

**Housing Finance Authority of
Palm Beach County, Florida**
A Component Unit of Palm Beach County, Florida

**Audited Financial Statements for the
Fiscal Years Ended September 30, 2025 and 2024**

HOUSING FINANCE AUTHORITY OF PALM BEACH COUNTY, FLORIDA
A COMPONENT UNIT OF PALM BEACH COUNTY, FLORIDA

AUDITED FINANCIAL STATEMENTS

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SEPTEMBER 30, 2025 AND 2024

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Independent Auditors' Report

To the Honorable Chair and Members of the Board
Housing Finance Authority of Palm Beach County, Florida

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of the Housing Finance Authority of Palm Beach County, Florida, a component unit of Palm Beach County, Florida (the "Authority"), as of and for the fiscal years ended September 30, 2025 and 2024, 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 accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the Authority, as of September 30, 2025 and 2024, and the respective changes in financial position, and its cash flows thereof for the fiscal years then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America ("GAAS") and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States ("*Government Auditing Standards*"). Our responsibilities under those standards are further described in the Auditors' 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 audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

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.

Auditors' 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 auditors' report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS 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 GAAS 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 on pages 4 to 8 be presented to supplement the basic financial statements. Such information is the responsibility of management and, 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 GAAS, 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.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated March 13, 2026 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.

CBIZ CPAs P.C.

Boca Raton, Florida
March 13, 2026

MANAGEMENT'S DISCUSSION AND ANALYSIS

The Management of the Housing Finance Authority of Palm Beach County, Florida (the "Authority"), presents the readers of our financial statements the following narrative overview and analysis of the financial activities for the fiscal years ended September 30, 2025 and 2024. Please consider this information in conjunction with the accompanying financial statements (beginning on page 9).

Financial Highlights

- The Authority's assets exceeded its liabilities (net position) at the close of the fiscal year by approximately \$17.4 and \$16.3 million in 2025 and 2024, respectively, all of which is considered unrestricted and according to the Authority's enabling legislation is available for any use described in the Florida Housing Finance Authority Law in the Florida Statutes.
- During 2025, the Authority's operating revenues exceeded its operating expenses by approximately \$319,000. During 2024, the Authority's operating revenues exceeded its operating expenses by approximately \$387,000.
- Cash and cash equivalents of the Authority decreased in 2025 by approximately \$495,000 from the 2024 balance principally because of an increase in Note Receivable Loans of approximately \$1,700,000 offset by \$320,000 in cash receipts from programs and the Single Family Mortgage Program net of operating expenses, \$70,000 in GNMA and FNMA pay downs received, approximately \$690,000 in interest income received, and \$100,000 more of repayments than advances of second mortgage assistance program loans.
- Cash and cash equivalents of the Authority increased in 2024 by approximately \$613,000 from the 2023 balance principally because of \$387,000 in cash receipts from programs and the Single Family Mortgage Program net of operating expenses, \$50,000 in GNMA and FNMA pay downs received, \$730,000 in interest income received, and \$30,000 more of repayments than advances of second mortgage assistance program loans.

Overview of the Financial Statements

The Housing Finance Authority of Palm Beach County is a single enterprise fund and presents its financial statements using the economic resources measurement focus and accrual basis of accounting, which is the same measurement focus and basis of accounting employed by private-sector business enterprises. This discussion and analysis is intended to serve as an introduction to the Authority's financial statements which include comparative Statements of Net Position, Statements of Revenues, Expenses, and Changes in Net Position, Statements of Cash Flows, and notes to the financial statements.

The Statements of Net Position present information on the Authority's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the Authority is improving or deteriorating.

The Statements of Revenues, Expenses, and Changes in Net Position are the basic statements of activities for enterprise funds. These statements provide the user information on the Authority's operating revenues and expenses, non-operating revenues and expenses and whether the Authority's financial position has improved or deteriorated as a result of the year's operations.

The Statements of Cash Flows present the change in the Authority's cash and cash equivalents during the years reported. This information can assist the user of the report in determining how the Authority financed its activities and how it met its cash requirements.

The notes to the financial statements provide additional information that is essential to a full understanding of the data provided in the statements which begin on page 13 of this report.

Summary of Net Position

As indicated earlier, net position may serve over time as a useful indicator of the Authority's financial position. The Authority's net position at September 30, 2025 and 2024 totaled \$17,471,028 and \$16,362,450, respectively, an increase of \$1,108,578 in 2025 and an increase of \$1,220,179 in 2024. A condensed summary of the Authority's net position for fiscal years 2025, 2024, and 2023 is presented below:

	2025	2024	2023
Assets			
Cash, investments, and accrued interest	\$ 14,781,429	\$ 15,389,777	\$ 14,821,355
Other current assets	192,304	79,202	80,141
Noncurrent assets	<u>2,759,138</u>	<u>1,168,253</u>	<u>436,824</u>
Total Assets	<u>\$ 17,732,871</u>	<u>\$ 16,637,232</u>	<u>\$ 15,338,320</u>
Liabilities			
Accounts payable and other liabilities	\$ 96,843	\$ 164,782	\$ 86,049
Noncurrent liabilities	<u>165,000</u>	<u>110,000</u>	<u>110,000</u>
Total Liabilities	<u>\$ 261,843</u>	<u>\$ 274,782</u>	<u>\$ 196,049</u>
Net Position - Unrestricted	<u>\$ 17,471,028</u>	<u>\$ 16,362,450</u>	<u>\$ 15,142,271</u>

At September 30, 2025, 2024, and 2023, the net position was unrestricted and available for any authorized expenditure.

Summary of Revenues, Expenses, and Changes in Net Position

In fiscal year 2025, although there was an overall increase in the Authority's net position of \$1.1M, income from operations decreased by \$68,000 and non-operating revenues decreased by \$44,000. The decrease in income from operations was primarily due to a decrease of \$25,000 in authority fees income and an increase of \$43,000 in operating expenses primarily as a result of an increase in contract services. The decrease in non-operating revenues was primarily due to a decrease of \$108,000 in interest income. This was offset by an increase in repayments received for down payment second mortgage assistance program loans of \$50,000.

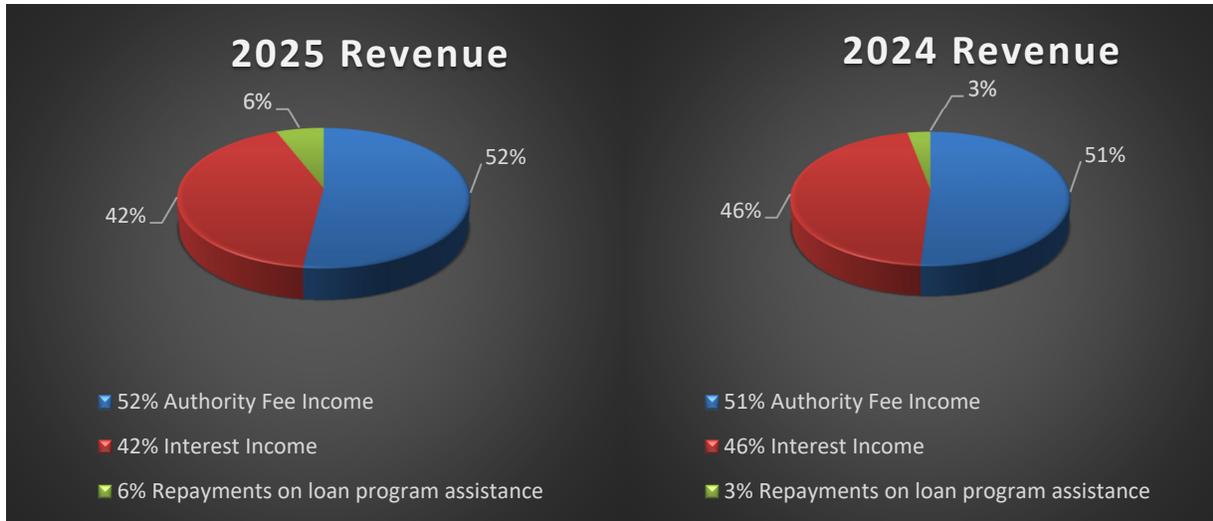
In fiscal year 2024, the Authority's net position increased overall due to an increase in income from non-operating revenues of \$58,000 compared to 2023, primarily due to an increase of an increase of \$147,000 of interest income received due to an increase in interest rates. This was offset by a decrease in repayments received for down payment second mortgage assistance program loans of \$80,000. In 2024, operating revenues increased \$58,000 compared to 2023 which was primarily due to an increase of Authority fees income. Operating expenses increased \$71,000 primarily as a result of an increase in contract services.

