

ALABAMA HOUSING FINANCE AUTHORITY

FINANCIAL STATEMENTS

SEPTEMBER 30, 2018 AND 2017

**ALABAMA HOUSING FINANCE AUTHORITY
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SEPTEMBER 30, 2018 AND 2017**

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INDEPENDENT AUDITORS' REPORT

Board of Directors
Alabama Housing Finance Authority

We have audited the accompanying statements of net position of the Alabama Housing Finance Authority (a component unit of the State of Alabama), as of September 30, 2018 and 2017, and the related statements of revenues, expenses, and changes in net position, and cash flows for the years then ended and the related notes to the financial statements.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express an opinion on these financial statements based on our audits. We conducted our audits in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audits to obtain reasonable assurance about whether the financial statements are free of material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

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

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Alabama Housing Finance Authority as of September 30, 2018 and 2017, and the results of its operations and its cash flows for the years then ended in conformity with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis information, schedules of changes in the Authority's net pension liability and related ratios, and schedule of employer contributions to Authority employees' pension plan on pages 3 through 6, 33, and 34, respectively be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audits 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.

Other Information

Our audits were conducted for the purpose of forming an opinion on the financial statements as a whole. The accompanying additional segment data is presented for purposes of additional analysis and is not a required part of the basic financial statements.

The additional segment data is the responsibility of management and were derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. Such information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, additional segment data is fairly stated in all material respects in relation to the financial statements as a whole.

Warren Averett, LLC

Montgomery, Alabama
December 21, 2018

ALABAMA HOUSING FINANCE AUTHORITY MANAGEMENT'S DISCUSSION AND ANALYSIS

Introduction

This section of the annual financial report of the Alabama Housing Finance Authority (the Authority) presents management's discussion and analysis of the financial position and results of operations for the fiscal year ended September 30, 2018. This information is being presented to provide additional information regarding the activities of the Authority and to meet the disclosure requirements of Government Accounting Standards Board (GASB) Statement No. 34, *Basic Financial Statements – and Management's Discussion and Analysis – for State and Local Governments*. This analysis should be read in conjunction with the Independent Auditors' Report, financial statements, and accompanying notes. Operations of the Authority include: (1) purchasing and securitizing single-family mortgage loans of qualified borrowers, (2) implementing and managing housing-related Federal Programs including HOME Investment Partnerships Program (HOME), Low-Income Housing Tax Credits, Hardest Hit Alabama Program, the Tax Credit Assistance Program (TCAP), Exchange Grant Program, and Housing Trust Fund, (3) issuing bonds to purchase loans for single-family residences and multifamily developments and (4) servicing Authority and other entity mortgages. The Authority is entirely self-funded and does not draw upon the general taxing authority of the State of Alabama.

The financial transactions of the Authority are recorded in the funds, which consist of a separate set of self-balancing accounts that comprise its assets and deferred outflows, liabilities and deferred inflows, net position, revenues, and expenses as appropriate.

Required Basic Financial Statements

The basic financial statements of the Authority report information about the Authority using accounting methods similar to those used by private sector companies. These statements offer information about the Authority's activities. The statements of net position include all of the Authority's assets and liabilities and provide information about the nature and amounts of investments in resources (assets), consumption of net position that is applicable to future reporting periods (deferred outflows), obligations to Authority creditors (liabilities), and the acquisition of net position that is applicable to future reporting periods (deferred inflows). The assets and liabilities are presented in order of liquidity.

All of the reporting period's revenues and expenses are accounted for in the statement of revenues, expenses, and changes in net position. This statement measures the activities of the Authority's operations over the past year and presents the resulting change in net position – calculated as revenues less expenses.

The final required financial statement is the statement of cash flows. The primary 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, investing, noncapital financing and other financing activities and provides information regarding the sources and uses of cash and the change in the cash balance during the reporting period.

**ALABAMA HOUSING FINANCE AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS**

Condensed Financial Information

Statements of Net Position

The following table presents condensed information about the net position of the Authority as of September 30, 2018 and 2017, and changes in the balances of selected items during the fiscal year ended September 30, 2018 (in thousands):

CONDENSED STATEMENTS OF NET POSITION

	<u>2018</u>	<u>2017</u>	<u>Change</u>
ASSETS			
CURRENT ASSETS			
Cash on deposit and restricted cash on deposit	\$ 19,060	\$ 14,040	\$ 5,020
Accrued interest receivable and restricted accrued interest receivable	18,599	19,508	(909)
Mortgage loans, net	106,676	114,008	(7,332)
Restricted Federal program loans receivable, net	38,304	28,843	9,461
Investments and restricted investments	99,799	79,335	20,464
Other assets and restricted other assets	8,002	6,304	1,698
Total current assets	<u>290,440</u>	<u>262,038</u>	<u>28,402</u>
NONCURRENT ASSETS			
Mortgage loans receivable, net and restricted mortgage-backed securities	188,756	220,548	(31,792)
Restricted Federal program loans receivable, net	308,518	311,324	(2,806)
Investments and restricted investments	958	1,064	(106)
Other assets and restricted other assets	8,776	5,183	3,593
Service release premiums, net	77,757	79,324	(1,567)
Total noncurrent assets	<u>584,765</u>	<u>617,443</u>	<u>(32,678)</u>
TOTAL ASSETS	<u>875,205</u>	<u>879,481</u>	<u>(4,276)</u>
DEFERRED OUTFLOWS			
Pension-related deferred outflows	4,311	4,061	250
TOTAL ASSETS AND DEFERRED OUTFLOWS	<u>\$ 879,516</u>	<u>\$ 883,542</u>	<u>\$ (4,026)</u>
LIABILITIES			
CURRENT LIABILITIES			
Bonds payable, net	\$ 997	\$ 1,140	\$ (143)
Obligations under reverse repurchase agreements	80,000	94,000	(14,000)
Refundable Federal program grants	38,304	28,843	9,461
Accrued interest payable	17,589	18,544	(955)
Other liabilities	2,699	2,157	542
Total current liabilities	<u>139,589</u>	<u>144,684</u>	<u>(5,095)</u>
NONCURRENT LIABILITIES			
Bonds payable, net	15,746	26,820	(11,074)
Refundable Federal program grants	307,681	309,664	(1,983)
Unearned compliance and commitment fees	8,110	7,690	420
Total noncurrent liabilities	<u>331,537</u>	<u>344,174</u>	<u>(12,637)</u>
TOTAL LIABILITIES	<u>471,126</u>	<u>488,858</u>	<u>(17,732)</u>
NET POSITION			
Net investment in capital assets	1,009	1,164	(155)
Restricted	97,035	92,867	4,168
Unrestricted	310,346	300,653	9,693
Total net position	<u>408,390</u>	<u>394,684</u>	<u>13,706</u>
TOTAL LIABILITIES AND NET POSITION	<u>\$ 879,516</u>	<u>\$ 883,542</u>	<u>\$ (4,026)</u>

**ALABAMA HOUSING FINANCE AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS**

Statements of Net Position – Continued

Current assets increased \$28,402,000 from September 30, 2017, to September 30, 2018, primarily due to increases in investments and restricted investments of \$20,464,000 and restricted Federal program loans receivable of \$9,461,000. The increase in investments is the result of a decrease in mortgage loan originations and an increase in paydowns and payoffs of mortgage-backed securities. The increase in Federal program loans reflects current maturities.

Noncurrent assets decreased \$32,678,000, primarily due to a decrease in mortgage loans receivable and restricted mortgage-backed securities of \$31,792,000. The decrease in mortgages and mortgage-backed securities resulted from normal paydowns and payoffs.

Current liabilities decreased \$5,095,000 from September 30, 2017, to September 30, 2018, primarily due to the reduction of reverse repurchase agreements outstanding of \$14,000,000 and an increase in refundable Federal program grants of \$9,461,000. The increase in Federal program grants reflects current maturities.

Noncurrent liabilities decreased \$12,637,000, primarily due to the decrease in single-family bonds payable of \$11,074,000. The decrease in single-family bonds payable reflects normal debt service payments and the redemption of the 2008-B single-family bond.

Operating and Nonoperating Revenues, Expenses, and Changes in Net Position

The following table presents condensed statements of revenues, expenses, and changes in net position for the Authority for the years ended September 30, 2018 and 2017, and the change from the prior year (in thousands):

	2018	2017	Change
OPERATING REVENUES			
Interest on mortgage loans and mortgage-backed securities	\$ 12,344	\$ 16,288	\$ (3,944)
Investment income	1,721	617	1,104
Net realized and unrealized loss on investments	(3,495)	(1,331)	(2,164)
Loan fees and other income	49,023	44,096	4,927
Total operating revenues	<u>59,593</u>	<u>59,670</u>	<u>(77)</u>
OPERATING EXPENSES			
Interest	2,759	3,575	(816)
Amortization of service release premiums	9,018	6,620	2,398
Program, general, and administrative	39,854	37,566	2,288
Total operating expenses	<u>51,631</u>	<u>47,761</u>	<u>3,870</u>
OPERATING INCOME	<u>7,962</u>	<u>11,909</u>	<u>(3,947)</u>
NONOPERATING REVENUES (EXPENSES)			
Federal program grants	27,754	32,920	(5,166)
Federal program expenditures	(22,010)	(30,062)	8,052
Net nonoperating revenues	<u>5,744</u>	<u>2,858</u>	<u>2,886</u>
CHANGES IN NET POSITION	<u>13,706</u>	<u>14,767</u>	<u>(1,061)</u>
NET POSITION			
Beginning of year	394,684	379,917	14,767
End of year	<u>\$ 408,390</u>	<u>\$ 394,684</u>	<u>\$ 13,706</u>

**ALABAMA HOUSING FINANCE AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS**

Operating and Nonoperating Revenues, Expenses, and Changes in Net Position – Continued

Operating income decreased \$3,947,000 from September 30, 2017 to September 30, 2018, primarily due to increases in amortization of service release premiums of \$2,398,000 and program, general, and administrative expenses of \$2,288,000.

