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CERTIFIED PUBLIC ACCOUNTANTS AND CONSULTANTS

# ESCAMBIA COUNTY HOUSING FINANCE AUTHORITY

## PENSACOLA, FLORIDA

## FINANCIAL STATEMENTS

## SEPTEMBER 30, 2023 AND 2022

# ESCAMBIA COUNTY HOUSING FINANCE AUTHORITY

## PENSACOLA, FLORIDA

## FINANCIAL STATEMENTS

## SEPTEMBER 30, 2023 AND 2022

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**ESCAMBIA COUNTY HOUSING FINANCE AUTHORITY**

**PENSACOLA, FLORIDA**

**FINANCIAL STATEMENTS**

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# ESCAMBIA COUNTY HOUSING FINANCE AUTHORITY

## PENSACOLA, FLORIDA

## FINANCIAL STATEMENTS

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# INDEPENDENT AUDITOR'S REPORT

Board of Directors
Escambia County Housing Finance Authority
Pensacola, Florida

## Opinions

We have audited the accompanying financial statements of Escambia County Housing Finance Authority (the "Authority"), as of and for the years ended September 30, 2023 and 2022, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the Authority as of September 30, 2023 and 2022, and the respective changes in financial position and cash flows thereof for the years then ended in accordance with accounting principles generally accepted in the United States of America.

## Basis for Opinions

We conducted our audits in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements 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 audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

## Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for 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.

In preparing the financial statements, 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.

Board of Directors
Escambia County Housing Finance Authority

**Auditor's Responsibilities for the Audit of the Financial Statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are 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 generally accepted auditing standards and *Government Auditing Standards* 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 statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, 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 statements.
- 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 statements.
- 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.

**Required Supplementary Information**

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis, the Schedule of Proportionate Share of Net Pension Liability - Florida Retirement System Pension Plan, the Schedule of Proportionate Share of Net Pension Liability - Health Insurance Subsidy Program, the Schedule of Contributions - Florida Retirement System Pension Plan, and the Schedule of Contributions - Health Insurance Subsidy Program be presented to supplement the basic financial statements. Such information, although not 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.

Board of Directors
Escambia County Housing Finance Authority

**Supplementary Information**

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Authority's basic financial statements. The combining financial statements are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining financial statements are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

**Other Information**

Management is responsible for the other information included in the financial statements. The other information comprises the schedules of guaranteed mortgage securities and does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

**Other Reporting Required by *Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated February 15, 2024, on our consideration of the Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Authority's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control over financial reporting and compliance.

Saltmarsh Cleaveland & Gund

Pensacola, Florida
February 15, 2024

# ESCAMBIA COUNTY HOUSING FINANCE AUTHORITY
# MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)
# SEPTEMBER 30, 2023 AND 2022

As management of the Escambia County Housing Finance Authority (the "Authority"), we offer readers of the Authority's general purpose external financial statements this narrative overview and analysis of the Authority's financial activities for the fiscal year ended on September 30, 2023. The information contained in Management's Discussion and Analysis ("MD&A") is intended to highlight significant transactions, events and conditions and should be considered in conjunction with the Authority's basic financial statements and notes to financial statements found immediately following the MD&A.

**Financial Highlights**

The Authority's mission is to alleviate the shortage of affordable residential housing facilities for low-, moderate-, and middle-income families in Escambia County, Florida. In pursuit of its mission, the Authority borrows money through the issuance of bonds, notes, or other obligations to finance single family residential housing, student dormitories, and multi-family housing developments. The Authority also utilizes its funds to purchase mortgage-backed securities to finance single family residential housing. In addition, the Authority provides loans and grants for the acquisition, construction, renovation, and operation of residential housing facilities.

At times, the Authority finds it advantageous to retire an existing bond issue (i.e., through redemption and/or defeasance). Retirements of single-family bond issues may generate sizeable cash residuals for the Authority. The residuals may substantially impact the Authority's revenues in a single fiscal year and cause significant variation from year to year.

Oftentimes, a cash contribution is needed from the Authority to issue single family bonds. Such contributions may range from tens of thousands to several hundred thousand dollars. At times, the Authority finds it desirable to forgive loans or make grants to accomplish its public purpose. The contributions to bond issuance, loan forgiveness, and grants may substantially impact the Authority's expenses in a single fiscal year and cause significant variation from year to year.

Key financial highlights for fiscal year 2023 are as follows:

- During fiscal year 2023, net position decreased by $181,638, as compared with a decrease of $3,313,864 in fiscal year 2022, an increase in the change of net position of $3,132,226 or 94.5%.

- As compared with fiscal year 2022, in fiscal year 2023, the Authority's operating revenues decreased from $2,290,190 to $1,105,837, a decrease of $1,184,353 or 51.7%. The decrease was primarily attributed to a $526,528 decrease in First Time Homebuyer Program income, net of expenses and a decrease of $767,473 in non-amortizing second mortgage repayments. Operating expenses decreased by $298,306 or 16.5%. The decrease was primarily attributed to a decrease in non-amortizing second mortgage loan funding of $257,243. Nonoperating revenues (expenses), net changed by $4,018,273 or 105.8%. The net change was primarily attributed to a decrease in the change in fair value of restricted and unrestricted investments of $3,540,814 and an increase of $472,236 in interest income.

- The Multi-Family Development Initiative was very successful during the current fiscal year. In addition, the Authority's investment earnings were significantly higher than budgeted. As a result, the Authority did not have to use the budgeted reserves as contemplated when the budget was initially adopted in the fall of 2022.

**Financial Highlights (Continued)**

- Beginning with fiscal year 2017, Authority staff worked with current and/or former Participating Counties to secure Resolutions granting continued area of operation authority, thereby allowing the Authority to provide its array of Programs within each approving county. As of September 30, 2023 and 2022, the Authority had approved Area of Operations Resolutions with: Alachua, Bay, Bradford, Escambia, Franklin, Gadsden, Gulf, Hernando, Indian River, Jackson, Jefferson, Leon, Madison, Marion, Martin, Okaloosa, Santa Rosa, St. Lucie, Taylor, Wakulla, and Walton Counties. These Resolutions enabled the Authority to offer its First Time Homebuyer Programs on both a TBA and a bond financed basis in each participating county.

- In conjunction with the origination of mortgage loans under the Authority's First Time Homebuyer Program (See Note 16), during fiscal year 2023, the Authority funded $349,750 ($606,993 in fiscal year 2022) in deferred, non-amortizing second mortgages to provide down payment and related closing cost assistance to eligible homebuyers under the Authority's Master Down Payment Assistance Program (the "Assistance Program"). The income and expenses from the Authority's Assistance Program have been classified as "Non-amortizing second mortgage repayments" and "Non-amortizing second mortgage loan funding" in the accompanying basic financial statements (See Note 8).

- On February 8, 2022, the Authority approved Resolution No. 2022-01 which revised the Assistance Program parameters and authorized the appropriate officers of the Authority to take all actions necessary in connection with implementing and operating the Assistance Program. The February 2022 recommendation from staff and approved by the Authority increased the maximum down payment assistance payment to the greater of $10,000 or 6% of the first mortgage loan. Florida Housing Finance Corporation ("FHFC") increased their down payment assistance amount to $10,000, which increased the competitiveness of the model. Starting in May 2022, this change only included the base amount of the Classic 0%, 30-year deferred non-amortizing second mortgages. Due to the change in interest rates and market activity, the Authority increased the down payment assistance amount to $10,000 but has not utilized the 6% option as of fiscal year end.

- Starting in June 2022, FHFC started the Hometown Heroes Program ("HH Program") which allowed eligible borrowers to receive up to 5% of the first mortgage loan amount with a maximum amount of $35,000 in down payment assistance. Even though FHFC increased their assistance amount, the Authority decided not to increase its $10,000 in down payment assistance. During the 2023 Florida Association of Local Housing Finance Authorities Conference, the Authority learned that the average down payment assistance that FHFC actually provided per borrower in connection with the HH Program was $14,882. With the average being well below the $35,000 maximum the HH Program is authorized to provide, the Authority's $10,000 down payment assistance amount continues to be competitive with FHFC.

**Financial Highlights (Continued)**

- The Authority authorized the issuance of not to exceed $225,000,000 Single Family Mortgage Revenue Bonds and approved a Plan of Finance on November 14, 2023. The Tax Equity and Fiscal Responsibility Act ("TEFRA") hearing was held on November 15, 2023. The Escambia County Board of County Commissioners (the "Commissioners") approved Resolution No. R2023-154 on December 7, 2023. Because the Authority authorized the issuance of the Bonds and the Commissioners approved the Bonds prior to the end of calendar year 2023, the Authority was able to obtain private activity bond allocation for calendar year 2023 that could be carried forward. Carryforward allocation can be used for up to three years (calendar years 2023-2025) for various priority projects, including multi-family residential rental projects. On January 4, 2024, the State of Florida Division of Bond Finance (the "State") confirmed a 2024 private activity bond allocation for the Authority in the amount of $64,606,333. Of the $125,000,000 originally requested from the State, $60,393,667 remained on the pending list in the event any allocation became available at a later date.

- On December 11, 2021, the Authority approved the Inducement Resolution No. 2021-11 indicating the intent to issue not to exceed $22,000,000 Multi-Family Housing Revenue Note, Series 2022, and authorized a Memorandum of Agreement with College Trace Apartments, L.P. The bond issue successfully closed on November 17, 2022.

- The Authority adopted Resolution No. 2023-02 indicating the intent to issue not exceeding $26,000,000 Multi-Family Housing Revenue Note, Series 2023 on February 14, 2023, to finance the acquisition and rehabilitation of The Moorings Apartments ("The Moorings") located in Escambia County, Florida. On June 13, 2023, the Authority approved Authorizing Resolution No. 2023-08 indicating the issuance of not to exceed $26,000,000 of Multi-Family Housing Revenue Note for The Moorings. The financing successfully closed on June 29, 2023 in the principal amount of $26,000,000.

- The Authority adopted Resolution No. 2023-03 indicating the intent to issue not exceeding $24,600,000 Multi-Family Housing Revenue Note, Series 2023 on February 14, 2023, to finance the acquisition and rehabilitation of Sunrise Apartments located in Escambia County, Florida. On June 13, 2023, the Authority approved Authorizing Resolution No. 2023-07 indicating the issuance of not to exceed $24,600,000 of Multi-Family Housing Revenue Note for Sunrise Apartments. The financing successfully closed on June 29, 2023, in the principal amount of $24,600,000.

- The Authority adopted Resolution No. 2023-09 indicating the intent to issue not exceeding $8,000,000 Multi-Family Housing Revenue Bonds and authorized a Memorandum of Agreement with Cross Creek Gardens at Quincy, LLC on June 13, 2023, for the financing of a new affordable rental project to be known as Cross Creek Gardens at Quincy ("Cross Creek") located in Gadsden County, Florida. On June 6, 2023, the Board of County Commissioners of Gadsden County approved Resolution No. 2023-016 approving an Area of Operation for the Authority to finance Cross Creek. The financing is expected to close in June 2024.

**Financial Highlights (Continued)**

- After being approached by the Orlando Neighborhood Improvement Corporation, on June 13, 2023, the Authority Board approved Resolution No. 2023-10 authorizing an Interlocal Agreement with Orange County Housing Finance Authority ("OCHFA"). The Interlocal Agreement authorized the Authority to finance the acquisition and rehabilitation of Hidden Cove and Hollowbrook Apartments in Orange County, Florida. OCFHA approved the Interlocal Agreement at its Board Meeting on May 3, 2023.

- The Authority adopted Resolution No. 2023-12 indicating the intent to issue not exceeding $15,600,000 Multi-Family Housing Revenue Bonds, Series 2023 and authorized a Memorandum of Agreement with 4900 S. Rio Grande Avenue L.P. on July 11, 2023, for Hidden Cove Apartments located in Orange County, Florida. On September 12, 2023, the Authority adopted Authorizing Resolution No. 2023-19 authorizing the issuance of not to exceed $15,600,000 Multi-Family Mortgage Revenue Bonds for the acquisition and rehabilitation of Hidden Cove Apartments. The financing successfully closed on October 27, 2023, in the principal amount of $15,400,000.

- On July 11, 2023, the Authority adopted Resolution No. 2023-13 indicating the intent to issue not exceeding $22,000,000 Multi-Family Housing Revenue Bonds, Series 2023 and authorized a Memorandum of Agreement with 5465 Curry Ford Road L.P. to finance the acquisition and rehabilitation of Hollowbrook Apartments located in Orange County, Florida. On September 12, 2023, the Authority adopted Resolution No. 2023-20 ratifying and amending Resolution No. 2023-13 and increasing the not to exceed amount from $22,000,000 to $32,000,000. The financing is expected to close in February 2024.

- On November 14, 2023, the Authority adopted Resolution No. 2023-25 indicating the intent to issue not exceeding $21,000,000 Multi-Family Housing Revenue Bonds and authorized a Memorandum of Agreement with Edgewater Manor L.P. to finance the acquisition and rehabilitation of Edgewater Manor Apartments located in Escambia County, Florida. The financing is expected to close in July 2024.

- On November 9, 2022, the Authority adopted Resolution No. 2022-13 approving an amended Multi-Family Tax Exempt Mortgage Revenue Bond Program Policy and Procedures which updated the Authority's Municipal Advisor fee schedule.

- On September 12, 2023, the Authority adopted Resolution No. 2023-18 approving an amended Multi-Family Tax Exempt Mortgage Revenue Bond Program Policy and Procedures which made several substantive changes to the existing policy, including the Issuer's Fee Schedule and providing for the use of a Construction Servicing Agent.

- On August 8, 2023, the Authority Board adopted Resolution No. 2023-16 authorizing a Mortgage Credit Certificate ("MCC") Program ("MCC Program") for the Authority and approving the exchange of $35,000,000 of single family private bond allocation for $8,750,000 in MCC authority. The MCC entitles qualifying first time homebuyers to an annual federal income tax credit in an amount up to 20% of the interest paid on their mortgage during the applicable year. The tax credit is available each year the borrower continues to live in the home financed under the MCC Program. The MCC Program launched on December 15, 2023.

**Financial Highlights (Continued)**

- On September 12, 2023, the Authority's Board adopted Resolution No. 2023-22 authorizing the Authority to release restrictions on $5,000,000 of the Authority's money market funds since the Authority no longer uses its funds to temporarily purchase MBS to be sold in the TBA market. Resolution No. 2023-22 also authorized the Authority to purchase up to $3,000,000 of its own MBS to hold as long-term investments. On November 14, 2023, the Authority's Board adopted Resolution No. 2023-26 ratifying and amending Resolution No. 2023-22 to allow the Authority to purchase MBS backed by the United States Government. Resolution No. 2023-26 would not limit the purchase of MBS only to the Authority's single family mortgage loan program. As of September 30, 2023, the Authority had not purchased any MBS.

- Based on recommendations from the Authority's municipal advisor, David Jones with CSG Advisors, the Authority invested $2,000,000 in United States Treasury Bills ("Treasury Bills") in February 2023. The Authority used its money market funds to purchase a 6-month and 12-month Treasury Bill. Upon maturity of the 6-month Treasury Bill, the Authority reinvested in a 12-month Treasury Bill during fiscal year 2023.

- In 2014, the Authority appropriated funds for a Multi-Family Development Loan Initiative which included both a Multi-Family Development Loan Program and a scattered site Urban Infill Revolving Loan Program. In the fiscal year 2019, the Urban Infill revolving loan allocation was increased to $2,000,000 beginning October 1, 2018. The allocation supports both the Urban Infill Revolving Loan Program and the Small/Mini Home Program. This Program seeks to develop affordable homes that feature small footprints and sustainable design. The revolving loan allocation for the Urban Infill Program was increased from $1,500,000 to $2,000,000 effective October 1, 2018, and then was increased to a maximum of $3,000,000 on January 12, 2021. The Urban Infill Program continues to be popular and successful.
- The Authority's Urban Infill Revolving Loan Program and Small/Mini Home initiatives remain exclusive to Escambia County, Florida. These revolving fund loans are repayable upon the sale of the Urban Infill home at an affordable housing price. As of September 30, 2023, approximately $9,400,000 (89 loans) of low-cost capital was provided to qualified, small local builders. Since the inception of the program, sixty-seven (67) infill homes have been completed and sold. There was an increase of nearly $11,600,000 in taxable property values for the 67 homes sold in Escambia County, Florida. As of September 30, 2023, five (5) homes were under construction, and thirteen (13) lots were pending construction. As of September 30, 2023, completed homes were sold for an average sales price of $266,628.

- Following approval of the Board on September 12, 2017, the Pensacola City Council approved an Interlocal Agreement with the Authority on October 12, 2017, establishing a partnership whereby the City of Pensacola (the "City") will make suitable surplus properties available to the Authority for development of affordable homes through the Urban Infill Program. On January 12, 2021, the Authority acknowledged receipt of a lot located at the 100 block of East Jordan Street from the City and authorized staff to work with one of the Authority's Participating Builders for this parcel as a demonstration project for a prefabricated/packaged system intended to reduce cost of construction.

**Financial Highlights (Continued)**

During fiscal year 2022, the project was cancelled, and the property was deeded back to the Authority. In 2023, the Jordan Street project was on the Authority's priority list to find a new builder. On November 14, 2023, a new builder was approved by the Board to be an Urban Infill Participating Builder, and the Authority has approved the builder for the Jordan Street project. The builder has submitted plans to the City of Pensacola and is awaiting permitting to begin construction.

- As of September 30, 2023, the Authority's Urban Infill Program had nine (9) active participating builders, including two (2) non-profit agencies. During fiscal year 2023 and 2022, the income recognized attributable to the Urban Infill Program was $43,799 and $22,423, respectively. During fiscal year 2023 and 2022, the expenses (excluding any allocation of a portion of the Authority personnel services expense and general counsel fees) incurred attributable to the Initiative were $123 and $560, respectively. The income and expenses have been classified as "Multi-Family Development Initiative Income, net of expenses" in the accompanying basic financial statements.

- In 2003, the Authority purchased certain real property located at 625 Olive Road, Pensacola, Florida (the "Property"). From 2004 to 2007, the Authority allowed FEMA to utilize the property as a mobile home park after Hurricane Ivan in September of 2004. Subsequent opportunities included requests for negotiation and proposals for purchase. On or about mid-October 2022, Florida Power and Light Company ("FPL"), approached the Board of County Commissioners of Escambia County, Florida, and requested to use the Property as a staging yard in the Scenic Hills area of Pensacola (the "FPL Project"). On or about mid-October 2022 through January 1, 2023, the representatives of FPL held conversations with the Escambia County Administrator ("Administrator") and a Chairman of the Escambia County Board of County Commissioners ("Chairman"), regarding the use of the Property. In early January 2023, Escambia County leadership authorized FPL to use the Property as a staging yard for the FPL Project. On the week of January 15, 2023, FPL entered the Property and began using the Property as a staging yard for the FPL Project without the knowledge or approval of the Authority. On March 30, 2023, the Authority's Executive Director was made aware that FPL was using the Property. As a result, on March 31, 2023, representatives from FPL, the Authority, and the County attended an emergency meeting at the Authority office location to discuss the unauthorized use of the Property.

  As a result of the meeting, the Authority entered into a Temporary License Agreement ("TLA") with FPL on June 13, 2023, which was effective through December 31, 2023. Per the TLA, the Authority would receive $58,000 as a license fee. After repeatedly trying to collect the license fee from FPL, the Authority discovered that MasTec North America ("MasTec") would be paying the license fee instead of FPL as the equipment on the Property belonged to MasTec. The Authority executed a TLA with MasTec on October 3, 2023, and a Termination Agreement with FPL on October 12, 2023. Based on discussions with MasTec, an amendment to the TLA will be presented at the February 13, 2024 Board meeting to approve the extension of the TLA through December 31, 2024. As of September 30, 2023, the Authority accrued $43,500 of the license fee. The receivable is classified as "Accrued interest and other receivables" in the accompanying financial statements.

## The Authority

The Authority was created as a public body corporate and politic in accordance with the Florida Housing Finance Authority Law, Part IV of Chapter 159, Florida Statutes, as amended, and Ordinance No. 80-12 enacted by the Board of County Commissioners of Escambia County, Florida on May 29, 1980, as amended by Ordinance No. 2003-8 enacted on March 20, 2003 (the "Act"). The Authority has no component units.

The Authority is authorized, in furtherance of the public purposes described in the Act, to alleviate the shortage of affordable residential housing facilities and to provide capital for investment in such facilities for low-, moderate-, and middle-income families by issuing revenue bonds.

These revenue bonds are issued either by the Authority directly to fund its single-family mortgage loan programs, including its popular multi-county First Time Homebuyer Program ("Single Family Mortgage Loan Revenue Bonds") or are issued on a conduit basis to fund loans to third party borrowers who are owners or developers of multi-family rental housing facilities ("Multi-Family Mortgage Loan Revenue Bonds").

The Authority operates a multi-county First Time Homebuyer Mortgage Loan program which provides funds to eligible borrowers to finance the purchase of qualifying single-family residences throughout the Authority's twenty-one county Area of Operation. Historically, the First Time Homebuyer Program was funded through the issuance of Single Family Mortgage Loan Revenue Bonds by the Authority; however, for the period 2012 through 2018, the First Time Homebuyer Program was funded on a "to be announced" or TBA basis. The Authority financed its governmental program option (FHA, RD and VA) loans through the issuance of Single Family Mortgage Loan Revenue Bonds from November 2018 through February 2020, and then returned to primarily using the TBA method. (See Note 16). In February 2022, the Authority was authorized to purchase up to $4 million of MBS backed by bond-qualified mortgage loans. These MBS will enhance the efficiencies of the Big Splash Single Family (Multi-County) Program. As of September 30, 2022, the Authority purchased $2,230,602 of MBS. With the approximately $2.2 million, eleven mortgages were secured and $105,000 in down payment and closing cost assistance was provided. The Authority did not purchase additional MBS during fiscal year 2023.

The Authority's Multi-Family Mortgage Loan Revenue Bonds are not included in the Authority's financial statements because the developer or owner that is the borrower of the conduit bond funds, and not the Authority, is obligated to pay principal and interest on the bonds. The Authority's Single Family Mortgage Loan Revenue Bonds are included in the Authority's financial statements because the Authority is obligated to pay principal and interest on the bonds, but only from the designated trust funds pledged to secure the bonds. All bonds issued by the Authority are limited or special obligations of the Authority payable solely from the trust funds pledged for their payment and do not and shall never constitute indebtedness, liability, general or moral obligation, or a pledge of the faith or loan of credit of the Authority or of the County. (See Note 1 and Note 10).

## Overview of the Financial Statements

The financial statements consist of two parts: management's discussion and analysis and the basic financial statements. The basic financial statements also include notes that explain in more detail some of the information in the financial statements.