A summary of revenues and expenses for the fiscal years ended September 30, 2025, 2024, and 2023 is presented below:

	2025	2024	2023
Operating Revenues			
Authority fee income	\$ 868,748	\$ 887,424	\$ 835,574
Single Family Mortgage Program income	<u>-</u>	<u>6,118</u>	<u>-</u>
Total Operating Revenues	<u>868,748</u>	<u>893,542</u>	<u>835,574</u>
Operating Expenses			
Contract services	423,633	406,864	344,065
Professional fees	79,102	68,387	64,952
Other	<u>47,125</u>	<u>31,660</u>	<u>26,823</u>
Total Operating Expenses	<u>549,860</u>	<u>506,911</u>	<u>435,840</u>
Income from Operations	318,888	386,631	399,734
Non-Operating Revenues (Expenses)			
Interest income	689,743	798,071	650,794
Repayments on down payment second mortgage assistance program loans	100,000	50,000	130,000
Advances for down payment second mortgage assistance program loans	-	(20,000)	-
Net increase (decrease) in fair value of investments	<u>(53)</u>	<u>5,477</u>	<u>(5,421)</u>
Total Non-Operating Revenues	<u>789,690</u>	<u>833,548</u>	<u>775,373</u>
Increase in Net Position	1,108,578	1,220,179	1,175,107
Net Position - Beginning of Year	<u>16,362,450</u>	<u>15,142,271</u>	<u>13,967,164</u>
Net Position - End of Year	<u>\$ 17,471,028</u>	<u>\$ 16,362,450</u>	<u>\$ 15,142,271</u>

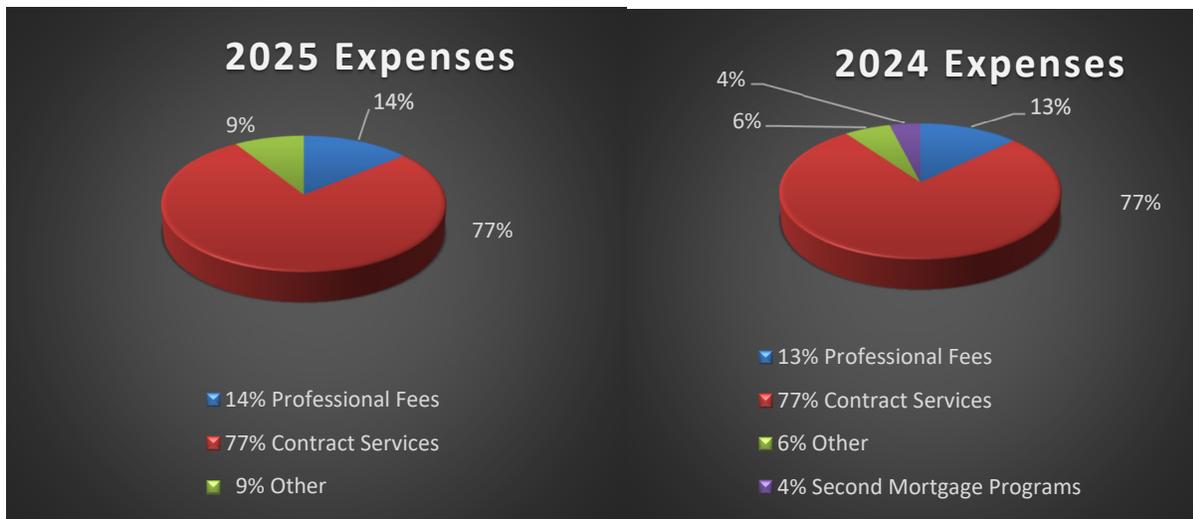
Revenues by Source

The following graphs illustrate the major sources and percentage of revenues (exclusive of change in fair value of investments) for the years ended September 30, 2025 and 2024:



Expenses by Source

The following graphs illustrate the major cost centers and the percentage of expenses (exclusive of change in fair value of investments) for the years ended September 30, 2025 and 2024:



Capital Assets

As of September 30, 2025 and 2024, the Authority did not have any Capital Assets. Its facilities and personnel costs are contracted from Palm Beach County, Florida.

Long-Term Debt

As of September 30, 2025 and 2024, the Authority had no long-term debt payable from general revenue as the Authority is prohibited from doing so by Florida Housing Finance Authority Law under Part IV of Chapter 159, Florida Statutes (1979) (the "Housing Act"), from incurring debt payable from general revenue.

Requests for Information

This financial report is designed to provide a general overview of the Authority's finances for all those interested. Questions concerning any of the information provided in this report or requests for additional information should be addressed to David Brandt, Executive Director, Housing Finance Authority of Palm Beach County, 100 Australian Avenue, Suite 410, West Palm Beach, Florida 33406.

Sincerely,

A handwritten signature in black ink, appearing to read "D. Brandt". The signature is written in a cursive, flowing style.

David Brandt
Executive Director

FINANCIAL STATEMENTS

HOUSING FINANCE AUTHORITY OF PALM BEACH COUNTY, FLORIDA

STATEMENTS OF NET POSITION

September 30, 2025 and 2024

	<u>2025</u>	<u>2024</u>
ASSETS		
CURRENT ASSETS		
Cash and cash equivalents - includes restricted amounts of \$165,000 in 2025 and \$110,000 in 2024	\$ 14,623,461	\$ 15,154,211
GNMA and FNMA Certificates	134,254	204,434
Accrued interest receivable	23,714	31,132
Notes receivable - current portion	192,304	79,202
TOTAL CURRENT ASSETS	<u>14,973,733</u>	<u>15,468,979</u>
NONCURRENT ASSETS		
Note receivable - noncurrent portion	2,759,138	1,168,253
TOTAL NONCURRENT ASSETS	<u>2,759,138</u>	<u>1,168,253</u>
TOTAL ASSETS	17,732,871	16,637,232
LIABILITIES		
CURRENT LIABILITIES		
Accounts payable	23,753	20,733
Due to Palm Beach County	73,090	144,049
TOTAL CURRENT LIABILITIES	<u>96,843</u>	<u>164,782</u>
NONCURRENT LIABILITIES		
Escrow deposits	165,000	110,000
TOTAL NONCURRENT LIABILITIES	<u>165,000</u>	<u>110,000</u>
TOTAL LIABILITIES	261,843	274,782
NET POSITION		
Unrestricted	17,471,028	16,362,450
TOTAL NET POSITION	<u>\$ 17,471,028</u>	<u>\$ 16,362,450</u>

