u>

Condensed statements of revenues, expenses, and changes in net position highlights are as follows for the year ended December 31, 2019:

- Interest income on loans decreased 4.47% and is a result of older loan balances being paid down during the year, leaving a lower interest charge on the outstanding balances. Loan balances did increase significantly during the last half of the year however those loans have not had a chance yet to accrue a full years of interest income yet. There is a 2% interest rate that is charged on all outstanding loan balances.
- A provision for loan loss charge was not needed again in 2019 as there was only one loan charged off in 2019, plus the outstanding balance of the loan portfolio has only one minor delinquency at December 31, 2019, lessening the need for a higher allowance for loan loss balance. At December 31, 2019 there was one loan that was paid ahead and the other 216 loans were current on payments.
- Audit and accounting costs increased 27.24% as the record number of loans has required additional staff time to administer the program. Not including the audit, \$6,809 (up from \$4,962 in 2018) was charged to the Fund for administration purposes.
- Non-operating revenues increased as in 2019 as the Fund had additional cash to earn interest in the two accounts it maintains during the first half of the year. Additionally, an increase in interest rates offered has driven the investment income higher. The Fund has historically only invested in money market accounts to ensure adequate liquidity in the event of a need for cash to loan out.

**AUSTIN/MOWER COUNTY HOME OWNERSHIP FUND  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
DECEMBER 31, 2020 AND 2019**

**REQUESTS FOR INFORMATION**

This financial report is designed to provide a general overview of the Austin/Mower County Home Ownership Fund's finances for all of those with an interest in the government's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Director of Administrative Services, Austin/Mower County Home Ownership Fund, 500 4<sup>th</sup> Avenue NE, Austin, Minnesota 55912.

## **BASIC FINANCIAL STATEMENTS**

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**AUSTIN/MOWER COUNTY HOME OWNERSHIP FUND  
STATEMENTS OF NET POSITION  
DECEMBER 31, 2020 AND 2019**

<b>ASSETS</b>	2020	2019
<b>CURRENT ASSETS</b>		
Cash and Cash Equivalents	\$ 214,788	\$ 165,823
Loan Interest Receivable	715	774
Loans Receivable, Current Portion	148,477	154,338
Total Current Assets	\$ 363,980	\$ 320,935
<b>LONG-TERM ASSETS (Net of Current Maturities)</b>		
Loans Receivable, Net of Allowance of \$8,905 at December 31, 2020 and 2019	\$ 268,723	\$ 310,897
Total Assets	\$ 632,703	\$ 631,832
<b>LIABILITIES AND NET POSITION</b>		
<b>LIABILITIES</b>		
Accounts Payable	\$ 6,923	\$ 6,809
Total Liabilities	\$ 6,923	\$ 6,809
<b>NET POSITION</b>		
Unrestricted	\$ 625,780	\$ 625,023
Total Net Position	\$ 625,780	\$ 625,023
Total Liabilities and Net Position	\$ 632,703	\$ 631,832

See accompanying Notes to Financial Statements.

**AUSTIN/MOWER COUNTY HOME OWNERSHIP FUND  
STATEMENTS OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION  
YEARS ENDED DECEMBER 31, 2020 AND 2019**

	2020	2019
<b>OPERATING REVENUES</b>		
Interest Income on Loans	\$ 8,861	\$ 8,186
Total Operating Revenues	\$ 8,861	\$ 8,186
<b>OPERATING EXPENSES</b>		
Audit/Accounting	\$ 8,612	\$ 8,459
Total Operating Expenses	\$ 8,612	\$ 8,459
<b>OPERATING INCOME</b>	\$ 249	\$ (273)
<b>NON-OPERATING REVENUES</b>		
Investment Income	\$ 508	\$ 3,085
Total Non-Operating Revenues	\$ 508	\$ 3,085
<b>CHANGE IN NET POSITION</b>	\$ 757	\$ 2,812
Net Position - Beginning of Year	625,023	622,211
<b>NET POSITION - END OF YEAR</b>	\$ 625,780	\$ 625,023

See accompanying Notes to Financial Statements.



**AUSTIN/MOWER COUNTY HOME OWNERSHIP FUND  
STATEMENTS OF CASH FLOWS  
YEARS ENDED DECEMBER 31, 2020 AND 2019**

	2020	2019
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>		
Cash Received from Customers and Users	\$ 8,861	\$ 8,186
Cash Paid to Suppliers	(8,498)	(6,612)
Net Cash Provided by Operating Activities	\$ 363	\$ 1,574
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>		
Interest Received on Investments	\$ 567	\$ 3,009
Loans Receivable Issued	(140,900)	(246,300)
Principal Received on Loans Receivable	188,935	180,951
Net Cash Provided (Used) by Investing Activities	\$ 48,602	\$ (62,340)
<b>NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS</b>	\$ 48,965	\$ (60,766)
Cash and Cash Equivalents - Beginning of Year	165,823	226,589
<b>CASH AND CASH EQUIVALENTS - END OF YEAR</b>	\$ 214,788	\$ 165,823
<b>RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED BY OPERATING ACTIVITIES</b>		
Operating Income (Loss)	\$ 249	\$ (273)
Adjustments to Reconcile Operating Income (Loss) to Net Cash Provided by Operating Activities		
Increase (Decrease) in:		
Accounts Payable	114	1,847
Net Cash Provided by Operating Activities	\$ 363	\$ 1,574

See accompanying Notes to Financial Statements.