**Overview of the Financial Statements (Continued)**

The Authority accounts for its financial activities through the use of an enterprise fund. (See Note 1 to the basic financial statements for a summary of the Authority's significant accounting policies.) The Authority's basic financial statements have been prepared using the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when incurred; however, the Authority recognizes Authority contributions to its revenue bond issues as expenses when the contribution is made and recognizes unused contributions and residuals from the issues as revenue when received.

**Basic Financial Statements**

The basic financial statements of the Authority report information using accounting methods similar to those used by private sector companies. The most important question users of an entity's financial statements ask, "Is an entity as a whole better off or worse off as a result of the current year's activities?" These statements offer short-term and long-term financial information about its activities in a way that will help users of the financial statements answer this question.

The Statement of Net Position includes all of the Authority's assets, deferred outflows of resources, liabilities, and deferred inflows of resources and provides information about the nature and amounts of investments in resources (assets and deferred outflows of resources) and the obligations to Authority creditors (liabilities and deferred inflows of resources). The assets and liabilities are presented in a classified format which distinguishes between current and long-term assets and liabilities. It also provides the basis for computing various financial ratios, evaluating the capital structure of the Authority, and assessing the liquidity and financial flexibility of the Authority.

All of the current year's revenues and expenses are accounted for in the Statement of Revenues, Expenses, and Changes in Net Position. This statement measures the success of the Authority's operations over the past year and can be used to determine the Authority's profitability and creditworthiness and whether the Authority has successfully recovered all of its expenses through fees and other income.

The final basic financial statement is the Statement of Cash Flows. The purpose of this statement is to provide information about the Authority's cash receipts and cash payments during the reporting period. The statement reports cash receipts, cash payments, and net changes in cash resulting from operating, financing, and investing activities and provides answers to such questions as where cash came from, what was cash used for, and what was the change in cash balance during the reporting period.

Together the Statement of Net Position (the balance sheet) and the Statement of Revenues, Expenses, and Changes in Net Position (the income statement) report information about the Authority's revenues and expenses and the resulting change in net position. Over time, increases or decreases in the Authority's net position is an indicator of whether the Authority's financial health is improving or deteriorating. When evaluating changes in the Authority's financial health, other non-financial factors should also be considered. These include factors such as changes in interest rates, economic conditions, new or changed government legislation and regulations, and the fulfillment of the Authority's public purpose.

## Net Position

A summary of the Authority's Statements of Net Position is presented in Table A.

**TABLE A
Condensed Statements of Net Position**

| | 2023 | (Restated) 2022 | Dollar Change | Total Percent Change |
|---|---|---|---|---|
| Current assets | $ 17,786,214 | $ 16,567,145 | $ 1,219,069 | 7.4% |
| Noncurrent assets | 21,500,818 | 25,797,520 | (4,296,702) | -16.7% |
| Total assets | 39,287,032 | 42,364,665 | (3,077,633) | -7.3% |
| Total deferred outflows of resources | 138,110 | 180,937 | (42,827) | -23.7% |
| Total assets and deferred outflows of resources | $ 39,425,142 | $ 42,545,602 | $ (3,120,460) | -7.3% |
| | | | | |
| Current liabilities | $ 997,626 | $ 2,407,094 | $ (1,409,468) | -58.6% |
| Noncurrent liabilities | 21,553,769 | 23,104,419 | (1,550,650) | -6.7% |
| Total liabilities | 22,551,395 | 25,511,513 | (2,960,118) | -11.6% |
| Total deferred inflows of resources | 81,274 | 59,978 | 21,296 | 35.5% |
| | | | | |
| Net investment in capital assets | 674,339 | 568,353 | 105,986 | 18.6% |
| Restricted | - | 5,255,839 | (5,255,839) | -100.0% |
| Unrestricted | 16,118,134 | 11,149,919 | 4,968,215 | 44.6% |
| Total net position | 16,792,473 | 16,974,111 | (181,638) | -1.1% |
| | | | | |
| Total liabilities, deferred inflows, and net position | $ 39,425,142 | $ 42,545,602 | $ (3,120,460) | -7.3% |

**Net Position (Continued)**

During fiscal year ended September 30, 2023, current assets increased by $1,219,069 or 7.4%. The net increase was primarily attributed to a $5,565,137 decrease in restricted cash and cash equivalents offset by an increase of $3,656,964 in unrestricted cash and cash equivalents, an increase of $1,107,139 in restricted investments, and an increase of $1,875,949 in unrestricted investments.

During the same period, noncurrent assets decreased by $4,296,702 or 16.7%. The decrease was primarily attributed to a decrease in restricted and unrestricted investments of $4,319,724, which includes restricted mortgage-backed certificates (see Note 4) offset by an increase of $106,169 in non-depreciable capital assets, net of land valuation allowance.

During fiscal year ended September 30, 2023, current liabilities decreased by $1,409,468 or 58.6%, which is primarily attributed to a decrease in bonds payable of $1,284,989 and a decrease in accounts payable and accrued expenses of $87,768. Noncurrent liabilities decreased by $1,550,650 or 6.7%, which is primarily due to a decrease in bonds payable of $1,549,061.

As shown in Table A, net investment in capital assets increased by $105,986, restricted net position decreased by $5,255,839, and unrestricted net position increased by $4,968,215, for a total decrease in net position of $181,638 or 1.1%. As previously disclosed, on September 12, 2023, the Authority's Board adopted Resolution No. 2023-22 authorizing the Authority to release restrictions on $5,000,000 of the Authority's money market funds.

**Revenues, Expenses, and Changes in Net Position**

A summary of the Authority's Statements of Revenues, Expenses, and Changes in Net Position is presented in Table B.

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

| | 2023 | 2022 | Dollar Change | Total Percent Change |
|---|---|---|---|---|
| Operating revenues | $ 1,105,837 | $ 2,290,190 | $ (1,184,353) | -51.7% |
| Operating expenses | 1,506,274 | 1,804,580 | (298,306) | -16.5% |
| Operating income | (400,437) | 485,610 | (886,047) | 182.5% |
| Non-operating revenues (expenses) | 218,799 | (3,799,474) | 4,018,273 | -105.8% |
| Change in net position | (181,638) | (3,313,864) | 3,132,226 | -94.5% |
| Beginning net position | 16,974,111 | 20,287,975 | (3,313,864) | -16.3% |
| Total net position | $ 16,792,473 | $ 16,974,111 | $ (181,638) | -1.1% |

The Statement of Revenues, Expenses, and Changes in Net Position provides information as to the nature and source of the changes in net position. During fiscal year ended September 30, 2023, net position decreased by $181,638 as compared to a decrease of $3,313,864 in fiscal year 2022. The decrease in net position was attributable to a $400,437 operating loss offset with non-operating revenues of $218,799.

During fiscal year ended September 30, 2023, the $1,184,353 decrease in operating revenues was primarily attributed to a $526,528 decrease in First Time Homebuyer Program income, net of expenses and a decrease of $767,473 in non-amortizing second mortgage repayments. Operating expenses decreased by $298,306 or 16.5%. The decrease was primarily attributed to a decreased change in non-amortizing second mortgage loan funding of $257,243. Non-operating revenues (expenses), increased by $4,018,273 or 105.8%. The net increase was primarily attributed to a decrease in the change in fair value of restricted and unrestricted investments of $3,540,814 and an increase of $472,236 in interest income.

## Cash Flows

A summary of the Authority's Statements of Cash Flows is presented in Table C. It presents the major sources and uses of cash and cash equivalents for the past two years. For purposes of the Statements of Cash Flows, the Authority considers all currency, demand deposits, money market funds, and other highly liquid debt instruments with an original maturity when purchased of three months or less to be cash and cash equivalents.

**TABLE C**
**Condensed Statements of Cash Flows**

| | 2023 | 2022 | Dollar Change | Total Percent Change |
|---|---|---|---|---|
| Net cash provided by (used in) operating activities | $ (444,079) | $ 609,865 | $ (1,053,944) | -172.8% |
| Net cash used in noncapital financing activities | (3,598,919) | (8,529,974) | 4,931,055 | 57.8% |
| Net cash used in capital and related financing activities | (164,575) | (61,679) | (102,896) | -166.8% |
| Net cash provided by investing activities | 2,299,400 | 8,787,889 | (6,488,489) | -73.8% |
| Net increase (decrease) in cash and cash equivalents | (1,908,173) | 806,101 | (2,714,274) | 336.7% |
| Cash and cash equivalents at the beginning of the year | 13,580,291 | 12,774,190 | 806,101 | 6.3% |
| Cash and cash equivalents at the end of the year | $ 11,672,118 | $ 13,580,291 | $ (1,908,173) | -14.1% |

Cash and cash equivalents decreased $1,908,173 during the year ended September 30, 2023. The decrease in cash and cash equivalents was the result of $444,079 being used in operating activities, $3,598,919 being used in noncapital financing activities, $164,575 being used in capital and related financing activities, and $2,299,400 being provided by investing activities.

## Capital Assets

A summary of the Authority's investment in capital assets is presented in Table D.

**TABLE D**
**Capital Assets**

| | 2023 | 2022 | Dollar Change | Total Percent Change |
|---|---|---|---|---|
| Office equipment | $ 33,220 | $ 36,066 | $ (2,846) | -7.9% |
| Land and improvements | 687,443 | 581,274 | 106,169 | 18.3% |
| Right-to-use asset | 358,012 | 358,012 | - | 0.0% |
| Total capital assets | 1,078,675 | 975,352 | 103,323 | 10.6% |
| Less: accumulated depreciation and amortization | | | | |
| Office equipment | (28,612) | (34,084) | 5,472 | 16.1% |
| Right-to-use asset | (169,584) | (113,056) | (56,528) | -50.0% |
| | (198,196) | (147,140) | (51,056) | |
| Net capital assets | $ 880,479 | $ 828,212 | $ 52,267 | 6.3% |

As of September 30, 2023, the Authority's investment in capital assets totaled $880,479 net of accumulated depreciation and amortization. As compared with fiscal year 2022, the investment in capital assets increased in fiscal year 2023 by $52,267 or 6.3%.

## Long-Term Debt

From time to time, the Authority has issued bonds and bond anticipation notes to finance single family residential housing and qualified multi-family housing developments. The financial assistance was provided to stimulate the acquisition and construction of residential housing for low-, moderate-, and middle-income individuals and families. The Authority's bonds are secured by specific revenues and securities as described in each of the respective trust indentures and official statements. In no case is the Authority, Escambia County, the State of Florida, or any political subdivision thereof obligated in any manner for repayment of the bonds. (See Note 1 and Note 10).

**Long-Term Debt (Continued)**

Portions of the Authority's operating revenues are derived from fees and incomes generated by the single family and multi-family bond programs issued and administered by the Authority. Historically, these fees and incomes have usually exceeded the financial contributions made by the Authority to the bond programs. The fees/incomes and contributions may substantially impact the Authority's revenues and expenses in a single fiscal year and cause significant variation from year to year (See the preceding Financial Highlights section).

As of September 30, 2023, the Authority had issued and outstanding the following bonds pursuant to its authorization:

| | Issue Amount | Outstanding Amount |
|---|---|---|
| *Direct Borrowings -* | | |
| Single Family Mortgage Revenue Bonds: | | |
| Series 2019A Bonds | $ 15,000,000 | $ 5,225,000 |
| Series 2019B Bonds | 14,000,000 | 8,115,000 |
| Series 2019C Bonds | 6,481,473 | 3,611,436 |
| Series 2016A Bonds | 16,861,686 | 3,272,866 |
| Series 2014B Bonds | 4,335,000 | 1,090,606 |
| Subtotal | 56,678,159 | 21,314,908 |
| *Conduit Debt -* | | |
| Multi-Family Housing Revenue Bonds: | | |
| Orange Blossom Village Apartments, Series 2021 | 8,700,000 | 4,317,650 |
| Taylor Pointe Apartments, Series 2019A | 11,320,000 | 11,021,184 |
| Taylor Pointe Apartments, Series 2019B-1 | 2,548,572 | 2,548,572 |
| Taylor Pointe Apartments, Series 2019B-2 | 1,911,428 | 1,911,428 |
| Delphin Downs Apartments, Series 2018 | 7,950,000 | 3,296,160 |
| Johnson Lakes Project, Series 2006 | 9,000,000 | 3,777,049 |
| Kinneret Apartments, Series 2022A | 49,927,000 | 47,927,000 |
| Kinneret Apartments, Series 2022B | 5,373,000 | 5,373,000 |
| Flint Gardens, Series 2022 | 14,050,000 | 13,642,116 |
| Sunrise Apartments, Series 2023 | 24,600,000 | 24,563,256 |
| The Moorings Apartments, Series 2023 | 26,000,000 | 25,961,165 |
| College Trace Apartments, Series 2022 | 16,440,000 | 16,440,000 |
| Subtotal | 177,820,000 | 160,778,580 |
| *Other Debt -* | | |
| Single Family Mortgage Revenue Bonds, Series 1985 | 20,000,000 | 157,483 |
| Total | $ 254,498,159 | $ 182,250,971 |

**Long-Term Debt (Continued)**

Audited financial statements and operating data for the Authority's single family bond programs are available at the Municipal Securities Rulemaking Board's Electronic Municipal Marketplace Access ("EMMA") website.

During the past five years, the Authority has complied with the requirements of the continuing disclosure agreements (the "CDA") entered into with respect to its Series 2014B, 2016A, 2019A, 2019B, and 2019C Bonds.

As of September 30, 2023, the Authority was unaware of and had received no notice of default from the trustees for any of its single family, dormitory, and multi-family bond programs other than the financial difficulties and default occurring on December 1, 2016, with respect to the Authority's Single Family Mortgage Revenue Bonds, Series 1985 (the "1985 Bonds"), as set forth below.

**Single Family Mortgage Revenue Bonds, Series 1985**

On December 18, 1985, the Authority issued its $20,000,000 Single Family Mortgage Revenue Bonds (the "1985 Bonds"). The 1985 Bonds were secured by a defined Trust Estate and a policy of bond insurance (the "Policy") issued by Financial Guaranty Insurance Company ("FGIC") at the time of issuance. The Policy was to provide insurance for payment when due of principal and interest (including accreted value) on the 1985 Bonds in the event other assets of the trust estate were insufficient.

In 1985, $15,000,000 of the principal amount of the 1985 Bonds was refunded and payments were made from the 1985 Bonds Trust Estate as required to pay principal and interest on the remaining unrefunded portion of the 1985 Bonds through December 1, 2006. However, a small portion of the final maturity of the 1985 Bonds, which was structured as a capital appreciation bond maturing December 1, 2016, in the amount of $410,000 (the "1985 CAB"), remained outstanding. Because the value of the 1985 CAB accreted at a higher interest rate than was supported by the remaining mortgage loans securing the 1985 Bonds and because there were mortgage related expenses paid from mortgage revenues, it was expected that there would be a shortfall of money available to pay debt service at maturity. It was further expected that the only source of funds to pay the shortfall would be the Policy.

**Single Family Mortgage Revenue Bonds, Series 1985 (Continued)**

On March 25, 2009, Moody's Investors Services ("Moody's") withdrew its rating for FGIC, and thereafter FGIC began working with its regulators to develop a plan for restructuring and rehabilitation. In a notice to Holders of Bonds Insured by FGIC dated September 23, 2013, the Bank of New York Mellon Trust Company, serving as successor Trustee to Barnett Banks Trust Company, N.A. (the "Trustee"), advised all owners of the Bonds insured by FGIC (including the 1985 CAB) of the effective date of the FGIC Plan of Rehabilitation. The Rehabilitation Petition, the Rehabilitation Order, and the Rehabilitation Plan Papers can be found at http://www.fgicrehabilitation.com.

On December 1, 2016, the 1985 CAB matured, and the Trustee made demand on FGIC for the final maturity amount in accordance with the 1985 Bonds Indenture, the Policy, and the Rehabilitation Plan. Because the amounts available were less than the amounts due to the owners of the 1985 CAB (the "1985 Bond owners"), the Trustee provided a Notice of Event of Default dated December 13, 2016, to the 1985 Bond owners (the "Notice"). The Notice advised that the Trustee was communicating with FGIC and FGIC's claims paying agent to coordinate the final reconciliation of claims for the 1985 Bonds, the process for presentation and cancellation of physical certificates, the initial distribution of claims amounts to 1985 Bond owners and the distribution of future amounts under the Rehabilitation Plan through the 40-year Run Off Period. As of September 30, 2023, FGIC's claims paying agent has paid $252,517, leaving a balance outstanding of $157,483. Additional amounts are expected to be paid in the future.

**Requests for Information**

This financial report is designed to provide a general overview of the Authority's finances and to demonstrate the Authority's accountability for the money it receives. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Authority's Executive Director, 700 South Palafox Street, Suite 310, Pensacola, Florida 32502.

# BASIC FINANCIAL STATEMENTS

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**ESCAMBIA COUNTY HOUSING FINANCE AUTHORITY**
**STATEMENTS OF NET POSITION**
**SEPTEMBER 30, 2023 AND 2022**

## ASSETS AND DEFERRED OUTFLOWS

| | 2023 | 2022 |
|---|---|---|
| **Current Assets:** | | |
| Cash and cash equivalents | $ 10,836,507 | $ 7,179,543 |
| Cash and cash equivalents - restricted | 835,611 | 6,400,748 |
| Accrued interest and other receivables | 135,223 | 102,077 |
| Issuer fees receivable | 64,803 | 17,821 |
| Interest income receivable - restricted | 73,824 | 81,102 |
| Investments | 2,221,946 | 345,997 |
| Investments - restricted | 2,861,878 | 1,754,739 |
| Bank participation agreements | 12,000 | 12,000 |
| First mortgages receivable | 720,557 | 637,135 |
| Amortizing second mortgages receivable | 23,865 | 35,983 |
| Total current assets | 17,786,214 | 16,567,145 |
| **Noncurrent Assets:** | | |
| Investments | 2,903,189 | 3,293,365 |
| Investments - restricted | 17,549,817 | 21,479,365 |
| Bank participation agreements | 77,543 | 89,543 |
| Amortizing second mortgages receivable, net of allowance for loan losses | 89,790 | 107,035 |
| Depreciable capital assets, net of accumulated depreciation | 4,608 | 1,982 |
| Leased right-to-use asset, net of accumulated amortization | 188,428 | 244,956 |
| Non-depreciable capital assets, net of land valuation allowance | 687,443 | 581,274 |
| Total noncurrent assets | 21,500,818 | 25,797,520 |
| Total assets | 39,287,032 | 42,364,665 |
| **Deferred Outflows of Resources:** | | |
| Pensions | 138,110 | 180,937 |
| **Total Assets and Deferred Outflows** | $ 39,425,142 | $ 42,545,602 |

## LIABILITIES, DEFERRED INFLOWS AND NET POSITION

| | 2023 | (Restated) 2022 |
|---|---|---|
| **Current Liabilities:** | | |
| Accounts payable and accrued expenses | $ 133,055 | $ 220,823 |
| Net pension liability | - | 171 |
| Lease liability - operating | 57,361 | 53,720 |
| Bonds payable | 558,926 | 1,843,915 |
| Bond interest payable | 248,284 | 288,465 |
| Total current liabilities | 997,626 | 2,407,094 |
| **Noncurrent Liabilities:** | | |
| Net pension liability | 649,008 | 593,237 |
| Lease liability - operating | 148,779 | 206,139 |
| Bonds payable | 20,755,982 | 22,305,043 |
| Total noncurrent liabilities | 21,553,769 | 23,104,419 |
| Total liabilities | 22,551,395 | 25,511,513 |
| **Deferred Inflows of Resources:** | | |
| Pensions | 81,274 | 59,978 |
| **Net Position:** | | |
| Net investment in capital assets | 674,339 | 568,353 |
| Restricted | - | 5,255,839 |
| Unrestricted | 16,118,134 | 11,149,919 |
| Total net position | 16,792,473 | 16,974,111 |
| **Total Liabilities, Deferred Inflows and Net Position** | $ 39,425,142 | $ 42,545,602 |

The accompanying notes are an integral
part of these financial statements.

**ESCAMBIA COUNTY HOUSING FINANCE AUTHORITY**
**STATEMENTS OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION**
**YEARS ENDED SEPTEMBER 30, 2023 AND 2022**

| | 2023 | 2022 |
|---|---|---|
| **Operating Revenues:** | | |
| Fees and other income | $ 486,423 | $ 397,648 |
| FTH Program income, net of expenses | 66,850 | 593,378 |
| Non-amortizing second mortgage repayments | 493,084 | 1,260,557 |
| Multi-Family Development Initiative income, net of expenses | 41,271 | 21,863 |
| Reduction to loan losses | 18,209 | 16,744 |
| Total operating revenues | 1,105,837 | 2,290,190 |
| **Operating Expenses:** | | |
| Salaries and related benefits | 814,444 | 867,385 |
| Legal, accounting, advisory, and consulting fees | 147,641 | 123,397 |
| General operating and administrative | 66,451 | 68,511 |
| Travel, lodging, and meal costs | 17,438 | 27,322 |
| Depreciation and amortization | 58,590 | 59,537 |
| Memberships, dues, and subscriptions | 21,502 | 13,368 |
| Educational conference fees and training costs | 26,840 | 27,400 |
| Bond issuance and monitoring costs | 3,618 | 10,667 |
| Non-amortizing second mortgage loan funding | 349,750 | 606,993 |
| Total operating expenses | 1,506,274 | 1,804,580 |
| **Operating Income (Loss)** | (400,437) | 485,610 |
| **Nonoperating Revenues (Expenses):** | | |
| Interest income | 661,524 | 189,198 |
| Interest income - restricted | 1,054,333 | 1,227,307 |
| Other revenue (expense) | 7,521 | (567) |
| Net decrease in fair value of investments | (104,564) | (359,333) |
| Net decrease in fair value of investments - restricted | (664,404) | (3,950,449) |
| Interest on bonds | (735,611) | (905,630) |
| Total nonoperating revenues (expenses), net | 218,799 | (3,799,474) |
| **Change in Net Position** | (181,638) | (3,313,864) |
| **Net Position - Beginning of Year** | 16,974,111 | 20,287,975 |
| **Net Position - End of Year** | $ 16,792,473 | $ 16,974,111 |

The accompanying notes are an integral
part of these financial statements.