See accompanying notes to the financial statements

HOUSING FINANCE AUTHORITY OF PALM BEACH COUNTY, FLORIDA

STATEMENTS OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION

For the Fiscal Years Ended September 30, 2025 and 2024

	<u>2025</u>	<u>2024</u>
OPERATING REVENUES		
Authority fee income	\$ 868,748	\$ 887,424
Single Family Mortgage Program income	-	6,118
TOTAL REVENUES	<u>868,748</u>	<u>893,542</u>
OPERATING EXPENSES		
Contract services	423,633	406,864
Accounting and auditing fees	50,510	51,505
Legal fees, consulting and administration	28,592	16,882
Other expenses	47,125	31,660
TOTAL EXPENSES	<u>549,860</u>	<u>506,911</u>
INCOME FROM OPERATIONS	<u>318,888</u>	<u>386,631</u>
NON-OPERATING REVENUES (EXPENSES)		
Interest income	689,743	798,071
Repayments on down payment second mortgage assistance program loans	100,000	50,000
Advances for down payment second mortgage assistance program loans		(20,000)
Realized gain/(loss) on investments	411	260
Net appreciation/(depreciation) in the fair value of investments	(464)	5,217
TOTAL NET NON-OPERATING REVENUES	<u>789,690</u>	<u>833,548</u>
INCREASE IN NET POSITION	1,108,578	1,220,179
Net position at beginning of year	<u>16,362,450</u>	<u>15,142,271</u>
Net position at end of year	<u>\$ 17,471,028</u>	<u>\$ 16,362,450</u>

See accompanying notes to the financial statements

HOUSING FINANCE AUTHORITY OF PALM BEACH COUNTY, FLORIDA

STATEMENTS OF CASH FLOWS

For the Fiscal Years Ended September 30, 2025 and 2024

	2025	2024
CASH FLOWS FROM OPERATING ACTIVITIES		
Cash receipts from programs	\$ 868,748	\$ 887,424
Cash receipts from Single Family Mortgage Program	-	6,118
Cash payments for contract and professional services	(570,674)	(396,518)
Cash payments for other expenses	(47,125)	(31,660)
NET CASH PROVIDED BY OPERATING ACTIVITIES	250,949	465,364
CASH FLOWS FROM NON-CAPITAL FINANCING ACTIVITIES		
Release of Funds from escrow	(110,000)	
Receipt of escrow deposits	165,000	-
NET CASH PROVIDED BY NON-CAPITAL FINANCING ACTIVITIES	55,000	-
CASH FLOWS FROM INVESTING ACTIVITIES		
Principal receipts from investments		
GNMA and FNMA Certificates	70,127	49,804
Advances on note receivables	(2,757,149)	(3,931,876)
Receipts on notes receivable	1,053,162	3,201,386
Interest income received on investments and notes receivable	697,161	798,063
Repayments on down payment second mortgage assistance program loans	100,000	50,000
Advances on down payment second mortgage assistance program loans	-	(20,000)
NET CASH PROVIDED BY (USED IN) INVESTING ACTIVITIES	(836,699)	147,377
INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	(530,750)	612,741
Cash and cash equivalents at beginning of year	15,154,211	14,541,470
Cash and cash equivalents at end of year	\$ 14,623,461	\$ 15,154,211

See accompanying notes to the financial statements

HOUSING FINANCE AUTHORITY OF PALM BEACH COUNTY, FLORIDA

STATEMENTS OF CASH FLOWS (Continued)

For the Fiscal Years Ended September 30, 2025 and 2024

	<u>2025</u>	<u>2024</u>
RECONCILIATION OF INCOME FROM OPERATIONS TO NET CASH PROVIDED BY OPERATING ACTIVITIES		
Income from operations	\$ 318,888	\$ 386,631
Adjustments to reconcile income from operations to net cash provided by operating activities		
Increase in accounts payable	3,020	1,551
Increase in due to Palm Beach County	<u>(70,959)</u>	<u>77,182</u>
NET CASH PROVIDED BY OPERATING ACTIVITIES	<u>\$ 250,949</u>	<u>\$ 465,364</u>
NON-CASH FINANCING AND INVESTING ACTIVITIES		
Net appreciation (depreciation) in the fair value of investments	<u>\$ (464)</u>	<u>\$ 5,217</u>

See accompanying notes to the financial statements

HOUSING FINANCE AUTHORITY OF PALM BEACH COUNTY, FLORIDA

NOTES TO FINANCIAL STATEMENTS

September 30, 2025 and 2024

NOTE A - SIGNIFICANT ACCOUNTING POLICIES

Organization and Purpose: The Housing Finance Authority of Palm Beach County, Florida (the "Authority"), a component unit of Palm Beach County, Florida, was created as a Florida Public Corporation in accordance with the Florida Housing Finance Authority Law, Part IV of Chapter 159, Florida Statutes (1979) (the "Housing Act"), following the adoption of an approving ordinance enacted by the Board of County Commissioners of Palm Beach County, Florida, (the "County") to alleviate the shortage of housing available at affordable rates in the County and the shortage of capital for investment in such housing.

Pursuant to the powers granted to the Authority by the Housing Act, the Authority issues single family revenue bonds to finance the purchase of housing by families with low and moderate incomes through investing in mortgage loans to eligible families and multi-family revenue bonds to provide financial assistance to private sector entities for the acquisition, construction, rehabilitation and/or equipping of multi-family rental housing facilities. The first mortgage loans are pledged as the sole security for the payment of the principal and interest on single family revenue bonds, and with respect to multi-family revenue bonds the facilities financed are pledged as collateral, and are payable solely from payments received from or on behalf of the private sector entity. The Authority is not obligated in any manner to repay the bonds. As of September 30, 2025, the Authority has approximately \$380.6 million of Housing Revenue Bonds outstanding that were originally issued in the aggregate principal amount of \$476.8 million. Management of the Authority has determined the Housing Revenue Bond Agreements reflect a limited commitment as defined by Government Accounting Standards Board ("GASB") Statement No. 91, *Conduit Debt Obligations*. Limited commitments include those efforts to protect the tax-exempt status of the bonds or assisting with transfers of debt service from the third-party obligor to the fiscal agents. Limited commitments do not create the probability of future debt service payments directly from the issuer. Bonds issued by the Authority are not deemed to constitute debt of the Authority, Palm Beach County, the State of Florida, or any political subdivision thereof.

The Authority also issues mortgage credit certificates to first-time homebuyers; the insurance of mortgage credit certificates does not create an asset or liability of the Authority. The Authority has also entered into interlocal agreements with other housing finance authorities to allow for the origination of single family mortgage loans in Palm Beach County; these loan programs do not create an asset or liability of the Authority. In connection with the mortgage credit certificates and single-family mortgage programs, the Authority has funded down payment assistance second mortgages as further described in Note D. The Authority also makes loans of its surplus funds for the development of affordable housing.

Basis of Presentation and Accounting: The financial statements of the Authority have been prepared in conformity with accounting principles generally accepted in the United States of America ("GAAP") as applied to governmental units. The GASB is the accepted standard-setting body for establishing governmental and financial reporting principles. The Authority's operations are accounted for in a single enterprise fund. The Authority uses the accrual basis of accounting under which revenues are recognized in the period earned and expenses are recognized in the period liabilities are incurred.

HOUSING FINANCE AUTHORITY OF PALM BEACH COUNTY, FLORIDA

NOTES TO FINANCIAL STATEMENTS

September 30, 2025 and 2024

NOTE A - SIGNIFICANT ACCOUNTING POLICIES (Continued)

Financial Reporting Entity: In evaluating how to define the Authority for financial reporting purposes, management has considered all potential component units. The decision whether or not to include a potential component unit in the reporting entity was made by applying the criteria set forth in GAAP. As defined by GAAP, the financial reporting entity consists of (a) the primary government, (b) organizations for which the primary government is financially accountable, and (c) other organizations for which the primary government is not accountable, but for which the nature and significance of their relationship with the primary government are such that exclusion would cause the reporting entity's financial statements to be misleading or incomplete. Component units are legally separate organizations for which the elected officials of the primary government are financially accountable. In addition, component units can be other organizations for which the nature and significance of their relationship with the primary government are such that exclusion would cause the reporting entity's financial statements to be misleading or incomplete.

