

**HOUSING FINANCE AUTHORITY OF BROWARD COUNTY, FLORIDA  
(A Component Unit of Broward County, Florida)**

**AUDITED FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED SEPTEMBER 30, 2016**

**HOUSING FINANCE AUTHORITY OF BROWARD COUNTY, FLORIDA**  
**(A Component Unit of Broward County, Florida)**  
**AUDITED FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED SEPTEMBER 30, 2016**

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## INDEPENDENT AUDITORS' REPORT

To the Board of Directors  
Housing Finance Authority  
Broward County, Florida

### Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and the major fund of the Housing Finance Authority of Broward County, Florida (the "Authority"), as of and for the year ended September 30, 2016, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

### Management's Responsibility for the Financial Statements

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

### Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit 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 audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's 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.

## **Opinions**

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Authority as of September 30, 2016, and the changes in financial position thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

## **Other Matters**

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, budgetary comparison information, schedules of proportionate net pension liability and schedules of retirement contributions on pages 3–8 and 35-40 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

## **Emphasis of Matter**

As discussed in Note 1 to the financial statements, the accompanying financial statements present the financial position and the changes in financial position of the Authority. These financial statements do not purport to, and do not, present fairly the financial position of Broward County, Florida, as of September 30, 2016, and changes in its financial position and its cash flows, where applicable for the year then ended in conformity with accounting principles generally accepted in the United States of America. Our opinion is not modified with respect to this matter.

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

In accordance with *Government Auditing Standards*, we have also issued our report dated March 22, 2017 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 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 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.

*The Shroyton Group, P. A.*

March 22, 2017

**HOUSING FINANCE AUTHORITY OF BROWARD COUNTY, FLORIDA**  
**(A Component Unit of Broward County, Florida)**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)**  
**SEPTEMBER 30, 2016**

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The Housing Finance Authority of Broward County, Florida (Authority) was established in 1979 by Ordinance of Broward County, Florida, Board of County Commissioners, to provide funding for affordable housing to very low, low and moderate income households in the County. The Housing Finance and Community Redevelopment Division ("HFCRD") administers all programs of the Authority as well as various affordable housing programs for Broward County. The Authority is a quasi-governmental agency governed by a nine (9) member board appointed by the Broward County Board of County Commissioners in accordance with Florida State Statute. To date, the Authority has provided single family homes, town homes, condominiums and rental units to Broward County residents through the organization of single family and multi-family tax-exempt bond issues and a consortium of local lenders.

**Overview**

A number of activities are administered by the Authority to accomplish its goals:

**Single Family Bond Program**

The Single Family Bond Program features low, fixed-rate mortgages and down payment assistance to qualified buyers. All options feature a 30-year, fixed rate first mortgage with no origination fees and with any discounts being charged to the loans. Several modified mortgages may reflect terms longer than 30 years. The first mortgage and note are exempt from documentary stamps and intangible tax.

**Multi-Family Bond Program**

Multi-family housing revenue bonds are issued by the Authority to finance the construction or acquisition of developments which are intended for occupancy in part by persons of low, moderate, or middle income. Developers who are approved after submission of an application and applicable fees utilize the proceeds of the bonds to acquire, renovate and/or construct multi-family housing facilities. The bond issues are fixed or variable rates with various terms.

**Mortgage Credit Certificates**

The Mortgage Credit Certificate Program (MCC) offers a federal income tax credit, not a loan, that may be used in conjunction with the first mortgage (except a mortgage revenue bond loan) to help qualify the buyer and provide additional income for the life of the loan. An MCC helps qualify homebuyers by increasing take home pay. This credit may be available to prospective homebuyers who meet income and sales price limits.

**New Infill Affordable Single Family Construction Program**

The Authority partnered with Broward County Housing Finance and Community Redevelopment Division, to select a developer to build eighteen single-family homes in the Franklin Park Estates for income eligible First Time Homebuyers.

**HOUSING FINANCE AUTHORITY OF BROWARD COUNTY, FLORIDA**  
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**MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)**  
**SEPTEMBER 30, 2016**

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**Management's Discussion and Analysis** is being presented to provide additional information regarding the activities of the Authority and to meet the disclosure requirements of Governmental Accounting Standards Board 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 Auditor's Report, financial statements and accompanying notes.

**Discussion of Financial Statements**

The financial section consists of three parts:

- Independent auditor's report
- Management's discussion and analysis (this section)
- Basic financial statements, including notes to the financial statements.

**The Basic Financial Statements** consist of:

Authority-wide Financial Statements

- *Statement of Net Position*
- *Statement of Activities*

Fund Financial Statements

Governmental Fund

- *Balance Sheet*
- *Statement of Revenues, Expenditures and Changes in Fund Balances*

*The Statement of Net Position* answers the question: "What is our financial position at the end of year?" The statement includes all assets and liabilities, both financial and capital, and short-term and long-term, using the accrual basis of accounting and is similar to the accounting presentation used by most private-sector companies. All of the Authority's current year's revenues and expenses are accounted for in the Authority-wide *Statement of Activities*. This statement measures the results of the Authority's operations over the past year and can be used to determine whether the Authority has successfully recovered all of its costs through mortgages and loans, externally funded programs and other revenue sources.

*The General Fund Balance Sheet and Statement of Revenues, Expenditures and Changes in Fund Balances* presents the same information in a more traditional current resources measurement focus governmental presentation, using the modified accrual basis of accounting. Governmental funds' statements focus on (1) how cash and other financial assets can readily be converted to cash flow in and out, and (2) the balances left at year-end that are available for spending. Consequently, the governmental funds' statements provide a detailed short-term view that helps the reader determine whether there are more or fewer financial resources that can be spent in the near future to finance the Authority's programs.

**HOUSING FINANCE AUTHORITY OF BROWARD COUNTY, FLORIDA**  
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**MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)**  
**SEPTEMBER 30, 2016**

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**Discussion of Financial Statements (cont'd)**

The financial statements include *Notes to Financial Statements* which provide more detailed explanations of certain information contained in the financial statements.

The following supplementary information is also provided:

- Budgetary Comparison Schedule (required)

*The Budgetary Comparison Schedule* measures the Authority's ability to plan its revenues and expenditures and generate sufficient cash to continue its programs. There were no variations between the original and final budget. The overall positive variance of actual results compared to budget was attributable to the combined effect of an excess of actual revenues over budgeted revenues and an excess of actual expenditures over budgeted expenditures.