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**ESCAMBIA COUNTY HOUSING FINANCE AUTHORITY**
**STATEMENTS OF CASH FLOWS**
**YEARS ENDED SEPTEMBER 30, 2023 AND 2022**

| | 2023 | 2022 |
|---|---|---|
| **Cash Flows From Operating Activities:** | | |
| Cash received from mortgagors and others | $ 988,222 | $ 1,765,760 |
| Cash received for FTH Program income, net of expenses | 66,850 | 593,378 |
| Cash payments to employees for services | (761,418) | (821,281) |
| Cash payments to suppliers for goods and services | (300,943) | (282,917) |
| Cash payments to mortgagors and others | (436,790) | (645,075) |
| Net cash provided by (used in) operating activities | (444,079) | 609,865 |
| **Cash Flows From Noncapital Financing Activities:** | | |
| Proceeds from bank participation agreements | 12,000 | 12,000 |
| Payment of bond principal | (2,834,050) | (7,554,327) |
| Payment of bond interest | (776,869) | (987,647) |
| Net cash used in noncapital financing activities | (3,598,919) | (8,529,974) |
| **Cash Flows From Capital and Related Financing Activities:** | | |
| Acquisition of capital assets | (110,856) | (11,431) |
| Payments under lease agreements | (53,719) | (50,248) |
| Net cash used in capital and related financing activities | (164,575) | (61,679) |
| **Cash Flows From Investing Activities:** | | |
| Proceeds from sales and maturities of investments | - | 1,600,727 |
| Purchases of investments | (1,930,920) | (2,307,618) |
| Collection of interest income | 1,702,824 | 1,661,795 |
| Cash received for FTH Program MBS principal | 8,310,692 | 12,689,179 |
| Cash payments for FTH Program MBS principal | (8,310,692) | (12,689,179) |
| Collection of MBS principal | 2,527,496 | 7,832,985 |
| Net cash provided by investing activities | 2,299,400 | 8,787,889 |
| **Net Increase (Decrease) in Cash and Cash Equivalents** | (1,908,173) | 806,101 |
| **Cash and Cash Equivalents, Beginning of Year** | 13,580,291 | 12,774,190 |
| **Cash and Cash Equivalents, End of Year** | $ 11,672,118 | $ 13,580,291 |
| **Displayed As:** | | |
| Cash and cash equivalents | $ 10,836,507 | $ 7,179,543 |
| Cash and cash equivalents - restricted | 835,611 | 6,400,748 |
| | $ 11,672,118 | $ 13,580,291 |

The accompanying notes are an integral
part of these financial statements.

**ESCAMBIA COUNTY HOUSING FINANCE AUTHORITY**
**STATEMENTS OF CASH FLOWS**
**YEARS ENDED SEPTEMBER 30, 2023 AND 2022**
**(Continued)**

| | 2023 | 2022 |
|---|---|---|
| **Reconciliation of Operating Income to Net Cash Provided by (Used in) Operating Activities:** | | |
| Operating income (loss) | $ (400,437) | $ 485,610 |
| Adjustments to reconcile operating income to net cash provided by operating activities: | | |
| Depreciation and amortization | 58,590 | 59,537 |
| Reduction to loan losses | (18,209) | (16,744) |
| Changes in: | | |
| Accrued interest and other receivables | (33,146) | 17,376 |
| Issuer fees receivable | (46,982) | (4,443) |
| First mortgages receivable | (83,422) | (8,012) |
| Amortizing second mortgages receivable | 47,572 | 72,759 |
| Deferred outflows of resources | 42,827 | 6,504 |
| Accounts payable and accrued expenses | (87,768) | (19,398) |
| Net pension liability | 55,600 | 293,709 |
| Deferred inflows of resources | 21,296 | (277,033) |
| Net cash provided by (used in) operating activities | $ (444,079) | $ 609,865 |

The accompanying notes are an integral
part of these financial statements.

# NOTES TO FINANCIAL STATEMENTS

## NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The accounting principles and policies of Escambia County Housing Finance Authority, ("the Authority") conform to accounting principles generally accepted in the United States of America ("GAAP"), as applicable to governmental entities. The following is a summary of the significant accounting principles and policies used in the preparation of the accompanying financial statements.

*The Reporting Entity:*

The Authority was created as a public body corporate and politic in accordance with the Florida Housing Finance Authority Law, Part IV of Chapter 159, Florida Statutes (the "Act"), as amended, and Ordinance No. 80-12 enacted by the Board of County Commissioners (the "Board") of Escambia County, Florida on May 29, 1980, as amended by Ordinance No. 2003-8 enacted on March 20, 2003 (collectively the "Ordinance"). The Authority is authorized, in furtherance of the public purposes described in the Act and the Ordinance, to alleviate the shortage of affordable residential housing facilities and to provide capital for investment in such facilities for low-, moderate-, and middle-income families by issuing its revenue bonds. The Authority issues bonds for single family programs and enters into mortgage-backed security forward sales contracts that provide funds to eligible borrowers to finance the purchase of qualifying single-family residences. The Authority also issues bonds for the acquisition and construction of qualifying multi-family housing projects. Prior to issuance by the Authority, the Board approves bond financings, when required by the Ordinance, federal tax law, or regulations governing the issuance of tax-exempt bonds.

The financial statements also include the funds and accounts of the Authority's Single Family Mortgage Revenue Bonds (Multi-County Program) Series 2019A (Non-AMT) ("Series 2019A Bonds"), Single Family Mortgage Revenue Bonds (Multi-County Program) Series 2019B (Non-AMT) ("Series 2019B Bonds"), Single Family Mortgage Revenue Bonds (Multi-County Program) Series 2019C (Federally Taxable Pass-Through) ("Series 2019C Bonds"), Single Family Mortgage Revenue Bonds (Multi-County Program) Series 2016A (Federally Taxable Pass-Through) ("Series 2016A Bonds"), and Series 2014B (Non-AMT) ("Series 2014B Bonds") (collectively, the "Bonds"). All interfund transactions and balances have been eliminated in the financial statements.

The Authority issued its Series 2019A Bonds on April 30, 2019, in the principal amount of $15,000,000, its Series 2019B Bonds on November 26, 2019, in the principal amount of $14,000,000, its Series 2019C Bonds on November 26, 2019, in the principal amount of $6,481,473, its Series 2016A Bonds on April 26, 2016, in the principal amount of $16,861,686, and its Series 2014B Bonds on August 29, 2014, in the principal amount of $4,335,000. The Bonds were issued to provide funds to purchase mortgage securities backed by mortgage loans made to finance the acquisition of single-family residential facilities intended for use as principal residences of persons and families of low-, moderate-, and middle-income. For the Series 2016A Bonds and Series 2014B Bonds, the mortgaged properties are located in the counties of Alachua, Bradford, Escambia, Gadsden, Indian River, Leon, Marion, Martin, Okaloosa, Santa Rosa, St. Lucie, Wakulla, and Walton. For the Series 2019A Bonds, Series 2019B, and Series 2019C Bonds, the mortgaged properties are located in the previously mentioned counties plus Bay, Franklin, Gulf, Hernando, Jackson, and Jefferson (collectively, the "Counties").

## NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

*The Reporting Entity (Continued):*

The mortgage-backed securities, funded with proceeds of the Bonds, are pledged as security for the payment of the principal and interest on the Bonds.

Financial oversight and accountability to the citizens of Escambia County is provided by the Board. Pursuant to the Act and the Ordinance, the Board appoints, and may remove, the Housing Finance Authority members. The Authority members serve four-year terms and may be reappointed. If an Authority member's term expires, they continue to hold office until their replacement is appointed by the Board. The Authority has no oversight responsibilities for any other government agencies.

The accompanying financial statements present the financial position, changes in financial position, and cash flows of the operating fund and the Bonds, which makes up all of the funds controlled by the Authority. These financial statements are not intended to present the financial position of Escambia County. The Authority has no component units.

The Bonds, together with interest thereon, are not general or moral obligations of the Authority and do not constitute an obligation, either general or special, of the State of Florida (the "State") or any of the Local Authorities (as defined in the next paragraph) other than the Authority, or any political subdivision thereof, but are special limited obligations of the Authority payable solely from the revenues and securities identified and pledged pursuant to the Master Trust Indenture dated August 1, 2014 as well as the 2019A, 2019B, 2019C, 2016A, and 2014B Series Supplements (the "Trust Indentures"). The Bonds are in no event payable from the general revenues of the Authority or the Local Authorities or the Counties and do not constitute a debt, liability, general or moral obligation or a pledge of the faith or loan of credit of any of the Local Authorities, the Counties, the State or any political subdivision of the State within the meaning of any constitutional or statutory provisions; neither the Local Authorities, the Counties, the State nor any political subdivision thereof nor any of the participating mortgage lending institutions shall be liable thereon; nor in any event will such Bonds be payable out of any funds or properties other than those of the Authority, and then only to the extent provided in the Trust Indentures. Neither the faith and credit nor the revenues or taxing power of the Local Authorities, the Counties, the State or any political subdivision thereof is pledged to the payment of the principal of the Bonds or the interest thereon or other costs incident thereto. The Bonds are not a debt of the United States of America or any agency thereof, or Government National Mortgage Association ("GNMA"), Federal National Mortgage Association ("FNMA"), or Federal Home Loan Mortgage Corporation ("FHLMC") and are not guaranteed by the full faith and credit of the United States of America. The Authority has no taxing power. The Bonds are not insured.

## NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

*The Reporting Entity (Continued):*

The Board has duly created the Authority and has determined that it was in the best interest of the County to authorize the Authority to issue the Bonds. The Authority issues multi-family revenue bonds to provide funds to qualified entities to finance the acquisition, construction, and/or rehabilitation of qualified multi-family housing projects in Escambia County and other counties requesting such assistance. In addition, the Authority operates a program to provide short-term financing to assist builders in providing for the construction of new homes for low-, moderate- and middle-income persons and families in Escambia County.

The Authority has been authorized by a number of other local housing finance authorities and counties within the State of Florida to operate its programs within their respective jurisdictions (the "Participating Counties") with the objective of alleviating the shortage of housing in such counties (the "Area of Operation Authorizations"). The Area of Operation Authorizations permit the Authority to operate its Mortgage Credit Certificate Program and its First Time Homebuyer Single Family Mortgage Loan Program (the "First Time Homebuyer Program" or "FTH Program"), both on a to be announced ("TBA") financed basis and a bond-financed basis in their respective jurisdictions.

The trustee for the Bonds is U.S. Bank Trust Company, National Association ("Trustee").

*Basis of Presentation:*

The Authority accounts for its operating fund activities and the Bonds through the use of enterprise funds. An enterprise fund is used to account for activities similar to those found in the private sector, where the determination of a change in financial position is necessary or useful for sound financial administration. Basis of accounting refers to when revenues and expenses are recognized in the accounts and reported in the financial statements. The accompanying financial statements have been prepared using the accrual basis of accounting. The Authority recognizes and records revenues when earned and expenses when incurred. However, the Authority recognizes Authority contributions to revenue bond programs as expenses when the contribution is made and recognizes receipts of unused contributions from the program as revenue when received. In addition, because of the long-term deferred repayment of non-amortizing second mortgage loans, the Authority recognizes the funding of such loans as a current operating expense and repayments are recognized as revenue when received.

*Cash and Cash Equivalents:*

For purposes of the statement of cash flows, the Authority considers all currency, demand deposits, money market funds, and other highly liquid debt instruments with an original maturity when purchased of three months or less to be cash and cash equivalents.

## NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

*Investments:*

The Authority's Investment Policy is designed to ensure the prudent management of the Authority's funds and the availability of operating and capital funds when required while earning a competitive return on the funds within the policy framework. The primary objectives of investment activity in order of priority are safety of principal, liquidity, and investment yield.

*Interest Rate Risk*: As a means of managing its exposure to losses arising from changing interest rates, the Authority's investment policy includes maximum percentage of holdings for each type of investment and requires diversification, to the extent practical. The Authority also minimizes interest rate risk by investing operating funds primarily in money-market funds.

*Credit Risk*: For the purpose of generating income, the Authority's policy permits investment of operating funds in the following types of accounts. The maximum percentage of holdings is shown parenthetically following each type of account. Investments in certain securities are to be made in a manner to match investment maturities and/or withdrawal terms to known cash needs and anticipated cash flow requirements.

- Direct obligations of the U.S. Treasury (100%)
- Government agency notes and bonds (100%)
- Treasury strips (10%)
- United States Government Agency - Mortgage-backed securities (100%)
- Federal instrumentalities (U.S. Government sponsored) (100%)
- Interest bearing time deposits or savings accounts (non-negotiable certificates of deposit from state or national financial institutions provided the deposits are secured by the Florida Security for Public Deposits Act, Chapter 280, Florida Statutes, unless exempted therefrom as provided in the Statute. Additionally, the bank shall not be listed with any recognized credit watch information service unless 100% insured by the Federal Deposit Insurance Corporation ("FDIC") (100%)
- Money market accounts (Bank/FDIC insured) (100%)
- Commercial paper (Rated "P-1"/"A-1" or better by at least one Nationally Recognized Statistical Rating Organization ("NRSRO")) (25%)
- Corporate notes/bonds (Rated single "Aa"/"AA" or better by at least one NRSRO) (20%)
- Banker's acceptances (Rated "P-1"/"A-1" or better by at least one NRSRO) (25%)
- Taxable or tax-exempt (general obligation ("GO" or revenue) bonds (Rated "Aa"/"AA" (MIG-2 or SP-2 for short-term) or better by at least one NRSRO) (25%)
- Money market mutual funds (SEC registered and rated "AAAm" by S&P or the equivalent by another rating agency. Due diligence requirement must be met (i.e., thorough/regular reviews) and share value must equal to $1.00) (25%)

## NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

*Investments (Continued):*

- Intergovernmental investment pools - Local Government Funds Surplus Funds Trust Fund (Florida PRIME) or any governmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act of 1969, as provided in Chapter 163.01, Florida Statutes (Rated "AAAm" by S&P or the equivalent by another rating agency). Due diligence requirement must be met (i.e., thorough/regular reviews) (25%)
- Other investments or securities, which may be specifically approved from time to time by action of the Authority at a public meeting. Following approval of additional types of securities, an addendum to the Authority's Investment Policy is to be prepared and attached to the Authority's Investment Policy describing the securities.

The Authority may also enter into transactions made for its organizational purposes. These transactions include investments in mortgage loans receivable, mortgage-backed securities ("MBS"), MBS forward sales contracts, or other qualifying housing development loans made pursuant to Chapter 159, Part IV, Florida Statutes.

<u>Concentration of Credit Risk</u>: Pursuant to the Authority's Investment Policy, investments are to be diversified to the extent practical to control the risk of loss resulting from over concentration of assets in a specific maturity, issuer, instrument, or dealer/financial institution, through which the financial instruments are bought and sold. The Authority's Investment Policy also places limits on the amount invested in any one of the types of investment accounts authorized. The maximum percentage of holdings is shown parenthetically above, following each type of investment account.

<u>Valuation</u>: Highly liquid market investments with maturities of one year or less at time of purchase are stated at amortized cost. All other investments are stated at fair value or net asset value ("NAV"). Market value is used as an estimate of fair value, for those securities for which market quotations are readily available. The NAV is used as a practical expedient to estimate fair market value for the local government investment pools, which are not categorized within the fair value hierarchy.

*Arbitrage Rebate Liability:*

Arbitrage is the ability to obtain tax-exempt bond proceeds and invest the funds in higher yielding taxable securities, resulting in a profit. In accordance with the United States tax code and regulations, the arbitrage earnings (i.e., profit) must be rebated to the Internal Revenue Service. The arbitrage which must be rebated is essentially the difference between the amount actually earned on certain investments and the amount which would have been earned had those funds been invested at a yield equal to the originally calculated yield on the bonds.

## NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

*Arbitrage Rebate Liability (Continued):*

The Authority has entered into agreements with Integrity Public Finance Consulting LLC to perform ongoing rebate liability analysis with respect to the Series 2019A, Series 2019B, and Series 2014B Bonds.

*Loans Receivable:*

Loans receivable are carried at original cost, less principal collections. Loans receivable which are deemed by management to be uncollectable are written off in the period in which the determination is made.

Since the real properties that collateralize the Authority's first and amortizing second mortgages receivable are concentrated within one geographic location (the Participating Counties are all located in the State of Florida), there is a significant concentration of credit risk. In an effort to minimize this risk, it is the Authority's policy to consider certain existing conditions in the geographic location and to record liens on the real properties at the time the mortgage loans are originated.

*Allowance for Loan Losses:*

Additions to the allowance for loan losses are made by provisions charged to current operations. The determination of the need for an allowance and the amount of the allowance, if needed, is based on an evaluation of the Authority's loan portfolio(s), current economic conditions, and other factors relevant to a determination of the collectability of the loans and reflects an amount that, in management's judgment, is adequate to provide for potential losses.

*Capital Assets:*

Capital assets are stated at historical cost. The Authority capitalizes items with an estimated life exceeding one year and original cost greater than $2,000. Donated capital assets are reported at estimated fair market value at the time received. The right-to-use lease asset ("lease asset") is initially measured as the initial amount of the lease liability.

Office equipment and the lease asset are depreciated/amortized using the straight-line method over the estimated useful life of the assets ranging from three to seven years.

## NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

*Deferred Outflows and Inflows of Resources:*

The Statements of Net Position report a separate section for *deferred outflows of resources*. This separate financial statement element represents a consumption of net position that will not be recognized as an outflow of resources (expense/expenditure) until future periods. The Authority has one item that qualifies for reporting as deferred outflows of resources, the *deferred outflows related to pensions*. The deferred outflows related to pensions are an aggregate of items related to pensions as calculated in accordance with Government Accounting Standards Board ("GASB") Statement No. 68, *Accounting and Financial Reporting for Pensions* ("GASB 68"). The deferred outflows related to pensions will be recognized as either pension expense or a reduction in the net pension liability in future reporting years.

The Statements of Net Position also report a separate section for *deferred inflows of resources*. This separate financial statement element represents the acquisition of net position that will not be recognized as an inflow of resources (revenue) until future periods. The Authority has one item that qualifies for reporting as deferred inflows of resources, the *deferred inflows related to pensions*. The deferred inflows related to pensions are an aggregate of items related to pensions as calculated in accordance with GASB 68. The deferred inflows related to pensions will be recognized as a reduction to pension expense in future reporting years.

*Pensions and Net Pension Liability:*

Net pension liability represents the Authority's proportionate share of the net pension liability of the cost-sharing pension plans in which it participates. The proportionate amount represents a share of the present value of projected benefit payments to be provided through the cost-sharing plan to current active and inactive employees that is attributed to those employees' past periods of service (total pension liability), less the amount of the cost-sharing pension plan's fiduciary net position. The Authority's regular employees participate in both the Florida Retirement System ("FRS") pension plans and the Health Insurance Subsidy Program ("HIS") defined benefit plan administered by the Florida Division of Retirement (collectively, "FRS/HIS"). The Authority's board members serve on a voluntary, non-compensated basis, and do not participate in the FRS/HIS.

For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the FRS/HIS and additions to/deductions from the FRS/HIS fiduciary net position have been determined on the same basis as they are reported by FRS/HIS. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with benefit terms. Investments are reported at fair value.

## NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

*Leases:*

In June 2017, the GASB issued Statement No. 87, "*Leases*" ("GASB 87"), which addresses accounting and financial reporting for leases by governments. This statement requires recognition of certain lease assets and liabilities for leases that are currently classified as operating leases and recognized as inflows of resources or outflows of resources. GASB 87 establishes the lessee's requirement to recognize a lease liability and an intangible right-to-use lease asset. GASB 87 became effective for the Authority for the fiscal year ending September 30, 2022.

The Authority recognizes a lease liability and a lease asset in the Statements of Net Position. The Authority recognizes lease liabilities with an initial, individual value of $2,000 or more. At the commencement of the lease, the Authority initially measures the lease liability at the present value of payments expected to be made during the lease term. Subsequently, the lease liability is reduced by the principal portion of lease payments made.

The Authority monitors changes in circumstances that would require a remeasurement of its lease and will remeasure the lease asset and liability if certain changes occur that are expected to significantly affect the amount of the lease liability.

*Revenues and Expenses:*

Operating revenues and expenses consist of those revenues and expenses that result from the ongoing principal operations of the Authority. Operating revenues consist primarily of fees earned from the issuance and administration of single family and multi-family revenue bond programs and the portion of the Authority's First Time Homebuyer Program that is financed on a TBA basis. Operating revenues also include bond program residuals. Non-operating revenue consists of revenue related to investing activity and a temporary license fee. Operating expenses include expenses and cash contributions incurred in connection with the structuring and issuance of bond issues and other housing initiatives to promote safe, decent, and affordable housing in the Authority's area of operation. The mortgage-backed security purchase premium and settlement fee were recognized as expenses when paid, rather than as an increase in carrying value.

*Advertising Costs:*

Costs for producing and communicating advertising in connection with the Authority's First Time Homebuyer Program are expensed when incurred. During the years ended September 30, 2023 and 2022, such advertising expense totaled $19,130 and $12,287, respectively, and was netted against FTH Program income.

## NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

*Developer Deposits:*

Pursuant to the Authority's Multi-Family Tax Exempt Mortgage Revenue Bond Program Policy and Procedures, fees collected by the Authority prior to closing are minimal and may be refundable if the developer is applying under a program that requires a public subsidy that the Board of County Commissioners declines to approve. At the point the fees become nonrefundable, the deposited monies are utilized to pay fees and expenses incurred to structure and close the bond financing. Unused monies are recognized as income following either the termination of an inducement agreement or the closing of the bond financing.

*Net Position:*

The Authority reports equity as net position in three components: net investment in capital assets, restricted, and unrestricted. The following explains each:

The *net investment in capital assets* classification is used to indicate a segregation of a portion of net position equal to the value of capital assets, including restricted capital assets, reduced by accumulated depreciation/amortization and by any outstanding debt incurred to acquire, construct, or improve those assets.

The *restricted net position* classification is used to indicate a segregation of a portion of net position equal to the value of assets with limits on their use that are either (1) externally imposed by creditors (such as through debt covenants), grantors, contributors, or laws and regulations of other governments or (2) imposed by law through constitutional provisions or enabling legislation.

The *unrestricted net position* classification relates to that portion of net position not restricted for the purposes described above.

Designations are used to indicate a segregation of a portion of unrestricted net position at the discretion and by official action of the Authority, which are to be used for specific purposes and not for general operations. These amounts are included in unrestricted net position for financial reporting purposes. When uses for a specific purpose may be funded with either restricted or unrestricted net position, the Authority's policy is to first use restricted net position.

*Use of Estimates*:

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the amounts reported in the financial statements and accompanying notes. Actual results could differ from those estimates.

## NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

*Reclassifications:*

Certain amounts in the 2022 financial statements have been reclassified to conform to the presentation in the 2023 financial statements.

## NOTE 2 - CASH AND CASH EQUIVALENTS

At September 30, 2023 and 2022, cash and cash equivalents consisted of the following:

| | 2023 | 2022 |
|---|---|---|
| Bank demand deposit accounts | $ 541,325 | $ 1,577,019 |
| Bank money market accounts | 7,771,623 | 8,798,904 |
| Florida Cash Pool ("FL-FIT Cash Pool") | 1,677,583 | 1,600,728 |
| Florida Cooperative Liquid Securities System ("FLCLASS") | 1,681,587 | 1,603,640 |
| Total | $ 11,672,118 | $ 13,580,291 |

The Authority manages custodial credit risk by depositing moneys in demand deposit accounts, money market accounts, and highly liquid investments held only by qualified public depositories or within trust custodial accounts, all of which its board members have approved for use. Investments classified as cash equivalents include amounts placed with FLCLASS and FL-FIT Cash Pool, local government investment pools. Authorized investments, as provided by the Authority's investment policy, are summarized in Note 1.