The Authority found that the only entity to consider when applying the above criteria was Palm Beach County, Florida. The Board of County Commissioners of Palm Beach County appoints the governing Board of the Authority and is financially accountable for the operations of the Authority. Accordingly, the Authority is considered a component unit of Palm Beach County, Florida.

Measurement Focus: The Authority's single enterprise fund is accounted for on a cost of service or "economic resources" measurement focus. This means that assets and all activities are included in the statement of net position. Operating statements present increases (revenues) and decreases (expenses) in net position.

Budgets: The Authority adopts an annual, operating budget as a financial plan for the year. The budget is adopted by the governing board as an operating plan and budgetary basis financial statements are not presented because there is no legal requirement to report budgetary basis financial information.

Cash and Cash Equivalents: Cash and cash equivalents consist of money market mutual funds, the Palm Beach County Investment Pool, and investments in the Florida Prime Fund managed by the State of Florida, State Board of Administration. The Authority considers all highly liquid investments with an original maturity of three months or less and all deposits withdrawable upon demand to be cash equivalents. Deposits in the Florida Prime Fund and the Palm Beach County Investment Pool are generally available for withdrawal by the Authority on a next day basis and are therefore considered cash equivalents.

HOUSING FINANCE AUTHORITY OF PALM BEACH COUNTY, FLORIDA

NOTES TO FINANCIAL STATEMENTS

September 30, 2025 and 2024

NOTE A - SIGNIFICANT ACCOUNTING POLICIES (Continued)

Investments: In accordance with the Authority's investment policy, the Authority may invest in the following investments for the purpose of generating income from available funds on hand:

- The Florida Prime Fund or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act as provided in Section 163.01, Florida Statutes.
- Securities and Exchange Commission registered money market funds with the highest credit quality rating from a Nationally Recognized Statistical Rating Organization.
- Savings accounts in state certified qualified public depositories, as defined in Section 280.02, Florida Statutes.
- Certificates of deposit in state certified qualified public depositories, as defined in Section 280.02, Florida Statutes.
- Direct obligations of the U.S. Treasury.
- Federal agencies and instrumentalities.

The Authority may also enter into transactions made for its organizational purposes. These transactions include investments in first or second mortgage loans, mortgage-backed securities, custodial receipts (also known as "interest only strips" or "excess interest portions"), or other qualifying housing development loans made pursuant to Part IV, Chapter 159 Florida Statutes.

Investments are recorded at fair value based on quoted market prices. When a readily available quoted market value is not available, fair value is based on management's best estimate by reference to market data comparables.

The effective yield on the Authority's cash and cash equivalents and investments as of September 30, 2025 and 2024 was approximately 4.32% and 4.98%, respectively.

Restricted Assets: Restricted resources are used first to fund expenses incurred for restricted purposes.

Insurance: The Authority does not purchase commercial insurance, but relies on the constitutional doctrine of Sovereign Immunity for general liability claims under Florida law. Sovereign Immunity generally limits liability to \$200,000 per person/\$300,000 per incident unless a claims bill is approved by the Florida Legislature awarding damages in excess of that amount. The Authority is also covered through a policy held by Palm Beach County. The Authority has not incurred any claims over the past three fiscal years.

Ad Valorem Taxes: The Authority receives no ad valorem property tax revenues.

Compensated Absences and Other Postemployment Benefits: The Authority has no compensated absence obligations or postemployment benefits because all of its personnel and related benefit costs are provided under an outsource agreement with the County. During the years ended September 30, 2025 and 2024, the Authority's costs related to such contract services were \$423,633 and \$406,864, respectively.

HOUSING FINANCE AUTHORITY OF PALM BEACH COUNTY, FLORIDA

NOTES TO FINANCIAL STATEMENTS

September 30, 2025 and 2024

NOTE A – SIGNIFICANT ACCOUNTING POLICIES (Continued)

Net Position: The financial statements utilize a net position presentation. Net position is categorized as:

Restricted – This component of net position consists of constraints placed on the use of net position by external restrictions imposed by creditors (such as through debt covenants), grantors, contributors, or laws or regulations of other governments or constraints imposed by law through constitutional provisions or enabling legislation. The Authority had no restricted net position at September 30, 2025 or 2024.

Unrestricted – This component of net position consists of elements of net position that do not meet the definition of *Restricted*.

Revenues and Expenses: The Authority realizes both operating and non-operating revenues and expenses. Operating revenues are derived from fees collected in connection with the issuance of multi-family bond issues and loan origination fees for single family programs. Operating expenses are the expenses related to administration of those programs. Non-operating revenues and expenses result principally from interest income and expense and net proceeds, investments, and arbitrage rebate refunds from redemption of bonds.

Multi-family fees are collected from the developers of multi-family housing projects and consist of periodic fees paid to the Authority based on fixed fee amounts or on a specified percentage of the outstanding principal balances of the long-term debt which financed the projects. The Authority may also collect fees from multi-family project developers at the time of application and upon closing of the related long-term debt. Multi-family fee structures and rates are established by policy.

Implementation of GASB Statements: The Authority implemented any new GASB Statements during the fiscal year ended September 30, 2025.

GASB Statement No. 101, *Compensated Absences*, the objective of this Statement is to better meet the information needs of financial statement users by updating the recognition and measurement guidance for compensated absences. The objective is achieved by aligning the recognition and measurement guidance under a unified model and by amending certain previously required disclosures. This Statement was implemented by the Authority for the fiscal year ending September 30, 2025; however, there was no impact to the Authority.

GASB Statement No. 102, *Certain Risk Disclosures*, the objective of this Statement is to provide users of governmental financial statements with essential information about risks related to a government's vulnerabilities due to certain concentrations or constraints. This Statement was implemented by the Authority for the fiscal year ending September 30, 2025; however, there was no impact to the Authority.

Recent GASB Pronouncements: The Governmental Accounting Standards Board has also issued new Statements effective in future years. Management has not completed its analysis of the effects, if any, of the following GASB statements that may be applicable to the financial statements of the Authority:

GASB Statement No. 103, *Financial Reporting Model Improvements*, the objective of this Statement is to improve key components of the financial reporting model to enhance its effectiveness in providing information that is essential for decision making and assessing a government's accountability. The requirements of this Statement will be effective for the Authority for the fiscal year ending September 30, 2026.

HOUSING FINANCE AUTHORITY OF PALM BEACH COUNTY, FLORIDA

NOTES TO FINANCIAL STATEMENTS

September 30, 2025 and 2024

NOTE A - SIGNIFICANT ACCOUNTING POLICIES (Continued)

GASB Statement No. 103, *Financial Reporting Model Improvements*, the objective of this Statement is to improve key components of the financial reporting model to enhance its effectiveness in providing information that is essential for decision making and assessing a government's accountability. The requirements of this Statement will be effective for the Authority for the fiscal year ending September 30, 2026.

GASB Statement No. 104, *Disclosure of Certain Capital Assets*, the objective of this Statement is to provide users of governmental financial statements with essential information about certain types of capital assets. The requirements of this Statement will be effective for the Authority for the fiscal year ending September 30, 2026.

GASB Statement No. 105, *Subsequent Events*, the objective of this Statement is to improve the financial reporting requirements for subsequent events, thereby enhancing consistency in their application and better meeting the information needs of financial statement users. The requirements of this Statement will be effective for the Authority for the fiscal year ending September 30, 2026.