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**AUSTIN/MOWER COUNTY HOME OWNERSHIP FUND  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2020 AND 2019**

**NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**A. Basis of Presentation**

The financial statements of the Austin/Mower County Home Ownership Fund have been prepared in conformity with U.S. generally accepted accounting principles (GAAP) as applied to governmental units. The Government Accounting Standards Board (GASB) is the accepted standard setting body for establishing governmental accounting and financial reporting principles. The GASB pronouncements are recognized as U.S. generally accepted accounting principles for state and local governments.

This financial report has been prepared in conformity with GASB Statement No. 34, Basic Financial Statements – and Management’s Discussion and Analysis – for State and Local Governments, issued in June 1999, as amended.

**B. Reporting Entity**

The Austin/Mower County Home Ownership Fund (Fund) was created jointly by the City of Austin and Mower County in March 1997 pursuant to Minnesota Statute Section 471.59. The purpose of this jointly governed organization is to establish and administer a flexible revolving loan fund that will provide home ownership opportunities to families in Mower County with low and moderate income that are currently unable to purchase a home.

The Fund is governed by a nine-member board of directors. Directors are appointed and qualified as follows:

1. Two directors who are members of and are appointed by the Austin city council
2. Two directors who are members of and are appointed by the Mower County board of commissioners
3. One director who is a representative of the Development Corporation of Austin and is appointed by the Austin city council
4. One director who is a member of the Austin Board of Realtors and is appointed by the Austin city council
5. One director who is a representative of Mower County area mortgage lenders and is appointed by the Mower County board of commissioners
6. One director who is a resident of Mower County and is appointed by the Austin city council
7. One director who is a resident of Mower County and is appointed by the Mower County board of commissioners

**AUSTIN/MOWER COUNTY HOME OWNERSHIP FUND  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2020 AND 2019**

**NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**B. Reporting Entity (Continued)**

In addition to the directors, there are six ex-officio members of the board of directors. These ex-officio members are not entitled to vote, however, they are entitled to attend and participate in all board meetings. The ex-officio members of the board are as follows:

1. Austin City Administrator
2. Austin Administrative Services Director
3. Austin Zoning Administrator
4. Mower County Administrator
5. Mower County Human Services Director
6. Mower County Planner

If a member of the board, who is also a member of the Austin city council or the Mower County board of commissioners, ceases to be a member of the City Council or board of commissioners, then such member also ceases to be a member of the Fund's board of directors. The vacancy created will be filled by a member of the respective governing body for the remainder of the vacant director's unexpired term.

The Fund may be terminated at any time by the written agreement of its members, upon a majority vote of either the Austin city council or the Mower County board of commissioners. All funds remaining at the time of termination are to be distributed based on each entity's total contribution.

For financial reporting purposes, the Fund has included all funds, organizations, agencies, boards, commissions, and authorities. The Fund has also considered all potential units for which it is financially accountable, and other organizations for which the nature and significance of their relationship with the Fund are such that exclusion would cause the Fund's financial statements to be misleading or incomplete. The Governmental Accounting Standards Board (GASB) has set forth criteria to be considered in determining financial accountability. These criteria include appointing a voting majority of an organization's governing body, and (1) the ability of the primary government to impose its will on that organization or (2) the potential for the organization to provide specific benefits to, or impose specific financial burdens on, the primary government. The Fund has no component units that meet the GASB criteria.

**C. Basis of Accounting**

Basis of accounting refers to when revenues and expenses are recognized in the accounts and reported in the financial statements. Basis of accounting relates to the timing of the measurement made, regardless of the measurement focus applied.

**AUSTIN/MOWER COUNTY HOME OWNERSHIP FUND  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2020 AND 2019**

**NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**C. Basis of Accounting (Continued)**

The accompanying financial statements have been prepared on the accrual basis of accounting in conformity with generally accepted accounting principles. Revenues are recognized when earned and expenses are recorded when the related liability is incurred. The principal operating revenues are interest income on loans, while the principal operating expenses are for program administration, audit, and accounting fees, and loan charge-offs due to nonpayment of the loans.

**D. Cash and Cash Equivalents**

Cash and cash equivalents consist of funds deposited into checking accounts, a savings account, and the State of Minnesota's 4M Fund. All balances are reported at amortized cost as of December 31, 2020 and 2019.

**E. Allowance for Loan Loss**

The allowance for loan loss is estimated based on the Fund's evaluation of delinquencies and potential losses in the loan portfolio as of the balance sheet date. Because of uncertainties in the estimation process, the Fund's estimate of credit losses inherent in the portfolio and the related allowance may change in the near term.