Total operating revenues decreased \$77,000. The decrease in interest on mortgage loans and mortgage-backed securities of \$3,944,000 is the result of a decrease in mortgage loan originations and normal paydowns and payoffs of mortgage-backed securities. The increase in investment income of \$1,104,000 reflects an increase in average investment balances and an increase in rates of return on those investments. The increase in net realized and unrealized loss on investments of \$2,164,000 reflects a decrease in market value of mortgage-backed securities and a reduction of secondary marketing income. The increase in loan fees and other income of \$4,927,000 reflects an increase in the loan servicing portfolio.

Total operating expenses increased \$3,870,000. The increase in amortization of service release premiums of \$2,398,000 is the result of an increase in the loan servicing portfolio. The increase in program, general, and administrative expenses of \$2,288,000 reflects an increase in loan servicing guaranty fees and general and administrative operating expenses.

Net nonoperating revenues (expenses) increased \$2,886,000. The decrease in Federal program grants of \$5,166,000 reflects a decrease in HOME Federal projects funded. The decrease in Federal program expenditures of \$8,052,000 is the result of HOME Federal projects funded and a decrease in the Hardest Hit Federal program loans funded.

**ALABAMA HOUSING FINANCE AUTHORITY
STATEMENTS OF NET POSITION
SEPTEMBER 30, 2018 AND 2017**

	<u>2018</u>	<u>2017</u>
	(In thousands)	
ASSETS		
CURRENT ASSETS		
Cash on deposit	\$ 9,492	\$ 8,844
Accounts receivable	153	144
Accrued interest receivable	270	246
Mortgage loans receivable, net	4,500	4,545
Mortgage loans held for sale	102,176	109,463
Investments	72,546	56,733
Derivative instruments	-	22
Other assets	7,822	5,994
Restricted:		
Cash on deposit	9,568	5,196
Accrued interest receivable	18,329	19,262
Federal program loans receivable, net	38,304	28,843
Investments	27,253	22,602
Other assets	27	144
	<u>290,440</u>	<u>262,038</u>
NONCURRENT ASSETS		
Mortgage loans receivable, net	33,688	36,388
Investments	167	248
Other assets	7,767	4,019
Service release premiums, net	77,757	79,324
Restricted:		
Mortgage-backed securities	155,068	184,160
Investments	791	816
Other assets	1,009	1,164
Federal program loans receivable, net	308,518	311,324
	<u>584,765</u>	<u>617,443</u>
Total current assets	<u>290,440</u>	<u>262,038</u>
Total noncurrent assets	<u>584,765</u>	<u>617,443</u>
TOTAL ASSETS	<u>875,205</u>	<u>879,481</u>
DEFERRED OUTFLOWS		
Pension-related deferred outflows	<u>4,311</u>	<u>4,061</u>
TOTAL ASSETS AND DEFERRED OUTFLOWS	<u>\$ 879,516</u>	<u>\$ 883,542</u>

See notes to the financial statements.

**ALABAMA HOUSING FINANCE AUTHORITY
STATEMENTS OF NET POSITION
SEPTEMBER 30, 2018 AND 2017**

	2018	2017
	(In thousands)	
LIABILITIES		
CURRENT LIABILITIES		
Bonds payable, net	\$ 997	\$ 1,140
Obligations under reverse repurchase agreements	80,000	94,000
Refundable Federal program grants	38,304	28,843
Accrued interest payable	17,589	18,544
Other liabilities	2,699	2,157
Total current liabilities	139,589	144,684
NONCURRENT LIABILITIES		
Bonds payable, net	15,746	26,820
Refundable Federal program grants	307,681	309,664
Unearned compliance and commitment fees	8,110	7,690
Total noncurrent liabilities	331,537	344,174
TOTAL LIABILITIES	471,126	488,858
NET POSITION		
Net investment in capital assets	1,009	1,164
Restricted	97,035	92,867
Unrestricted	310,346	300,653
Total net position	408,390	394,684
TOTAL LIABILITIES AND NET POSITION	\$ 879,516	\$ 883,542

See notes to the financial statements.

ALABAMA HOUSING FINANCE AUTHORITY
STATEMENTS OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
FOR THE YEARS ENDED SEPTEMBER 30, 2018 AND 2017

	<u>2018</u>	<u>2017</u>
	(In thousands)	
OPERATING REVENUES		
Interest on mortgage loans	\$ 4,633	\$ 7,282
Interest on mortgage-backed securities	7,711	9,006
Investment income	1,721	617
Net realized and unrealized loss on investments	(3,495)	(1,331)
Loan fees and other income	49,023	44,096
	<u>59,593</u>	<u>59,670</u>
OPERATING EXPENSES		
Interest	2,759	3,575
Amortization of service release premiums	9,018	6,620
Program, general, and administrative	39,854	37,566
	<u>51,631</u>	<u>47,761</u>
OPERATING INCOME	<u>7,962</u>	<u>11,909</u>
NONOPERATING REVENUES (EXPENSES)		
Federal program grants	27,754	32,920
Federal program expenditures	(22,010)	(30,062)
	<u>5,744</u>	<u>2,858</u>
CHANGES IN NET POSITION	<u>13,706</u>	<u>14,767</u>
NET POSITION		
Beginning of year	<u>394,684</u>	<u>379,917</u>
End of year	<u>\$ 408,390</u>	<u>\$ 394,684</u>

See notes to the financial statements.

**ALABAMA HOUSING FINANCE AUTHORITY
STATEMENTS OF CASH FLOWS
FOR THE YEARS ENDED SEPTEMBER 30, 2018 AND 2017**

INCREASE (DECREASE) IN CASH ON DEPOSIT

	2018	2017
	(In thousands)	
CASH FLOWS FROM OPERATING ACTIVITIES		
Proceeds from sales/maturities of mortgage-backed securities, net of purchases	\$ 22,175	\$ 19,007
Purchase of mortgage loans	(42,514)	(42,511)
Principal payments received on mortgage loans	42,204	46,389
Purchase of mortgage loans held for sale	(978,295)	(2,373,792)
Proceeds from sale of mortgage loans held for sale	985,603	2,422,423
Interest received from mortgage loans	4,610	7,368
Interest received from mortgage-backed securities	7,897	9,157
Cash paid to suppliers for goods and services	(32,010)	(25,979)
Cash payments to employees for services	(8,219)	(8,028)
Loan fees, commitment fees, and other income received	49,653	45,515
Net cash provided by operating activities	51,104	99,549
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES		
Principal payments on bonds	(11,217)	(79,833)
Principal payments on repurchase agreements	(14,000)	(16,643)
Proceeds from Federal program grants, net	24,779	9,836
Interest paid	(2,955)	(3,641)
Net cash used in noncapital financing activities	(3,393)	(90,281)
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES		
Purchase of furniture and equipment	(500)	(338)
Purchase of mortgage servicing rights	(8,879)	(29,343)
Net cash used in capital and related financing activities	(9,379)	(29,681)

See notes to the financial statements.

**ALABAMA HOUSING FINANCE AUTHORITY
STATEMENTS OF CASH FLOWS
FOR THE YEARS ENDED SEPTEMBER 30, 2018 AND 2017**

	<u>2018</u>	<u>2017</u>
	(In thousands)	
CASH FLOWS FROM INVESTING ACTIVITIES		
Purchases of investments	\$ (419,281)	\$ (149,240)
Proceeds from sales of investments	398,884	174,508
Interest received from investments	5,111	6,344
Federal program mortgage loans funded, net	<u>(18,026)</u>	<u>(10,853)</u>
Net cash provided by (used in) investing activities	<u>(33,312)</u>	<u>20,759</u>
NET INCREASE IN CASH ON DEPOSIT	5,020	346
CASH ON DEPOSIT AT BEGINNING OF YEAR	<u>14,040</u>	<u>13,694</u>
CASH ON DEPOSIT AT END OF YEAR	<u>\$ 19,060</u>	<u>\$ 14,040</u>
RECONCILIATION OF OPERATING INCOME TO NET CASH PROVIDED BY OPERATING ACTIVITIES		
Operating income	\$ 7,962	\$ 11,909
Adjustments to reconcile operating income to net cash provided by operating activities:		
Depreciation	656	595
Amortization and expense of service release premiums	10,446	8,789
Amortization of unearned compliance and commitment fees	(2,821)	(2,826)
Gross unrealized loss on mortgage-backed securities and investments	6,952	6,367
Gross unrealized (gain) loss on mortgage loans held for sale	(77)	380
Net change in unrealized loss on derivative instruments	27	126
Provision for loan losses, net	(692)	1,159
Commitment fees received	3,243	4,245
Interest received from investments	(5,111)	(6,344)
Interest paid on bonds	2,955	3,641
Changes in operating assets and liabilities:		
Accrued interest receivable	909	(753)
Mortgage loans receivable	(310)	2,009
Mortgage loans held for sale	7,308	50,500
Mortgage-backed securities	22,175	19,007
Other assets and accounts receivable	(1,823)	1,286
Accrued interest payable	(958)	1,109
Net change in deferred inflows/outflows	(250)	(1,606)
Other liabilities	<u>513</u>	<u>(44)</u>
NET CASH PROVIDED BY OPERATING ACTIVITIES	<u>\$ 51,104</u>	<u>\$ 99,549</u>

See notes to the financial statements.