Estimates: The preparation of financial statements in conformity with GAAP requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosures of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

NOTE B - CASH AND CASH EQUIVALENTS AND INVESTMENTS

Cash and Cash Equivalents: At September 30, 2025 and 2024, cash and cash equivalents consisted of the following:

	<u>2025</u>	<u>2024</u>
Unrestricted:		
Florida Prime Fund	\$ 28,170	\$ 26,912
Federated Government Obligations		
Tax-Managed Fund	1,577,479	1,577,479
Fidelity Governmental Fund	1,577,479	1,577,479
Goldman Sachs Financial Square Government Fund	2,778,294	3,743,183
Fidelity Institutional Money Market Treasury Portfolio	23,175	17,036
Palm Beach County Investment Pool	<u>8,473,864</u>	<u>8,102,123</u>
	14,458,461	15,044,211
Restricted:		
Fidelity Institutional Money Market Treasury Portfolio	<u>110,000</u>	<u>110,000</u>
Total cash and cash equivalents	<u>\$ 14,623,461</u>	<u>\$ 15,154,211</u>

HOUSING FINANCE AUTHORITY OF PALM BEACH COUNTY, FLORIDA

NOTES TO FINANCIAL STATEMENTS

September 30, 2025 and 2024

NOTE B - CASH AND CASH EQUIVALENTS AND INVESTMENTS (Continued)

The investment in Florida Prime consists of equity in an external investment pool administered by the State of Florida pursuant to statutory requirements and operated in a manner consistent with the SEC's Rule 2a7 of the Investment Company Act of 1940. Rule 2a7 allows SEC registered mutual funds to use amortized cost rather than fair value to report net position used to compute share prices if certain conditions are met. Those conditions include restrictions on the types of investments held, restrictions on the term-to-maturity of individual investments and the dollar-weighted average of the portfolio, requirements for portfolio diversification, and requirements for divestiture considerations in the event of security downgrades and defaults, and required actions if the fair value of the portfolio deviates from amortized cost by a specified amount. The fair value of the position in the pool is considered to be the same as the Authority's account balance (amortized cost) in the pool. The investment in the pool is not evidenced by securities that exist in physical or book entry form.

The Federated Government Obligations Tax-Managed Fund, Fidelity Governmental Fund, Goldman Sachs Financial Square Government Fund, and Fidelity Institutional Money Market Treasury Portfolio are open end, institutional, money market funds investing in U.S. Treasury and agency obligations and repurchase and reverse repurchase agreements. These money market mutual funds are reported at fair value based on the net asset value (NAV) quoted on a national stock exchange.

On July 10, 2009, the Authority entered into an interlocal agreement with the Clerk and Comptroller, Palm Beach County, to appoint the Clerk as investment manager for the Authority with respect to funds designated by the Authority for investment in the Palm Beach County Investment Pool. The County's pooled cash fund is a highly liquid investment pool of approximately \$4.3 billion and \$3.7 billion as of September 30, 2025 and 2024 respectively, of which approximately 21% and 20%, respectively, is invested in U.S. Government and Agency obligations. Almost all remaining amounts at September 30, 2025 and 2024 were invested in money market accounts and certificate of deposits. The fair value of the Authority's investment in the Palm Beach County Investment Pool is based on information provided by the Clerk and Comptroller, Palm Beach County, Florida. The County's investment policy for this pool requires that all securities be insured or registered in the name of the County and held by a third party custodial institution, with capital and surplus stock of at least \$500 million and a separate custody account at the Federal Reserve Bank that is restricted for the safekeeping of County-owned securities. The equity in the County pooled cash system is available to the Authority on a demand basis. Additional information is available from the County's Annual Comprehensive Financial Report (ACFR) regarding the County's investment policy, interest rate risk, credit risk, custodial credit risk and concentration of credit risk.

The County's ACFR may be viewed on-line at www.mypalmbeachclerk.com/departments/finance/county-financial-information/comprehensive-annual-financial-report or may be ordered from Palm Beach County Clerk & Comptroller, Attn: Financial Reporting, 301 North Olive Avenue, West Palm Beach, Florida 33401, or by calling (561) 355-2912.

At September 30, 2025 and 2024, restricted cash equivalents of \$165,000 and \$110,000, respectively, were held as escrow deposits from the developers (See Note E).

HOUSING FINANCE AUTHORITY OF PALM BEACH COUNTY, FLORIDA

NOTES TO FINANCIAL STATEMENTS

September 30, 2025 and 2024

NOTE B - CASH AND CASH EQUIVALENTS AND INVESTMENTS (Continued)

Investments: The cost and fair value of Government National Mortgage Association (GNMA) and Federal National Mortgage Association (FNMA) investments at September 30, 2025 and 2024 are as follows:

	September 30, 2025		
	Cost	Fair Value	Unrealized Appreciation
FNMA Certificates bearing interest at 5.49%, due November 1, 2032	\$ 45,308	\$ 45,664	\$ 356
GNMA Certificates bearing interest at 5.49%-6.40%, due October 30, 2030 through March 15, 2032	86,732	88,590	1,858
	\$ 132,040	\$ 134,254	\$ 2,214
	September 30, 2024		
	Cost	Fair Value	Unrealized Appreciation
FNMA Certificates bearing interest at 5.49%, due August 1, 2032 through November 1, 2032	\$ 78,056	\$ 78,368	\$ 312
GNMA Certificates bearing interest at 5.49%-7.00%, due April 15, 2025 through August 15, 2032	123,702	128,066	2,364
	\$ 201,758	\$ 204,434	\$ 2,676

The net change in the fair value for the years ended September 30, 2025 and 2024 was a decrease of \$464 and an increase of \$5,217, respectively.

The Authority monitors the following deposit and investment risks:

Interest Rate Risk: Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of an investment. The money market mutual funds and Florida Prime have a weighted average maturity of less than 90 days, resulting in minimal interest rate risk. The Palm Beach County Investment Pool Portfolio has an effective duration of approximately 0.7 years. The Authority's investment policy limits the maturity of investments to match cash and anticipated cash flow requirements. The investment in GNMA and FNMA securities are subject to interest rate risk as a function of the length of time to maturity (generally greater than 10 years) and are based on pools of residential home mortgage loans which are subject to prepayments and, therefore, are highly sensitive to changes in interest rates. The table below summarizes the scheduled maturities of these securities at September 30, 2025.

HOUSING FINANCE AUTHORITY OF PALM BEACH COUNTY, FLORIDA

NOTES TO FINANCIAL STATEMENTS

September 30, 2025 and 2024

NOTE B - CASH AND CASH EQUIVALENTS AND INVESTMENTS (Continued)

	Fair Value of Investment Maturities		
	One to Five Years	Six to Ten Years	More Than Ten Years
FNMA Certificates bearing Interest at 5.49%	\$ -	\$ 45,664	\$ -
GNMA Certificates bearing Interest at 5.49% - 7.00%	-	88,590	-
	<u>\$ -</u>	<u>\$ 134,254</u>	<u>\$ -</u>

Credit Risk: Credit risk is the risk that an issuer will not fulfill its obligations. The Authority’s investment policy addresses credit risk by limiting allowable investments to the Florida Prime Fund, deposits with a financial institution meeting the requirements of a Florida qualified public depository, Securities Exchange Commission registered money market funds with the highest credit quality rating from a Nationally Recognized Statistical Rating Organization (NRSRO), and securities guaranteed by the U.S. Government. The policy also provides that the Authority may provide funding for or acquire an interest in first or second mortgage loans, custodial receipts or any other loan made in conjunction with a qualified housing development as defined by Florida Statutes. The security rating by a Nationally Recognized Statistical Rating Organization is an indication of credit risk. The Palm Beach County Investment Pool consists of investments that comply with the Authority’s investment policy with an average credit rating of AA+/Aa1/AA+. The GNMA and FNMA securities are rated AA+ and the Florida Prime Fund, Federated Government Obligations Tax-Managed Fund, Fidelity Governmental Fund, Goldman Sachs Financial Square Government Fund, and Fidelity Institutional Money Market Treasury Portfolio are rated AAAM by Standard & Poor’s at September 30, 2025.