The Authority is a self-supporting entity, with no taxing authority, and does not receive grants from any government entity. It is considered a component unit of Broward County and is discretely presented in the County's financial statements.

**Fiscal Year Highlights**

Eighteen new single family homes have been constructed in the Franklin Park Estates Neighborhood for low to moderate income eligible homeowners. Financing for this project includes federal, state and local resources totaling approximately \$3.6 million. The Authority is party to an agreement under which the Authority is loaning funds for the purpose of partially funding the cost of the construction of the Franklin Park Estates Neighborhood homes. Upon closing of the sale of the Franklin Park homes to buyers who have been determined by the County to be qualified and eligible, the Authority will be repaid the principal amount of the loan amount plus 4% interest. In addition, in connection with the Franklin Park Estates Neighborhood project, title to seventeen lots was transferred to the Authority by Broward County. These lots were ascribed no value by the County and at the time of the transfer no value was recorded on the financial books and records of the Authority. No payment for the lots is expected upon closing of the Franklin Park Estates Neighborhood homes that were constructed on the lots.

Issued Mortgage Credit Certificates in the amount of \$7.5 million to provide qualifying households an annual tax credit in an amount up to 50% of the first mortgage interest. The households are entitled to the tax credit annually for the term of the mortgage, so long as the homebuyers continue to reside in the home. (Note annual tax credits for Mortgage Credit Certificates issued with a tax credit percentage greater than 20% are capped at \$2,000 annually.) The MCC program assisted approximately 145 households in Broward County.

7,717 affordable rental housing units are currently available and have maintained 96% occupancy for all Authority rental properties during the fiscal year.

**HOUSING FINANCE AUTHORITY OF BROWARD COUNTY, FLORIDA**  
**(A Component Unit of Broward County, Florida)**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)**  
**SEPTEMBER 30, 2016**

**Fiscal Year Highlights (cont'd)**

Assets and deferred outflows of resources exceed liabilities and deferred inflows of resources by \$13.527 million, of which approximately \$1.1 million is invested in capital assets and \$12.4 million is unrestricted.

Total program revenue was \$993,630; an increase of \$14,104 as compared to prior year, which is primarily attributable to 1) amounts on deposit with Bank of New York/Mellon representing residual balances from retired bond issues were released to the Authority and 2) fees in associated with transfers of ownership and/or refinancing of existing multifamily bond transactions.

Total expenses as compared to prior year increased by approximately 8%.

Investment income increased \$58,547 as compared to the prior year.

**Capital Assets and Long-Term Debt**

As of September 30, 2016, the Authority had \$1,129,569 invested in a variety of capital assets, net of accumulated depreciation. This represents a net decrease (additions, deductions and depreciation) of \$71,975 or 5.99% from the end of last year. Debt outstanding related to capital assets is \$0.

As of September 30, 2016, the Authority had \$468,636 in outstanding long-term liabilities. This represents an increase of \$113,706, resulting from an increase in net pension liability.

**Financial Analysis**

Net position may serve over time as a useful indicator a government's financial position. Net position is \$13.527 million and equals the total assets plus deferred outflows of resources less the total liabilities and deferred inflows of resources.

**Table A**  
**Statement of Net Position**  
**Condensed Comparative Data**

	<b>Fiscal Year 2016</b>	<b>Fiscal Year 2015</b>
Current and other assets	\$ 13,670,785	\$ 13,879,067
Capital assets	1,129,569	1,201,544
Total assets	14,800,354	15,080,611
Deferred outflows of resources	118,022	45,723
Long-term liabilities	468,636	354,930
Other liabilities	913,891	1,138,224
Total liabilities	1,382,527	1,493,154
Deferred inflows of resources	8,510	36,444
Net position		
Net investment in capital assets	1,129,569	1,201,544
Net position - Unrestricted	12,397,770	12,395,192
Net position	\$ 13,527,339	\$ 13,596,736

**HOUSING FINANCE AUTHORITY OF BROWARD COUNTY, FLORIDA**  
**(A Component Unit of Broward County, Florida)**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)**  
**SEPTEMBER 30, 2016**

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**Financial Analysis (cont'd)**

Activities during the year decreased net position by \$69,397. Key elements were attributable to the loss on demolition of an obsolete building that was located on the lot adjacent to the Authority's office building to provide for additional parking. The \$39,500 book value of the building at the time of demolition was removed from the Authority's fixed assets. The cost of demolition was \$71,585. The combined total reduction in net position resulting from the demolition was \$111,085. Interest and investment income increased by \$58,547. The remainder of the change was attributable to a combination of immaterial decreases in expenses and increases in revenues.

**Table B**  
**Statement of Activities**  
**Condensed Comparative Data**

	Fiscal Year 2016	Fiscal Year 2015
<b>Revenues:</b>		
Program revenues	\$ 993,630	\$ 979,526
Interest and investment income	190,048	131,501
Total revenues	1,183,678	1,111,027
<b>Expenses:</b>		
Personal services	621,585	607,475
Pension	16,473	-
Professional fees	171,585	200,345
General and other expenses	443,432	355,983
Total expenses	1,253,075	1,163,803
Change in net position	(69,397)	(52,776)
Net position - beginning, as previously reported	13,596,736	13,907,576
Prior period adjustment	-	(258,064)
Net position - beginning, as restated	13,596,736	13,649,512
Net position - ending balance	\$ 13,527,339	\$ 13,596,736

**Economic Factors and Financial Outlook**

The Housing Finance Authority is affected by various economic conditions especially a low interest rate environment which may result in the following impacts:

- Interest income on investment securities is affected; and
- Normal operating cost increases become more difficult to absorb as revenues decline.

In addition to the normal impediments faced by Housing Finance Authorities, the housing sector has been particularly challenging due to a number of factors:

- Increase in the cost of homeownership;
- High building costs and property taxes;
- Restrictions on rental rates; and
- The Authority's ability to issue tax-exempt debt is limited by federal tax law. Annually prescribed amounts of private activity bond authority are allocated to each state.

**HOUSING FINANCE AUTHORITY OF BROWARD COUNTY, FLORIDA**  
**(A Component Unit of Broward County, Florida)**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)**  
**SEPTEMBER 30, 2016**

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**Economic Factors and Financial Outlook (cont'd)**

The Authority is employing a number of initiatives and strategies to increase fees, reduce costs and to maximize its investment income while maintaining the safety of those investment dollars. The Authority will remain opportunistic with these and other strategies.