**ALABAMA HOUSING FINANCE AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2018 AND 2017**

1. AUTHORITY LEGISLATION

The Alabama Housing Finance Authority (the Authority) is a public corporation created, organized, and existing under Act No. 80-585 (the Act) originally enacted by the Legislature of the State of Alabama at its 1980 regular session. Pursuant to the Act, as amended, the Authority is authorized, among other things, to issue bonds to finance residential housing for persons and families of low and moderate income in the State of Alabama. The Authority is a component unit of the State of Alabama.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Basis of Accounting

The Authority's accounts are organized as funds, which include accounts of the assets, deferred outflows, liabilities, deferred inflows, net position, revenues, and expenses of the Authority's single-family bond programs (Single Family Programs), Federal Programs, the Housing Assistance Program, and the General Fund. Each Program Fund accounts for the proceeds from the bonds issued, the debt service requirements of the bonds and the related program investments, as required by the various bond resolutions established under the various trust indentures of each program.

The Authority uses the accrual method of accounting. The Authority's funds – Single Family Programs, Federal Programs, Housing Assistance, and General – have been presented on a combined basis, as the Authority is considered a single enterprise fund for financial reporting purposes. Current assets include cash and amounts convertible into cash during the next normal operating cycle or one year. Current liabilities include those obligations to be liquidated with current assets. All inter-fund balances and transactions have been eliminated in the accompanying financial statements. Revenues and expenses from the Single Family Programs, Housing Assistance, and General Funds are reported as operating revenues and expenses.

All Federal funds received in connection with the Authority's administration of Federal Programs are reported as nonoperating revenues in the accompanying financial statements. Disbursements of Federal Program funds, whether for repayable or conditionally forgivable loans, are reported as nonoperating expenses, in accordance with Governmental Accounting Standards Board (GASB) Statement No. 24, *Accounting and Financial Reporting for Certain Grants and Financial Assistance*. The Authority participates in four federally-funded programs: the HOME Investment Partnerships Program (HOME), the Tax Credit Assistance Program (TCAP), the ARRA Section 1602 Exchange Grant Program, and the U.S. Department of Treasury Hardest Hit Program (Hardest Hit Alabama).

Use of Estimates in the Preparation of Financial Statements

In preparing financial statements in conformity with accounting principles generally accepted in the United States of America, management is required to make estimates and assumptions that affect 1) the reported amounts of assets and liabilities, 2) the disclosure of contingencies at the date of the financial statements, and 3) revenues and expenses during the reporting period. Actual results could differ from those estimates.

**ALABAMA HOUSING FINANCE AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2018 AND 2017**

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED

Fair Value Application and Measurement

Fair value is applied to assets and liabilities that the Authority holds primarily for the purpose of income or profit and that have a present service capacity based solely on their ability to generate cash or to be sold to generate cash. The Authority categorizes its fair value measurements within the value hierarchy established by generally accepted accounting principles (GAAP). The hierarchy is based upon valuation inputs used to measure the fair value of the respective asset or liability. Level 1 inputs include quoted prices in active markets for identical assets. Level 2 inputs include observable inputs other than quoted prices included in Level 1 inputs. Level 3 inputs include unobservable inputs.

Cash on Deposit

Cash on deposit represents funds on deposit with various financial institutions and uninvested funds held by the Trustees of the Authority's various bond programs. At September 30, 2018, all cash on deposit held by the Authority's trustees was in the name of the Authority. Cash on deposit consists of unrestricted and restricted cash totaling \$19,060,000 and \$14,040,000 as of September 30, 2018 and 2017, respectively. All cash on deposit at September 30, 2018 and 2017, was covered by federal depository insurance or collateralized by the various financial institutions.

Investments

The Act authorizes the Authority to invest in bonds or other obligations issued or guaranteed by the U.S. Government, any agency thereof, or the State of Alabama. In addition, the Authority may invest in interest-bearing bank and savings and loan association deposits, any obligations in which a State chartered savings and loan association may invest its funds, any agreement to repurchase any of the foregoing, or any combination thereof. Each of the trust indentures established under the Authority's bond programs contains further restrictions on the investment of nonexpended bond proceeds; however, each trust indenture must be consistent with the Authority's authorizing legislation with respect to the definition of eligible investments.

Investments consist of temporary and debt service reserve funds established under the provisions of various trust indentures and investments of the Authority's General and Housing Assistance funds. All investments are reported at fair value.

The Authority follows the provisions of GASB Statement No. 40, *Deposit and Investment Risk Disclosures*. GASB Statement No. 40 addresses disclosures on deposits and investments, focusing on common investment risks related to interest rate risk, credit risk, custodial credit risk, foreign currency risk, and concentration of credit risk.

**ALABAMA HOUSING FINANCE AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2018 AND 2017**

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED

Mortgage-Backed Securities

Mortgage-backed securities consist of Government National Mortgage Association (Ginnie Mae) or Federal National Mortgage Association (Fannie Mae) pass-through certificates, substantially all of which are pledged either as security for the mortgage revenue bonds or for obligations under reverse repurchase agreements. The fair value of program investments is based on quoted market prices obtained from an independent financial news and information service, where available. If quoted market prices are not available, fair values are based on quoted market prices of comparable investments.

In accordance with GASB Statement No. 72, *Fair Value Measurement and Application*, investments, including mortgage-backed securities, are recorded at fair value, and unrealized gains or losses are reported in the statements of revenues, expenses, and changes in net position. The Authority records a portion of net unrealized gains on investment securities as a liability to the extent that such gains would be rebateable to the United States government under Section 103A of the Internal Revenue Code, as amended (the Code), for tax-exempt bond issues sold after 1981. The Code requires that such excess investment earnings be rebated to certain single-family borrowers upon payoff of their respective mortgages or remitted to the Internal Revenue Service. Gains on sales of securities in these bond issues would create excess rebateable earnings. There were no such rebateable earnings for the years ended September 30, 2018 or 2017.

Commitment Fees

Returnable commitment fees are deferred and recognized as income at the time they are no longer returnable. Commitment fees related to loans pooled and sold in secondary markets are recognized upon receipt.

Mortgage Loans Receivable

Mortgage loans that the Authority has the ability and intent to hold for the foreseeable future are carried at their unpaid principal balances less an allowance for loan losses. Management determines the allowance for loan losses based on historical losses and current economic conditions as well as its evaluation of the loan portfolio and the underlying security.

Mortgage Loans Held for Sale

Mortgage loans held for sale are recorded at the lower of cost or fair value. The Authority routinely enters into contracts with various investors to sell these loans in secondary markets and had commitments to deliver \$17,000,000 in Ginnie Mae and \$3,000,000 in Fannie Mae guaranteed mortgage-backed securities at September 30, 2018. The fair value of committed loans is based upon commitment prices.

Federal Programs Loans Receivable

HOME Program loans are designed to assist very low-income tenants, and, as such, some mortgages originated under the program are structured in such a way that repayment will only occur in limited circumstances.

**ALABAMA HOUSING FINANCE AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2018 AND 2017**

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED

Federal Programs Loans Receivable – Continued

The TCAP Program, authorized by the American Recovery and Reinvestment Act of 2009, is designed to assist housing developments financed with Low-Income Housing Tax Credits. The Authority closed one loan in 2010 that is forgivable for both principal and interest. This loan is not recorded as an asset or liability of the Authority and totaled \$1,237,000.

The Hardest Hit Alabama Fund, authorized by the U.S. Department of Treasury, is designed to provide forgivable funds to help families in states hardest hit by the foreclosure crisis in conjunction with high unemployment rates. All Hardest Hit Alabama financial assistance will be forgiven at or before the program's closure in December 2020.

Debt Financing Costs

The Authority follows the provisions of GASB Statement No. 65, *Items Previously Reported as Assets and Liabilities*. Issuance costs on bonds are expensed as incurred.

Mortgage Loan Servicing

As of September 30, 2018 and 2017, the Authority serviced \$7,700,277,000 and \$7,787,203,000, respectively, in mortgage loans including \$7,582,251,000 and \$7,643,541,000, respectively, serviced for other entities. Escrow balances associated with these loans are not included in the statements of net position of the Authority.

The mortgage loan servicing portfolio by state consisted of the following at September 30, 2018 (\$ in thousands):

Alabama	\$ 1,344,901	17%
Mississippi	234,349	3%
Missouri	819,969	11%
North Carolina	2,395,068	31%
Washington	2,903,240	38%
Other	<u>2,750</u>	<u>0%</u>
	<u>\$ 7,700,277</u>	<u>100%</u>

Mortgage Servicing Rights and Service Release Premiums

The Authority follows the provisions of GASB Statement No. 62, entitled *Codification of Accounting and Financial Reporting Guidance Contained in Pre-November 30, 1989 FASB and AICPA Pronouncements*. In accordance with those standards, the cost of loan servicing rights is amortized in proportion to, and over the period of, estimated net servicing revenue. The amount originally capitalized is adjusted based on whether related loans are pooled and sold in secondary markets or maintained by the Authority.

**ALABAMA HOUSING FINANCE AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2018 AND 2017**

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED

Other Real Estate Owned

The Authority states its other real estate owned acquired through foreclosure without further obligation to security holders, which is included in noncurrent other assets, at the lower of cost or fair value at the date of foreclosure. Fair value is determined based on independent appraisals and other relevant factors. Any write-down to fair value is charged to the allowance for loan losses. The Authority held properties totaling approximately \$167,000 and \$315,000 at September 30, 2018 and 2017, respectively, net of the allowance for loan losses.