Along with federal depository insurance, the bank demand deposit accounts and bank money market accounts are secured as provided by Chapter 280, Florida Statutes. This law requires local governments to deposit funds only in financial institutions designated as qualified public depositories by the Chief Financial Officer of the State of Florida and creates a trust fund, a multiple financial institution pool with the ability to assess its member financial institutions for collateral shortfalls if a default or insolvency has occurred.

At September 30, 2023 and 2022, restricted cash and cash equivalents totaled $835,611 and $6,400,748, respectively. At September 30, 2022, $5,000,000 was restricted for the purchase and temporary holding (pending sale) of mortgage-backed securities in connection with the Authority's First Time Homebuyer Program. On September 12, 2023, the Authority's Board adopted Resolution 2023-22 authorizing the Authority to release restrictions on the $5,000,000 since the Authority no longer uses its funds to temporarily purchase mortgage-backed securities to be sold in the TBA market. At September 30, 2023 and 2022, $835,611 and $1,400,748, respectively, were restricted for repayment of the Bonds.

## NOTE 2 - CASH AND CASH EQUIVALENTS (Continued)

*Local Government Investment Pools*:

FLCLASS and FL-FIT Cash Pool are independent local government investment pools and are authorized investments consistent with Section 218.415(16)(a), Florida Statutes, and the Authority's investment policy. At September 30, 2023, information regarding the interest rate and credit risks were as follows:

| | Weighted Average Maturity | Credit Rating | Credit Rating Agency |
|---|---|---|---|
| FLCLASS | 43 days | AAAm | Standard & Poor's |
| FL-FIT Cash Pool | 23 days | AAAf/S1 | Fitch |

Weighted average maturity ("WAM") measures the sensitivity of the portfolio to interest rate changes.

The Authority's local government investment pools qualify as external investment pools under the guidance in GASB Statement No. 79, *Certain External Investment Pools and Pool Participants.* The Statement allows qualifying external investment pools to elect to measure all investment at amortized cost if the pool meets certain criteria and subsequently allows pool participants to record an investment in the pool at amortized cost.

## NOTE 3 - INVESTMENTS

At September 30, 2023 and 2022, operating fund investments consisted of the following:

| | 2023 | 2022 |
|---|---|---|
| Mortgage-backed securities | $ 3,194,215 | $ 3,639,362 |
| Treasury bills | 1,930,920 | - |
| Total | $ 5,125,135 | $ 3,639,362 |

## NOTE 3 - INVESTMENTS (Continued)

*Mortgage-Backed Securities*:

In connection with the retirement of certain single family mortgage revenue bond programs, the Authority has received residuals consisting in part of mortgage-backed securities. In addition, the Authority acquires and sells mortgage-backed securities, in connection with its First Time Homebuyer Program.

The mortgage-backed securities are fully modified securities, guaranteed as to timely payment of monthly principal and interest by the Government National Mortgage Association backed by pools of qualifying FHA-insured, VA-guaranteed, or RD-guaranteed mortgage loans or single pool mortgage-backed securities guaranteed as to timely payment of monthly principal and interest by the Federal National Mortgage Association or the Federal Home Loan Mortgage Corporation backed by pools of qualifying conventional mortgage loans insured by private mortgage insurance in certain circumstances. The mortgage-backed securities are valued at fair value. At September 30, 2023, the mortgage-backed securities bear interest at the rates of 1.50% through 6.35%. At September 30, 2022, the mortgage-backed securities bear interest at the rates of 1.50% through 7.00%. The mortgage-backed securities mature during the period from July 2030 through August 2052 and August 2023 through August 2052 for the years ended September 30, 2023 and 2022, respectively. The weighted average maturity was 24.00 years and 24.09 years at September 30, 2023 and 2022, respectively. The mortgage-backed securities are rated Aaa by Moody’s Investor Services at September 30, 2023 and 2022.

*United States Treasury Bills*:

During fiscal year 2023, the Authority invested in United States Treasury Bills ("Treasury Bills"). The Treasury Bills are authorized investments consistent with Section 218.415(16)(a), Florida Statutes, and the Authority's investment policy. The Treasury Bills are valued at fair value. At September 30, 2023, the Authority had two one-year Treasury Bills maturing February 2024 and August 2024, and they have a yield of 4.90% and 5.15%, respectively. The weighted average maturity was 229 days at September 30, 2023. The Treasury Bills are rated Aaa by Moody's Investor Services at September 30, 2023.

## NOTE 4 - RESTRICTED INVESTMENTS

Restricted investments consist of amounts held in relation to the Bonds. The Trustee may be directed by the Authority with an officer's certificate to invest any amounts on deposit in the Bonds’ trust accounts in permitted investments (as defined in the following paragraph) so as to enable the Trustee to withdraw funds to make all payments required to be made when due with respect to the Bonds pursuant to the terms thereof and in accordance with the Trust Indentures. Absent such officer's certificate from the Authority, the Trustee should hold all such funds uninvested. The Authority issued officer's certificates directing the Trustee to invest amounts on deposit in the Bonds’ trust accounts in U.S. Bank money market deposit accounts at the time of issuance of the Series 2019A and Series 2019B Bonds; however, the Trustee was directed to invest these amounts in First American Treasury Obligations Fund Class Y Shares as of November 2019.

## NOTE 4 - RESTRICTED INVESTMENTS (Continued)

Pursuant to the Trust Indentures, permitted investments include the following investment obligations, provided such obligations at the time of investment are legal obligations with respect to such investment under the laws of the State of Florida:

a) government obligations or mutual funds fully secured by government obligations;

b) bonds, debentures, notes, or other evidences of indebtedness issued or guaranteed by any of the following federal agencies: FHLMC (senior debentures only), GNMA, FNMA, or Federal Home Loan Banks;

c) shares of money market mutual funds that invest only in the obligations described in (a) and (b) above, including money market mutual funds of the Trustee bank meeting such criteria;

d) master repurchase agreements with entities whose short-term unsecured debt is rated P-1 by Moody's Investors Service and which agreements are secured by government obligations which have a fair market value of 102% of the cash paid for such investment;

e) certificates of deposit, savings accounts, deposit accounts or depository receipts having original maturities of not more than 365 days of federally or state chartered banks or trust companies (including the Trustee or affiliates thereof), savings and loan associations and mutual savings banks with capital surplus and undivided profits of not less than $100,000,000, provided the unsecured obligations of any such institution are rated in one of the top two rating categories by Moody's Investors Service;

f) direct obligations of banks, insurance companies and other financial institutions with ratings sufficient to maintain the ratings on the Bonds outstanding; and

g) any other investment authorized by the Act.

However, permitted investments should be limited to those investments whose rating is sufficient to maintain the existing rating of the Bonds.

The mortgage certificates are fully modified mortgage-backed securities, guaranteed as to timely payment of monthly principal and interest by the GNMA and backed by pools of qualifying FHA-insured, VA-guaranteed, or USDA/RD-guaranteed mortgage loans or by single pool mortgage-backed pass-through securities, issued by FNMA or FHLMC, who also guarantee timely payment of monthly principal and interest. FNMA and FHLMC securities are backed by pools of qualifying conventional mortgage loans.

## NOTE 4 - RESTRICTED INVESTMENTS (Continued)

The GNMA mortgage certificates securing the Series 2019A Bonds and purchased from proceeds of the Series 2019A Bonds bear interest at pass-through rates from 3.50% to 5.00%, with a weighted average pass-through rate of 4.53%. They were outstanding in the principal amount of $6,212,058 and $6,783,261 at September 30, 2023 and 2022, respectively. At September 30, 2023 and 2022, the weighted average remaining maturity was 303 months or 25.3 years and 316 months or 26.3 years, respectively. An amount equal to 100% of the aggregate unpaid principal balance of the underlying mortgage loans comprising pools backing the GNMA securities was paid from proceeds of the Series 2019A Bonds and premium on purchase not in excess of 1% was paid from other moneys available to the Authority. The Series 2019A Bonds are also secured by the 2019A Contributed MBS, which were outstanding in the amount of $223,157 and $331,312 at September 30, 2023 and 2022, respectively. The 2019A Contributed MBS bear interest at pass-through rates from 5.35% to 6.05%, with a weighted average pass though rate of 5.94%. At September 30, 2023 and 2022, the weighted average remaining maturity was 43 months or 3.6 years and 54 months or 4.5 years, respectively. The 2019A Contributed MBS were previously owned by the Authority and were contributed as security for the Series 2019A Bonds in order to assure a high-quality rating for the Series 2019A Bonds and to establish a master indenture program. The mortgage-backed certificates for the Series 2019A Bonds mature during the period from June 2027 through November 2049.

The GNMA mortgage certificates securing the Series 2019B Bonds and purchased from proceeds of the Series 2019B Bonds bear interest at pass-through rates from 1.5% to 4.13%, with a weighted average pass-through rate of 3.07%. They were outstanding in the principal amount of $8,180,576 and $9,024,564 at September 30, 2023 and 2022, respectively. Their weighted average remaining term was 318 months or 26.5 years and 330 months or 27.5 years, respectively. An amount equal to 100% of the aggregate unpaid principal balance of the underlying mortgage loans comprising pools backing the GNMA securities was paid from proceeds of the Series 2019B Bonds and premium on purchase not in excess of 1% was paid from other moneys available to the Authority. The Series 2019B Bonds are secured on a parity with the Series 2019A Bonds. The mortgage-backed certificates for the Series 2019B Bonds mature during the period from August 2049 through August 2051.

The GNMA mortgage certificates securing the Series 2019C Bonds and purchased from proceeds of the Series 2019C Bonds bear interest at pass-through rates from 4.00% to 4.50%, with a weighted average pass-through rate of 4.07%. They were outstanding in the principal amount of $3,463,527 and $3,805,277 at September 30, 2023 and 2022, respectively. Their weighted average remaining term was 305 months or 25.4 years and 318 months or 26.5 years, respectively. An amount equal to 100% of the aggregate unpaid principal balance of the underlying mortgage loans comprising pools backing the GNMA securities was paid from proceeds of the Series 2019C Bonds and premium on purchase not in excess of 1% was paid from other moneys available to the Authority. The mortgage-backed certificates for the Series 2019C Bonds mature during the period from July 2049 through October 2049.

## NOTE 4 - RESTRICTED INVESTMENTS (Continued)

The mortgage certificates for the Series 2016A Bonds bear interest at the pass-through rates of 4.69% and 4.89%. They were outstanding in the principal amount of $3,255,382 and $3,497,383 on September 30, 2023 and 2022, respectively. At September 30, 2023 and 2022, , the weighted average remaining maturity for the 2016A MBS was 154 months or 12.8 years and 167 months or 13.9 years, respectively. The mortgage-backed certificates for the Series 2016A Bonds were purchased at an amount equal to 100.00% of the aggregate unpaid principal balance of the underlying mortgage loans comprising the pools backing GNMA certificates, 100.00% of the aggregate unpaid principal balance of the underlying mortgage loans comprising the pools backing FNMA securities, and 100.00% of the aggregate unpaid principal balance of the underlying mortgage loans comprising pools backing FHLMC securities. On April 26, 2016 (date of inception), Bond funds were used to purchase mortgage-backed certificates with par values (i.e., face amounts) totaling $16,861,686 at the price of $16,861,686. The mortgage-backed certificates for the Series 2016A Bonds mature during the period from July 2037 through April 2038.

The mortgage-backed certificate for the Series 2014B Bonds bears interest at the pass-through rate of 4.00%. The certificate was outstanding in the principal amount of $1,086,630 and $1,137,538 on September 30, 2023 and 2022, respectively. At September 30, 2023 and 2022, the weighted average remaining maturity for the Series 2014B Bonds was 232 months or 19.3 years and 247 months or 20.6 years, respectively. The mortgage-backed certificate for the Series 2014B Bonds was purchased at an amount equal to 101.22% of the aggregate unpaid principal balance of the underlying mortgage loans comprising the pool backing the GNMA certificate. On August 29, 2014 (date of inception), Bond funds were used to purchase the mortgage-backed certificate with a par value (i.e., face amount) totaling $4,330,894 at the premium price of $4,383,731. The mortgage-backed certificate for the Series 2014B Bonds is recorded at fair market value and matures in July 2044.

The mortgage certificates are backed by mortgage loans made to qualified persons or families of low-, moderate-, or middle-income to finance the purchase of single-family residences in the Counties and certain other counties designated by the Authority for participation in the program. The mortgage loans have a fixed interest rate ranging from 4.00% to 5.38% (Series 2019A Bonds), 5.85% to 7.55% (Series 2019A Bonds - Contributed MBS), 2.00% to 4.63% (Series 2019B Bonds), 4.61% to 5.00% (Series 2019C Bonds), 5.19% or 5.39% (Series 2016A Bonds), and 4.25% (Series 2014B Bonds), have level monthly payments and a term that does not exceed thirty years, and are assumable, but only if certain conditions are met.

The U.S. Bank money market deposit accounts are bank deposit accounts and direct obligations of U.S. Bank National Association. The money market deposit accounts are not rated, pay a variable market rate of interest, and are not evidenced by securities that exist in physical or book entry form. Authority management believes the carrying value (i.e., cost) approximates fair value. At September 30, 2023 and 2022, U.S. Bank National Association's long-term bank deposit rating and short-term bank deposit rating were Aa3/P-1 and Aa2/P-1, respectively.

## NOTE 4 - RESTRICTED INVESTMENTS (Continued)

At September 30, 2023 and 2022, restricted investments consisted of the following:

| | 2023 | 2022 |
|---|---|---|
| Mortgage-backed certificates - Series 2019A Bonds | $ 6,020,521 | $ 6,921,294 |
| Mortgage-backed certificates - Series 2019B Bonds | 7,080,574 | 8,142,569 |
| Mortgage-backed certificates - Series 2019C Bonds | 3,213,330 | 3,671,053 |
| Mortgage-backed certificates - Series 2016A Bonds | 3,086,031 | 3,401,839 |
| Mortgage-backed certificates - Series 2014B Bonds | 1,011,239 | 1,097,349 |
| | 20,411,695 | 23,234,104 |
| Less current portion | (2,861,878) | (1,754,739) |
| Total | $ 17,549,817 | $ 21,479,365 |

At September 30, 2023 and 2022, the mortgage-backed certificates at par value were as follows:

| | 2023 | 2022 |
|---|---|---|
| Mortgage-backed certificates at fair value | $ 20,411,695 | $ 23,234,104 |
| Less: Net unrealized gain | 2,009,635 | 1,345,231 |
| Mortgage-backed certificates at par value | $ 22,421,330 | $ 24,579,335 |

## NOTE 5 - BANK PARTICIPATION AGREEMENTS

The Authority has purchased non-interest-bearing participation agreements from various commercial banks to provide funds for Habitat for Humanity. These agreements are collateralized by mortgages held by Habitat for Humanity and security deposits with the bank.

The Authority participates in these agreements so that Habitat for Humanity will have cash available to continue to build and finance affordable housing for low-income families in the community. Because these mortgages are not acquired primarily for the purpose of obtaining income or profit, they are not treated as investments. At September 30, 2023 and 2022, the principal balance outstanding totaled $89,543 and $101,543, respectively.

## NOTE 6 - MULTI-FAMILY DEVELOPMENT INITIATIVE

The Authority's Multi-Family Development Initiative includes the Multi-Family Development Loan Program (the "Multi-Family Development Program") and the Urban Infill Revolving Loan Program (the "Urban Infill Program") (collectively, the "Initiative").

### A. Multi-Family Development Program

On December 9, 2014, the Authority appropriated funds for the Multi-Family Development Program in an effort to help alleviate the shortage of affordable multi-family housing in Escambia County. Since then, appropriated funds are approved with the annual adoption of the budget. During the year ended September 30, 2023, the expenses incurred in connection with the Multi-Family Development Program were $2,405, and there was no income related to this program. During the year ended September 30, 2022, there was no income or expenses related to this program.

### B. Urban Infill Program

On December 9, 2014, the Authority also appropriated funds for the Urban Infill Program in an effort to help alleviate the shortage of affordable single family detached and attached (e.g., townhomes and duplexes) housing within Escambia County ("Infill Housing"). Since then, appropriated funds are approved with the annual adoption of the budget.

Eighteen (18) and twenty-four (24) homes were at various stages of completion at September 30, 2023 and 2022, respectively. Since the inception of the program, seventy (70) homes have been completed and sold as of September 30, 2023. The outstanding principal balance of each mortgage loan is limited to a maximum amount of $150,000 (initially $75,000) and is payable in full from the proceeds of the sale of the home and lot. Mortgage loans made to participating builders for the construction of Infill Housing do not bear interest and may be prepaid in whole or in part at any time without penalty. Pursuant to the Urban Infill Loan Agreement, as amended and executed by each participating builder, the construction of each infill home must be fully completed and ready for occupancy within 150 days of the date of the Notice of Commencement, unless extended by the Authority for good cause shown.

The sale of each infill home must occur within 60 days of receiving a certificate of occupancy (the "Sixty Day Deadline"), unless extended in writing by the Authority. In the event a home is not sold to an eligible homebuyer by the Sixty-Day Deadline, participating builders are required to repay the total amount of interim construction financing advanced by the Authority within 10 days.

## NOTE 6 - MULTI-FAMILY DEVELOPMENT INITIATIVE (Continued)

### B. Urban Infill Program (Continued)

The Authority earns an administrative fee equal to either 2.5% of the sales price of infill homes constructed on Authority owned parcels or 1.5% of the sales price of infill homes constructed on builder owned parcels. Administrative fees along with the repayments of mortgage loans are processed and paid directly to the Authority by the closing agent from the sale proceeds of each home. Administrative fee income for the years ended September 30, 2023 and 2022 totaled $43,799 and $22,423, respectively. Correspondingly, during the years ended September 30, 2023 and 2022, the expenses (primarily legal and maintenance, but excluding any allocation of a portion of the Authority personnel services expense and general counsel fees), incurred in connection with the Urban Infill Program were $123 and $560, respectively. The Authority considers the mortgage loans made to participating builders to be fully collectible. Therefore, no allowance for loan losses is considered necessary.

The moneys appropriated for the two components of the Initiative may be used, under the respective programs, to either acquire parcels of land suitable for multi-family housing or to fund interest-free first mortgage loans for small local builders as an incentive to construct the Infill Housing previously described. At September 30, 2023 and 2022, first mortgage loans receivable extended in connection with the Initiative were as follows:

| | 2023 | 2022 |
|---|---|---|
| Urban Infill Program | $ 2,339,619 | $ 2,535,500 |
| Less: Unfunded amounts | (1,619,062) | (1,898,365) |
| Total | $ 720,557 | $ 637,135 |

Moneys appropriated for the Urban Infill Program may also be utilized to fund the acquisition of properties which can be banked for subsequent transfer to participating builders (via Warranty Deed) for the future construction of Infill Housing (the “Banked Parcels”). As of September 30, 2023 and 2022, the Authority had two banked properties valued at $29,024 and $21,274, respectively. During fiscal years 2023 and 2022, two properties were deeded back to the Authority after the mortgages were cancelled with the participating builders.

## NOTE 7 - AMORTIZING SECOND MORTGAGES RECEIVABLE

At September 30, 2023 and 2022, amortizing second mortgages receivable were as follows:

| | 2023 | 2022 |
|---|---|---|
| Non-interest bearing second mortgages | $ 161,615 | $ 218,849 |
| Less: Allowance for loan losses | (47,960) | (75,831) |
| | 113,655 | 143,018 |
| Less: Current portion | (23,865) | (35,983) |
| Noncurrent portion | $ 89,790 | $ 107,035 |

As of September 30, 2023 and 2022, the Authority had appropriated and made available $6,903,040 to fund second mortgage loans in connection with its 2004A, 2006A, 2007A, 2007B, and GSE-R Single Family Mortgage Revenue Bond programs. As of September 30, 2023 and 2022, the Authority had used $6,053,665 of these moneys to make ten and twenty year amortizing second mortgage loans to provide borrowers with down payment and closing cost assistance.

As of September 30, 2023, the amount of moneys made available and used and the outstanding balances of the amortizing second mortgage loans were as follows:

| Single Family Program (Maximum Loan Amount) | Moneys Made Available | Moneys Used | Loans Outstanding |
|---|---|---|---|
| Series 2004A ($10,000) | $ 1,175,000 | $ 1,101,777 | $ - |
| Series 2006A ($10,000) | 1,603,040 | 1,491,700 | 12,023 |
| Series 2007A ($7,000) | 1,125,000 | 921,283 | 1,378 |
| Series 2007B ($7,000) | 1,000,000 | 958,856 | 610 |
| Series GSE-R ($8,000) | 2,000,000 | 1,580,049 | 147,604 |
| September 30, 2023 | $ 6,903,040 | $ 6,053,665 | $ 161,615 |

## NOTE 7 - AMORTIZING SECOND MORTGAGES RECEIVABLE (Continued)

As of September 30, 2022, the amount of moneys made available and used and the outstanding balances of the amortizing second mortgage loans were as follows:

| Single Family Program (Maximum Loan Amount) | Moneys Made Available | Moneys Used | Loans Outstanding |
|---|---|---|---|
| Series 2004A ($10,000) | $ 1,175,000 | $ 1,101,777 | $ - |
| Series 2006A ($10,000) | 1,603,040 | 1,491,700 | 12,023 |
| Series 2007A ($7,000) | 1,125,000 | 921,283 | 7,736 |
| Series 2007B ($7,000) | 1,000,000 | 958,856 | 13,354 |
| Series GSE-R ($8,000) | 2,000,000 | 1,580,049 | 185,736 |
| September 30, 2022 | $ 6,903,040 | $ 6,053,665 | $ 218,849 |

Since the real properties, that collateralize the Authority's amortizing second mortgages receivable, are concentrated within one geographic location (participating Florida counties), there is a significant concentration of credit risk. In an effort to minimize this risk, it is the Authority's policy to consider certain existing conditions in the geographic location and to record liens on the real properties, at the time amortizing second mortgage loans are originated.