As explained in fiscal year highlights, the Authority was a party to an agreement under which the Authority loaned funds for the purpose of partially funding the cost of construction of new single family homes for low to moderate income eligible homeowners in the Franklin Park Estates neighborhood. Subsequent to the fiscal year ended September 30, 2016, closings occurred on several of the homes and proceeds from those transactions were used to repay a portion of the Authority's loan and interest on the loan. It is expected that the entire loan balance and interest will be repaid to the Authority during fiscal year 2017.

**Requests for Information**

This financial report is designed to provide a general overview of the Authority's finances for all those with an interest in the Authority's finances and to demonstrate the Authority's accountability for the money it receives. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Housing Finance Authority of Broward County, Florida, Assistant to the Executive Director, 110 Northeast 3rd Street, Suite 300, Fort Lauderdale, FL 33301.

**HOUSING FINANCE AUTHORITY OF BROWARD COUNTY, FLORIDA**  
**(A Component Unit of Broward County, Florida)**  
**STATEMENT OF NET POSITION**  
**SEPTEMBER 30, 2016**

	<u>Operating Fund</u>
<b>ASSETS</b>	
Current assets:	
Cash	\$ 1,107,663
Interest receivable	89,773
Restricted cash	287,602
Investments	8,711,046
Notes receivable	978,819
Notes receivable - DPA	407,125
Franklin Park Construction Loan Receivable	2,074,372
Other receivables	1,925
Prepaid expense	12,460
Capital assets, net	<u>1,129,569</u>
Total assets	<u>14,800,354</u>
<b>DEFERRED OUTFLOWS OF RESOURCES</b>	
Deferred outflows related to Florida Retirement System	<u>118,022</u>
<b>LIABILITIES</b>	
Current liabilities:	
Current liabilities	
Accrued liabilities	303,210
Accounts payable	93,040
Advance from primary government	428,070
Interest payable	<u>89,571</u>
Total current liabilities	<u>913,891</u>
Noncurrent liabilities:	
Due in one year	37,000
Due in more than one year	57,000
Net pension liability	<u>374,636</u>
Total noncurrent liabilities	<u>468,636</u>
Total liabilities	<u>1,382,527</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>	
Deferred inflows related to Florida Retirement System	<u>8,510</u>
<b>NET POSITION</b>	
Net investment in capital assets	1,129,569
Net position - Unrestricted	<u>12,397,770</u>
Total net position	<u><u>\$ 13,527,339</u></u>

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

**HOUSING FINANCE AUTHORITY OF BROWARD COUNTY, FLORIDA**  
**(A Component Unit of Broward County, Florida)**  
**STATEMENT OF ACTIVITIES**  
**FOR THE YEAR ENDED SEPTEMBER 30, 2016**

	<b>Operating Fund</b>
<b>Program Expenses</b>	
Personal services	\$ 621,585
Pension	16,473
Professional fees	171,585
General	299,872
Depreciation	32,475
Loss on demolition of fixed assets	111,085
Total program expenses	1,253,075
<b>Program Revenues</b>	
Charges for services	615,337
Bond issuance and residual income	256,474
Rentals	121,819
Total program revenues	993,630
Net program revenue	(259,445)
<b>General Revenue</b>	
Interest and investment income	190,048
Changes in net position	(69,397)
Net position - beginning	13,596,736
Net position - ending	\$ 13,527,339

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

**HOUSING FINANCE AUTHORITY OF BROWARD COUNTY, FLORIDA**  
**(A Component Unit of Broward County, Florida)**  
**BALANCE SHEET - GOVERNMENTAL FUND**  
**SEPTEMBER 30, 2016**

	<u>Operating Fund</u>
<b>ASSETS</b>	
Current assets:	
Cash	\$ 1,107,663
Interest receivable	89,773
Restricted cash	287,602
Investments	8,711,046
Notes receivable	978,819
Notes receivable - DPA	407,125
Franklin Park Construction Loan Receivable	2,074,372
Prepaid expense	12,460
Utility deposit	1,925
Total assets	<u>\$ 13,670,785</u>
<b>LIABILITIES</b>	
Current liabilities:	
Accrued liabilities	\$ 303,210
Accounts payable	93,040
Advance from primary government	428,070
Interest payable	89,571
Total liabilities	<u>913,891</u>
<b>FUND BALANCES</b>	
Committed to primary government	517,641
Unassigned	<u>12,239,253</u>
Total fund balances	<u>12,756,894</u>
Total liabilities and fund balances	<u>\$ 13,670,785</u>

Amounts reported for governmental activities in the statement of net position are different because:

Total fund balances	\$ 12,756,894
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Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the fund:

Capital assets, net	1,906,845	
Less accumulated depreciation	<u>(777,276)</u>	1,129,569

Some of the liabilities are not due and payable in the current period and, therefore, are not reported as a fund liability:

Compensated absences	(94,000)
Deferred outflows (inflows) of resources	109,512
Net pension liability	<u>(374,636)</u>
Net position of governmental activities	<u>\$ 13,527,339</u>

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

**HOUSING FINANCE AUTHORITY OF BROWARD COUNTY  
(A Component Unit of Broward County, Florida)  
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES  
IN FUND BALANCES - GOVERNMENTAL FUND  
FOR THE YEAR ENDED SEPTEMBER 30, 2016**

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	<b>Operating Fund</b>
<b>Revenues:</b>	
Charges for services	\$ 615,337
Bond issuance and residual income	256,474
Rentals	121,819
Interest and investment income	190,048
Total revenues	1,183,678
<b>Expenditures:</b>	
Current:	
Personal services	624,585
Building demolition	71,585
Professional fees	171,585
General	299,872
Total expenditures	1,167,627
Changes in fund balance	16,051
Total fund balance - beginning	12,740,843
Total fund balance - ending	\$ 12,756,894
 Changes in fund balance - governmental fund	 \$ 16,051

**Amounts reported for governmental activities in the statement of activities are different because:**

*Governmental funds report capital outlays as expenditures. However, in the statement of activities, the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. This is the net amount of depreciation expense and disposals.*

(71,975)

**Some expenses reported in the statement of activities do not require the use of financial resources and therefore are not reported as expenditures in governmental funds.**

Compensated absences	3,000
Pension	(16,473)
Changes in net position of governmental activities	\$ (69,397)

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

**HOUSING FINANCE AUTHORITY OF BROWARD COUNTY**  
**(A Component Unit of Broward County, Florida)**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2016**

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**Note 1 – Reporting Entity**

The Authority was established in 1979 by Broward County, Florida (County) for the purpose of encouraging the investment of private capital and stimulating the construction of residential housing for low and moderate income families through the use of public financing. The Authority's governing board is appointed by the County (Authority Board). Although the County does not have the authority to approve the Authority's budget, the Authority's contracts and negotiated bond issues must be approved by the County.