Pool Buyouts

The Authority holds certain mortgages purchased out of respective Ginnie Mae or Fannie Mae pooled loans being serviced by the Authority. These are insured loans that are in the process of foreclosure for which the Authority anticipates receiving claim proceeds from the respective investor or guarantor. These loans totaled \$7,599,000 and \$3,704,000 at September 30, 2018 and 2017, respectively, net of the allowance for loan losses.

Deferred Outflows of Resources

Deferred outflows of resources include pension-related deferred outflows, which result from the Authority's Employees' Pension Plan (Pension Plan). Pension-related deferred outflows represent differences between expected and actual experience, changes in assumptions and amounts resulting from timing differences of contributions made subsequent to the Pension Plan measurement dates but as of the date of the basic financial statements. Pension-related deferred outflows are recognized over a closed period and are amortized over the remaining average service life of all participating active and inactive employees.

Deferred Inflows of Resources

Deferred inflows of resources include pension-related deferred inflows, which represent the difference between projected and actual earnings on investments within the Pension Plan, are recognized over a closed period, and are amortized over a five-year period.

Net Pension Liability

Net pension liability represents the portion of the present value of projected benefit payments attributed to past periods of service to be provided through the Pension Plan to current active and inactive employees less the fiduciary net position of the Pension Plan. It represents the Authority's total pension liability minus the fiduciary net position available to pay that liability. Investments that comprise the fiduciary net position are reported at fair value.

Pension Plan Expense

The Authority is required to measure and disclose amounts relating to net pension liability, deferred outflows of resources and deferred inflows of resources, pension expense, and the fiduciary net position of the Pension Plan. Actuarially determined periodic contributions are made by the Authority in order to maintain sufficient assets to pay benefits when due.

Subsequent Events

The Authority has evaluated subsequent events through December 21, 2018, which is the date the financial statements were available to be issued.

**ALABAMA HOUSING FINANCE AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2018 AND 2017**

3. MORTGAGE-BACKED SECURITIES

Mortgage-backed securities held by the Authority include securitized mortgage obligations, backed by pools of single-family mortgage loans originated under the Authority's program guidelines. These securities are "fully modified pass-through" mortgage-backed securities which require monthly payments by an FHA-approved or a Fannie Mae-approved lender, as the issuers of the guaranteed securities, and are registered in the Authority's name. Ginnie Mae and Fannie Mae guarantee timely payment of principal and interest on guaranteed securities. At September 30, 2018, mortgage-backed securities consisted of program certificates with interest rates ranging from 1% to 8.625%. The cost of program investments at September 30, 2018 and 2017, was \$146,409,000 and \$168,583,000, respectively.

Fair value of the Authority's mortgage-backed securities are measured by Level 1 inputs based upon quoted prices in active markets. As a result of changes in the fair value of mortgage-backed securities, the Authority recorded net unrealized losses of \$6,917,000 and \$6,341,000 for the years ended September 30, 2018 and 2017, respectively. Interest rates may adversely affect the fair value of the mortgage-backed securities; however, it is the intention of the Authority to hold these securities until the underlying loans are paid in full.

4. INVESTMENTS

Investments consisted of the following at September 30 (\$ in thousands):

<u>Investment Type</u>	<u>2018</u>	<u>% of Total</u>	<u>2017</u>	<u>% of Total</u>
Money market funds	\$ 99,799	99%	\$ 79,321	99%
US Government Agency securities	791	1%	816	1%
Mortgage-backed securities	167	0%	262	0%
	<u>\$ 100,757</u>	<u>100%</u>	<u>\$ 80,399</u>	<u>100%</u>

Fair Value

The fair value of the Authority's investments is measured by Level 1 inputs based upon quoted prices in active markets and consisted of the following at September 30 (in thousands):

<u>Investments</u>	<u>2018</u>	<u>2017</u>
Dreyfus US Treasury	\$ 3,500	\$ 2,677
Federated Government Obligations	72,546	56,719
Federated Money Market	252	267
First American Treasury Obligations	23,501	19,658
Mortgage-backed Securities	167	262
US Treasury Note	791	816
Total investments	<u>\$ 100,757</u>	<u>\$ 80,399</u>

**ALABAMA HOUSING FINANCE AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2018 AND 2017**

4. INVESTMENTS – CONTINUED

Fair Value – Continued

The cost of investments at September 30, 2018 and 2017, was \$100,817,000 and \$80,417,000, respectively. As a result of changes in the fair value of investments, the Authority recorded net unrealized gains (losses) of (\$39,000) and \$4,000 for the years ended September 30, 2018 and 2017, respectively.

Credit Risk

Credit risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligation to the Authority. Investments for each bond issue are those permitted by the various bond indentures and rating agencies. (See "Summary of Significant Accounting Policies – Investments" for additional information concerning permitted investments of the Authority.) As of September 30, 2018, the Authority's money market, government and government agency investments were rated Aaa by Moody's Investor Services meeting the criteria of the Authority and the respective bond issue rating agencies.

Interest Rate Risk

Interest rate risk is the risk that changes in interest rates may adversely affect the fair value of the investment portfolio. Investment maturities will coincide with anticipated debt service payment dates and expected cash flow obligations associated with the respective bond maturities and obligations for the Authority's bond programs and other funds. Trust indentures, market conditions, rates of return, interest rate spreads, and other factors influence maturity selection for all funds in excess of those required to meet projected cash flow obligations. Investments are generally designed to match the life of their related liabilities at fixed interest-rate spreads. Longer-term maturity investments provide sufficient monthly cash flows to meet any short-term obligations.

<u>Investment Type</u>	<u>Fair Value</u>	<u>Investment Maturities in Years (in thousands)</u>			
		<u>Less than 1</u>	<u>1–5</u>	<u>6–10</u>	<u>More than 10</u>
Money market funds	\$ 99,799	\$ 99,799	\$ -	\$ -	\$ -
US Government Agency securities	791	-	-	791	-
Mortgage-backed securities	167	-	167	-	-
	<u>\$ 100,757</u>	<u>\$ 99,799</u>	<u>\$ 167</u>	<u>\$ 791</u>	<u>\$ -</u>

**ALABAMA HOUSING FINANCE AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2018 AND 2017**

4. INVESTMENTS – CONTINUED

Custodial Credit Risk

For an investment, custodial credit risk is the risk that, in the event of the use of a custodial agent, the Authority may not be able to recover the value of its investments or collateral securities that are in possession of that outside party. All investments in the General and Housing Assistance funds are held in safekeeping or custodial accounts at approved safekeeping agents of the Authority in the Authority's name. All investments in the Authority's bond issues are registered in the name of the issues' designated trustee.

Concentration of Credit Risk

Concentration of credit risk is the risk of loss that may be attributed to the magnitude of an investment in a single type of security. The table below lists all investments by investment provider and type as of September 30, 2018 (\$ in thousands).

<u>Provider</u>	<u>Money Market Funds</u>	<u>Mortgage- Backed Securities</u>	<u>US Government Agency Securities</u>	<u>Total</u>	<u>Percent</u>
Dreyfus US Treasury	\$ 3,500	\$ -	\$ -	\$ 3,500	4%
Federated Government Obligations	72,546	-	-	72,546	72%
Federated Money Market	252	-	-	252	0%
First American Treasury Obligations	23,501	-	-	23,501	23%
Mortgage-backed Securities	-	167	-	167	0%
US Treasury Note	-	-	791	791	1%
Total	<u>\$ 99,799</u>	<u>\$ 167</u>	<u>\$ 791</u>	<u>\$ 100,757</u>	<u>100%</u>

Investments are classified in the accompanying statements of net position as follows (in thousands):

	<u>2018</u>	<u>2017</u>
Current assets – investments	\$ 72,546	\$ 56,733
Current assets – restricted investments	27,253	22,602
Noncurrent assets – investments	167	248
Noncurrent assets – restricted investments	<u>791</u>	<u>816</u>
	<u>\$ 100,757</u>	<u>\$ 80,399</u>

**ALABAMA HOUSING FINANCE AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2018 AND 2017**

5. MORTGAGE LOANS

The Authority's single-family programs are designed to provide mortgage loans to qualified homebuyers within the State of Alabama. The Authority's guidelines generally require the mortgage loans to be either FHA-insured, guaranteed by the Department of Veterans Affairs, USDA Rural Development insured or conventionally financed with traditional primary mortgage insurance and, in the case of pre-1987 single-family programs, insured with mortgage pool policies. Mortgage loans receivable, net of the allowance for loan losses consisted of the following at September 30 (in thousands):

	2018	2017
Mortgage loans receivable (5% to 11.125%):		
Conventional	\$ 873	\$ 1,409
Down payment assistance/Habitat loans (0% to 8.40%)	39,149	42,505
	40,022	43,914
Less allowance for loan losses	(1,834)	(2,981)
Total mortgage loans receivable, net	\$ 38,188	\$ 40,933

Under the Authority's program guidelines, conventionally financed single-family mortgage loans with an initial loan-to-value ratio of greater than 80% are insured by private mortgage insurance carriers. As these loans amortize and the loan-to-value ratio falls below 80%, the private mortgage insurance coverage may be terminated.

Conventionally financed single-family loans owned by the Authority may also be insured by supplemental pool insurance. Supplemental pool insurance is maintained over the life of the loan.