## NOTE 8 - NON-AMORTIZING SECOND MORTGAGES RECEIVABLE

From time to time, the Authority has implemented non-amortizing second mortgage loan programs (the "Assistance Programs"). At September 30, 2023 and 2022, the Authority had outstanding non-amortizing second mortgage loans made in connection with its Single Family Mortgage Revenue Bond Program, Series 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2004, 2014B, 2019A, 2019B and 2019C, in addition to loans originated under the TBA model for the FTH Program. Loan amounts under the non-amortizing second mortgage programs were periodically established by the Authority based on market conditions at the time the respective programs were structured and have ranged from $1,700 to $10,000 over the years. This is referred to as the Classic Product. During March 2020, additional loan amounts were established for first time homebuyer loans through the TBA model as a percentage of the first mortgage amount, which included 3%, 4% and 5% loans (the "Percentage Based Product"). Loans for the Percentage Based Product sometimes exceeded $10,000, but on the average were somewhat less than the Classic Product.

## NOTE 8 - NON-AMORTIZING SECOND MORTGAGES RECEIVABLE (Continued)

The majority of the non-amortizing second mortgage loans (i.e., both those made in connection with the Authority's Single Family Mortgage Revenue Bond Programs and the FTH Program through the TBA model) are non-interest bearing, have a stated term of 30 years, with principal due at the time the mortgagors' first mortgage loan is either repaid in full, is refinanced, or is in default. However, the Percentage Based Product loans are forgivable, but are required to be repaid if the home is sold or the affiliated first mortgage is paid or refinanced before the expiration of the forgiveness term. As of September 30, 2023 and 2022, $332,977 of the non-amortizing second mortgages not assigned to bond issues are forgivable after five years, and $1,278,004 of these second mortgages are forgivable after ten years.

Excluding loans assigned to the Series 2019A and 2019B Bonds, as of September 30, 2023 and 2022, non-amortizing second mortgage loans (net of write-offs) outstanding totaled $8,928,220 and $9,360,587, respectively.

To mitigate credit risk associated with the non-amortizing loans, the Authority records liens on the real properties at the time non-amortizing second mortgage loans are originated. Because of the long-term deferred repayment of such loans, the Authority accounts for the funding of the loans as a current operating expense and repayments are recognized as revenue when received.

For the years ended September 30, 2023 and 2022, the amount of non-amortizing second mortgage loan repayments recorded as operating revenue totaled $493,084 and $1,260,557, respectively.

For the years ended September 30, 2023 and 2022, the amount of non-amortizing second mortgage loan funding recorded as operating expense totaled $349,750 and $606,993, respectively.

## NOTE 9 - CAPITAL ASSETS

The following tables provide a summary of changes in capital assets for the years ended September 30, 2023 and 2022:

| | Beginning Balance | Increases | Decreases | Ending Balance |
|---|---|---|---|---|
| Capital assets | | | | |
| Office equipment | $ 36,066 | $ 4,688 | $ (7,534) | $ 33,220 |
| Land and improvements | 581,274 | 118,793 | (12,624) | 687,443 |
| Right-to-use asset | 358,012 | - | - | 358,012 |
| Total capital assets | 975,352 | 123,481 | (20,158) | 1,078,675 |
| Accumulated depreciation and amortization | | | | |
| Office equipment | (34,084) | (2,062) | 7,534 | (28,612) |
| Right-to-use asset | (113,056) | (56,528) | - | (169,584) |
| Total accumulated depreciation and amortization | (147,140) | (58,590) | 7,534 | (198,196) |
| September 30, 2023 | $ 828,212 | $ 64,891 | $ (12,624) | $ 880,479 |

| | Beginning Balance | Additions | Disposals | Ending Balance |
|---|---|---|---|---|
| Capital assets | | | | |
| Office equipment | $ 36,066 | $ - | $ - | $ 36,066 |
| Land and improvements | 569,843 | 11,431 | - | 581,274 |
| Right-to-use asset | 358,012 | - | - | 358,012 |
| Total capital assets | 963,921 | 11,431 | - | 975,352 |
| Accumulated depreciation and amortization | | | | |
| Office equipment | (31,075) | (3,009) | - | (34,084) |
| Right-to-use asset | (56,528) | (56,528) | - | (113,056) |
| Total accumulated depreciation and amortization | (87,603) | (59,537) | - | (147,140) |
| September 30, 2022 | $ 876,318 | $ (48,106) | $ - | $ 828,212 |

## NOTE 10 - BONDS PAYABLE

From time to time, the Authority has issued revenue bonds and other obligations to provide financial assistance to individuals, families, and private-sector entities. The financial assistance was provided to encourage the investment of private capital and stimulate the acquisition and construction of residential housing for low-, moderate-, and middle-income individuals and families. The bonds and other obligations are secured by the assets, revenues, receipts, and other resources of the bond programs and/or the properties financed.

Neither the Authority, Escambia County, the State of Florida, nor any political subdivision thereof is obligated in any manner for repayment of the bonds and other obligations.

As of September 30, 2023, the Authority had issued and outstanding the following bonds pursuant to its authorization:

| | Issue Amount | Outstanding Amount |
|---|---|---|
| *Direct Borrowings -* | | |
| Single Family Mortgage Revenue Bonds: | | |
| Series 2019A Bonds | $ 15,000,000 | $ 5,225,000 |
| Series 2019B Bonds | 14,000,000 | 8,115,000 |
| Series 2019C Bonds | 6,481,473 | 3,611,436 |
| Series 2016A Bonds | 16,861,686 | 3,272,866 |
| Series 2014B Bonds | 4,335,000 | 1,090,606 |
| Subtotal | 56,678,159 | 21,314,908 |
| *Conduit Debt -* | | |
| Multi-Family Housing Revenue Bonds: | | |
| Orange Blossom Village Apartments, Series 2021 | 8,700,000 | 4,317,650 |
| Taylor Pointe Apartments, Series 2019A | 11,320,000 | 11,021,184 |
| Taylor Pointe Apartments, Series 2019B-1 | 2,548,572 | 2,548,572 |
| Taylor Pointe Apartments, Series 2019B-2 | 1,911,428 | 1,911,428 |
| Delphin Downs Apartments, Series 2018 | 7,950,000 | 3,296,160 |
| Johnson Lakes Project, Series 2006 | 9,000,000 | 3,777,049 |
| Kinneret Apartments, Series 2022A | 49,927,000 | 47,927,000 |
| Kinneret Apartments, Series 2022B | 5,373,000 | 5,373,000 |
| Flint Gardens, Series 2022 | 14,050,000 | 13,642,116 |
| Sunrise Apartments, Series 2023 | 24,600,000 | 24,563,256 |
| The Moorings Apartments, Series 2023 | 26,000,000 | 25,961,165 |
| College Trace Apartments, Series 2022 | 16,440,000 | 16,440,000 |
| Subtotal | 177,820,000 | 160,778,580 |
| *Other Debt -* | | |
| Single Family Mortgage Revenue Bonds, Series 1985 | 20,000,000 | 157,483 |
| Total | $ 254,498,159 | $ 182,250,971 |

## NOTE 10 - BONDS PAYABLE (Continued)

The Authority's Multi-Family Mortgage Loan Revenue Bonds are not included in the Authority's financial statements because the developer or owner is the borrower of the conduit bond funds, not the Authority, and is obligated to pay principal and interest on the bonds. The Authority's Single-family Mortgage Loan Revenue Bonds are included in the Authority's financial statements because the Authority is obligated to pay principal and interest on the bonds, but only from the designated trust funds pledged to secure the bonds.

As of September 30, 2023, the Authority was unaware of and had received no notice of default from the trustees for any of its single family, dormitory, and multi-family bond programs, except for the Single-Family Mortgage Revenue Bonds, Series 1985 ("Series 1985 Bonds"). Due to the structure of the capital appreciation bond, $410,000 remained outstanding at December 1, 2016, the maturity date. The Series 1985 Bonds were secured by bond insurance issued by Financial Guaranty Insurance Company ("FGIC"), and FGIC was expected to pay the remaining balance.

However, in March 2009, Moody's Investor's Services withdrew its rating for FGIC, who worked with regulators to create a plan for restructuring and rehabilitation. Holders of bonds insured by FGIC were notified of the rehabilitation plan. Under FGIC's rehabilitation plan, FGIC's claims paying agents agreed to distribute payments through a 40-year run off period to the bond holders. As of September 30, 2023 and 2022, the outstanding balance due to bond holders was $157,483 and $190,283, respectively.

## NOTE 10 - BONDS PAYABLE (Continued)

The following is a summary of changes in bonds payable:

| | Balance October 1, 2022 | Increases | Decreases | Balance September 30, 2023 | Due Within One Year |
|---|---|---|---|---|---|
| Series 2019A Bonds | $ 6,255,000 | $ - | $ (1,030,000) | $ 5,225,000 | $ 120,000 |
| Series 2019B Bonds | 9,425,000 | - | (1,310,000) | 8,115,000 | 165,000 |
| Series 2019C Bonds | 3,812,444 | - | (201,008) | 3,611,436 | - |
| Series 2016A Bonds | 3,515,553 | - | (242,687) | 3,272,866 | 225,801 |
| Series 2014B Bonds | 1,140,961 | - | (50,355) | 1,090,606 | 48,125 |
| | $ 24,148,958 | $ - | $ (2,834,050) | $ 21,314,908 | $ 558,926 |

Bonds payable consisted of the following at September 30:

| | 2023 | 2022 |
|---|---|---|
| *Series 2019A Bonds -* $15,000,000 serial and term bonds bearing interest ranging from 1.75% to 4.75% payable April 1 and October 1 of each year, maturing on April 1, 2050 | $ 5,225,000 | $ 6,255,000 |
| *Series 2019B Bonds -* $14,000,000 serial and term bonds bearing interest ranging from 1.50% to 3.50% payable April 1 and October 1 of each year, maturing on April 1, 2051 | 8,115,000 | 9,425,000 |
| *Series 2019C Bonds -* $6,481,473 term bonds bearing interest at 3.00% payable monthly, maturing December 1, 2049 | 3,611,436 | 3,812,444 |

## NOTE 10 - BONDS PAYABLE (Continued)

| | 2023 | 2022 |
|---|---|---|
| *Series 2016A Bonds -* | | |
| $16,681,686 term bonds bearing interest at 2.85% payable monthly, maturing on November 1, 2038 | 3,272,866 | 3,515,553 |
| *Series 2014B Bonds -* | | |
| $4,335,000 term bonds bearing interest at 3.125% payable monthly, maturing on August 1, 2044 | 1,090,606 | 1,140,961 |
| | 21,314,908 | 24,148,958 |
| Less current portion | 558,926 | 1,843,915 |
| Total | $ 20,755,982 | $ 22,305,043 |

Series 2019A Bonds debt service requirements on bonds payable are as follows:

| Year Ending September 30, | Principal | Interest | Total |
|---|---|---|---|
| 2024 | $ 120,000 | $ 530,526 | $ 650,526 |
| 2025 | 155,000 | 517,630 | 672,630 |
| 2026 | 155,000 | 504,106 | 659,106 |
| 2027 | 135,000 | 489,633 | 624,633 |
| 2028 | 140,000 | 478,130 | 618,130 |
| 2029-2033 | 720,000 | 2,219,109 | 2,939,109 |
| 2034-2038 | 825,000 | 1,853,025 | 2,678,025 |
| 2039-2043 | 1,070,000 | 1,372,465 | 2,442,465 |
| 2044-2048 | 1,430,000 | 745,525 | 2,175,525 |
| 2049-2050 | 475,000 | 84,575 | 559,575 |
| Total | $ 5,225,000 | $ 8,794,724 | $ 14,019,724 |

## NOTE 10 - BONDS PAYABLE (Continued)

Series 2019B Bonds debt service requirements on bonds payable are as follows:

| Year Ending September 30, | Principal | Interest | Total |
|---|---|---|---|
| 2024 | $ 165,000 | $ 416,128 | $ 581,128 |
| 2025 | 195,000 | 409,258 | 604,258 |
| 2026 | 200,000 | 401,915 | 601,915 |
| 2027 | 200,000 | 394,173 | 594,173 |
| 2028 | 210,000 | 385,973 | 595,973 |
| 2029-2033 | 1,100,000 | 1,786,203 | 2,886,203 |
| 2034-2038 | 1,335,000 | 1,485,370 | 2,820,370 |
| 2039-2043 | 1,595,000 | 1,102,415 | 2,697,415 |
| 2044-2048 | 1,925,000 | 624,037 | 2,549,037 |
| 2049-2051 | 1,190,000 | 101,074 | 1,291,074 |
| Total | $ 8,115,000 | $ 7,106,546 | $ 15,221,546 |

Series 2019C Bonds debt service requirements on bonds payable are as follows:

| Year Ending September 30, | Principal | Interest | Total |
|---|---|---|---|
| 2024 | $ - | $ 108,343 | $ 108,343 |
| 2025 | - | 108,343 | 108,343 |
| 2026 | - | 108,343 | 108,343 |
| 2027 | - | 108,343 | 108,343 |
| 2028 | - | 108,343 | 108,343 |
| 2029-2033 | - | 541,715 | 541,715 |
| 2034-2038 | - | 541,715 | 541,715 |
| 2039-2043 | - | 541,715 | 541,715 |
| 2044-2048 | - | 541,715 | 541,715 |
| 2049-2050 | 3,611,436 | 216,686 | 3,828,122 |
| Total | $ 3,611,436 | $ 2,925,263 | $ 6,536,699 |

## NOTE 10 - BONDS PAYABLE (Continued)

Series 2016A Bonds debt service requirements on bonds payable are as follows:

| Year Ending September 30, | Principal | Interest | Total |
|---|---|---|---|
| 2024 | $ 225,801 | $ 93,277 | $ 319,078 |
| 2025 | - | 93,277 | 93,277 |
| 2026 | - | 93,277 | 93,277 |
| 2027 | - | 93,277 | 93,277 |
| 2028 | - | 93,277 | 93,277 |
| 2029-2033 | - | 466,383 | 466,383 |
| 2034-2038 | - | 466,383 | 466,383 |
| 2039 | 3,047,065 | 194,326 | 3,241,391 |
| Total | $ 3,272,866 | $ 1,593,477 | $ 4,866,343 |

Series 2014B Bonds debt service requirements on bonds payable are as follows:

| Year Ending September 30, | Principal | Interest | Total |
|---|---|---|---|
| 2024 | $ 48,125 | $ 34,081 | $ 82,206 |
| 2025 | - | 34,081 | 34,081 |
| 2026 | - | 34,081 | 34,081 |
| 2027 | - | 34,081 | 34,081 |
| 2028 | - | 34,081 | 34,081 |
| 2029-2033 | - | 170,407 | 170,407 |
| 2034-2038 | - | 170,407 | 170,407 |
| 2039-2043 | - | 170,407 | 170,407 |
| 2044 | 1,042,481 | 96,564 | 1,139,045 |
| Total | $ 1,090,606 | $ 778,190 | $ 1,868,796 |

The principal amounts for the year ending September 30, 2023 are based on both known and estimated amounts and assuming no principal prepayments on the mortgage loans (i.e., which underlie the mortgage-backed certificates) in the calculation of the estimated amounts. While portions of the Bonds are expected to be mandatorily redeemed subsequent to the year ending September 30, 2023, no such amounts have been estimated and included in the above schedules.

At September 30, 2023 and 2022, all of the Bonds were rated Aaa by Moody's Investors Service.

## NOTE 10 - BONDS PAYABLE (Continued)

*Optional Redemptions*:

Series 2019A Bonds are subject to redemption from any source of available funds, at the option of the Authority, in whole or in part on the first business day of any month, on or after October 1, 2028, at the redemption prices equal to the principal amount being so redeemed, together with accrued interest to the date of redemption. If in part, such Series 2019A Bonds will be selected for redemption in the order described in the Supplemental Trust Indenture pertaining to the Series 2019A Bonds.

Series 2019B Bonds are subject to redemption from any source of available funds, at the option of the Authority, in whole or in part on the first business day of any month, on or after April 1, 2029, at the redemption prices equal to the principal amount being so redeemed, together with accrued interest to the date of redemption. If in part, such Series 2019B Bonds will be selected for redemption in the order described in the Supplemental Trust Indenture pertaining to the Series 2019B Bonds.

Series 2019C Bonds are subject to redemption from any source of available funds, at the option of the Authority, in whole or in part on the first business day of any month, on or after April 1, 2029, at the redemption prices equal to the principal amount being so redeemed, together with accrued interest to the date of redemption. If in part, such Series 2019C Bonds will be selected for redemption in the order described in the Supplemental Trust Indenture pertaining to the Series 2019C Bonds. An optional redemption effected when the Series 2019C Bonds are held in the Depository Trust Company ("DTC") book-entry only system is expected to be made as a "pro-rata pass-through distribution of principal" by DTC.

Series 2016A Bonds are subject to redemption from any source of available funds, at the option of the Authority, in whole but not in part on any date on or after October 1, 2025, at the redemption prices equal to the principal amount being so redeemed, together with accrued interest to the date of redemption. An optional redemption effected when the Series 2016A Bonds are held in the DTC book-entry only system is expected to be made as a "pro-rata pass-through distribution of principal" by DTC.

The Series 2014B Bonds are subject to optional redemption from any source of available funds, at the option of the Authority, in whole or in part on any date on or after June 1, 2024, at the redemption prices equal to the principal amount being so redeemed, together with accrued interest to the date of redemption. If in part, such Series 2014B Bonds will be selected for redemption in the order described in the Supplemental Trust Indenture pertaining to the Series 2014B Bonds. An optional redemption effected when the Series 2014B Bonds are held in the DTC book-entry only system is expected to be made as a "pro-rata pass-through distribution of principal" by DTC.

## NOTE 10 - BONDS PAYABLE (Continued)

*Optional Redemptions (Continued)*:

The Bonds may, at the direction of the Authority, be redeemed in whole or in some circumstances in part on any date on or after October 1, 2028 (Series 2019A Bonds), April 1, 2029 (Series 2019B Bonds), April 1, 2029 (Series 2019C Bonds), October 1, 2025 (Series 2016A Bonds), or June 1, 2024 (Series 2014B Bonds), at the redemption prices equal to the principal amount being so redeemed, together with accrued interest to the date of redemption, if proceeds of the sale of all or a portion of the Bonds' mortgage-backed certificates, together with other available moneys on deposit with the Trustee will be sufficient, as determined by or on behalf of the Authority and confirmed with the Trustee, to redeem the applicable Bonds to be so redeemed in accordance with the Trust Indentures and to pay redemption premiums, if any, expenses of such redemption, and any unpaid trustee fees, rebate analyst fees, and expenses and rebate requirement.

The Supplemental Trust Indentures for each Series of the Bonds stipulate that certain financial analyses are required for optional redemptions of less than all of the outstanding Bonds.

*Mandatory Redemptions*:

The Series 2019A Bonds are subject to mandatory redemption and mandatory sinking fund redemption prior to their stated maturities as a whole or in part at a redemption price equal to 100% of the principal amount thereof, plus accrued interest thereon to the date of redemption, without premium, on any interest payment date, and at any time at the written direction of the Authority, on or after October 1, 2019, from prepayments of principal for the mortgage loans underlying the mortgage certificates or from certain surpluses. The Series 2019A Bonds so redeemed must be called in the order specified in the Trust Indenture relating to the Series 2019A Bonds.

Series 2019A Bonds mandatory redemptions totaling $1,030,000 and $2,355,000 were paid during the years ended September 30, 2023 and 2022, respectively. These mandatory redemptions were redeemed from moneys representing regularly scheduled repayments of the mortgage certificates and prepayments of principal for the mortgage loans underlying the mortgage certificates.

The Series 2019B Bonds are subject to mandatory redemption and mandatory sinking fund redemption prior to their stated maturities as a whole or in part at a redemption price equal to 100% of the principal amount thereof, plus accrued interest thereon to the date of redemption, without premium, on any interest payment date, and at any time at the written direction of the Authority, on or after April 1, 2020, from prepayments of principal for the mortgage loans underlying the mortgage certificates or from certain surpluses. The Series 2019B Bonds so redeemed must be called in the order specified in the Supplemental Trust Indenture relating to the Series 2019B Bonds.

## NOTE 10 - BONDS PAYABLE (Continued)

*Mandatory Redemptions (Continued)*:

The Series 2019B Bonds are subject to mandatory sinking fund redemption in the amounts specified in the Supplemental Trust Indenture relating to the Series 2019B Bonds.

Series 2019B Bonds mandatory redemptions totaling $1,310,000 and $1,860,000 were paid during the years ended September 30, 2023 and 2022, respectively. These mandatory redemptions were redeemed from moneys representing regularly scheduled repayments of the mortgage certificates and prepayments of principal for the mortgage loans underlying the mortgage certificates.

The Series 2019C Bonds are subject to mandatory redemption prior to their stated maturity in whole or in part by the Trustee at a redemption price equal to 100% of the principal amount thereof; plus accrued interest thereon to the date of redemption, without premium, on the first day of each month, commencing December 1, 2019, to the extent there are regularly scheduled repayments of the mortgage certificates and prepayments of principal for the mortgage loans underlying the mortgage certificates, received in the immediately preceding calendar month. A mandatory redemption effected when the bonds are held in the DTC book-entry only system is expected to be made as a “pro-rata pass-through distribution of principal” by DTC. The Series 2019C Bonds are not subject to mandatory sinking fund redemptions.

Series 2019C Bonds mandatory redemptions totaling $201,008 and $963,444 were paid during the years ended September 30, 2023 and 2022, respectively. These mandatory redemptions were redeemed from moneys representing regularly scheduled repayments of the mortgage certificates and prepayments of principal for the mortgage loans underlying the mortgage certificates.

The Series 2016A Bonds are subject to mandatory redemption prior to their stated maturity in whole or in part by the Trustee at a redemption price equal to 100% of the principal amount thereof; plus accrued interest thereon to the date of redemption, without premium, on the first day of each month, commencing June 1, 2016, to the extent there are regularly scheduled repayments of the mortgage certificates and prepayments of principal for the mortgage loans underlying the mortgage certificates, received in the immediately preceding calendar month. A mandatory redemption effected when the bonds are held in the DTC book-entry only system is expected to be made as a “pro-rata pass-through distribution of principal” by DTC. The Series 2016A Bonds shall be mandatorily redeemed in minimum denominations of one dollar. The Series 2016A Bonds are not subject to mandatory sinking fund redemption.

Series 2016A Bonds mandatory redemptions totaling $242,687 and $2,144,198 were paid during the years ended September 30, 2023 and 2022, respectively. These mandatory redemptions of the term bonds due November 1, 2038 were redeemed from moneys representing regularly scheduled repayments of the mortgage certificates and prepayments of principal for the mortgage loans underlying the mortgage certificates.

## NOTE 10 - BONDS PAYABLE (Continued)

*Mandatory Redemptions (Continued)*:

The Series 2014B Bonds are subject to mandatory redemption prior to their stated maturity in whole or in part by the Trustee at a redemption price equal to 100% of the principal amount thereof, plus accrued interest thereon to the date of redemption, without premium, on the first day of each month, commencing October 1, 2014, to the extent there are regularly scheduled repayments of the GNMA certificate and prepayments of principal for the mortgage loans underlying the GNMA certificate, received in the immediately preceding calendar month. The bonds are to be mandatorily redeemed in minimum denominations of one dollar. The Series 2014B Bonds are not subject to mandatory sinking fund redemption.