For financial statement reporting purposes, the Authority is considered a component unit of the reporting entity of the Broward County Board of County Commissioners (the BOCC Board) due to the oversight responsibility exercised by the BOCC Board and because the public service provided by the Authority is for the benefit of County residents. The Authority is an integral part of the reporting entity and, thus, is included in the Comprehensive Annual Financial Report of the County.

**Note 2 – Summary of Significant Accounting Policies**

**Basis of Presentation and Basis of Accounting**

**Basis of Presentation**

These financial statements have been prepared in conformity with reporting guidelines established by the Governmental Accounting Standards Board (GASB) and accounting practices prescribed by the Auditor General, State of Florida. As such the required financial statements used are described below.

*Authority-wide financial statements:* The statement of net position and the statement of activities display information about the activities of the Authority using the accrual basis of accounting which is similar to the accounting presentation used by most private-sector companies.

*Fund financial statements:* The balance sheet and the statement of revenues, expenditures and changes in fund balances show the degree to which expenditures are offset by program revenues. The Authority reports in a single fund, the Operating Fund. Program revenues include 1) charges to applicants or bond issues for services provided and 2) rental income. These statements are presented in the traditional governmental presentation which includes capital outlays as expenditures and excludes depreciation and other non-current assets and liabilities, on a modified accrual basis.

**HOUSING FINANCE AUTHORITY OF BROWARD COUNTY**  
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**NOTES TO THE FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2016**

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**Note 2 – Summary of Significant Accounting Policies (cont'd)**

**Basis of Presentation and Basis of Accounting (cont'd)**

**Measurement Focus**

*Authority-wide Financial Statements:* The Authority follows the accrual basis of accounting for its Authority-wide financial statements, and accordingly, recognizes revenues when earned and expenses at the time liabilities are incurred, regardless of when the related cash flows take place. The Authority also distinguishes program revenue and general revenue. Program revenue generally results from providing services in connection with the principal ongoing operations. The principal revenues of the Authority are charges to customers for services and fees for issuance of bonds.

*Fund Financial Statements:* Governmental Fund - The governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Under this method, revenues are recognized when measurable and available. The Authority considers all revenues reported in the Operating Fund to be available if the revenues are collected within sixty days after year-end. Expenditures are recorded when the related fund liability is incurred.

**Assets, Liabilities and Equity**

**Deposits and Investments**

The cash balances of substantially all funds are pooled and invested for the purpose of increasing earnings through investment activities. The pooled investments are reported at fair value at September 30, 2016 based on market prices.

**Capital Assets**

Capital assets, which include property, plant and equipment, are reported at cost. Tangible personal property used in the operations of the Authority is recorded in the property records of the County and the Authority. Donated capital assets are recorded at their estimated fair value at the date of donation. The cost of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives are not capitalized.

Capital assets are depreciated using the straight-line method over the following estimated useful lives:

<b><u>Assets</u></b>	<b><u>Years</u></b>
Buildings, structures and improvements	20 - 40
Furniture, fixtures and equipment	3 - 15

**HOUSING FINANCE AUTHORITY OF BROWARD COUNTY**  
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**Note 2 – Summary of Significant Accounting Policies (cont'd)**

**Assets, Liabilities and Equity (cont'd)**

Accrued Vacation and Sick Pay

Employees accumulate vacation and sick pay based on the number of years of continuous service. Upon termination of employment, employees can receive payment for accumulated leave in accordance with Florida Statutes, if they meet certain criteria. The cost of vested vacation and sick pay benefits is recognized when payments are made to employees. A liability for earned but unused sick leave is accrued only to the extent that the leave will result in cash payments at termination. A non-current liability for these accrued vacation and sick pay benefits at September 30, 2016 has been recorded.

Pensions

In the governmental activities, Statement of Net Position, pension liabilities are recognized for the Authority's proportionate share of each pension plan's net pension liability. For purposes of measuring the net pension liability, deferred outflows of resources related to pensions, deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Florida Retirement System Pension Plan (Pension Plan) defined benefit plan and the Health Insurance Subsidy (HIS) defined benefit plan, and additions to and deductions from the Pension Plan's and the HIS's fiduciary net position, have been determined on the same basis as they are reported by the Pension Plan and HIS plans. Changes in the net pension liability during the period are recorded as pension expense, deferred outflows of resources, or deferred inflows of resources depending on the nature of the change. Those changes in the net pension liability that are recorded as deferred outflows of resources or deferred inflows of resources that arise from changes in actuarial assumptions or other inputs, changes in the proportionate share of the net pension liability, and differences between expected or actual experience, are amortized over the average expected remaining service lives of all employees that are provided with pensions through the pension plans, and recorded as a component of pension expense beginning with the period in which they arose. Differences between projected and actual investment earnings are reported as deferred outflows of resources or deferred inflows of resources, and are amortized as a component of pension expense using a systematic and rational method over a five year period.

Net Position and Fund Balances

Net position represents the difference between assets and deferred outflows of resources, and liabilities and deferred inflows of resources. Net investment in capital assets consists of the cost of capital assets, net of accumulated depreciation. Net position is reported as restricted when there are limitations imposed on its use through legislation or through external restrictions imposed by creditors, grantors or laws or regulations of other governments. All other net position is reported as unrestricted.

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**Note 2 – Summary of Significant Accounting Policies (cont'd)**

Net Position and Fund Balances (cont'd)

The Authority applies restricted resources first when an expense is incurred for purposes for which both restricted and unrestricted net position is available.

*Net position - Unrestricted* is net position that does not meet the definitions of the classifications previously described.