Mortgage loans receivable are classified in the accompanying statements of net position as follows (in thousands):

	2018	2017
Current assets – Mortgage loans receivable, net	\$ 4,500	\$ 4,545
Noncurrent assets – Mortgage loans receivable, net	33,688	36,388
	\$ 38,188	\$ 40,933

Mortgage loans held for sale to be securitized as mortgage-backed securities and sold for the Authority are reported at fair value measured by Level 2 inputs based on observable quoted prices of similar assets. Mortgage loans held for sale to be securitized as mortgage-backed securities for other entities are reported at cost. Mortgage loans held for sale were \$102,176,000 and \$109,463,000 as of the years ended September 30, 2018 and 2017, respectively.

**ALABAMA HOUSING FINANCE AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2018 AND 2017**

6. OBLIGATIONS UNDER REVERSE REPURCHASE AGREEMENTS

Obligations under reverse repurchase agreements represent obligations whereby the Authority enters into a sale of securities with a simultaneous agreement to repurchase them in the future at the same price plus a contract rate of interest. The Authority had obligations under reverse repurchase agreements of \$80,000,000 and \$94,000,000 as of September 30, 2018 and 2017, respectively, which were collateralized by securities with fair values totaling \$85,436,000 and \$100,900,000, as of the years ended September 30, 2018 and 2017, respectively.

The market value of the securities underlying the reverse repurchase agreements normally exceeds the cash received, providing the dealer a margin against a decline in the market value of the securities. If the dealer defaults on their obligation to resell these securities to the Authority or provide securities or cash of equal value, the Authority would suffer an economic loss equal to the difference between the fair value plus accrued interest of the underlying securities and the agreement obligation, including accrued interest. There was no credit exposure as of September 30, 2018 and 2017.

7. BONDS PAYABLE

Bonds payable are limited obligations of the Authority and are not a debt or liability of the State of Alabama or any subdivision thereof. Each bond issue is secured, as described in the applicable trust indenture, by all revenues, moneys, investments, mortgage loans, and other assets in the funds and accounts of the program under which such bonds were issued. The provisions of the applicable trust indentures require or allow for redemption of bonds through the use of unexpended bond proceeds and excess funds accumulated primarily through prepayment of mortgage loans and program certificates. All outstanding bonds are subject to redemption at the option of the Authority, in whole or in part at any time after certain dates, as specified in the respective series indentures.

Bonds payable consisted of the following at September 30 (in thousands):

	<u>Aggregate Principal Outstanding</u>		<u>Original Maturity Value</u>
	<u>2018</u>	<u>2017</u>	
Single-family bond programs:			
2000/2003 Step Up Program (4.42% to 7.80%), due 2033 to 2036	\$ 15,622	\$ 17,454	\$ 128,927
2016 Series A (2.43%), due 2026	1,000	1,000	1,000
2003 First Step Program (4.82% to 5.09%), due 2036	121	126	793
2008 Series B (4.25% to 5.375%), due 2017 to 2039	-	9,380	30,000
	16,743	27,960	
Less current maturities	(997)	(1,140)	
Noncurrent maturities	<u>\$ 15,746</u>	<u>\$ 26,820</u>	

**ALABAMA HOUSING FINANCE AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2018 AND 2017**

7. BONDS PAYABLE – CONTINUED

Principal and interest payments on bonds after 2018 are scheduled as follows (in thousands):

Fiscal Year Ending September 30	Principal	Interest
2019	\$ 997	\$ 896
2020	-	903
2021	-	903
2022	-	903
2023	-	903
Thereafter	<u>15,746</u>	<u>9,423</u>
	<u><u>\$ 16,743</u></u>	<u><u>\$ 13,931</u></u>

8. NET POSITION

The Authority's net position is comprised of the various net earnings from operating and nonoperating revenues, expenses, and contributions of capital. The net position is classified in the following three components: investment in capital assets, net of related debt; restricted net position; and unrestricted net position. Investment in capital assets, net of related debt, consists of all capital assets, net of accumulated depreciation and reduced by outstanding debt that is attributable to the acquisition, construction, and improvement of those assets; debt related to unspent proceeds or other restricted cash and investments is excluded from the determination. Restricted net position consists of net position for which constraints are placed thereon by external parties, such as lenders, grantors, contributors, laws, regulations and enabling legislation, including self-imposed legal mandates. Unrestricted net position consists of all other net position not included in the above categories.

The various trust indentures generally permit transfers to the Authority's General fund for administrative fees and reimbursements of costs associated with the administration of the bond programs. Otherwise, the cash and investments of the various program funds are retained in the trust indentures to satisfy debt service obligations with respect to the applicable bonds, and are restricted to this purpose. Such amounts are reflected as restricted components of net position.

9. DERIVATIVE INSTRUMENT

At September 30, 2018, the Authority had \$20,000,000 in forward sales commitments to issue Ginnie Mae and Fannie Mae securities securitized by single-family loans. These instruments are utilized to hedge changes in fair value of mortgage loans held for sale and interest rate risk on commitments to purchase mortgage loans from originating mortgage lenders. The Authority is subject to market value fluctuations in the event that mortgage loans are not originated as expected and the committed securities cannot be delivered.

**ALABAMA HOUSING FINANCE AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2018 AND 2017**

9. DERIVATIVE INSTRUMENT – CONTINUED

The Authority is subject to credit risk with respect to counterparties to the forward sales commitment contracts summarized as follows (in thousands):

<u>Delivery Date</u>	<u>Coupon Rate</u>	<u>Outstanding Notional Amount</u>	<u>Fair Values</u>	<u>Counterparty Credit Rating</u>
<i>Fannie Mae</i>				
October 2018	4.5%	\$ 1,000	\$ (3)	Aaa
November 2018	4.5%	1,000	(5)	BBB-
December 2018	4.5%	1,000	1	Baa1
		<u>3,000</u>	<u>(7)</u>	
<i>Ginnie Mae</i>				
October 2018	4.5%	3,000	(9)	BBB-
October 2018	4.5%	1,000	(3)	BBB-
October 2018	4.5%	1,000	(5)	Baa1
October 2018	4.5%	2,000	(4)	Aaa
October 2018	4.5%	2,000	(8)	Aaa
November 2018	4.5%	2,000	(7)	BBB-
November 2018	4.5%	4,000	(23)	Baa1
December 2018	4.5%	2,000	3	Baa1
		<u>17,000</u>	<u>(56)</u>	
		<u>\$ 20,000</u>	<u>\$ (63)</u>	

10. CONDUIT DEBT

From time to time, the Authority issues bonds to provide multifamily housing for the citizens of Alabama. The Authority functions as a conduit to provide tax-exempt financing. These bonds do not constitute a debt or pledge of the faith and credit of the Authority or the State of Alabama, and accordingly, have not been reported in the accompanying financial statements.

The Authority does not actively monitor the operating performance or financial condition of the multifamily properties financed by the bonds. Multifamily mortgage loans are collateralized by varying methods, including first liens on multifamily residential rental properties located within the State of Alabama, short-term investments, letters of credit, surety bonds, and guarantees provided by third parties. The Authority has no obligation for the bonds beyond these resources.

**ALABAMA HOUSING FINANCE AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2018 AND 2017**

10. CONDUIT DEBT – CONTINUED

All variable rate bonds bear interest at a weekly rate until maturity or earlier redemption. The remarketing agent for each bond issue establishes the weekly rate according to each indenture's remarketing agreement. The weekly rates are communicated to the various bond trustees for preparation of debt service payments. The weekly rate, as set by the remarketing agent, allows the bonds to trade in the secondary market at a price equal to 100% of the principal amount of the bonds outstanding, with each rate not exceeding maximum rates permitted by law.

Conduit debt consisted of the following at September 30 (in thousands):

	Aggregate Principal Outstanding		Original Maturity Value
	2018	2017	
2000 Series A & C (variable), due 2030	\$ 5,700	\$ 8,450	\$ 9,215
2001 Series B & D (5.96%, variable), due 2031 and 2034	6,980	9,885	10,880
2002 Series C (variable), due 2035	8,005	8,005	8,500
2003 Series A (variable), due 2036	8,440	8,440	8,710
2004 Series A & C (6.65%, variable), due 2020 and 2036	9,504	9,779	12,830
2005 Series E & F (variable), due 2035 and 2038	21,550	21,550	21,550
2007 Series B-E (5.15% to 5.30%, variable), due 2022 to 2049	12,803	16,304	20,395
2008 Series A & B (variable), due 2030	5,009	5,175	6,410
2012 Series A (4.96%), due 2032	2,548	2,595	13,000
2015 Series A (4.15%), due 2032	6,345	6,674	7,280
2016 Series A & B (1.50% to 1.67%), due 2018 to 2019	-	15,400	15,400
2017 Series A-D (1.35% to 5.00%), due 2020 to 2034	31,860	38,958	47,005
	<u>\$ 118,744</u>	<u>\$ 151,215</u>	

Principal and interest payments on conduit debt after 2018 are scheduled as follows (in thousands):

Fiscal Year Ending September 30	Principal	Interest
2019	\$ 12,342	\$ 2,656
2020	12,696	2,734
2021	9,212	2,546
2022	1,273	2,433
2023	2,016	2,365
Thereafter	<u>81,205</u>	<u>23,510</u>
	<u>\$ 118,744</u>	<u>\$ 36,244</u>

**ALABAMA HOUSING FINANCE AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2018 AND 2017**

11. RETIREMENT PLANS

Defined Contribution Plan

Substantially all full-time employees of the Authority participate in a defined contribution retirement plan, the Alabama Housing Finance Authority Retirement Plan (the Retirement Plan), which provides retirement benefits to participants. The Retirement Plan is administered by Corporate Financial Services, LLC, an independent, third-party administrator. To be eligible, an employee must meet certain age and service requirements. Once an employee is eligible, participation is mandatory. Each employee must contribute 5% of their compensation to the Retirement Plan annually. The Authority contributes an amount equal to 7% of each participant's compensation annually. The Authority's contributions to the Retirement Plan were \$586,000 and \$573,000, in fiscal 2018 and 2017, respectively. The employees' contributions to the Retirement Plan were \$411,000 and \$409,000, in fiscal 2018 and 2017, respectively. The employees vest in the Authority's contribution based upon a six-year vesting schedule.