Series 2014B Bonds mandatory redemptions totaling $50,355 and $231,685 were paid during the years ended September 30, 2023 and 2022, respectively. Those mandatory redemptions of the term bonds due August 1, 2044 were redeemed from moneys representing regularly scheduled repayments of the GNMA certificate and prepayments of principal for the mortgage loans underlying the GNMA certificate.

## NOTE 11 - RESTATEMENT

Unrestricted net position and net investment in capital assets as of September 30, 2022 has been restated by $259,859, which was the amount of total lease liability at September 30, 2022.

## NOTE 12 - LEASE LIABILITY

The Authority entered into a five-year lease agreement for the use of office space. An initial lease liability was retroactively recorded in the amount of $358,012 as of October 1, 2020 to adopt GASB Statement No. 87. As of September 30, 2023 and 2022, the balance of the lease liability was $206,140 and $259,859, respectively. The Authority is required to make monthly principal and interest payments of $5,165. Monthly principal and interest payments increase by 3% every February of the lease term. The lease has an interest rate of 3.25%.

## NOTE 12 - LEASE LIABILITY (Continued)

The future principal and interest lease payment liabilities for the year ended September 30, 2023, is as follows:

| Year Ending September 30, | Principal | Interest | Total Payments |
|---|---|---|---|
| 2024 | $ 57,361 | 5,857 | 63,218 |
| 2025 | 61,178 | 3,936 | 65,114 |
| 2026 | 65,178 | 1,889 | 67,067 |
| 2027 | 22,423 | 152 | 22,575 |
| Total | $ 206,140 | $ 11,834 | $ 217,974 |

The following table shows changes to the lease liability for the years ended September 30, 2023 and 2022:

| | Beginning Balance | Additions | Payment | Ending Balance | Amounts Due Within One Year |
|---|---|---|---|---|---|
| Year ended September 30, 2023 | $ 259,859 | $ - | $ (53,719) | $ 206,140 | $ 57,361 |
| Year ended September 30, 2022 | $ 310,107 | $ - | $ (50,248) | $ 259,859 | $ 53,720 |

Lease expense for the right-to-use asset for the year ended September 30, 2023 and 2022, was as follows:

| | 2023 | 2022 |
|---|---|---|
| Amortization expense by class of underlying asset: | | |
| Office space | $ 56,528 | $ 56,528 |
| Interest on lease liability | 7,012 | 9,341 |
| Total | $ 63,540 | $ 65,869 |

## NOTE 13 - PENSION OBLIGATIONS

*Florida Retirement System:*

As provided by Chapters 121 and 112, Florida Statutes, the Florida Retirement System ("FRS") provides two cost-sharing multiple-employer defined benefit plans administered by the Florida Department of Management Services Division of Retirement, including the FRS Pension Plan ("Pension Plan") and the Retiree Health Insurance Subsidy ("HIS Plan") for participating public employees.

The State of Florida Retirement System issues a publicly available stand-alone financial report that includes financial statements and required supplementary information. That report may be obtained by writing to the Department of Management Services, Division of Retirement, Research and Education Section, P.O. Box 9000, Tallahassee, Florida, 32315-9000 or calling 1-850-488-5706; or at the Florida Department of Management Services Division of Retirement website: (http://www.dms.myflorida.com/workforce_operations/retirement/publications).

*Pension Plan:*

Plan Description - The Pension Plan is a cost-sharing multiple-employer defined benefit pension plan. The Pension Plan was amended in 1998 to add the Deferred Retirement Option Program ("DROP") and amended in 2000 to provide a defined contribution plan alternative for FRS members.

Benefits Provided - Authority employees are covered by the Pension Plan unless they have elected to participate in the FRS Investment Plan in lieu of the Pension Plan. Employees who retire with 30 years of credited service or at age 62 with 6 years of credited service are entitled to a benefit, payable monthly for life, equal to 1.6 percent of their average final compensation for each year of credited service. Average final compensation is the employee's average salary for the five highest years of salary earned during covered employment. Benefits fully vest on reaching 6 years of credited service for employees hired through June 30, 2011, and on reaching 8 years of credited service for employees hired after that date. If hired before July 1, 2011, vested employees may retire before age 62 or 30 years of credited service and receive reduced retirement benefits or 65 or 33 years of credited service, if hired after that date. The Pension Plan also provides death and disability benefits.

The DROP permits employees eligible for normal retirement under the Pension Plan to defer receipt of monthly benefit payment while continuing employment with an FRS participating employer. An employee may participate in the DROP for a period not to exceed 60 months after electing to participate. During the period of DROP participation, deferred monthly benefits are held in the Florida Retirement System Trust Fund and accrue interest.

## NOTE 13 - PENSION OBLIGATIONS (Continued)

Contributions - The Authority is required by State statute to make contributions to the Pension Plan equal to a certain percent of covered employees' salaries. Authority employees are members of the regular class. The employer and employee contribution rates at September 30, 2023 were 13.57% and 3%, respectively.

The Authority's contributions to the Pension Plan totaled $48,864 and $50,126 for the years ended September 30, 2023 and 2022, respectively.

Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions – At September 30, 2023 and 2022, the Authority reported net pension liability of $418,259 and $423,489, respectively, for its proportionate share of the Pension Plan's net pension liability. The net pension liability was measured as of June 30, 2023 and 2022, respectively, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of July 1, 2023 and 2022, respectively. The Authority's proportionate share of net pension liability was based on the Authority's fiscal year contributions relative to the fiscal year contributions of all participating members. On June 30, 2023 and 2022, the Authority's proportionate share was 0.001049668% and 0.001138165%, respectively.

For the years ended September 30, 2023 and 2022, the Authority recognized pension expense of $92,222 and $71,509, respectively, related to the Pension Plan.

## NOTE 13 - PENSION OBLIGATIONS (Continued)

*Pension Plan (Continued):*

In addition, the Authority reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources for the years ended September 30, 2023 and 2022:

| | Deferred Outflows of Resources | Deferred Inflows of Resources |
|---|---|---|
| September 30, 2023: | | |
| Differences between expected and actual experience | $ 39,271 | $ - |
| Change of assumptions | 27,266 | - |
| Net difference between projected and actual earnings on Pension Plan investments | 17,468 | |
| Changes in proportion and differences between Authority Pension Plan contributions and proportionate share of contributions | 25,087 | 30,709 |
| Authority Pension Plan contributions subsequent to the measurement date | 11,555 | - |
| Total | $ 120,647 | $ 30,709 |

| | Deferred Outflows of Resources | Deferred Inflows of Resources |
|---|---|---|
| September 30, 2022: | | |
| Differences between expected and actual experience | $ 20,113 | $ - |
| Change of assumptions | 52,154 | - |
| Net difference between projected and actual earnings on Pension Plan investments | 27,963 | |
| Changes in proportion and differences between Authority Pension Plan contributions and proportionate share of contributions | 38,372 | 13,265 |
| Authority Pension Plan contributions subsequent to the measurement date | 13,176 | - |
| Total | $ 151,778 | $ 13,265 |

## NOTE 13 - PENSION OBLIGATIONS (Continued)

*Pension Plan (Continued):*

The deferred outflows of resources related to the Pension Plan totaling $11,555 resulting from Authority contributions to the Pension Plan subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ended September 30, 2024. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

| Fiscal Year Ending September 30 | | |
|---|---|---|
| 2024 | $ | (8,943) |
| 2025 | | (14,853) |
| 2026 | | 84,340 |
| 2027 | | 12,835 |
| 2028 | | 4,687 |
| Thereafter | | 317 |
| Total | $ | 78,383 |

Actuarial Assumptions - The total pension liability in the July 1, 2023 and 2022 actuarial valuations was determined using the following actuarial assumptions, applied to all periods included in the measurement:

| | |
|---|---|
| Inflation | 2.40% |
| Salary increases | 3.25%, average, including inflation |

The investment rate of return used in the July 1, 2023 and 2022 valuation was 6.70%.

Mortality rates were based on the PUB-2010 base table projected generationally with scale MP-2018 details.

The actuarial assumptions used in the July 1, 2023 and 2022 valuation were based on the results of an actuarial experience study for the period July 1, 2013 through June 30, 2018.

The long-term expected rate of return on Pension Plan investments was not based on historical returns, but instead is based in a forward-looking capital market economic model. The allocation policy's description of each asset class was used to map the target allocation to the asset classes shown below. Each asset class assumption is based on a consistent set of underlying assumptions and includes an adjustment for the inflation assumption.

## NOTE 13 - PENSION OBLIGATIONS (Continued)

*Pension Plan (Continued):*

The target allocation and best estimates of arithmetic and geometric real rates of return for each major class are summarized in the following table:

| | Target Allocation (1) | Annual Arithmetic Return | Compound Annual (Geometric) Return | Standard Deviation |
|---|---|---|---|---|
| Cash | 1.00% | 2.90% | 2.90% | 1.10% |
| Fixed income | 19.80% | 4.50% | 4.40% | 3.40% |
| Global equity | 54.00% | 8.70% | 7.10% | 18.10% |
| Real estate | 10.30% | 7.60% | 6.60% | 14.80% |
| Private equity | 11.10% | 11.90% | 8.80% | 26.30% |
| Strategic investments | 3.80% | 6.30% | 6.10% | 7.70% |
| | 100.00% | | | |
| Assumed inflation - Mean | | | 2.40% | 1.30% |

Note: (1) As outlined in the Pension Plan's investment policy.

Discount Rate - The discount rate used to measure the total pension liability was 6.70% for the July 1, 2023 and 2022 valuations. The Pension Plan's fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the discount rate for calculating the total pension liability is equal to the long-term expected rate of return.

Sensitivity of the Authority's Proportionate Share of the Net Pension Liability to Changes in the Discount Rate - The following table presents the Authority's proportionate share of net pension liability calculated using the discount rate of 6.70% as well as what the Authority's proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1% lower (5.70%) or 1% higher (7.70%) than the current rate:

| | 1% Decrease (5.70%) | Current Discount Rate (6.70%) | 1% Increase (7.70%) |
|---|---|---|---|
| Authority's proportionate share of the net pension liability | $ 714,472 | $ 418,259 | $ 170,442 |

## NOTE 13 - PENSION OBLIGATIONS (Continued)

*Pension Plan (Continued):*

Pension Plan Fiduciary Net Position - Detailed information about the Pension Plan's fiduciary net position is available in the separately issued FRS Pension Plan and Other State-Administered Systems Annual Comprehensive Financial Report.

Payables to the Pension Plan - At September 30, 2023 and 2022, the Authority reported payables of \$3,851 and \$4,498, respectively, for the outstanding amount of contributions to the Pension Plan required for the years ended September 30, 2023 and 2022.

*HIS Plan:*

Plan Description - The HIS Plan is a cost-sharing multiple-employer defined benefit pension plan established under Section 112.363, Florida Statutes, and may be amended by the Florida Legislature at any time. The benefit is a monthly payment to assist retirees of the State-administered retirement systems in paying their health insurance costs and is administered by the Division of Retirement within the Florida Department of Management Services.

Benefits Provided - For the years ended September 30, 2023 and 2022, eligible retirees and beneficiaries received a monthly HIS payment of \$5 for each year of creditable service completed at the time of retirement, with a minimum payment of \$30 and a maximum payment of \$150 per month pursuant to Section 112.363, Florida Statutes. To be eligible to receive a HIS Plan benefit, a retiree under a State-administered retirement system must provide proof of health insurance coverage, which includes Medicare.

Contributions - The HIS Plan is funded by required contributions from FRS participating employers as set by the Florida Legislature. Employer contributions are a percentage of gross compensation for all active FRS members. At September 30, 2023 and 2022, the contribution rate was 1.66%. The Authority contributed 100% of its statutorily required contributions for the current and preceding three years. HIS Plan contributions are deposited in a separate trust fund from which payments are authorized. HIS Plan benefits are not guaranteed and are subject to annual legislative appropriation. In the event the legislative appropriation or available funds fail to provide full subsidy benefits to all participants, benefits may be reduced or cancelled.

The Authority's contributions to the HIS Plan totaled \$9,325 and \$9,906 for the years ended September 30, 2023 and 2022, respectively.

## NOTE 13 - PENSION OBLIGATIONS (Continued)

Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions - At September 30, 2023 and 2022, the Authority reported a net pension liability of $230,749 and $169,919, respectively, for its proportionate share of the HIS Plan's net pension liability. Actuarial valuations for the HIS Plan are conducted biennially. The net pension liability was measured as of June 30, 2023 and 2022, respectively, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of July 1, 2022. The Authority's proportionate share of net pension liability was based on the Authority's fiscal year contributions relative to the fiscal year contributions of all participating members. On June 30, 2023 and 2022, the Authority's proportionate share was 0.001452955% and 0.001604278%, respectively.

For the years ended September 30, 2023 and 2022, the Authority recognized pension expense of $85,703 and $12,560, respectively, related to the HIS Plan. In addition, the Authority reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources for the years ended September 30, 2023 and 2022:

| | Deferred Outflows of Resources | Deferred Inflows of Resources |
|---|---|---|
| September 30, 2023: | | |
| Differences between expected and actual experience | $ 3,378 | $ 542 |
| Change of assumptions | 6,066 | 19,995 |
| Net difference between projected and actual earnings on HIS Plan investments | 119 | |
| Changes in proportion and differences between Authority HIS Plan contributions and proportionate share of contributions | 5,600 | 30,028 |
| Authority contributions subsequent to the measurement date | 2,300 | |
| Total | $ 17,463 | $ 50,565 |

| | Deferred Outflows of Resources | Deferred Inflows of Resources |
|---|---|---|
| September 30, 2022: | | |
| Differences between expected and actual experience | $ 5,157 | $ 748 |
| Change of assumptions | 9,740 | 26,286 |
| Net difference between projected and actual earnings on HIS Plan investments | 246 | - |
| Changes in proportion and differences between Authority HIS Plan contributions and proportionate share of contributions | 11,485 | 19,679 |
| Authority contributions subsequent to the measurement date | 2,531 | - |
| Total | $ 29,159 | $ 46,713 |

## NOTE 13 - PENSION OBLIGATIONS (Continued)

*HIS Plan (Continued):*

The deferred outflows of resources related to pensions totaling $2,300 resulting from Authority contributions to the HIS Plan subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ended September 30, 2024.

Other amounts reported as deferred outflows of resources and deferred inflows of resources related to the HIS Plan will be recognized in pension expense as follows:

| Fiscal Year Ending September 30 | | |
|---|---|---|
| 2024 | $ | (16,344) |
| 2025 | | (9,124) |
| 2026 | | (8,338) |
| 2027 | | (5,027) |
| 2028 | | 2,592 |
| Thereafter | | 839 |
| Total | $ | (35,402) |

Actuarial Assumptions - The total pension liability in the July 1, 2022, actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

| | |
|---|---|
| Inflation | 2.40% |
| Salary increases | 3.25%, average, including inflation |

The municipal bond rate used for the June 30, 2023 and 2022 measurement dates was 3.65% and 3.54%, respectively.

Mortality rates were based on the PUB-2010 with Projection Scale MP-2018.

The actuarial assumptions used in the July 1, 2022 valuation were based on the results of an actuarial experience study for the period July 1, 2013 through June 30, 2018.

## NOTE 13 - PENSION OBLIGATIONS (Continued)

*HIS Plan (Continued):*

Discount Rate - The discount rate used to measure the total pension liability on June 30, 2023 and 2022 was 3.65% and 3.54%, respectively. In general, the discount rate for calculating the total pension liability is equal to the single rate equivalent to discounting at the long-term expected rate of return for benefit payments prior to the projected depletion date. Because the HIS benefit is essentially funded on a pay-as-you-go basis, the depletion date is considered to be immediate, and the single equivalent discount rate is equal to the municipal bond rate selected by the HIS Plan sponsor. The Bond Buyer General Obligation 20-Bond Municipal Bond Index was adopted as the applicable municipal bond index.

Sensitivity of the Authority's Proportionate Share of the Net Pension Liability to Changes in the Discount Rate - The following table presents the Authority's proportionate share of net pension liability calculated using the discount rate of 3.65% as well as what the Authority's proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1%-point lower (2.65%) or 1%-point higher (4.65%) than the current rate:

| | 1% Decrease (2.65%) | Current Discount Rate (3.65%) | 1% Increase (4.65%) |
|---|---|---|---|
| Authority's proportionate share of the net pension liability | $ 263,248 | $ 230,749 | $ 203,809 |

Pension Plan Fiduciary Net Position - Detailed information about the HIS Plan's fiduciary net position is available in the separately issued FRS Pension Plan and Other State-Administered Systems Annual Comprehensive Financial Report.

Payables to the Pension Plan - At September 30, 2023 and 2022, the Authority reported payables of $767 and $866, respectively, for the outstanding amount of contributions to the HIS Plan required for the years ended September 30, 2023 and 2022.

*Florida Retirement System Investment Plan:*

The Authority contributes to the FRS Investment Plan ("Investment Plan"), a defined contribution pension plan, for its eligible employees electing to participate in the Investment Plan. The Investment Plan is administered by the SBA and is reported in the SBA's annual financial statements and in the State of Florida Annual Comprehensive Financial Report. As provided in Section 121.4501, Florida Statutes, eligible FRS members may elect to participate in the Investment Plan in lieu of the FRS Pension Plan. Authority employees participating in DROP are not eligible to participate in the Investment Plan. Authority board members serve on a voluntary, non-compensated basis and are not eligible to enroll in the FRS.

## NOTE 13 - PENSION OBLIGATIONS (Continued)

*Florida Retirement System Investment Plan (Continued):*

Service retirement benefits are based upon the value of the member's account upon retirement. Employer and employee contributions, including amounts contributed to individual member's accounts, are defined by law, but the ultimate benefit depends in part on the performance of investment funds. Benefit terms, including contribution requirements, for the Investment Plan are established and may be amended by the Florida Legislature. The Investment Plan is funded utilizing the uniform basis (blended rate) as required by Part III of Chapter 121, Florida Statutes, which uses the same total employer and employee contribution rates that are based on salary and membership class as the FRS Pension Plan. Authority employees are members of the Regular Class. A portion of the contributions are directed to individual member accounts, and individual members allocate those contributions and account balances among various approved investment choices. Allocations to the investment members' accounts during the years ended September 30, 2023 and 2022 were as follows:

| | Percent of Gross Salary | |
|---|---|---|
| Class | Employee | Employer |
| Florida Retirement System, Regular | 3.00 | 8.30 |

For all membership classes, employees are immediately vested in their own contributions and are vested after one year of service for employer contributions and investment earnings. Nonvested employer contributions are placed in a suspense account for up to five years. If the employee does not return within the five-year period, the employee will forfeit the accumulated account balance. Costs of administering the Investment Plan, including the FRS Financial Guidance Program, were funded through an employer contribution of a percentage of payroll and by forfeited benefits of Investment Plan members. The employer contribution rate for administration, as a percentage of payroll, was 0.06% during the years ended September 30, 2023 and 2022.

## NOTE 13 - PENSION OBLIGATIONS (Continued)

*Florida Retirement System Investment Plan (Continued):*

After terminating employment and applying to receive benefits, the member may rollover vested funds to another qualified plan, structure a periodic payment under the Investment Plan, receive a lump sum distribution, leave the funds invested for future distribution, or chose any combination of these options. Disability coverage is provided; the member may either transfer the account balance to the FRS Pension Plan when approved for disability retirement to receive guaranteed lifetime monthly benefits under the FRS Pension Plan or remain in the Investment Plan and rely upon that account balance for retirement income.

The Authority's FRS Investment Plan contributions and pension expense totaled $7,495 and $5,841, for the years ended September 30, 2023 and 2022, respectively. Employee contributions totaled $3,376 and $4,289 for the years ended September 30, 2023 and 2022, respectively.

*Payables to Pension Plan:*

Included in the amounts reported as "Salaries and related benefits" and "Accounts payable and accrued expenses" is $6,351 and $7,783 payable to the Florida Retirement System as of September 30, 2023 and 2022, respectively. The amounts are for legally required contributions (based on September 2023 and 2022 payroll) not remitted to the plan until October 2023 and 2022, respectively.

## NOTE 14 - DEFERRED COMPENSATION PLANS

The Authority participates in two deferred compensation plans ("DCP" or collectively "DCPs") available under Internal Revenue Code Section 457(b). Each DCP's assets are held in trust for the exclusive benefit of the DCP participants and their beneficiaries. DCP participation is voluntary and DCP participants select their individual level of contribution (not to exceed maximum contribution limits established by the Internal Revenue Service) and investments. The Authority has agreed to serve as coordinator under the DCPs but makes no contributions to the DCPs.

## NOTE 15 - NET POSITION

*Restricted Net Position:*

Restricted net position consisted of the following on September 30:

| | 2023 | 2022 |
|---|---|---|
| FTH Program | $ - | $ 5,000,000 |
| Series 2019A Bonds | 1,043,657 | 1,174,102 |
| Series 2019B Bonds | (874,369) | (713,503) |
| Series 2019C Bonds | (234,043) | (116,892) |
| Series 2016A Bonds | (146,281) | (71,505) |
| Series 2014B Bonds | (51,736) | (16,363) |
| | (262,772) | 5,255,839 |
| Less: interfund eliminations | 262,772 | - |
| | $ - | $ 5,255,839 |

Certain funds are restricted as to their use, pursuant to official action of the Authority and/or the various financing documents governing the First Time Homebuyer Program. These amounts were restricted and available to provide funds for the purchase and temporary holding (pending sale to the Authority's counterparty) of mortgage-backed securities. The restricted assets are classified as cash and cash equivalents, investments and interest receivable. On September 12, 2023, the Authority's Board adopted Resolution 2023-22 authorizing the Authority to release restrictions on $5,000,000 since the Authority no longer uses its funds to temporarily purchase mortgage-backed securities to be sold in the TBA market.

The restricted net position related to the Bonds is comprised of the accumulated net earnings/loss from operating revenues and expenses. The Bonds' Trust Indentures provide for the payment of issuer fees to the Authority for administration fees and reimbursement of costs associated with the administration of the bond programs. Otherwise, pursuant to the provisions of the Trust Indentures, the assets and net position are retained to satisfy bond debt service obligations and pay program expenses.

As of September 30, 2023, accumulated net losses had caused the restricted net position related to the Bonds to fall below zero. GASB does not allow for the presentation of negative restricted net position, therefore unrestricted net position of $262,772 was reclassified via an interfund elimination to bring restricted net position to zero.

## NOTE 15 - NET POSITION (Continued)

*Designated Unrestricted Net Position:*

The Authority has adopted, at its discretion, certain designations of unrestricted net position. These designations are not binding and may be changed by the Authority at any time.