Custodial Credit Risk: Custodial credit risk is defined as the risk that the Authority may not recover the securities held by another party in the event of a financial failure. The Authority’s investment policy for custodial credit risk requires all investment securities to be held in the Authority’s name by a third party safekeeping institution. The investments in the Florida Prime Fund, Federated Government Obligations Tax-Managed Fund, Fidelity Governmental Fund, Goldman Sachs Financial Square Government Fund, Palm Beach County Investment Pool and Fidelity Institutional Money Market Treasury Portfolio are considered *unclassified* pursuant to the custodial credit risk categories. The investments in FNMA and GNMA securities are held by the Authority’s safekeeping agent in the Authority’s name.

Concentration of Credit Risk: Concentration of credit risk is defined as the risk of loss attributed to the magnitude of an investment in a single issuer. The Authority’s investment policy addresses the concentration of credit risk by diversifying to the extent practicable to control the risk of loss resulting from over concentration of assets in a specific maturity, issuer, instrument, dealer or bank. At September 30, 2025 and 2024, approximately 34% and 38%, respectively, of the Authority’s investments were in FNMA certificates, and 66% and 62%, respectively, were in GNMA certificates.

Fair Value of Investments: The Authority follows the provisions of GASB Statement No. 72, *Fair Value Measurement and Application*, which establishes a framework for measuring the fair value of investments in a fair value hierarchy that prioritizes the inputs to valuation techniques used to measure fair value. The hierarchy gives highest priority to unadjusted quoted prices in active markets for identical assets (Level 1 measurements) and the lowest priority to unobservable inputs (Level 3 measurements). The three levels of the fair value hierarchy under GASB Statement No. 72 are described below:

HOUSING FINANCE AUTHORITY OF PALM BEACH COUNTY, FLORIDA

NOTES TO FINANCIAL STATEMENTS

September 30, 2025 and 2024

NOTE B - CASH AND CASH EQUIVALENTS AND INVESTMENTS (Continued)

Level 1: Inputs to the valuation methodology are unadjusted quoted prices for identical assets in active markets that the Authority has the ability to access at the measurement date.

Level 2: Inputs to the valuation methodology include the following:

- Quoted prices for similar assets in active markets.
- Quoted prices for identical or similar assets in inactive markets.
- Inputs other than quoted prices that are observable for the assets.
- Inputs that are derived principally from or corroborated by observable market data by correlation or other means.

If the asset has a specified contractual term, the Level 2 input must be observable for substantially the full term of the asset.

Level 3: Inputs to the valuation methodology are unobservable and significant to the fair value measurement. These unobservable inputs reflect the entity's own estimates for assumptions that market participants would use in pricing the asset or liability. Valuation techniques would typically include discounted cash flow models and similar techniques, but may also include the use of market prices of assets that are not directly comparable to the subject asset.

The fair value measurement of an asset within the fair value hierarchy is based on the lowest level of any input that is significant to the fair value measurement. Valuation techniques used need to maximize the use of observable inputs and minimize the use of unobservable inputs. The categorization of an investment within the fair value hierarchy is based upon the pricing transparency of the investment and does not necessarily correspond to the Authority's perceived risk of that investment.

Valuation Methodologies: The following valuation methods and assumptions were used by the Authority in estimating the fair value of financial instruments that are measured at fair value on a recurring basis under GASB Statement No. 72:

FNMA and GNMA Certificates: Valued at the closing price reported on the active exchange on which the individual securities are actively traded. Securities that are not actively traded are valued using a matrix pricing technique based on the securities' relationship to quoted benchmark prices.

The methods and assumptions described above may produce a fair value calculation that may not be indicative of net realizable value or reflective of future fair values. Furthermore, while the Authority believes its valuation methodologies are appropriate and consistent with other market participants, the use of different methodologies or assumptions to determine fair value of certain financial instruments could result in a different fair value measurement at the reporting date. There were no changes in the methods and assumptions used for the year ended September 30, 2025.

Fair Value of Investments: The financial assets measured at fair value on a recurring basis include the Authority's FNMA and GNMA Certificates. There were no liabilities measured at fair value on a recurring basis at September 30, 2025 and 2024. The fair value of the Authority's FNMA and GNMA Certificates at September 30, 2025 and 2024 were all considered to be Level 2 assets.

HOUSING FINANCE AUTHORITY OF PALM BEACH COUNTY, FLORIDA

NOTES TO FINANCIAL STATEMENTS

September 30, 2025 and 2024

NOTE C – NOTES RECEIVABLE – (Continued)

Changes in notes receivable for the years ended September 30, 2025 and 2024 consisted of the following:

<u>September 30, 2025</u>	<u>Balance at Beginning of Year</u>	<u>Advances</u>	<u>Repayments</u>	<u>Balance at End of Year</u>	<u>Current Portion</u>
Habitat for Humanity of South Palm Beach County	\$ 802,429	\$ -	\$ (37,646)	\$ 764,783	\$ 37,646
Community Land Trust of Palm Beach County - Davis Commons, LLC	41,556	17,103	-	58,658	58,658
West Palm Beach Housing Authority	403,470	540,046	(943,516)	-	-
Habitat for Humanity of Greater Palm Beach County	<u>-</u>	<u>2,200,000</u>	<u>(72,000)</u>	<u>2,218,000</u>	<u>96,000</u>
	<u>\$ 1,247,455</u>	<u>\$ 2,757,149</u>	<u>\$ (1,053,162)</u>	<u>\$ 2,951,442</u>	<u>\$ 192,304</u>
Current portion	<u>79,202</u>			<u>192,304</u>	
Noncurrent portion	<u>\$ 1,168,253</u>			<u>\$ 2,759,138</u>	
<u>September 30, 2024</u>	<u>Balance at Beginning of Year</u>	<u>Advances</u>	<u>Repayments</u>	<u>Balance at End of Year</u>	<u>Current Portion</u>
Habitat for Humanity of South Palm Beach County	\$ 455,982	\$ 375,000	\$ (28,553)	\$ 802,429	\$ 37,646
Community Land Trust of Palm Beach County - Davis Commons, LLC	60,983	40,241	(59,668)	41,556	41,556
West Palm Beach Housing Authority	<u>-</u>	<u>3,516,635</u>	<u>(3,113,165)</u>	<u>403,470</u>	<u>-</u>
	<u>\$ 516,965</u>	<u>\$ 3,931,876</u>	<u>\$ (3,201,386)</u>	<u>\$ 1,247,455</u>	<u>\$ 79,202</u>
Current portion	<u>80,141</u>			<u>79,202</u>	
Noncurrent portion	<u>\$ 436,824</u>			<u>\$ 1,168,253</u>	

HOUSING FINANCE AUTHORITY OF PALM BEACH COUNTY, FLORIDA

NOTES TO FINANCIAL STATEMENTS

September 30, 2025 and 2024

NOTE C - NOTES RECEIVABLES (Continued)

During the year ended September 30, 2021, the Authority approved a \$1,000,000 non-revolving loan agreement with Habitat for Humanity of South Palm Beach County, Inc. to finance the construction of eight single family homes located in Boynton Beach and Delray Beach, Florida. The loan is secured by certain first mortgage loans. The loan is due July 23, 2049, or such earlier date on which the principal amount has been paid in full and bears interest at 1% per annum. Payments of principal and interest are payable on the 23rd day of each month beginning November 23, 2020, until principal balance is reduced to \$0. The amount available at September 30, 2025 and September 30, 2024 was \$0 and \$125,000, respectively.