Defined Benefit Plan

Plan Description

The Authority established the Alabama Housing Finance Authority Employees' Pension Plan (the Pension Plan), a single-employer defined benefit pension plan, on September 26, 2002. All Pension Plan investments are reported at fair value. The Pension Plan provides retirement, death, disability, and termination benefits to participants and beneficiaries.

Benefit provisions are established by the Board of Directors (the Board) under a formal, written plan document and assets are held under a separate tax-qualified plan trust. Those provisions can only be amended by the Board. The plan and trust information can be obtained from the Alabama Housing Finance Authority, 7460 Halcyon Pointe Drive, Suite 200, Montgomery, AL 36117. A separate stand-alone financial report for the Pension Plan is not available.

Benefits Provided

An employee is eligible to participate in the Pension Plan on the next October 1 or April 1 following the completion of six months service and attainment of age 21. A participant's normal retirement date is age 65, or five years' participation, if later. A participant is eligible for early retirement upon attainment of age 55 and 10 years of service. In addition, a participant is entitled to a vested benefit based on years of service as follows: 3 years 20%, 4 years 40%, 5 years 60%, 6 years 80%, and 7 or more years 100%. In addition, in the event of death or qualifying disability, benefits are 100% vested and are available to be paid immediately.

A participant's normal retirement benefit payable at normal retirement as a life annuity is equal to 2% of an employee's average compensation multiplied by years of credited service. Average compensation is based on the 36 highest consecutive months that results in the highest average. Credited service is based on 1,000 hours per plan year and is determined from date of hire (with maximum of 25 years). Certain special service rules applied before May 1, 2015. Normal retirement benefits are paid monthly and can be paid in other forms of annuities as elected by the participant including single payment lump sums.

**ALABAMA HOUSING FINANCE AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2018 AND 2017**

11. RETIREMENT PLANS – CONTINUED

Defined Benefit Plan – Continued

Benefits Provided – Continued

Benefits paid at early retirement are the actuarial equivalent normal retirement benefit. Benefits payable at death, disability, or vested benefits are the actuarial equivalent single sum value of the normal retirement benefit. Lump sums are based on the actuarial equivalent factors, or the IRS minimum lump sum basis, if higher.

	2018	2017
Inactive employees receiving benefits	-	-
Inactive employees entitled to but not receiving benefits	1	1
Active employees	147	141
	148	142

Contributions

Contribution requirements and benefit provisions of the Pension Plan are established by the Board. The funding policy provides for actuarially determined periodic contributions of amounts that will enable sufficient assets to pay benefits when due. The funding basis has been the range of contributions from the minimum (Minimum Required Contribution) to maximum deductible under federal pension laws related to applicable pension plans. Contributions have been determined under the funding laws under the Pension Protection Act of 2006 and later related funding law changes.

Contributions were \$2,264,000 and \$2,293,000, equaling approximately 26.43% and 28.66% of payroll of covered participants for the years ended September 30, 2018 and 2017, respectively.

Investments

Policies pertaining to the allocation of investments within the Pension Plan are established by the Authority. It is the policy of the Authority to invest pension assets in securities that provide growth and income while maintaining a balanced level of risk tolerance. The following illustrates the approved asset allocation policy for the years ended September 30, 2018 and 2017:

	% Range of Allocation		
	Minimum	Target	Maximum
Investment Type:			
Large cap domestic equity securities	15%	30%	50%
Small-Mid cap domestic equities	0%	10%	20%
International equity	0%	10%	20%
Fixed income and cash equivalent securities	30%	50%	60%
Alternatives	0%	0%	15%

**ALABAMA HOUSING FINANCE AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2018 AND 2017**

11. RETIREMENT PLANS – CONTINUED

Defined Benefit Plan – Continued

Investments – Continued

Permitted securities in which assets of the Pension Plan may be invested include any of the following:

Equity Securities

- US common and preferred stocks
- US equity mutual funds
- Equity exchange traded funds
- International equity mutual funds

Fixed Income Securities/Cash Equivalents

- US government
- US mortgage and asset-backed
- US corporate bonds
- Taxable municipal bonds
- Fixed income mutual funds
- Fixed income exchange traded funds
- Money market mutual funds
- Money market exchange traded funds
- Cash

Alternatives

- Real estate mutual funds
- Real estate exchange traded funds
- Multi-alternatives strategy mutual funds
- Multi-alternative strategy exchange traded funds

The fair value of investments is determined by market prices.

As of September 30, 2018 and 2017, there were no concentrations of investments in any organization that represented 5% or more of the Pension Plan's fiduciary net position.

For years ended September 30, 2018 and 2017, the estimated annual weighted rate of return based on the Bankers Index Method (BAI) was 4.43% and 8.67%, respectively. The BAI rate of return expresses investment performance, net of investment expense, adjusted for the amounts actually invested with contributions and disbursements deemed to be made uniformly throughout the year.

The assumed discount rate related to plan investments was 7.00%.

**ALABAMA HOUSING FINANCE AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2018 AND 2017**

11. RETIREMENT PLANS – CONTINUED

Defined Benefit Plan – Continued

Investments – Continued

The fiduciary net position of the Pension Plan at September 30, 2018 and 2017 was invested as follows (in thousands):

	<u>2018</u>	<u>2017</u>
Cash equivalents	\$ 674	\$ 843
Equity securities	7,762	7,318
Fixed income securities	<u>7,906</u>	<u>7,351</u>
 Total	 <u>\$ 16,342</u>	 <u>\$ 15,512</u>

Actuarial Assumptions

The Pension Plan was measured as of September 30, 2018 and 2017, and the total pension liability used to calculate the net pension liability was determined by actuarial valuations as of those dates.

The total pension liability in the September 30, 2018 and 2017 actuarial valuations was determined using the following actuarial assumptions, applied to all periods included in the measurement:

	<u>Rate</u>
Inflation	3.00%
Salary increases	4.50%
Investment rate of return	7.00%

Mortality rates used in the September 30, 2018 actuarial valuation were based on the 2018 Applicable Mortality Table for small plans under the minimum funding requirements of IRC Section 430. Mortality rates used in the September 30, 2017 actuarial valuation were based on the 2017 Applicable Mortality Table.

The long-term expected rate of return on the Pension Plan, based on using best-estimate ranges of expected future real rates of return (expected returns, net of inflation), was developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding future inflation.

**ALABAMA HOUSING FINANCE AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2018 AND 2017**

11. RETIREMENT PLANS – CONTINUED

Defined Benefit Plan – Continued

Actuarial Assumptions – Continued

The target allocation and best estimates of arithmetic real rates of return for each major asset class for the years ended September 30, 2018 and 2017 are summarized below:

<u>Asset Class</u>	<u>Target Allocation</u>	<u>Expected Long-Term Rate of Return</u>
Equity	50%	5% – 8%
Fixed Income	50%	2% – 5%

The discount rate used to measure the total pension liability at September 30, 2018 and 2017 was 7.00%. The Pension Plan's fiduciary net positions are projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on the pension investments was applied to all periods of projected benefit payments to determine the total pension liability.

Changes in the Net Pension (Asset) Liability (in thousands)

	<u>Total Pension Liability (A)</u>	<u>Pension Fiduciary Net Position (B)</u>	<u>Net Pension (Asset) Liability (A) - (B)</u>
Balances at October 1, 2017	\$ 11,257	\$ 14,262	\$ (3,005)
Service cost	1,215	-	1,215
Interest cost	873	-	873
Differences between expected and actual experience	162	-	162
Changes in assumptions	16	-	16
Contributions – employer	-	2,264	(2,264)
Net investment income	-	670	(670)
Benefit payments, including refunds of member contributions	(543)	(543)	-
Net changes	<u>1,723</u>	<u>2,391</u>	<u>(668)</u>
Balances at September 30, 2018	<u>\$ 12,980</u>	<u>\$ 16,653</u>	<u>\$ (3,673)</u>

**ALABAMA HOUSING FINANCE AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2018 AND 2017**

11. RETIREMENT PLANS – CONTINUED

Defined Benefit Plan – Continued

Changes in the Net Pension (Asset) Liability (in thousands) – Continued

	<u>Total Pension Liability (A)</u>	<u>Pension Fiduciary Net Position (B)</u>	<u>Net Pension (Asset) Liability (A) - (B)</u>
Balances at October 1, 2016	\$ 10,319	\$ 13,794	\$ (3,475)
Service cost	1,041	-	1,041
Interest cost	795	-	795
Differences between expected and actual experience	2,072	-	2,072
Changes in assumptions	21	-	21
Contributions – employer	-	2,293	(2,293)
Net investment income	-	1,166	(1,166)
Benefit payments, including refunds of member contributions	<u>(2,991)</u>	<u>(2,991)</u>	<u>-</u>
Net changes	<u>938</u>	<u>468</u>	<u>470</u>
Balances at September 30, 2017	<u>\$ 11,257</u>	<u>\$ 14,262</u>	<u>\$ (3,005)</u>

The change in assumptions reflected in the changes in net pension (asset) liability for the years ended September 30, 2018 and 2017 was the result of basing the valuation on the 2017 and 2016 Applicable Mortality Tables in lieu of the 2018 and 2017 Applicable Mortality Tables.