At September 30, 2023 and 2022, designated unrestricted net position related to the Multi-Family Development Initiative Program totaled $3,202,700 and $3,700,000, respectively. As of September 30, 2023 and 2022, these amounts were designated and available to provide funds for the acquisition and development of properties suitable for multi-family affordable housing, to provide low-cost capital to incentivize qualified small local builders to develop and construct scattered site infill housing, to provide capital to incentivize qualified builders and non-profits to develop and construct mini homes, and to provide capital to fund construction of homes on lots owned and/or provided to the Authority by the City of Pensacola (the “City”) and/or Escambia County in partnership with the City and/or County, for low-, moderate-, and middle-income persons.

See below for a summary of the Multi-Family Designated funds:

| | 2023 | 2022 |
|---|---|---|
| Multi-Family development expenses | $ 2,700 | $ 500,000 |
| Urban Infill participating builders revolving loans | 3,000,000 | 3,000,000 |
| Mini Homes expenses | 200,000 | 200,000 |
| Total | $ 3,202,700 | $ 3,700,000 |

At September 30, 2023 and 2022, designated unrestricted net position related to the First Time Homebuyer Program totaled $371,500 and $1,500,000, respectively. These amounts were designated and available to provide funding for down payment and closing cost assistance.

## NOTE 16 - FIRST TIME HOMEBUYER SINGLE FAMILY MORTGAGE LOAN PROGRAM

Since the Authority was created, the Authority has offered a First Time Homebuyer Single Family Mortgage Loan Program in Escambia County and in other counties that have joined with Escambia County by interlocal agreements or other official action of their governing Boards. Participating lenders work with the Authority to originate single family mortgages for qualifying first time homebuyers throughout the Authority’s area of operation. The Authority establishes parameters for qualifying income, qualifying sales price, and acceptable mortgage terms and provides down payment and closing cost assistance to eligible homebuyers.

## NOTE 16 - FIRST TIME HOMEBUYER SINGLE FAMILY MORTGAGE LOAN PROGRAM (Continued)

During the year ended September 30, 2013, the Authority transitioned its First Time Homebuyer Program from a traditional program financed by tax-exempt bonds to a program primarily financed through the sale of GNMA mortgage-backed securities on a TBA basis. The TBA method of finance involves the pooling of qualified mortgages into MBS, which are then sold into the public financial markets. GNMA MBS evidence the guarantee by GNMA of monthly principal and interest on qualifying mortgage loans insured or guaranteed by FHA, VA, or RD. The First Time Homebuyer Program was branded as the "Big Splash Single Family (Multi-County) Program."

In 2013, the Authority entered into a servicing agreement with U.S. Bank National Association (the "Master Servicer"), whereby the Master Servicer agreed to purchase and pool the Authority's mortgage loans into mortgage-backed securities for the subsequent purchase and resale (i.e., resale to occur when feasible) by the Authority. The Servicing Agreement was amended and updated effective March 22, 2019.

During the year ended September 30, 2017, the Authority added a conventional option permitting acquisition and sale of Freddie Mac MBS. Freddie Mac MBS evidence the guarantee by Freddie Mac of monthly principal and interest on qualifying mortgage loans insured or guaranteed by Freddie Mac. During fiscal year 2017, the Authority's First Time Homebuyer Program began to be offered in two distinct formats: the Single-Family Governmental Program Option ("Government Program Option") and the Freddie Mac Housing Finance Agency Advantage Conventional Program Option ("Conventional Program Option"). All program loans continued to be available for eligible first-time homebuyers with competitive interest rates and down payment assistance ("DPA"), which could be in the form of loans in such amounts and upon such terms established by the Authority from time to time.

In November 2018, after many years of operating and financing the First Time Homebuyer Program only on a TBA basis, the Authority determined that it could best address the needs of its constituents by using bonds to finance its Governmental Program Option. At that point, the Governmental Program Option was changed to a bond-financed program. The Conventional Program Option continued to be financed on a traditional TBA basis until June 18, 2019, at which time the traditional TBA program was updated to a Best Efforts TBA Structure. Once all proceeds of the Series 2019B and 2019C Bonds were originated, the Governmental Program Option was also moved to the Best Efforts TBA Structure.

In February 2022, the Authority was authorized to purchase up to $4 million of MBS backed by bond-qualified mortgage loans. These MBS will enhance the efficiencies of the Big Splash Single Family (Multi-County) Program. As of September 30, 2022, the Authority purchased $2,230,602 of MBS. With the approximately $2.2 million, eleven mortgages were secured and $105,000 in down payment and closing cost assistance was provided. The Authority did not purchase additional MBS during fiscal year 2023.

## NOTE 16 - FIRST TIME HOMEBUYER SINGLE FAMILY MORTGAGE LOAN PROGRAM (Continued)

*The Best Efforts TBA Structure:*

In June 2019, following a competitive selection process, the Authority entered a Master Trade Confirmation agreement with Hilltop Securities, Inc. ("HTS") pursuant to which HTS was engaged as Administrator to provide a range of services with respect to the Authority's FTH Program, including: agreeing to purchase MBS backed by eligible single family mortgage loans ("Mortgage Loan(s)") at pre-determined prices; managing and hedging the Authority's Mortgage Loan pipeline; monitoring the Mortgage Loan pipeline and fallout providing training and information to Authority staff on the means to manage, hedge and monitor the Authority's Mortgage Loan pipeline; and selling and arranging delivery of MBS to investors. HTS operates both the Conventional Program Option and the Governmental Program Option on the Best Efforts TBA Structure.

The agreement with HTS provides that HTS will operate the FTH Program on a Best Efforts basis, assuming the risk of:

- Potential borrowers not closing on Mortgage Loans,
- Mortgage Loans not being acquired by or on behalf of the Authority,
- Mortgage Loans acquired by or on behalf of the Authority that are determined after purchase to be ineligible for a Freddie Mac guarantee, or are otherwise ineligible for pooling into a TBA Deliverable Security, and
- Fluctuations in market interest rates.

Although the HTS agreement involves pooling loans into MBS and selling MBS into the market, the Authority is not required to enter into MBS Forward Contracts or to otherwise be responsible for interest rate risk.

During the years ended September 30, 2023 and 2022, the Best Efforts TBA Structure had the following activity:

| | 2023 | 2022 |
|---|---|---|
| TBA MBS (par value) purchased | $ 8,310,692 | $ 12,689,179 |
| TBA MBS (par value) sold and/or principal remittances collected | $ 8,310,692 | $ 12,689,179 |
| TBA income recognized in connection with the FTH Program | $ 346,561 | $ 992,590 |
| TBA expenses incurred in connection with the FTH Program | $ 271,909 | $ 377,637 |

## NOTE 16 - FIRST TIME HOMEBUYER SINGLE FAMILY MORTGAGE LOAN PROGRAM (Continued)

*First Time Homebuyer Program:*

Participating lenders for the Authority's First Time Homebuyer Program originated mortgage loans bearing interest (the interest rate is periodically adjusted to reflect market changes) at rates ranging from 6.13% to 7.13% during the year ended September 30, 2023 and 4.00% to 6.50% during the year ended September 30, 2022, combined with 0% non-amortizing second mortgages at amounts periodically established by the Authority to qualified homebuyers in the Authority's 21 participating counties. The Authority's Assistance Program is governed by a separate Resolution which approved a Master Down Payment Assistance Program to provide funding of down payment and related assistance to borrowers utilizing the Authority's mortgage loan programs. Because of the long-term deferred repayment of such second mortgage loans, the Authority accounts for the funding as a current operating expense and repayments are recognized as revenue when received.

Since inception of the Big Splash Single Family (Multi-County) Program through September 30, 2023, mortgage loan originations totaled $259,131,721. This includes both mortgage loans financed with bonds and through the TBA method. Since inception through September 30, 2023, the Authority had provided a total of $14,580,441 of closing costs and down payment assistance loans to first-time homebuyers and $9,272,510 of down payment assistance second mortgage loans were outstanding.

*Mortgage Credit Certificate Program:*

On August 8, 2023, the Authority Board adopted Resolution No. 2023-16 authorizing a Mortgage Credit Certificate ("MCC") Program ("MCC Program") for the Authority and approving the exchange of $35,000,000 of single family private activity bond allocation for $8,750,000 in MCC authority. The MCC entitles qualifying first time homebuyers to an annual federal income tax credit in an amount up to 20% of the interest paid on their mortgage during the applicable year (not to exceed $2,000 per year). The tax credit is available each year the borrower continues to live in the home financed under the MCC Program. The MCC Program launched on December 15, 2023.

Participating lenders pay the Authority a one-time application fee of $500 to be able to participate in the MCC Program. The Authority also receives either $350 (if the borrower uses one of the Authority's first mortgages with the MCC) or 1% of the purchase price (if the borrower does not use one of the Authority's first mortgages) for each MCC issued. During the year ended September 30, 2023, there was no income related to this program.

During the year ended September 30, 2023, the Authority advertised the MCC Program in the Participating Counties, and the expenses incurred were $7,802.

## NOTE 17 - FAIR VALUE MEASUREMENTS

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

The Authority's Treasury Bills are classified in Level 1 and are valued using quoted prices for identical assets in active markets. The Authority's mortgage-backed securities are classified in Level 2 and are valued using quoted prices for identical securities in markets that are not active.

## NOTE 18 - 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, and natural disasters. These risks are covered through the purchase of commercial insurance with minimal deductibles. Settled claims have not exceeded coverage in any of the last three years. There were no significant reductions in coverage compared to the prior year.

## NOTE 19 - RELATED PARTY TRANSACTIONS

An Authority board member is employed by Hancock Whitney Bank. During the years ended September 30, 2023 and 2022, the Authority utilized banking accounts with Hancock Bank. As a Hancock Bank employee, the Authority member exercises no control over these accounts.

# REQUIRED SUPPLEMENTARY INFORMATION

## ESCAMBIA COUNTY HOUSING FINANCE AUTHORITY
## SCHEDULE OF PROPORTIONATE SHARE OF NET PENSION LIABILITY
## FLORIDA RETIREMENT SYSTEM PENSION PLAN
## LAST TEN FISCAL YEARS*
## (UNAUDITED)

| | 2023 | 2022 | 2021 | 2020 | 2019 | 2018 | 2017 | 2016 | 2015 | 2014 |
|---|---|---|---|---|---|---|---|---|---|---|
| Escambia County Housing Finance Authority's proportion of net pension liability | 0.001049668% | 0.001138165% | 0.001197240% | 0.001091582% | 0.001014681% | 0.000950714% | 0.000922412% | 0.000781111% | 0.000820960% | 0.000862490% |
| Escambia County Housing Finance Authority's proportionate share of net pension liability | $ 418,259 | $ 423,489 | $ 90,438 | $ 473,108 | $ 349,442 | $ 286,360 | $ 272,844 | $ 197,232 | $ 106,038 | $ 52,625 |
| Escambia County Housing Finance Authority's covered-employee payroll | $ 425,653 | $ 453,815 | $ 440,879 | $ 436,111 | $ 404,400 | $ 342,339 | $ 338,508 | $ 272,608 | $ 269,876 | $ 282,393 |
| Escambia County Housing Finance Authority's proportionate share of net pension liability as a percentage of its covered-employee payroll | 98.26% | 93.32% | 20.51% | 108.48% | 86.41% | 83.65% | 80.60% | 72.35% | 39.29% | 18.64% |
| Plan fiduciary net position as a percentage of the total pension liability | 82.38% | 82.89% | 96.40% | 78.85% | 82.61% | 84.26% | 83.89% | 84.88% | 92.00% | 96.09% |

* The amounts presented for each fiscal year were determined as of June 30. Covered-employee payroll includes defined benefit plan activities, investment plan members, and members in DROP because total employee contributions are determined on a uniform basis (blended rate) as required by Part III of Chapter 121, Florida Statutes.

# ESCAMBIA COUNTY HOUSING FINANCE AUTHORITY
# SCHEDULE OF PROPORTIONATE SHARE OF NET PENSION LIABILITY
# HEALTH INSURANCE SUBSIDY PROGRAM
# LAST TEN FISCAL YEARS*
# (UNAUDITED)

| | 2023 | 2022 | 2021 | 2020 | 2019 | 2018 | 2017 | 2016 | 2015 | 2014 |
|---|---|---|---|---|---|---|---|---|---|---|
| Escambia County Housing Finance Authority's proportion of net pension liability | 0.001452955% | 0.001604278% | 0.001705958% | 0.001814495% | 0.001840464% | 0.001695319% | 0.001670050% | 0.001459322% | 0.001246330% | 0.001349721% |
| Escambia County Housing Finance Authority's proportionate share of net pension liability | $ 230,749 | $ 169,919 | $ 209,261 | $ 221,547 | $ 205,930 | $ 179,434 | $ 178,569 | $ 170,078 | $ 127,106 | $ 126,202 |
| Escambia County Housing Finance Authority's covered-employee payroll | $ 538,181 | $ 596,767 | $ 599,491 | $ 622,270 | $ 619,400 | $ 564,514 | $ 551,160 | $ 469,233 | $ 400,710 | $ 369,519 |
| Escambia County Housing Finance Authority's proportionate share of net pension liability as a percentage of its covered-employee payroll | 42.88% | 28.47% | 34.91% | 35.60% | 33.25% | 31.79% | 32.40% | 36.25% | 31.72% | 34.15% |
| Plan fiduciary net position as a percentage of the total pension liability | 4.12% | 4.81% | 3.56% | 3.00% | 2.63% | 2.15% | 1.64% | 0.97% | 0.50% | 0.99% |

* The amounts presented for each fiscal year were determined as of June 30. Covered-employee payroll includes defined benefit plan activities, investment plan members, and members in DROP.

## ESCAMBIA COUNTY HOUSING FINANCE AUTHORITY
## SCHEDULE OF CONTRIBUTIONS
## FLORIDA RETIREMENT SYSTEM PENSION PLAN
## LAST TEN FISCAL YEARS*
## (UNAUDITED)

| | 2023 | 2022 | 2021 | 2020 | 2019 | 2018 | 2017 | 2016 | 2015 | 2014 |
|---|---|---|---|---|---|---|---|---|---|---|
| Contractually required contribution | $ 48,864 | $ 50,126 | $ 45,554 | $ 38,075 | $ 33,734 | $ 28,173 | $ 25,500 | $ 19,886 | $ 20,115 | $ 18,532 |
| Contributions in relation to the contractually required contribution | (48,864) | (50,126) | (45,554) | (38,075) | (33,734) | (28,173) | (25,500) | (19,886) | (20,115) | (18,532) |
| Contribution deficiency (excess) | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| Escambia County Housing Finance Authority's covered-employee payroll | $ 425,653 | $ 453,815 | $ 440,879 | $ 436,111 | $ 404,400 | $ 342,339 | $ 338,508 | $ 272,608 | $ 269,876 | $ 282,393 |
| Contribution as a percentage of covered-employee payroll | 11.48% | 11.05% | 10.33% | 8.73% | 8.34% | 8.23% | 7.53% | 7.29% | 7.45% | 6.56% |

* The amounts presented for each fiscal year were determined as of June 30. Covered-employee payroll includes defined benefit plan activities, investment plan members, and members in DROP because total employee contributions are determined on a uniform basis (blended rate) as required by Part III of Chapter 121, Florida Statutes.

**ESCAMBIA COUNTY HOUSING FINANCE AUTHORITY**
**SCHEDULE OF CONTRIBUTIONS**
**HEALTH INSURANCE SUBSIDY PROGRAM**
**LAST TEN FISCAL YEARS***
**(UNAUDITED)**

| | 2023 | 2022 | 2021 | 2020 | 2019 | 2018 | 2017 | 2016 | 2015 | 2014 |
|---|---|---|---|---|---|---|---|---|---|---|
| Contractually required contribution | $ 9,325 | $ 9,906 | $ 9,952 | $ 10,330 | $ 10,282 | $ 9,371 | $ 9,149 | $ 7,789 | $ 5,449 | $ 4,481 |
| Contributions in relation to the contractually required contribution | (9,325) | (9,906) | (9,952) | (10,330) | (10,282) | (9,371) | (9,149) | (7,789) | (5,449) | (4,481) |
| Contribution deficiency (excess) | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| Escambia County Housing Finance Authority's covered-employee payroll | $ 538,181 | $ 596,767 | $ 599,491 | $ 622,270 | $ 619,400 | $ 564,514 | $ 551,160 | $ 469,233 | $ 400,710 | $ 369,519 |
| Contribution as a percentage of covered-employee payroll | 1.73% | 1.66% | 1.66% | 1.66% | 1.66% | 1.66% | 1.66% | 1.66% | 1.36% | 1.21% |

* The amounts presented for each fiscal year were determined as of June 30. Covered-employee payroll includes defined benefit plan activities, investment plan members, and members in DROP.

# OTHER INFORMATION

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## ESCAMBIA COUNTY HOUSING FINANCE AUTHORITY
## COMBINING STATEMENT OF NET POSITION
## SEPTEMBER 30, 2023
### (with comparative totals for September 30, 2022)

### ASSETS AND DEFERRED OUTFLOWS

| | Operating | Series 2019A Bond Program | Series 2019B Bond Program | Series 2019C Bond Program | Series 2016A Bond Program | Series 2014B Bond Program | Interfund Eliminations | 2023 Combined Total | 2022 Combined Total |
|---|---|---|---|---|---|---|---|---|---|
| **Current Assets:** | | | | | | | | | |
| Cash and cash equivalents | $ 10,836,507 | $ - | $ - | $ - | $ - | $ - | $ - | $ 10,836,507 | $ 7,179,543 |
| Cash and cash equivalents - restricted | - | 331,257 | 270,909 | 165,098 | 40,641 | 27,706 | - | 835,611 | 6,400,748 |
| Accrued interest and other receivables | 135,223 | - | - | - | - | - | - | 135,223 | 102,077 |
| Issuer fees receivable | 82,617 | - | - | - | - | - | (17,814) | 64,803 | 17,821 |
| Interest income receivable - restricted | - | 24,566 | 20,896 | 11,753 | 12,987 | 3,622 | - | 73,824 | 81,102 |
| Investments | 2,221,946 | - | - | - | - | - | - | 2,221,946 | 345,997 |
| Investments - restricted | - | 531,113 | 1,068,633 | 459,808 | 646,946 | 155,378 | - | 2,861,878 | 1,754,739 |
| Bank participation agreements | 12,000 | - | - | - | - | - | - | 12,000 | 12,000 |
| First mortgages receivable | 720,557 | - | - | - | - | - | - | 720,557 | 637,135 |
| Amortizing second mortgages receivable | 23,865 | - | - | - | - | - | - | 23,865 | 35,983 |
| Total current assets | 14,032,715 | 886,936 | 1,360,438 | 636,659 | 700,574 | 186,706 | (17,814) | 17,786,214 | 16,567,145 |
| **Noncurrent Assets:** | | | | | | | | | |
| Investments | 2,903,189 | - | - | - | - | - | - | 2,903,189 | 3,293,365 |
| Investments - restricted | - | 5,489,408 | 6,011,941 | 2,753,522 | 2,439,085 | 855,861 | - | 17,549,817 | 21,479,365 |
| Bank participation agreements | 77,543 | - | - | - | - | - | - | 77,543 | 89,543 |
| Amortizing second mortgages receivable, net of allowance for loan losses | 89,790 | - | - | - | - | - | - | 89,790 | 107,035 |
| Depreciable capital assets, net of accumulated depreciation | 4,608 | - | - | - | - | - | - | 4,608 | 1,982 |
| Leased right-to-use asset, net of accumulated amortization | 188,428 | - | - | - | - | - | - | 188,428 | 244,956 |
| Non-depreciable capital assets, net of land valuation allowance | 687,443 | - | - | - | - | - | - | 687,443 | 581,274 |
| Total noncurrent assets | 3,951,001 | 5,489,408 | 6,011,941 | 2,753,522 | 2,439,085 | 855,861 | - | 21,500,818 | 25,797,520 |
| Total assets | 17,983,716 | 6,376,344 | 7,372,379 | 3,390,181 | 3,139,659 | 1,042,567 | (17,814) | 39,287,032 | 42,364,665 |
| **Deferred Outflows of Resources:** | | | | | | | | | |
| Pensions | 138,110 | - | - | - | - | - | - | 138,110 | 180,937 |
| **Total Assets and Deferred Outflows** | $ 18,121,826 | $ 6,376,344 | $ 7,372,379 | $ 3,390,181 | $ 3,139,659 | $ 1,042,567 | $ (17,814) | $ 39,425,142 | $ 42,545,602 |

## LIABILITIES, DEFERRED INFLOWS AND NET POSITION

| | Operating | Series 2019A Bond Program | Series 2019B Bond Program | Series 2019C Bond Program | Series 2016A Bond Program | Series 2014B Bond Program | Interfund Eliminations | 2023 Combined Total | (Restated) 2022 Combined Total |
|---|---|---|---|---|---|---|---|---|---|
| **Current Liabilities:** | | | | | | | | | |
| Accounts payable and accrued expenses | $ 130,159 | $ 5,319 | $ 5,474 | $ 3,759 | $ 5,301 | $ 857 | $ (17,814) | $ 133,055 | $ 220,823 |
| Net pension liability | - | - | - | - | - | - | - | - | 171 |
| Lease liability | 57,361 | - | - | - | - | - | - | 57,361 | 53,720 |
| Bonds payable | - | 120,000 | 165,000 | - | 225,801 | 48,125 | - | 558,926 | 1,843,915 |
| Bond interest payable | - | 102,368 | 126,274 | 9,029 | 7,773 | 2,840 | - | 248,284 | 288,465 |
| Total current liabilities | 187,520 | 227,687 | 296,748 | 12,788 | 238,875 | 51,822 | (17,814) | 997,626 | 2,407,094 |
| **Noncurrent Liabilities:** | | | | | | | | | |
| Net pension liability | 649,008 | - | - | - | - | - | - | 649,008 | 593,237 |
| Lease liability | 148,779 | - | - | - | - | - | - | 148,779 | 206,139 |
| Bonds payable | - | 5,105,000 | 7,950,000 | 3,611,436 | 3,047,065 | 1,042,481 | - | 20,755,982 | 22,305,043 |
| Total noncurrent liabilities | 797,787 | 5,105,000 | 7,950,000 | 3,611,436 | 3,047,065 | 1,042,481 | - | 21,553,769 | 23,104,419 |
| Total liabilities | 985,307 | 5,332,687 | 8,246,748 | 3,624,224 | 3,285,940 | 1,094,303 | (17,814) | 22,551,395 | 25,511,513 |
| **Deferred Inflows of Resources:** | | | | | | | | | |
| Pensions | 81,274 | - | - | - | - | - | - | 81,274 | 59,978 |
| **Net Position:** | | | | | | | | | |
| Net investment in capital assets | 674,339 | - | - | - | - | - | - | 674,339 | 568,353 |
| Restricted | - | 1,043,657 | (874,369) | (234,043) | (146,281) | (51,736) | 262,772 | - | 5,255,839 |
| Unrestricted | 16,380,906 | - | - | - | - | - | (262,772) | 16,118,134 | 11,149,919 |
| Total net position | 17,055,245 | 1,043,657 | (874,369) | (234,043) | (146,281) | (51,736) | - | 16,792,473 | 16,974,111 |
| **Total Liabilities, Deferred Inflows and Net Position** | $ 18,121,826 | $ 6,376,344 | $ 7,372,379 | $ 3,390,181 | $ 3,139,659 | $ 1,042,567 | $ (17,814) | $ 39,425,142 | $ 42,545,602 |