**NOTE 2 DEPOSITS AND INVESTMENTS**

**Deposits**

**Custodial Credit Risk** – Custodial credit risk is the risk that in the event of a bank failure, the Funds' deposits may not be returned in full. The Fund does not have an investment policy but follows Minnesota Statutes for deposits.

In accordance with Minnesota Statutes, the Fund maintains deposits at banks that are authorized by the board of directors.

Minnesota statutes require that all of the Fund's deposits be protected by insurance, surety bond, or collateral. The fair value of the collateral pledged must be equal to 110% of the deposits not covered by insurance or bonds. The Fund's collateral is included with the pledged collateral of the City of Austin.

Authorized collateral includes certain U.S. government securities, state or local government obligations, and other securities authorized by Minn. Stat. 118.A.03. Minnesota Statutes require that securities pledged as collateral be held in safekeeping by the City Treasurer or in a financial institution other than that furnishing the collateral.

The Fund's deposits at year-end were entirely covered by federal depository insurance or by collateral held by the Fund's custodial bank in the City's name.

**AUSTIN/MOWER COUNTY HOME OWNERSHIP FUND  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2020 AND 2019**

**NOTE 2 DEPOSITS AND INVESTMENTS (CONTINUED)**

**Investments**

The Fund may also invest idle funds as authorized by Minnesota Statutes as follows:

- Direct obligations or obligations guaranteed by the United States or its agencies
- Shares of investment companies registered under the Federal Investment Company Act of 1940 and receives the highest credit rating, is rated in one of the two highest rating categories by a statistical rating agency, and all of the investments have a final maturity of thirteen months or less
- General obligations rated “A” or better; revenue obligations rated “AA” or better
- General obligations of the Minnesota Housing Finance Agency rated “A” or better
- Bankers’ acceptances of United States banks eligible for purchase by the Federal Reserve System
- Commercial paper issued by United States corporations or their Canadian subsidiaries, of the highest quality category by at least two nationally recognized rating agencies, and maturing in 270 days or less
- Guaranteed Investment Contracts guaranteed by a United States commercial bank, domestic branch of a foreign bank, or a United States insurance company, and with a credit quality in one of the top two highest categories
- Repurchase or reverse purchase agreements and securities lending agreements financial institutions qualified as a “depository” by the government entity, with banks that are members of the Federal Reserve System with capitalization exceeding \$10,000,000, a primary reporting dealer in U.S. government securities to the Federal Reserve Bank of New York, or certain Minnesota securities broker-dealers.

Investment balances for the Fund are as follows at December 31:

	Amortized Cost	
	2020	2019
4M Fund	\$ 123,637	\$ 101,585

The 4M Fund is an external investment pool (Pool) that is not registered with the Securities Exchange Commission (SEC). The Pool elects to measure its investments at amortized cost in accordance with accounting statements issued by the Government Accounting Standards Board.

The Fund participates in the Liquid Asset class, which has no redemption requirements.

**Interest Rate Risk** – The Fund does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

**AUSTIN/MOWER COUNTY HOME OWNERSHIP FUND  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2020 AND 2019**

**NOTE 2 DEPOSITS AND INVESTMENTS (CONTINUED)**

**Investments (Continued)**

**Credit Risk** – The invested funds as of December 31, 2020 and 2019 consist of the Minnesota Municipal Money Market (4M Fund). This investment fund is not individually rated, but each underlying investment in the fund is allowable under Minnesota state statute and is top rated.

**Concentration of Credit Risk** – The Fund places no limit on the amount the Fund may invest in any one issuer. All of the Funds’ deposits are covered by FDIC insurance in each financial institution.

**Balance Sheet Presentation**

The following is a reconciliation of deposits and investments to cash and cash equivalents reported on the balance sheets at December 31, 2020 and 2019:

	Carrying Amount	
	2020	2019
Deposits	\$ 91,151	\$ 64,238
Investments	123,637	101,585
Total Cash and Cash Equivalents	\$ 214,788	\$ 165,823

**NOTE 3 LOANS RECEIVABLE**

The Fund has 214 loans outstanding at December 31, 2020. All loans of the Fund issued are at a stated interest rate of two percent. Loans receivable at December 31, 2020 and 2019 are comprised of the following:

	December 31,	
	2020	2019
Total Loans Receivable	\$ 426,105	\$ 474,140
Less: Current Portion	148,477	154,338
Less: Allowance for Loan Losses	8,905	8,905
Net Long-Term Loans Receivable	\$ 268,723	\$ 310,897

Participants in the program are allowed to prepay all or a portion of their balance at any time.

**NOTE 4 RISK MANAGEMENT**

The Fund is exposed to various risks of loss related to torts and errors and omissions. The Fund is included in the City of Austin’s insurance policies, which handle any losses arising from these risks. During the year ended December 31, 2020, there were no significant changes in insurance coverage from the prior year. In addition, there have been no settlements in excess of the Fund’s insurance coverage in any of the prior three years.