Sensitivity of the Net Pension (Asset) Liability to Changes in the Discount Rate

The following information presents the net pension (asset) liability calculated using the discount rate of 7.00% as well as net pension (asset) liability using a discount rate that is 1.00% lower or 1.00% higher than the current rate for the years ended September 30:

	<u>1% Decrease (6%)</u>	<u>Current Discount Rate (7%)</u>	<u>Maximum 1% Increase (8%)</u>
2018	\$ (2,794)	\$ (3,673)	\$ (4,501)
2017	(2,240)	(3,005)	(3,728)

**ALABAMA HOUSING FINANCE AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2018 AND 2017**

11. RETIREMENT PLANS – CONTINUED

Defined Benefit Plan – Continued

Pension Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

For the years ended September 30, 2018 and 2017, the Pension Plan recognized pension expense reduction of \$(918,000) and \$(1,136,000), respectively. At September 30, 2018 and 2017, the Authority reported deferred outflows of resources related to the Pension Plan from the following sources:

	2018	2017
Deferred Outflows		
Differences between expected and actual experience	\$ 3,799	\$ 3,826
Net differences between projected and actual earnings on investments	430	166
Changes in assumptions	82	69
Total	\$ 4,311	\$ 4,061

Amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows (in thousands):

2019	\$ 403
2020	367
2021	153
2022	234
2023	279
Thereafter	2,875

12. OPERATING LEASES

The Authority leases office space under operating leases expiring through 2019. Rent expense for the years ended September 30, 2018 and 2017, totaled \$1,297,000 and \$1,239,000, respectively. These amounts are included in program, general, and administrative expenses in the accompanying financial statements. Future minimum rental payments required under these leases for the years ending September 30 are as follows (in thousands):

2019	\$ 1,144
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**ALABAMA HOUSING FINANCE AUTHORITY
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2018 AND 2017**

13. EARLY RETIREMENT OF BONDS

The Authority's mortgage revenue bonds are subject to certain extraordinary redemption provisions. During the years ended September 30, 2018 and 2017, the Authority called approximately \$11,112,000 and \$4,712,000 (net of unamortized discounts), respectively, of single-family bonds in advance of their scheduled maturities.

14. SUBSEQUENT EVENTS

The Authority has called approximately \$10,647,000 of multi-family bond conduit debt.

The Authority has issued approximately \$8,000,000 of multi-family bond conduit debt.

REQUIRED SUPPLEMENTARY INFORMATION

ALABAMA HOUSING FINANCE AUTHORITY
SCHEDULES OF CHANGES IN THE AUTHORITY'S NET PENSION
LIABILITY AND RELATED RATIOS
SEPTEMBER 30, 2018 – 2014
(\$ in thousands)

	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>	<u>2014</u>
TOTAL PENSION LIABILITY					
Service cost	\$ 1,215	\$ 1,041	\$ 577	\$ 595	\$ 537
Interest	873	795	768	704	620
Differences between expected and actual experience	162	2,072	1,736	(25)	147
Changes in assumptions	16	21	16	20	18
Benefit payments	<u>(543)</u>	<u>(2,991)</u>	<u>(3,169)</u>	<u>(367)</u>	<u>(177)</u>
Net change in total pension liability	1,723	938	(72)	927	1,145
Total pension liability – beginning	<u>11,257</u>	<u>10,319</u>	<u>10,391</u>	<u>9,464</u>	<u>8,319</u>
Total pension liability – ending (A)	<u>12,980</u>	<u>11,257</u>	<u>10,319</u>	<u>10,391</u>	<u>9,464</u>
PENSION FIDUCIARY NET POSITION					
Contributions – employer	2,264	2,293	1,497	1,352	1,468
Net investment income (loss)	670	1,166	1,333	(103)	653
Benefit payments	<u>(543)</u>	<u>(2,991)</u>	<u>(3,169)</u>	<u>(367)</u>	<u>(177)</u>
Net change in pensions fiduciary net position	2,391	468	(339)	882	1,944
Pensions fiduciary net position – beginning	<u>14,262</u>	<u>13,794</u>	<u>14,133</u>	<u>13,251</u>	<u>11,307</u>
Pensions fiduciary net position – ending (B)	<u>16,653</u>	<u>14,262</u>	<u>13,794</u>	<u>14,133</u>	<u>13,251</u>
NET PENSION ASSET (A) - (B)	<u>\$ (3,673)</u>	<u>\$ (3,005)</u>	<u>\$ (3,475)</u>	<u>\$ (3,742)</u>	<u>\$ (3,787)</u>
COVERED EMPLOYEE PAYROLL	\$ 8,565	\$ 8,000	\$ 7,415	\$ 5,938	\$ 5,125
NET PENSION ASSET AS A PERCENTAGE OF COVERED PAYROLL	42.88%	37.56%	46.86%	63.01%	73.89%
NET POSITION AS A PERCENTAGE OF THE TOTAL PENSION LIABILITY	128.30%	126.69%	133.68%	136.02%	140.01%

See independent auditors' report.

ALABAMA HOUSING FINANCE AUTHORITY
SCHEDULE OF EMPLOYER CONTRIBUTIONS TO AUTHORITY
EMPLOYEES' PENSION PLAN
(\$ in thousands)

<u>Year</u>	<u>Actuarially Determined Contribution</u>	<u>Contributions From Authority</u>	<u>Contribution (Deficiency)/ Excess</u>	<u>Covered Employee Payroll</u>	<u>Contribution as a % of Payroll</u>
2009	\$ 740	\$ 740	\$ -	\$ 3,520	21.02%
2010	816	816	-	3,992	20.44%
2011	917	1,570	653	3,991	39.34%
2012	895	1,370	475	4,226	32.42%
2013	802	1,187	385	4,413	26.90%
2014	742	1,282	540	5,125	25.01%
2015	852	1,352	500	5,938	22.77%
2016	997	1,497	500	7,415	20.19%
2017	1,293	2,293	1,000	8,000	28.66%
2018	1,464	2,264	800	8,565	26.43%

Notes to Schedule:

Valuation Date: Actuarially determined contribution rates are determined as of October 1, the beginning of the plan year.

Methods and Assumptions: The actuarial valuation is performed under the requirements of IRC Section 430; pursuant to the Pension Protection Act of 2006 (PPA) and subsequent pension laws MAP-21 and HAFTA. The valuation is calculated using PPA actuarial funding methods and prescribed discounts segmented rates. The applicable discount rates for the 2018 actuarial valuation were 4.35% (0-5 years), 6.13% (6-20 years), and 6.99% (for 20+ years). The salary increase assumption was 4.5% per year.

Other assumptions included the Applicable Mortality Table, low turnover table, Table T1, and 100% lump sum elections. The prior years' actuarial reports outline the applicable funding rates for the applicable years.

See independent auditors' report.

OTHER FINANCIAL INFORMATION

ALABAMA HOUSING FINANCE AUTHORITY
STATEMENTS OF NET POSITION
SINGLE-FAMILY BOND SERIES
ADDITIONAL SEGMENT DATA (in thousands)
SEPTEMBER 30, 2018

	2000/2003 Step Up	2003 First Step	2002 D, 2016 A	2008 B	Combined Single-Family
ASSETS					
CURRENT ASSETS					
Cash on deposit	\$ -	\$ -	\$ -	\$ -	\$ -
Accounts receivable	-	-	-	-	-
Accrued interest receivable	-	-	-	-	-
Mortgage loans receivable, net	-	-	-	-	-
Mortgage loans held for sale	-	-	-	-	-
Investments	-	-	-	-	-
Derivative instruments	-	-	-	-	-
Other assets	-	-	-	-	-
Restricted:					
Cash on deposit	-	-	676	-	676
Accrued interest receivable	95	1	816	-	912
Federal program loans receivable, net	-	-	-	-	-
Investments	541	35	23,178	-	23,754
Other assets	-	-	-	-	-
Total current assets	<u>636</u>	<u>36</u>	<u>24,670</u>	<u>-</u>	<u>25,342</u>
NONCURRENT ASSETS					
Mortgage loans receivable, net	-	-	-	-	-
Investments	-	-	-	-	-
Other assets	-	-	-	-	-
Service release premiums, net	-	-	-	-	-
Restricted:					
Mortgage-backed securities	16,165	126	138,777	-	155,068
Investments	-	-	791	-	791
Other assets	-	-	-	-	-
Federal program loans receivable, net	-	-	-	-	-
Total noncurrent assets	<u>16,165</u>	<u>126</u>	<u>139,568</u>	<u>-</u>	<u>155,859</u>
TOTAL ASSETS	<u>16,801</u>	<u>162</u>	<u>164,238</u>	<u>-</u>	<u>181,201</u>
DEFERRED OUTFLOWS					
Pension-related deferred outflows	-	-	-	-	-
TOTAL ASSETS AND DEFERRED OUTFLOWS	<u>\$ 16,801</u>	<u>\$ 162</u>	<u>\$ 164,238</u>	<u>\$ -</u>	<u>\$ 181,201</u>
LIABILITIES					
CURRENT LIABILITIES					
Bonds payable, net	\$ 997	\$ -	\$ -	\$ -	\$ 997
Obligations under reverse repurchase agreements	-	-	80,000	-	80,000
Refundable Federal program grants	-	-	-	-	-
Accrued interest payable	73	1	98	-	172
Other liabilities	-	-	-	-	-
Total current liabilities	<u>1,070</u>	<u>1</u>	<u>80,098</u>	<u>-</u>	<u>81,169</u>
NONCURRENT LIABILITIES					
Bonds payable, net	14,625	121	1,000	-	15,746
Refundable Federal program grants	-	-	-	-	-
Unearned compliance and commitment fees	-	-	-	-	-
Total noncurrent liabilities	<u>14,625</u>	<u>121</u>	<u>1,000</u>	<u>-</u>	<u>15,746</u>
TOTAL LIABILITIES	<u>15,695</u>	<u>122</u>	<u>81,098</u>	<u>-</u>	<u>96,915</u>
NET POSITION					
Net investment in capital assets	-	-	-	-	-
Restricted	1,106	40	83,140	-	84,286
Unrestricted	-	-	-	-	-
Total net position	<u>1,106</u>	<u>40</u>	<u>83,140</u>	<u>-</u>	<u>84,286</u>
TOTAL LIABILITIES AND NET POSITION	<u>\$ 16,801</u>	<u>\$ 162</u>	<u>\$ 164,238</u>	<u>\$ -</u>	<u>\$ 181,201</u>

See independent auditors' report.