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**ESCAMBIA COUNTY HOUSING FINANCE AUTHORITY**
**COMBINING STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION**
**YEAR ENDED SEPTEMBER 30, 2023**
**(with comparative totals for the year ended September 30, 2022)**

| | Operating | Series 2019A Bond Program | Series 2019B Bond Program | Series 2019C Bond Program | Series 2016A Bond Program | Series 2014B Bond Program |
|---|---|---|---|---|---|---|
| **Operating Revenues:** | | | | | | |
| Fees and other income | $ 618,853 | $ - | $ - | $ - | $ - | $ - |
| FTH Program income, net of expenses | 66,850 | - | - | - | - | - |
| Non-amortizing second mortgage repayments | 493,084 | - | - | - | - | - |
| Multi-Family Development Initiative expenses, net of expenses | 41,271 | - | - | - | - | - |
| Reduction to loan losses | 18,209 | - | - | - | - | - |
| Total operating revenues | 1,238,267 | - | - | - | - | - |
| **Operating Expenses:** | | | | | | |
| Salaries and related benefits | 814,444 | - | - | - | - | - |
| Legal, accounting, advisory, and consulting fees | 147,641 | - | - | - | - | - |
| General operating and administrative | 66,451 | - | - | - | - | - |
| Travel, lodging, and meal costs | 17,438 | - | - | - | - | - |
| Depreciation and amortization | 58,590 | - | - | - | - | - |
| Memberships, dues, and subscriptions | 21,502 | - | - | - | - | - |
| Educational conference fees and training costs | 26,840 | - | - | - | - | - |
| Bond issuance and monitoring costs | 3,618 | - | - | - | - | - |
| Non-amortizing second mortgage loan funding | 349,750 | - | - | - | - | - |
| Issuer fees | - | 9,058 | 8,419 | 39,070 | 65,624 | 10,259 |
| Total operating expenses | 1,506,274 | 9,058 | 8,419 | 39,070 | 65,624 | 10,259 |
| **Operating Income (Loss)** | (268,007) | (9,058) | (8,419) | (39,070) | (65,624) | (10,259) |
| **Nonoperating Revenues (Expenses):** | | | | | | |
| Interest income | 661,524 | - | - | - | - | - |
| Interest income - restricted | - | 342,189 | 334,324 | 149,929 | 162,230 | 45,350 |
| Other revenue (expense) | 48,020 | (20,313) | 1,201 | - | 1 | - |
| Net decrease in fair value of investments | (104,564) | - | - | - | - | - |
| Net decrease in fair value of investments - restricted | - | (221,415) | (218,007) | (115,974) | (73,807) | (35,201) |
| Interest on bonds | - | (221,849) | (269,965) | (112,036) | (97,575) | (35,263) |
| Total nonoperating revenues (expenses), net | 604,980 | (121,388) | (152,447) | (78,081) | (9,151) | (25,114) |
| **Change in Net Position** | 336,973 | (130,446) | (160,866) | (117,151) | (74,775) | (35,373) |
| **Net Position - Beginning of Year** | 16,718,272 | 1,174,103 | (713,503) | (116,892) | (71,506) | (16,363) |
| **Net Position - End of Year** | $ 17,055,245 | $ 1,043,657 | $ (874,369) | $ (234,043) | $ (146,281) | $ (51,736) |

| Interfund Eliminations | 2023 Combined Total | 2022 Combined Total |
|---|---|---|
| $ (132,430) | $ 486,423 | $ 397,648 |
| - | 66,850 | 593,378 |
| - | 493,084 | 1,260,557 |
| | | |
| - | 41,271 | 21,863 |
| - | 18,209 | 16,744 |
| (132,430) | 1,105,837 | 2,290,190 |
| | | |
| - | 814,444 | 867,385 |
| - | 147,641 | 123,397 |
| - | 66,451 | 68,511 |
| - | 17,438 | 27,322 |
| - | 58,590 | 59,537 |
| - | 21,502 | 13,368 |
| - | 26,840 | 27,400 |
| - | 3,618 | 10,667 |
| - | 349,750 | 606,993 |
| (132,430) | - | - |
| (132,430) | 1,506,274 | 1,804,580 |
| | | |
| - | (400,437) | 485,610 |
| | | |
| - | 661,524 | 189,198 |
| 20,311 | 1,054,333 | 1,227,307 |
| (21,388) | 7,521 | (567) |
| - | (104,564) | (359,333) |
| - | (664,404) | (3,950,449) |
| 1,077 | (735,611) | (905,630) |
| - | 218,799 | (3,799,474) |
| | | |
| - | (181,638) | (3,313,864) |
| | | |
| - | 16,974,111 | 20,287,975 |
| | | |
| $ - | $ 16,792,473 | $ 16,974,111 |

# OTHER REPORTS

**ESCAMBIA COUNTY HOUSING FINANCE AUTHORITY**
**SINGLE FAMILY MORTGAGE REVENUE BONDS**
**(MULTI-COUNTY PROGRAM) SERIES 2019A (NON-AMT)**
**SCHEDULE OF GUARANTEED MORTGAGE SECURITIES ASSOCIATED WITH THE SERIES 2019A BONDS GOVERNMENT NATIONAL MORTGAGE ASSOCIATION (GNMA) CONTRIBUTED MORTGAGE-BACKED SECURITIES**
**SEPTEMBER 30, 2023**
**(UNAUDITED)**

| Program Type | Pass-Through Rate | Mortgage Loan Rate | Original Principal Amount | Principal Amount at Par Value as of September 30, 2023 |
|---|---|---|---|---|
| GNMA II #443894 | 6.05% | 6.58% | $ 8,665,880 | $ 33,334 |
| GNMA II #443963 | 6.05% | 6.68% | 2,218,253 | 23,206 |
| GNMA II #443970 | 6.05% | 7.55% | 1,846,584 | 16,613 |
| GNMA II #454085 | 6.05% | 6.55% | 1,129,399 | 10,363 |
| GNMA II #454396 | 6.05% | 6.55% | 1,240,500 | 19,257 |
| GNMA II #454409 | 6.05% | 6.98% | 1,718,116 | 22,343 |
| GNMA II #454418 | 5.80% | 6.30% | 1,664,366 | 25,888 |
| GNMA II #454591 | 5.80% | 6.54% | 1,313,620 | 19,853 |
| GNMA II #549019 | 5.35% | 5.85% | 817,311 | 21,440 |
| Weighted Average GNMA | 5.91% | 6.59% | $ 20,614,029 | $ 192,297 |
| Weighted Average Remaining Term (Months) | | 42 | | |

**ESCAMBIA COUNTY HOUSING FINANCE AUTHORITY**
**SINGLE FAMILY MORTGAGE REVENUE BONDS**
**(MULTI-COUNTY PROGRAM) SERIES 2019A (NON-AMT)**
**SCHEDULE OF GUARANTEED MORTGAGE SECURITIES ASSOCIATED WITH THE SERIES 2019A BONDS FEDERAL NATIONAL MORTGAGE ASSOCIATION (FNMA) CONTRIBUTED MORTGAGE-BACKED SECURITIES**
**SEPTEMBER 30, 2023**
**(UNAUDITED)**

| Program Type | Pass-Through Rate | Mortgage Loan Rate | Original Principal Amount | Principal Amount at Par Value as of September 30, 2023 |
|---|---|---|---|---|
| FNMA #432059 | 5.80% | 6.770% | $ 590,622 | $ 12,989 |
| FNMA #439859 | 6.05% | 6.550% | 644,097 | 17,871 |
| Weighted Average FNMA | 5.94% | 6.64% | $ 1,234,719 | $ 30,860 |

| | |
|---|---|
| Weighted Average Remaining Term (Months) | 45 |

**ESCAMBIA COUNTY HOUSING FINANCE AUTHORITY**
**SINGLE FAMILY MORTGAGE REVENUE BONDS**
**(MULTI-COUNTY PROGRAM) SERIES 2019A (NON-AMT)**
**SCHEDULE OF GUARANTEED MORTGAGE SECURITIES ASSOCIATED WITH THE SERIES 2019A BONDS GOVERNMENT NATIONAL MORTGAGE ASSOCIATION (GNMA)**
**SEPTEMBER 30, 2023**
**(UNAUDITED)**

| Program Type | Pass-Through Rate | Mortgage Loan Rate | Original Principal Amount | Principal Amount at Par Value as of September 30, 2023 |
|---|---|---|---|---|
| GNMA II #6466 | 5.00% | 5.375% | $ 834,355 | $ 365,481 |
| GNMA II #6700 | 5.00% | 5.375% | 1,354,030 | 603,004 |
| GNMA II #6755 | 5.00% | 5.375% | 1,363,922 | 503,024 |
| GNMA II #6915 | 4.50% | 5.125% | 1,016,321 | 105,447 |
| GNMA II #1745 | 5.00% | 5.375% | 748,277 | 580,112 |
| GNMA II #1754 | 4.50% | 5.125% | 1,220,078 | 321,736 |
| GNMA II #1862 | 4.50% | 5.125% | 1,592,862 | 422,078 |
| GNMA II #1885 | 4.50% | 5.125% | 1,399,595 | 625,052 |
| GNMA II #2136 | 4.50% | 5.125% | 1,457,464 | 997,018 |
| GNMA II #2135 | 4.50% | 5.000% | 1,709,639 | 619,996 |
| GNMA II #2303 | 4.00% | 4.625% | 1,278,802 | 496,470 |
| GNMA II #7746 | 3.50% | 4.000% | 1,040,291 | 572,641 |
| Weighted Average GNMA | 4.53% | 5.05% | $ 15,015,636 | $ 6,212,059 |

| | |
|---|---|
| Weighted Average Remaining Term (Months) | 303 |

**ESCAMBIA COUNTY HOUSING FINANCE AUTHORITY**
**SINGLE FAMILY MORTGAGE REVENUE BONDS**
**(MULTI-COUNTY PROGRAM) SERIES 2019B (NON-AMT)**
**SCHEDULE OF GUARANTEED MORTGAGE SECURITIES ASSOCIATED WITH THE SERIES 2019B BONDS GOVERNMENT NATIONAL MORTGAGE ASSOCIATION (GNMA)**
**SEPTEMBER 30, 2023**
**(UNAUDITED)**

| Program Type | Pass-Through Rate | Mortgage Loan Rate | Original Principal Amount | Principal Amount at Par Value as of September 30, 2023 |
|---|---|---|---|---|
| GNMA II #7747 | 3.50% | 4.00% | $ 1,044,309 | $ 672,377 |
| GNMA II #7788 | 3.50% | 4.00% | 1,459,347 | 862,347 |
| GNMA II #7912 | 3.50% | 4.00% | 1,346,683 | 815,971 |
| GNMA II #7996 | 3.50% | 4.00% | 2,911,388 | 931,052 |
| GNMA II #8101 | 3.50% | 4.00% | 2,155,146 | 779,607 |
| GNMA II #7745 | 4.13% | 4.63% | 109,301 | 101,181 |
| GNMA II #3794 | 3.50% | 4.00% | 198,458 | 186,069 |
| GNMA II #3651 | 3.50% | 4.00% | 763,990 | 406,482 |
| GNMA II #3743 | 3.50% | 4.00% | 242,820 | 107,965 |
| GNMA II #3652 | 3.25% | 3.75% | 397,667 | 200,739 |
| GNMA II #3744 | 3.25% | 3.75% | 1,245,514 | 867,639 |
| GNMA II #7746 | 3.50% | 4.00% | 1,040,291 | 572,641 |
| GNMA II #3967 | 1.50% | 2.00% | 674,882 | 640,239 |
| GNMA II #3741 | 1.50% | 2.00% | 1,094,486 | 1,036,268 |
| Weighted Average GNMA | 3.07% | 3.57% | $ 14,684,282 | $ 8,180,577 |

| | |
|---|---|
| Weighted Average Remaining Term (Months) | 318 |

**ESCAMBIA COUNTY HOUSING FINANCE AUTHORITY**
**SINGLE FAMILY MORTGAGE REVENUE BONDS (MULTI-COUNTY PROGRAM)**
**SERIES 2019C (FEDERALLY TAXABLE PASS-THROUGH)**
**SCHEDULE OF GUARANTEED MORTGAGE SECURITIES ASSOCIATED WITH THE SERIES 2019C BONDS GOVERNMENT NATIONAL MORTGAGE ASSOCIATION (GNMA)**
**SEPTEMBER 30, 2023**
**(UNAUDITED)**

| Program Type | Pass-Through Rate | Mortgage Loan Rate | Original Principal Amount | Principal Amount at Par Value as of September 30, 2023 |
|---|---|---|---|---|
| GNMA II #2473 | 4.50% | 5.00% | $ 1,219,633 | $ 498,360 |
| GNMA II #2474 | 4.00% | 4.61% | 3,146,502 | 1,928,265 |
| GNMA II #7266 | 4.00% | 4.63% | 1,747,619 | 824,640 |
| GNMA II #7529 | 4.00% | 4.63% | 373,924 | 212,263 |
| Weighted Average GNMA | 4.07% | 4.67% | $ 6,487,678 | $ 3,463,528 |

| | |
|---|---|
| Weighted Average Remaining Term (Months) | 305 |

**ESCAMBIA COUNTY HOUSING FINANCE AUTHORITY**
**SINGLE FAMILY MORTGAGE REVENUE BONDS (MULTI-COUNTY PROGRAM)**
**SERIES 2016A (FEDERALLY TAXABLE PASS-THROUGH)**
**SCHEDULE OF GUARANTEED MORTGAGE SECURITIES ASSOCIATED WITH THE SERIES 2016A BONDS FEDERAL HOME LOAN MORTGAGE CORPORATION (FHLMC)**
**SEPTEMBER 30, 2023**
**(UNAUDITED)**

| Program Type | Pass-Through Rate | Mortgage Loan Rate | Original Principal Amount | Principal Amount at Par Value as of September 30, 2023 |
|---|---|---|---|---|
| FHLMC# T30131 | 4.69% | 5.19% | $ 1,653,881 | $ 369,071 |
| FHLMC# T30183 | 4.69% | 5.19% | 786,760 | 170,764 |
| FHLMC# T30207 | 4.69% | 5.19% | 373,697 | 95,223 |
| FHLMC# T30272 | 4.69% | 5.19% | 431,577 | 100,031 |
| FHLMC# T30477 | 4.69% | 5.19% | 211,889 | 124,378 |
| FHLMC# U32044 | 4.69% | 5.19% | 79,282 | 60,999 |
| FHLMC# U30446 | 4.89% | 5.39% | 203,269 | 133,688 |
| FHLMC# T30216 | 4.89% | 5.39% | 256,743 | 56,033 |
| FHLMC# T30282 | 4.89% | 5.39% | 961,140 | 224,594 |
| FHLMC# U30738 | 4.89% | 5.39% | 196,853 | 143,073 |
| FHLMC# T30474 | 4.89% | 5.39% | 823,724 | 137,136 |
| FHLMC# U32102 | 4.89% | 5.39% | 67,737 | 51,101 |
| Weighted Average FHLMC | 4.78% | 5.28% | $ 6,046,552 | $ 1,666,091 |

| | |
|---|---|
| Weighted Average Remaining Term (Months) | 158 |

**ESCAMBIA COUNTY HOUSING FINANCE AUTHORITY**
**SINGLE FAMILY MORTGAGE REVENUE BONDS (MULTI-COUNTY PROGRAM)**
**SERIES 2016A (FEDERALLY TAXABLE PASS-THROUGH)**
**SCHEDULE OF GUARANTEED MORTGAGE SECURITIES ASSOCIATED WITH THE SERIES 2016A BONDS GOVERNMENT NATIONAL MORTGAGE ASSOCIATION (GNMA)**
**SEPTEMBER 30, 2023**
**(UNAUDITED)**

| Program Type | Pass-Through Rate | Mortgage Loan Rate | Original Principal Amount | Principal Amount at Par Value as of September 30, 2023 |
|---|---|---|---|---|
| GNMA# 606281 | 4.69% | 5.19% | $ 1,944,732 | $ 267,585 |
| GNMA# 612253 | 4.69% | 5.19% | 956,998 | 72,837 |
| GNMA# 672320 | 4.69% | 5.19% | 297,322 | 47,927 |
| GNMA# 599532 | 4.69% | 5.19% | 511,079 | 184,952 |
| GNMA# 672501 | 4.69% | 5.19% | 371,505 | 177,419 |
| GNMA# 612148 | 4.89% | 5.39% | 813,393 | 48,628 |
| GNMA# 672491 | 4.89% | 5.39% | 319,407 | 122,499 |
| GNMA# 618672 | 4.89% | 5.39% | 944,814 | 154,049 |
| GNMA# 599531 | 4.89% | 5.39% | 1,675,181 | 397,459 |
| GNMA# 672554 | 4.89% | 5.39% | 312,381 | 44,513 |
| Weighted Average GNMA | 4.79% | 5.29% | $ 8,146,812 | $ 1,517,868 |

| | |
|---|---|
| Weighted Average Remaining Term (Months) | 149 |

**ESCAMBIA COUNTY HOUSING FINANCE AUTHORITY**
**SINGLE FAMILY MORTGAGE REVENUE BONDS (MULTI-COUNTY PROGRAM)**
**SERIES 2016A (FEDERALLY TAXABLE PASS-THROUGH)**
**SCHEDULE OF GUARANTEED MORTGAGE SECURITIES ASSOCIATED WITH THE SERIES 2016A BONDS FEDERAL NATIONAL MORTGAGE ASSOCIATION (FNMA)**
**SEPTEMBER 30, 2023**
**(UNAUDITED)**

| Program Type | Pass-Through Rate | Mortgage Loan Rate | Original Principal Amount | Weighted Average Remaining Term (Months) | Principal Amount at Par Value as of September 30, 2023 |
|---|---|---|---|---|---|
| FNMA | 4.89% | 5.39% | $ 385,075 | 170 | $ 71,423 |

**ESCAMBIA COUNTY HOUSING FINANCE AUTHORITY**
**SINGLE FAMILY MORTGAGE REVENUE BONDS**
**(MULTI-COUNTY PROGRAM) SERIES 2014B (NON-AMT)**
**GUARANTEED MORTGAGE SECURITIES ASSOCIATED WITH THE**
**SERIES 2014B BONDS GOVERNMENT NATIONAL MORTGAGE SECURITIES (GNMA)**
**SEPTEMBER 30, 2023**
**(UNAUDITED)**

| Program Type | Pass-Through Rate | Mortgage Loan Rate | Original Principal Amount | Weighted Average Remaining Term (Months) | Principal Amount at Par Value as of September 30, 2023 |
|---|---|---|---|---|---|
| GNMA | 4.00% | 4.25% | $ 4,330,894 | 232 | $ 1,086,630 |

# INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

Board of Directors
Escambia County Housing Finance Authority
Pensacola, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Escambia County Housing Finance Authority (the "Authority"), as of and for the year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements, and have issued our report thereon dated February 15, 2024.

**Report on Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the Authority's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control.

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 entity's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Board of Directors
Escambia County Housing Finance Authority

**Report on Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the Authority's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

**Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Authority's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Saltmarsh Cleaveland & Gund

Pensacola, Florida
February 15, 2024

# INDEPENDENT ACCOUNTANT'S REPORT ON COMPLIANCE WITH SECTION 218.415, FLORIDA STATUTES

Board of Directors
Escambia County Housing Finance Authority
Pensacola, Florida

We have examined the Escambia County Housing Finance Authority's (the "Authority's") compliance with Section 218.415, Florida Statutes, regarding the investment of public funds during the year ended September 30, 2023. Management is responsible for the Authority's compliance with those requirements. Our responsibility is to express an opinion on the Authority's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the Authority's compliance is in accordance based on the criteria, in all material respects. An examination involves performing procedures to obtain evidence about the Authority's compliance. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material misstatement of the Authority's compliance, whether due to fraud or error. We believe that evidence we obtained is sufficient and appropriate to provide a reasonable basis of our opinion.

In our opinion, the Authority complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2023.

This report is intended solely for the information and use of the Authority and the Auditor General, State of Florida, and is not intended and should not be used by anyone other than these specified parties.

Saltmarsh Cleaveland & Gund

Pensacola, Florida
February 15, 2024

# MANAGEMENT LETTER

Board of Directors
Escambia County Housing Finance Authority
Pensacola, Florida

**Report on the Financial Statements**

We have audited the financial statements of Escambia County Housing Finance Authority (the "Authority") as of and for the fiscal year ended September 30, 2023, and have issued our report thereon dated February 15, 2024.

**Auditor's Responsibility**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards,* issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

**Other Reporting Requirements**

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Accountant's Report on an examination conducted in accordance with *AICPA Professional Standards,* AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated February 15, 2024, should be considered in conjunction with this management letter.

**Prior Audit Findings**

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding financial audit report. No such matters were reported in the preceding financial report.

Board of Directors
Escambia County Housing Finance Authority

**Official Title and Legal Authority**

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in the management letter, unless disclosed in the notes to the financial statements. This information is included in the notes to the financial statements. There are no component units.

**Financial Condition and Management**

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not the Authority has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific condition(s) met. In connection with our audit, we determined that the Authority did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for the Authority. It is management's responsibility to monitor the Authority's financial condition, and our financial condition assessment was based in part on representations made by management and review of financial information provided by same.

Section 10.554(1)(i)2., Rules of Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

**Specific Information - Dependent Special District**

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the Authority reported:

a. The total number of district employees compensated in the last pay period of the district's fiscal year as five (5).

b. The total number of independent contractors to whom nonemployee compensation was paid in the last month of the district's fiscal year as one (1).

c. All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as $814,444.

d. All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency as $16,499.

e. There were no construction projects with a total cost of at least $65,000 approved by the district that are scheduled to begin on or after October 1 of the fiscal year being reported.

f. A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the district amends a final adopted budget under Section 189.016(6), Florida Statutes, as a favorable variance of $134,862.

Board of Directors
Escambia County Housing Finance Authority

**Additional Matters**

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

**Purpose of this Letter**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Directors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

Saltmarsh Cleaveland & Gund

Pensacola, Florida
February 15, 2024