Fund balances of governmental funds are classified as non-spendable, restricted, committed, assigned, or unassigned:

1. Non-spendable – not in spendable form; e.g., inventories, prepaid amounts.
2. Restricted – constraints imposed by external sources (debt covenants, grantors, contributors, laws or regulations of other governments or imposed by law through constitutional provision or enabling legislation.
3. Committed – limited to specific purposes by formal action imposed by the Housing Finance Authority Board of Directors or the Board of County Commissioners or its delegated body.
4. Assigned – use limited by the government's intent to be used for specific purposes. Intent should be expressed by the Housing Finance Authority Board of Directors or the Board of County Commissioners or its delegated body.
5. Unassigned – fund positive balances not otherwise classified.

Bond Issuance Authority Fees

In connection with the issuance of each housing revenue bond series, the Authority receives from the Bond Trustee an initial issuance fee at the time of issuance and an annual administrative fee each year thereafter in which any portion of the issue remains outstanding. These fees are based on either a percentage of bonds, mortgage loans or GNMA certificates outstanding or a certain dollar amount, as provided for in the bond issue documents and recognized as income in the year for which they are assessed.

Interest Income

Interest on loans and investments is recognized as income when earned.

Use of Estimates

The preparation of financial statements, in conformity with accounting principles generally accepted in the United States of America, requires management to make estimates and assumptions that affect the reported amount of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenue and expenditures during the reporting period. Actual results could differ from those estimates.

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**Note 3 – Implementation of Governmental Accounting Standards Board Statements**

**GASB Statement No. 72, “Fair Value Measurement and Application”**

Statement No. 72 addresses accounting and financial reporting issues related to fair value measurements. The definition of fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. This Statement provides guidance for determining a fair value measurement for financial reporting purposes. This Statement also provides guidance for applying fair value to certain investments and disclosures related to all fair value measurements. Statement No. 72 has been implemented for the year ended September 30, 2016.

**GASB Statement No. 73, “Accounting and Financial Reporting for Pensions and Related Assets That Are Not within the Scope of GASB Statement 68, and Amendments to Certain Provisions of GASB Statements 67 and 68”**

Statement No. 73 clarifies the application of certain provisions of Statement No. 68. Statement No. 73 has been implemented for the year ended September 30, 2016.

**GASB Statement No. 76, “The Hierarchy of Generally Accepted Accounting Principles for State and Local Governments”**

Statement No. 76 supersedes Statement No. 55. Statement No. 76 has been implemented for the year ended September 30, 2016.

**GASB Statement No. 79, “Certain External Investment Pools and Pool Participants”**

Statement No. 79 addresses accounting and financial reporting for certain external investment pools and pool participants. Specifically, it establishes criteria for an external investment pool to qualify for making the election to measure all of its investments at amortized cost for financial reporting purposes. An external investment pool qualifies for that reporting if it meets all of the applicable criteria established in this Statement. The specific criteria address (1) how the external investment pool transacts with participants; (2) requirements for portfolio maturity, quality, diversification, and liquidity; and (3) calculation and requirements of a shadow price. Significant noncompliance prevents the external investment pool from measuring all of its investments at amortized cost for financial reporting purposes. Professional judgment is required to determine if instances of noncompliance with the criteria established by this Statement during the reporting period, individually or in the aggregate, were significant. Statement No. 79 has been implemented for the year ended September 30, 2016.

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**Note 3 – Implementation of Governmental Accounting Standards Board Statements (cont'd)**

**GASB Statement No. 80, “Blending Requirements for Certain Component Units – an amendment of GASB Statement No. 14”**

Statement No. 80 amends the blending requirements for the financial statement presentation of component units of all state and local governments. The additional criterion requires blending of a component unit incorporated as a not-for-profit corporation in which the primary government is the sole corporate member. The additional criterion does not apply to component units included in the financial reporting entity pursuant to the provisions of Statement No. 39. The requirements of this Statement are effective for reporting periods beginning after June 15, 2016.

**Note 4 – Cash, Cash Equivalents and Investments**

**Cash and Cash Equivalents**

Along with federal depository insurance, bank deposits are secured as provided by Chapter 280, *Florida Statutes*. This law requires local governments to deposit funds only in financial institutions designated as qualified public depositories by the Chief Financial Officer of the State of Florida and creates the Public Deposits Trust Fund, a multiple financial institution pool with the ability to assess its member financial institutions for collateral shortfalls if a default or insolvency has occurred. At September 30, 2016, the Authority’s cash and cash equivalents are described as follows:

<u>Depository</u>	<u>Description</u>	<u>Book Balance</u>
Wells Fargo	Public deposits	\$ 877,209
US Bank	First American Government Obligation	230,454
		1,107,663
Bank of New York Mellon - Restricted Cash	Fidelity Investment Money Market Treasury	287,602
		<u>\$ 1,395,265</u>

The deposits held at The Bank of New York Mellon in the Escrow Indemnification Fund can be used by the Authority without Authority Board approval for its operations when funds in the account are in excess of \$500,000, and with Authority Board approval when funds in the account are less than \$500,000.

**Investments**

The Authority participates in the County's pooled cash program. Under the program, the County invests the cash of participating entities in, repurchase agreements, certificates of deposit, U.S. Treasury Bills and other U.S. government obligations. Pooled investments are carried at cost plus accrued interest, which approximates market value. Interest earned on investments is allocated to the various participants based upon their equity balance in pooled cash and investments during the allocation period. Investments owned in the pooled cash program are in the name of the County.

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**Note 4 – Cash, Cash Equivalents and Investments (cont'd)**

**Investments (cont'd)**

The Authority's investment practices are governed by Chapters 125 and 280 of the Florida Statutes. Monies on deposit with financial institutions in the form of demand deposit accounts and time deposit accounts are defined as public deposits. Public deposits are held in qualified public depositories pursuant to State of Florida Statutes, Chapter 280, "Florida Security for Public Deposits Act" (Act), and covered by federal depository insurance. For amounts in excess of such federal depository insurance the Act provides that all qualified public depositories are required to pledge eligible collateral having a market value equal to or greater than the average daily or monthly balance of all public deposits, times the depository's collateral pledging level. The pledging level may range from 25% to 200% depending upon the depository's financial condition and establishment period. The Public Deposit Security Trust Fund has a procedure to allocate and recover losses in the event of a default or insolvency. When public deposits are made in accordance with Chapter 280, no public depositor is liable for any loss thereof. Any losses to public depositors are covered by applicable deposit insurance, sales of securities pledged as collateral and, if necessary, assessments against other qualified public depositories of the same type as the depository in default. Therefore, for the purpose of disclosure in accordance with GASB Statement No. 40, such deposits are fully insured and collateralized and present no custodial risk.