ALABAMA HOUSING FINANCE AUTHORITY
STATEMENTS OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
SINGLE-FAMILY BOND SERIES
ADDITIONAL SEGMENT DATA (in thousands)
FOR THE YEAR ENDED SEPTEMBER 30, 2018

	2000/2003 Step Up	2003 First Step	2002 D, 2016 A	2008 B	Combined Single-Family
OPERATING REVENUES					
Interest on mortgage loans	\$ -	\$ -	\$ -	\$ -	\$ -
Interest on mortgage-backed securities	904	6	6,627	174	7,711
Investment income	3	-	314	5	322
Net realized and unrealized loss on investments	(640)	(6)	(5,314)	(993)	(6,953)
Loan fees and other income	15	-	-	-	15
Total operating revenues	<u>282</u>	<u>-</u>	<u>1,627</u>	<u>(814)</u>	<u>1,095</u>
OPERATING EXPENSES					
Interest	915	6	1,608	230	2,759
Amortization of service release premiums	-	-	-	-	-
Program, general, and administrative	14	-	19	5	38
Total operating expenses	<u>929</u>	<u>6</u>	<u>1,627</u>	<u>235</u>	<u>2,797</u>
OPERATING INCOME (LOSS)	<u>(647)</u>	<u>(6)</u>	<u>-</u>	<u>(1,049)</u>	<u>(1,702)</u>
NONOPERATING REVENUES (EXPENSES)					
Federal program grants	-	-	-	-	-
Federal program expenditures	-	-	-	-	-
Net nonoperating revenues (expenses)	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
INCOME (LOSS) BEFORE TRANSFERS	<u>(647)</u>	<u>(6)</u>	<u>-</u>	<u>(1,049)</u>	<u>(1,702)</u>
Transfers in (out)	-	-	(126)	126	-
CHANGES IN NET POSITION	<u>(647)</u>	<u>(6)</u>	<u>(126)</u>	<u>(923)</u>	<u>(1,702)</u>
NET POSITION					
Beginning of year	<u>1,753</u>	<u>46</u>	<u>83,266</u>	<u>923</u>	<u>85,988</u>
End of year	<u>\$ 1,106</u>	<u>\$ 40</u>	<u>\$ 83,140</u>	<u>\$ -</u>	<u>\$ 84,286</u>

See independent auditors' report.

ALABAMA HOUSING FINANCE AUTHORITY
STATEMENTS OF NET POSITION
COMBINING ALL FUNDS
ADDITIONAL SEGMENT DATA (in thousands)
SEPTEMBER 30, 2018

	Combined Single- Family	Federal Programs	Housing Assistance Fund	General Fund	Combined
ASSETS					
CURRENT ASSETS					
Cash on deposit	\$ -	\$ -	\$ 313	\$ 9,179	\$ 9,492
Accounts receivable	-	-	-	153	153
Accrued interest receivable	-	-	88	182	270
Mortgage loans receivable, net	-	-	4,500	-	4,500
Mortgage loans held for sale	-	-	-	102,176	102,176
Investments	-	-	16,186	56,360	72,546
Derivative instruments	-	-	-	-	-
Other assets	-	-	-	7,822	7,822
Restricted:					
Cash on deposit	676	8,892	-	-	9,568
Accrued interest receivable	912	17,417	-	-	18,329
Federal program loans receivable, net	-	38,304	-	-	38,304
Investments	23,754	3,499	-	-	27,253
Other assets	-	27	-	-	27
Total current assets	<u>25,342</u>	<u>68,139</u>	<u>21,087</u>	<u>175,872</u>	<u>290,440</u>
NONCURRENT ASSETS					
Mortgage loans receivable, net	-	-	33,688	-	33,688
Investments	-	-	-	167	167
Other assets	-	-	-	7,767	7,767
Service release premiums, net	-	-	-	77,757	77,757
Restricted:					
Mortgage-backed securities	155,068	-	-	-	155,068
Investments	791	-	-	-	791
Other assets	-	7	-	1,002	1,009
Federal program loans receivable, net	-	308,518	-	-	308,518
Total noncurrent assets	<u>155,859</u>	<u>308,525</u>	<u>33,688</u>	<u>86,693</u>	<u>584,765</u>
TOTAL ASSETS	<u>181,201</u>	<u>376,664</u>	<u>54,775</u>	<u>262,565</u>	<u>875,205</u>
DEFERRED OUTFLOWS					
Pension-related deferred outflows	-	-	-	4,311	4,311
TOTAL ASSETS AND DEFERRED OUTFLOWS	<u>\$ 181,201</u>	<u>\$ 376,664</u>	<u>\$ 54,775</u>	<u>\$ 266,876</u>	<u>\$ 879,516</u>
LIABILITIES					
CURRENT LIABILITIES					
Bonds payable, net	\$ 997	\$ -	\$ -	\$ -	\$ 997
Obligations under reverse repurchase agreements	80,000	-	-	-	80,000
Refundable Federal program grants	-	38,304	-	-	38,304
Accrued interest payable	172	17,417	-	-	17,589
Other liabilities	-	506	2,649	(456)	2,699
Total current liabilities	<u>81,169</u>	<u>56,227</u>	<u>2,649</u>	<u>(456)</u>	<u>139,589</u>
NONCURRENT LIABILITIES					
Bonds payable, net	15,746	-	-	-	15,746
Refundable Federal program grants	-	307,681	-	-	307,681
Unearned compliance and commitment fees	-	-	-	8,110	8,110
Total noncurrent liabilities	<u>15,746</u>	<u>307,681</u>	<u>-</u>	<u>8,110</u>	<u>331,537</u>
TOTAL LIABILITIES	<u>96,915</u>	<u>363,908</u>	<u>2,649</u>	<u>7,654</u>	<u>471,126</u>
NET POSITION					
Net investment in capital assets	-	7	-	1,002	1,009
Restricted	84,286	12,749	-	-	97,035
Unrestricted	-	-	52,126	258,220	310,346
Total net position	<u>84,286</u>	<u>12,756</u>	<u>52,126</u>	<u>259,222</u>	<u>408,390</u>
TOTAL LIABILITIES AND NET POSITION	<u>\$ 181,201</u>	<u>\$ 376,664</u>	<u>\$ 54,775</u>	<u>\$ 266,876</u>	<u>\$ 879,516</u>

See independent auditors' report.

ALABAMA HOUSING FINANCE AUTHORITY
STATEMENTS OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
COMBINING ALL FUNDS
ADDITIONAL SEGMENT DATA (in thousands)
FOR THE YEAR ENDED SEPTEMBER 30, 2018

	Combined Single- Family	Federal Programs	Housing Assistance Fund	General Fund	Combined Totals
OPERATING REVENUES					
Interest on mortgage loans	\$ -	\$ -	\$ 1,143	\$ 3,490	\$ 4,633
Interest on mortgage-backed securities	7,711	-	-	-	7,711
Investment income	322	98	199	1,102	1,721
Net realized and unrealized gain (loss) on investments	(6,953)	-	-	3,458	(3,495)
Loan fees and other income	15	-	339	48,669	49,023
Total operating revenues	<u>1,095</u>	<u>98</u>	<u>1,681</u>	<u>56,719</u>	<u>59,593</u>
OPERATING EXPENSES					
Interest	2,759	-	-	-	2,759
Amortization of service release premiums	-	-	-	9,018	9,018
Program, general, and administrative	38	-	77	39,739	39,854
Total operating expenses	<u>2,797</u>	<u>-</u>	<u>77</u>	<u>48,757</u>	<u>51,631</u>
OPERATING INCOME (LOSS)	<u>(1,702)</u>	<u>98</u>	<u>1,604</u>	<u>7,962</u>	<u>7,962</u>
NONOPERATING REVENUES (EXPENSES)					
Federal program grants	-	27,754	-	-	27,754
Federal program expenditures	-	(22,010)	-	-	(22,010)
Net nonoperating revenues (expenses)	<u>-</u>	<u>5,744</u>	<u>-</u>	<u>-</u>	<u>5,744</u>
INCOME (LOSS) BEFORE TRANSFERS	<u>(1,702)</u>	<u>5,842</u>	<u>1,604</u>	<u>7,962</u>	<u>13,706</u>
Transfers in (out)	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
CHANGES IN NET POSITION	<u>(1,702)</u>	<u>5,842</u>	<u>1,604</u>	<u>7,962</u>	<u>13,706</u>
NET POSITION					
Beginning of year	<u>85,988</u>	<u>6,914</u>	<u>50,522</u>	<u>251,260</u>	<u>394,684</u>
End of year	<u>\$ 84,286</u>	<u>\$ 12,756</u>	<u>\$ 52,126</u>	<u>\$ 259,222</u>	<u>\$ 408,390</u>

See independent auditors' report.