During the year ended September 30, 2023, the Authority approved a \$5,100,000 loan agreement with Community Land Trust of Palm Beach County - Davis Commons project to fund the construction costs of a 28-unit deed-restricted, low to moderate income for sale townhome development off of Davis Road in unincorporated Palm Beach County. The note bears interest at 2% per annum and matures August 15, 2025, but an amendment on August 9, 2025 extended the maturity date to June 30, 2027. Payments of interest only are payable the first day of each month from October 1, 2023 through maturity. The loan is secured by a mortgage lien on the properties. The total amount available under the loan agreement at September 30, 2025 and September 30, 2024 was \$5,041,342 and \$5,058,445, respectively.

During the year ended September 30, 2023, the Authority approved a \$500,000 revolving loan agreement with West Palm Beach Housing Authority to construct and equip 17 "Cottage Homes" located at 3551 South Military Trail and 4521 Clemens Street in unincorporated Palm Beach County. The loan is due the later of (a) 2 years from closing date or (b) 90 days from completion date at 2% per annum. Payments of principal and interest are payable the first day of each month from March 1, 2023 through maturity. The loan was secured by a mortgage lien on the properties. This revolving loan agreement is no longer outstanding per its terms.

During the year ended September 30, 2025, the Authority approved a \$2,200,000 long-term loan with Habitat for Humanity of Greater Palm Beach County to repay 3 current outstanding lines of credit. Repayment for these high interest lines of credit will allow the HFHGPBC to use the savings towards construction of up to 18 homes over the next 2 years in Lake Worth Beach, Lantana, Pahokee and South Bay. The interest rate is 1% with principal monthly repayment with interest due on the first day of the month. The security for the loan is certain first mortgage loans.

NOTE D - DOWN PAYMENT SECOND MORTGAGE ASSISTANCE - LOANS RECEIVABLE

During the year ended September 30, 2013, the Authority entered into an interlocal agreement with the Lee County Housing Finance Authority ("Lee HFA") to originate first mortgage loans in Palm Beach County (the "Single Family Loan Program"). Lee HFA entered into first mortgage origination agreements with participating lenders to make 30-year fixed rate loans to homebuyers in their respective county. The Authority received income from its participation in the Lee HFA program in the amount of \$0, during the year ended September 30, 2025 and \$6,118 for the year ended September 30, 2024. During the years ended September 30, 2025 and 2024, the Authority disbursed \$0 and \$20,000, respectively, to fund second mortgages under its second mortgage loans (down payment assistance loans) program and received repayments of \$100,000 and \$50,000, respectively.

HOUSING FINANCE AUTHORITY OF PALM BEACH COUNTY, FLORIDA

NOTES TO FINANCIAL STATEMENTS

September 30, 2025 and 2024

NOTE D - DOWN PAYMENT SECOND MORTGAGE ASSISTANCE - LOANS RECEIVABLE (Continued)

Management of the Authority believes that substantial uncertainty exists regarding the timing and the ultimate collectability of all of its down payment second mortgage assistance loans. The Authority treats funding of the loans as a current expense and future repayments, if any, will be recorded as revenue when received. At September 30, 2025 and 2024, the outstanding balance of the down payment second mortgage assistance program loans totaled \$1,220,214 and \$1,320,214, respectively.

NOTE E - ESCROW DEPOSITS

Escrow deposits consist of “good faith” deposits received from developers. Deposits are received at such time as a developer enters into a Memorandum of Agreement with the Authority in connection with the proposed issuance of bonds or a development loan. The amount of a good faith deposit is determined by the Authority’s Board and is held in escrow to be returned in whole to the developer at bond or loan closing, or under certain circumstances used to pay the Authority’s and/or staff’s costs and expenses if the bond or loan financing is not completed.

Escrow deposits at September 30, 2025 and 2024 are as follows:

	<u>2025</u>	<u>2024</u>
Good faith deposits:		
Village of Valor	\$ 55,000	\$ 55,000
Lakeshore	55,000	55,000
Waterview	-	-
Calusa Pointe II	<u>55,000</u>	<u>-</u>
Total	<u>\$ 165,000</u>	<u>\$ 110,000</u>

During the year ended September 30, 2025, the Authority received \$165,000 of deposits from developers and refunded \$110,000 to developers. During the year ended September 30, 2024, the Authority received \$110,000 of deposits from developers and refunded \$110,000 to developers.

NOTE F - LOAN PROGRAM ASSISTANCE

During the year ended September 30, 2003, the Authority provided for the extension of the loan origination period of the 2001 Series A Single Family Mortgage Bond Program funds for a second mortgage program in an amount up to \$7,500 to assist mortgagors with the closing costs and down payment requirements for the purchase of their home. The loans bear interest at 1% due at the time the mortgagors’ first mortgage loan is satisfied. Because of the speculative nature of this loan program, the Authority treats the funding of such loans as a current expense and the future repayments, if any, as revenue when received. The Authority contributed \$103,315 to establish this second mortgage program in fiscal 2002. The balance due under these loans as of September 30, 2025 and September 30, 2024 was \$0 and \$1,275, respectively. Principal payments in the amounts of \$1,275 and \$1,190 were received during the fiscal years ended September 30, 2025 and September 30, 2024, respectively.

HOUSING FINANCE AUTHORITY OF PALM BEACH COUNTY, FLORIDA

NOTES TO FINANCIAL STATEMENTS

September 30, 2025 and 2024

NOTE G - UNRESTRICTED NET POSITION

At September 30, 2025 and 2024, unrestricted net position includes amounts approved and designated by the Board of the Authority for the following purposes:

	<u>2025</u>	<u>2024</u>
Down Payment Second Mortgage Assistance Program:		
Available for additional down payment assistance	\$ 1,779,786	\$ 1,679,786
Single Family Loan Purchase Fund:		
Habitat for Humanity of South Palm Beach County	-	125,000
Brooks Subdivision loans	1,430,000	1,430,000
Habitat for Humanity of Greater Palm Beach County	-	2,200,000
Revolving Construction Loan Fund:		
West Palm Beach Housing Authority	-	96,530
Habitat for Humanity of Palm Beach County	-	750,000
Community Land Trust of Palm Beach County - Davis Commons	5,041,342	5,058,445
Urban League of Palm Beach County	-	1,200,000
Rivera Beach Community Development Corporation	1,000,000	1,000,000
Legacy at 45 th Street, LLC / PBCHA	3,900,000	-
Available for additional revolving loans	<u>358,659</u>	<u>1,195,025</u>
Total Designated for Loan Programs	13,634,786	14,734,786
Undesignated(*)	<u>3,836,242</u>	<u>1,627,664</u>
Total Unrestricted Net Position(*)	<u>\$ 17,471,028</u>	<u>\$ 16,362,450</u>

(*) The unrestricted component of net position is the net amount of the assets, deferred outflows of resources, liabilities, and deferred inflows of resources that are not included in the determination of net investment in capital assets or the restricted components of net position, if any. Undesignated amounts are not intended to represent available cash or liquid investments as of year-end.

In 2013, the Authority Board approved various down payment second mortgage assistance programs which are ongoing at September 30, 2025 (See Note D).

The Authority Board approved \$1,650,000 for a Single Family Loan Purchase Fund in 2019. During the year ended September 30, 2020, the Authority Board approved an increase to \$4,000,000 and earmarked a \$1,000,000 loan for Habitat for Humanity of South Palm Beach County and preliminarily approved a \$1,430,000 loan for the Brooks Subdivision project. During the fiscal year ended September 30, 2022, the Authority Board reduced the total Single Family Loan Purchase Fund to the \$2,430,000 needed to fund the current loan or commitments. During the fiscal year ended September 30, 2024, the Authority Board increased the Single Family Loan Purchase Fund in relation to a preliminary approval for a \$2,200,000 loan request for Habitat for Humanity of Greater Palm Beach County. As of September 30, 2025 and 2024, no amount remained available for use from the Single Family Loan Purchase Fund.