The Authority's investments are managed by Karpus Investment Management and the assets are held at US Bank. Karpus investments are in accordance with Broward County's investment policies. These investment policies address Interest Rate Risk, Credit Risk and Concentration of Credit Risk. The Authority also invests funds principally in FNMA and GNMA mortgage-backed securities.

Interest Rate Risk - The Authority manages its exposure to interest rate volatility by limiting the weighted average maturity of its investment portfolio. The maximum percentage of total investments allowed for each maturity category are as follows: overnight 35%; 1-30 days 80%; 31-90 days 80%; 91 days to 1 year 70%; 1-2 years 40%; 2-3 years 20%; 3-4 years 15%; 4-5 years 10%. As of September 30, 2016 the weighted average maturity was 542 days.

<u>Investment Type</u>	<u>WAM (Days)</u>	<u>Fair Value</u>
U.S. Treasury	560	\$ 8,139,708
U.S. Agency Mortgage-Backed Securities	298	571,338
		<u>\$ 8,711,046</u>
Portfolio Weighted Average Maturity (WAM)	542	

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**Note 4 – Cash, Cash Equivalents and Investments (cont'd)**

**Investments (cont'd)**

Credit Risk - The investment policy contains specific rating criteria for certain investments. The policy states that commercial paper, bonds, notes, or obligations of the State of Florida, any municipality or political subdivision or any agency or authority of the state, if such obligations are rated, must be rated in one of the two highest rating categories by at least two nationally recognized rating agencies. Commercial paper not rated must be backed by a letter of credit or line of credit rated in one of the two highest rating categories. Any investments in World Bank Notes, Bonds and Discount Notes must be rated AAA or equivalent by Moody's Investor Service and/or Standard and Poor's Corporation.

The Authority's investments in U.S. Treasuries and U.S. Agencies are rated AA+ by Standard & Poor's, AAA by Fitch Ratings, and Aaa by Moody's Investor Services. The Authority's investments in the Money Market Mutual Fund is rated AAAm by Standard & Poor's.

Concentration of Credit Risk - The Authority places no limit on the amount that may be invested in securities of the U.S. Government and Agency thereof, or government-sponsored corporation securities. The Authority requires that all other investments be diversified with no more than 5% of the value of the portfolio invested in the securities of any single issuer at time of purchase. GASB Statement No. 40 requires disclosure when the percent is 5% or more in any one issuer. The investment in the United States Treasury instruments is 42.35% and the Federal National Mortgage Association is 22.89%.

**Note 5 – Fair Value Measurements**

The Authority's financial instruments measured and reported at fair value are classified according to the following hierarchy:

**Level 1** – Unadjusted quoted prices for identical assets or liabilities in active markets that the Authority has the ability to access at the measurement date.

**Level 2** – Inputs are based on significant observable inputs, including unadjusted quoted market prices for similar assets and liabilities in active markets, unadjusted quoted prices for identical or similar assets or liabilities in markets that are not active, or inputs other than quoted prices that are observable for the asset or liability.

**Level 3** – Inputs that are unobservable for the asset or liability and include situations where there is little, if any, market activity for the asset or liability.

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**Note 5 – Fair Value Measurements (cont’d)**

The categorization of financial instruments within the hierarchy is based upon the pricing transparency of the instrument and should not be perceived as the particular investment’s risk. The investments classified as Level 1 of the fair value hierarchy are valued using prices quoted in active markets for identical securities and Level 2 are valued using prices quoted in active markets for similar securities.

<u>Investment Type</u>	<u>Level 1</u>	<u>Level 2</u>	<u>Total</u>
U.S. Treasury	\$ 8,139,708	\$ -	\$ 8,139,708
U.S. Agency Mortgage-Backed Securities	-	571,338	571,338
	<u>\$ 8,139,708</u>	<u>\$ 571,338</u>	<u>\$ 8,711,046</u>

**Note 6 – Receivables**

**Notes Receivable**

At September 30, 2016, notes receivable consists of the following:

Mount Olive Development Corporation	\$ 251,156
Authority Mortgage Receivable	10,022
Broward County Community Development Corporation, Inc.	200,000
Notes Receivable - Artspace	517,641
Notes Receivable - DPA Program	407,125
Total	<u>\$ 1,385,944</u>

In March 2009, the Authority entered into a Pledge and Assignment of Interest in Developer’s Fee agreement with Artspace Projects Inc. (“Artspace”), through its wholly owned subsidiary, Historic West Side School, LLC. Under the terms of the agreement, Artspace would lease facilities to Broward County for approximately 39 years. The facilities would house the Historical Commission and Artspace was required to renovate and restore the facilities. The Authority loaned Artspace \$428,070 at the Prime rate on the anniversary of the loan and Broward County loaned the Authority \$428,070, which is to be repaid as the Authority is repaid by Artspace. Artspace is to make payments to the Authority no later than May 15<sup>th</sup> of any year for any collateral received during the year.

In December 2004, the Authority modified the terms of two zero percent interest rate first mortgages on which Mount Olive Development Corporation (“MODCO”) was the mortgagor. Under the terms of the modification, the remaining balance of a \$75,000 Mortgage signed on August 21, 1997 was added to the remaining balance of a \$400,000 Mortgage signed on July 21, 2000. The \$75,000 Mortgage was paid in full and under the modified terms of the new note, \$5,000 quarterly payments were to be made with the balance due on December 31, 2011. On October 14, 2009, the Authority Board approved a modification which would provide an additional \$88,000 to MODCO for renovations to the property. Under terms of the modification, the balloon was eliminated, and MODCO will continue paying \$5,000 quarterly until the note is paid in full.

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**Note 6 – Receivables (cont'd)**

**Notes Receivable (cont'd)**

The Authority has held a subordinate mortgage of \$100,000 from RHF Gulfstream Associates, LTD. since July, 1998. The terms of the loan provide for \$6,000 annual interest and repayment in full on July 21, 2016. The loan was paid in full, including interest in the amount of \$109,266. The Authority has held a subordinate mortgage of \$200,000 since August, 2003 from Broward County Community Development Corporation. The terms of the agreement provide for repayment in full in August 2018.

Since the real properties, which collateralize certain of the Authority's loans receivable, are concentrated with one geographic location (Broward County, Florida), there is a significant concentration of credit risk. In an effort to minimize this risk, it is the Authority's policy to have application review performed and to record mortgage liens on the real property during the period the loans are outstanding.

Forty-four (44) second mortgage loans in the total amount of \$437,125 were made under a down payment assistance program. The program provided for a loan to be made to a qualifying borrower using Authority funds, which were reimbursed to the Authority by Florida Housing Finance Corporation (FHFC) to the extent FHFC criteria are met and the funds were available from FHFC. In addition, the Authority is entitled to the repayment of the note receivable resulting from the second mortgage placed on the property financed for the qualifying borrower. Three (3) mortgages were paid off totaling \$30,000 leaving a remaining balance is \$407,125 as of September 30, 2016.

Certain of the Authority's loan programs defer payments, for either or both principal and interest, until maturity. Under some programs, loans may be forgivable if the borrower meets certain criteria or complies with certain criteria during a predetermined period.

**Franklin Park Construction Loan Receivable**

Eighteen new single family homes have been constructed in the Franklin Park Estates Neighborhood for low to moderate income eligible homeowners. Financing for this project includes federal, state and local resources totaling approximately \$3.6 million. The Authority is party to an agreement under which the Authority is loaning funds for the purpose of partially funding the cost of the construction of the Franklin Park Estates Neighborhood homes. Upon closing of the sale of the Franklin Park homes to buyers who have been determined by the County to be qualified and eligible, the Authority will be repaid the principal amount of the loan amount plus 4% interest.

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**Note 7 – Capital Assets**

The following is a summary of changes in capital assets for the year ended September 30, 2016:

	<b>Beginning Balance 10/1/2015</b>	<b>Increases</b>	<b>Decreases</b>	<b>Ending Balance 9/30/16</b>
Capital assets, not being depreciated:				
Land	\$ 653,104	\$ -	\$ -	\$ 653,104
Total capital assets, not being depreciated	<u>653,104</u>	<u>-</u>	<u>-</u>	<u>653,104</u>
Capital assets, being depreciated				
Building	1,115,000	-	(79,000)	1,036,000
Equipment	217,741	-	-	217,741
Total capital assets, being depreciated	<u>1,332,741</u>	<u>-</u>	<u>(79,000)</u>	<u>1,253,741</u>
Less accumulated depreciation for:				
Building	(581,434)	(27,875)	39,500	(569,809)
Equipment	(202,867)	(4,600)	-	(207,467)
Total accumulated depreciation	<u>(784,301)</u>	<u>(32,475)</u>	<u>39,500</u>	<u>(777,276)</u>
Total capital assets, being depreciated, net	<u>548,440</u>	<u>(32,475)</u>	<u>(39,500)</u>	<u>476,465</u>
Total capital assets, net	<u>\$ 1,201,544</u>	<u>\$ (32,475)</u>	<u>\$ (39,500)</u>	<u>\$ 1,129,569</u>

The Authority approved the demolition of an obsolete building on the lot adjacent to its office building to provide for additional parking. The book value of the building at the time of demolition was \$39,500. The cost of demolition was \$71,585. The combined total of demolition cost was \$111,085.

**Note 8 – Related Party Transactions**

Charges from the County for services provided to the Authority totaled approximately \$753,867 during the year ended September 30, 2016. These services included office staff, attorney, auditing and printing services. The Authority utilizes the self-insurance program of the County for workers compensation, group health, general and auto liability insurance. The Authority owes the County \$303,210 as of September 30, 2016.

**Note 9 – Short-Term Debt**

**Line of Credit**

In order to preserve single-family bond issuance capacity in October 2002, the Authority obtained a line of credit with Federal Home Loan bank at a cost of 7-1/2 basis points.

There is currently no balance on the Line of Credit. Proceeds from a borrowing are used to redeem bonds from the Authority's prior single family issues which would otherwise have been redeemed with principal payments, mortgage sale proceeds or other sources of funds. The credit facility allows the Authority to issue refunding bonds to provide new below-market mortgage loans. The proceeds of such refunding bonds are the source of repayment of the line of credit. This credit facility protects the Authority from negative arbitrage (the difference between interest received and interest paid) which would be incurred in periods of declining interest rates. The line of credit is renewed annually for a one-year term.

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**Note 10 – Long-Term Obligations**

The changes in long term debt obligations for the year ended September 30, 2016, are summarized as follows:

	<b>Beginning Balances 10/1/2015</b>	<b>Increases</b>	<b>Decreases</b>	<b>Ending Balances 9/30/16</b>	<b>Due Within One Year</b>
Compensated absences	\$ 97,000	\$ 1,000	\$ (4,000)	\$ 94,000	\$ 37,000
Net pension liability	257,930	116,706	-	374,636	-
Total	<u>\$ 354,930</u>	<u>\$ 117,706</u>	<u>\$ (4,000)</u>	<u>\$ 468,636</u>	<u>\$ 37,000</u>

**Conduit Debt Obligations**

From time to time, the Authority has issued revenue bonds to finance the construction or acquisition of single family or multi-family housing developments which are intended for occupancy in part by persons of low, moderate, or middle income. Neither the Authority, nor the County, or the State, or any political subdivision thereof is obligated in any manner for repayment of the bonds.

As of September 30, 2016, there were 26 bond series outstanding with an aggregate principal amount payable of \$242,140,427.

**Note 11 – Retirement Plans**

All of the Authority's employees participate in the Florida Retirement System (FRS). As provided by Chapters 121 and 112, Florida Statutes, the FRS provides two cost sharing, multiple employer defined benefit plans administered by the Florida Department of Management Services, Division of Retirement, including the Pension Plan and the Retiree Health Insurance Subsidy (HIS Plan). Under Section 121.4501, Florida Statutes, the FRS also provides a defined contribution plan (Investment Plan) alternative to the Pension Plan, which is administered by the State Board of Administration (SBA). As a general rule, membership in the FRS is compulsory for all employees working in a regularly established position for a state agency, county government, district school board, state university, community college, or a participating city or special district within the State of Florida. The FRS provides retirement and disability benefits, annual cost-of-living adjustments, and death benefits to plan members and beneficiaries. The Florida Legislature establishes and may amend the contribution requirements and benefit terms of all FRS plans.

The plan administrator for FRS prepares and publishes its own stand-alone comprehensive annual financial report, including financial statements and required supplementary information. Copies of this report can be obtained from the Department of Management Services, Division of Retirement, Bureau of Research and Member Communications, P.O. Box 9000, Tallahassee, Florida 32315-9000; or at the Division's website ([www.frs.myflorida.com](http://www.frs.myflorida.com)).