HOUSING FINANCE AUTHORITY OF PALM BEACH COUNTY, FLORIDA

NOTES TO FINANCIAL STATEMENTS

September 30, 2025 and 2024

NOTE G - UNRESTRICTED NET POSITION (Continued)

During the year ended September 30, 2017, the Authority approved an increase to \$6,250,000 for revolving construction loans. During the year ended September 30, 2024, revolving construction loans were increased to \$9,300,000. During the year ended September 30, 2025, revolving construction loans were increased to \$10,300,000. At September 30, 2025 and 2024, \$358,659 and \$1,195,025, respectively, remains available for additional surplus loans.

During the year ended September 30, 2021, the Authority approved a \$500,000 revolving loan to the West Palm Beach Housing Authority for the construction of a 17 unit Cottage Home Project located in Lake Worth, Florida. The amount available at September 30, 2025 and 2024 was \$0 and \$96,530, respectively.

During the year ended September 30, 2020, the Authority approved a \$1,000,000 long-term loan with Habitat for Humanity of South Palm Beach County to finance the construction and permanent funding of up to 8 homes. The interest rate is 1% with principal monthly repayment equal to the mortgage loan payments made by homebuyers to Habitat for Humanity of South Palm Beach County. The security for the loan is certain first mortgage loans. The amount available at September 30, 2025 and 2024 was \$0 and \$125,000, respectively.

During the year ended September 30, 2020, the Authority authorized a \$1,500,000 construction loan with Habitat for Humanity of Palm Beach County to fund construction costs of 13 single family homes in Belle Glade, Pahokee, and South Bay, Florida. The final loan agreement has not been approved as of September 30, 2024, and therefore the amount available at September 30, 2024 was \$750,000.

In 2022 the Authority Board designated \$5,100,000 loan with Davis Commons, LLC, a sole purpose development entity of the Community Land Trust of Palm Beach County and the Treasure Coast and Housing Partnership, Inc., of which still has an available amount at September 30, 2025 and 2024 of \$5,041,342 and \$5,058,445, respectively (See Note C).

During the year ended September 30, 2022, the Authority gave conceptual approval for a \$1,200,000 construction loan with the Urban League of Palm Beach County to fund the construction of five single family homes on in-fill lots in the City of West Palm Beach. The final loan agreement has not been approved as of September 30, 2024, and the loan was not pursued by the Urban League and the reservation of funds was cancelled. Therefore the amount reserved at September 30, 2024 was \$1,200,000.

During the year ended September 30, 2024, the Authority gave preliminary approval for a construction loan not to exceed \$1,000,000 with the Riveria Beach Community Development to fund the housing project known as "Vilas at Solana". The amount available at September 30, 2025 and 2024 was \$1,000,000.

During the year ended September 30, 2023, the Authority approved the making of a \$2,500,000 revolving construction loan with Legacy at 45th Street, LLC which is a sole purpose entity of the Palm Beach County Housing Authority created to own and operate a 48-unit affordable rental apartment complex on 45th Street in the City of West Palm Beach. During fiscal year September 30, 2024, the Authority Board was no longer moving forward with the revolving loan and therefore, the balance as of September 30, 2024 was \$0. During fiscal year September 30, 2025, the Authority board reconsidered making a loan of up to \$3,900,000 for the project under certain terms. As of September 30, 2025 the available balance was \$3,900,000.

**COMPLIANCE REPORT AND
MANAGEMENT LETTER**

**Independent Auditors' 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***

To the Honorable Chair and Members of the Board
Housing Finance Authority of Palm Beach County, Florida

We have audited, in accordance with auditing standards generally accepted in the United States of America (“GAAS”) and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (“*Government Auditing Standards*”), the financial statements of the Housing Finance Authority of Palm Beach County, Florida, a component unit of the Palm Beach County, (the “Authority”) as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the Authority’s basic financial statements, and have issued our report thereon dated March 13, 2026.

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) as a basis for designing 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 Authority’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 and significant deficiencies. However, material weaknesses or significant deficiencies may exist that were not identified.

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 financial statements. 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 result 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 Authority's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

CBIZ CPAs P.C.

Boca Raton, Florida

March 13, 2026

**Management Letter in Accordance with the Rules of the
Auditor General of the State of Florida**

To the Honorable Chair and Members of the Board
Housing Finance Authority of Palm Beach County, Florida

Report on the Financial Statements

We have audited the financial statements of the Housing Finance Authority of Palm Beach County, Florida, a component unit of Palm Beach County, Florida, (the “Authority”), as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated March 13, 2026.

Auditors’ 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 Auditors’ 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 Independent Accountants’ 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 March 13, 2026, 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. There were no findings or recommendations made in the prior year audit report.

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 this management letter, unless disclosed in the notes to the financial statements. This information is disclosed in Note A to the financial statements. There were no component units related to the Authority.

Financial Condition and Management

Sections 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 the review of financial information provided by same. The assessment was performed as of the fiscal year end.

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

Property Assessed Clean Energy (PACE) Program

Section 10.554(1)(i)6.a., Rules of the Auditor General, requires a statement as to whether a PACE program authorized pursuant to Section 163.081 or Section 163.082, Florida Statutes, did/did not operate within the Authority's geographical boundaries during the fiscal year under audit. During the fiscal year ended September 30, 2025, the PACE program did not operate within the Authority's geographical boundaries.

Special District Component Units

Section 10.554(1)(i)5.c., Rules of the Auditor General, requires, if appropriate, that we communicate failure of a special district that is a component unit of a county, municipality, or special district, to provide the financial information necessary for proper reporting of the component unit within the audited financial statements of the county, municipality, or special district in accordance with Section 218.39(3)(b), Florida Statutes. In connection with our audit, we did not note any special district component unit that failed to provide the necessary information for proper reporting in accordance with Section 218.39(3)(b), Florida Statutes.

Specific Information

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, the Authority reported:

- a. The total number of Authority employees compensated in the last pay period of the Authority's fiscal year as 0.
- b. The total number of independent contractors to whom nonemployee compensation was paid in the last month of the Authority's fiscal year as 0.
- c. All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as \$0.
- d. All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency as \$0.
- e. Each construction project with a total cost of at least \$65,000 approved by the Authority that is scheduled to begin on or after October 1 of the fiscal year being reported, together with that total expenditures for such project as \$0.

- f. A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before beginning of the fiscal year being reported if the Authority amends a final adopted budget under Section 189.016(6), Florida Statutes, as \$0.

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 fraud, waste, abuse, that has occurred, or is likely to have occurred, that has 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, Palm Beach County, and the Authority's Governing Board and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

CBIZ CPAs P.C.

Boca Raton, Florida
March 13, 2026



CBIZ CPAs P.C.

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Boca Raton, FL 33431

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**Independent Accountant’s Report on Compliance Pursuant to
Section 218.415, Florida Statutes**

To the Honorable Chair and Members of the Board
Housing Finance Authority of Palm Beach County, Florida

We have examined the Housing Finance Authority of Palm Beach County, Florida, a component unit of Palm Beach County, Florida, (the “Authority”), compliance with Section 218.415, Florida Statutes, Local Government Investment Policies, for the fiscal year ended September 30, 2025. Management of the Authority is responsible for the Authority’s compliance with the specified 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 complied, in all material respects, with the specified requirements referenced above. An examination involves performing procedures to obtain evidence about whether the Authority complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgement, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the engagement.

Our examination does not provide a legal determination on the Authority’s compliance with the specified requirements.

In our opinion, the Authority complied, in all material respects, with Section 218.415, Florida Statutes, for the fiscal year ended September 30, 2025.

This report is intended solely to describe our testing of compliance with Section 218.415, Florida Statutes, and is not suitable for any other purpose.

CBIZ CPAs P.C.

Boca Raton, Florida
March 13, 2026