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**Note 11 – Retirement Plans (cont'd)**

**Pension Plan**

Plan Description - The Pension Plan is a cost-sharing multiple-employer defined benefit pension plan, with a Deferred Retirement Option Program (DROP) for eligible employees.

The general classes of membership for the Authority are as follows:

Regular Class - Members of the FRS who do not qualify for membership in the other classes.

Senior Management Service Class (SMSC) - Members in senior management level positions

Employees enrolled in the Pension Plan prior to July 1, 2011, vest after six years of creditable service, and employees enrolled in the Pension Plan on or after July 1, 2011, vest after eight years of creditable service. Regular Class and SMSC members initially enrolled in the Pension Plan before July 1, 2011, once vested, are eligible for normal retirement benefits at age 62 or at any age after 30 years of creditable service. Members in these classes initially enrolled in the Pension Plan on or after July 1, 2011, once vested, are eligible for normal retirement benefits at age 65 or any time after 33 years of creditable service. Early retirement may be taken any time after vesting within 20 years of normal retirement age, however, there is a 5.0% benefit reduction for each year prior to the normal retirement age.

DROP is available under the Pension Plan when the member first reaches eligibility for normal retirement. The DROP allows a member to retire while continuing employment for up to 60 months. While in the DROP, the member's retirement benefits accumulate in the FRS Trust Fund increased by a cost-of-living adjustment each July, and earn monthly interest equivalent to an annual rate of 1.30%. DROP participants with an effective DROP commencement date before July 1, 2011, earn monthly interest equivalent to an annual rate of 6.50%.

Benefits Provided - Benefits under the Pension Plan are computed on the basis of age and/or years of service, average final compensation, and service credit. Credit for each year of service is expressed as a percentage of the average final compensation. For members initially enrolled before July 1, 2011, the average final compensation is the average of the five highest fiscal years' earnings; for members initially enrolled on or after July 1, 2011, the average final compensation is the average of the eight highest fiscal years' earnings. The total percentage value of the benefit received is determined by calculating the total value of all service, which is based on the retirement plan and/or class to which the member belonged when the service credit was earned. The following chart shows the percentage value for each year of service credit earned.

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**Note 11 – Retirement Plans (cont'd)**

**Pension Plan**

<u>Class, Initial Enrollment, and Retirement Age/Years of Services</u>	<u>% Value (Per Year of Service)</u>
<b>Regular Class members initially enrolled before July 1, 2011</b>	
Retirement up to age 62 or up to 30 years of service	1.60%
Retirement at age 63 or with 31 years of service	1.63%
Retirement at age 64 or with 32 years of service	1.65%
Retirement at age 65 or with 33 or more years of service	1.68%
<b>Regular Class members initially enrolled after July 1, 2011</b>	
Retirement up to age 65 or up to 33 years of service	1.60%
Retirement at age 66 or with 34 years of service	1.63%
Retirement at age 67 or with 35 years of service	1.65%
Retirement at age 68 or with 36 or more years of service	1.68%
<b>Senior Management Service Class</b>	<b>2.00%</b>

The benefits received by retirees and beneficiaries are increased by a cost-of-living adjustment (COLA) each July. If the member was initially enrolled in the Pension Plan before July 1, 2011, and all service credit was accrued before that time, the annual COLA is 3.0% per year. If the member was initially enrolled on or after July 1, 2011, there is an individually calculated COLA. The annual COLA is a proportion of 3.0% determined by dividing the sum of the pre-July 2011 service credit by the total service credit at retirement multiplied by 3.0%. Pension Plan members initially enrolled on or after July 1, 2011, will not have a COLA after retirement.

Contributions - Effective July 1, 2011, all enrolled members of the Pension Plan, other than DROP participants, are required to contribute 3.0% of their salary to the Pension Plan. In addition to member contributions, governmental employers are required to make contributions to the Pension Plan based on state-wide contribution rates established by the Florida Legislature. These rates are updated as of July 1 of each year. The employer contribution rates by job class for the periods from July 1, 2015 through June 30, 2016 and from July 1, 2016 through September 30, 2016, respectively, were as follows: Regular – 5.56% and 5.80%, Senior Management Service – 19.73% and 20.05% and DROP participants 11.22% and 11.33%. These employer contribution rates do not include the HIS Plan contribution rate and the administrative cost assessment.

For the fiscal year ending September 30, 2016, contributions, including employee contributions of \$13,204, to the Pension Plan for the Authority totaled \$30,066, respectively.

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**Note 11 – Retirement Plans (cont’d)**

**Pension Plan (cont’d)**

Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions - At September 30, 2016, the Authority reported a liability of \$228,668 for its proportionate share of the Pension Plan’s net pension liability. The net pension liability was measured as of June 30, 2016, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of July 1, 2016. The Authority’s proportionate share of the net pension liability was based on their share of the County’s 2015-2016 fiscal year contributions relative to the 2015-2016 fiscal year contributions of all participating members. At June 30, 2016, the Authority’s proportionate share was 0.000905613% which was a decrease of 0.000101119% from its proportionate share measured as of June 30, 2015.

For the fiscal year ended September 30, 2016, the Authority recognized Pension Plan expense of \$27,199. In addition, the Authority reported deferred outflows of resources and deferred inflows of resources related to the Pension Plan from the following sources:

<u>Description</u>	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>
Differences between expected and actual experience	\$ 16,244	\$ (1,975)
Change of assumptions	12,835	-
Net difference between projected and actual earnings on Pension Plan investments	54,840	-
Changes in proportion and differences between Pension Plan contributions and proportionate share of contributions	4,410	(5,323)
Pension Plan contributions subsequent to the measurement date	6,258	-
Total	<u>\$ 94,587</u>	<u>\$ (7,298)</u>

The deferred outflows of resources related to the Pension Plan, totaling \$6,258 for the Authority resulting from contributions to the Pension Plan subsequent to the measurement date, will be recognized as a reduction of the net pension liability in the fiscal year ended September 30, 2017. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to the Pension Plan will be recognized in pension expense as follows:

<u>Fiscal Year Ending September 30,</u>	
2017	\$ 11,590
2018	11,590
2019	32,944
2020	21,713
2021	2,384
Thereafter	811
Total	<u>\$ 81,032</u>

**HOUSING FINANCE AUTHORITY OF BROWARD COUNTY**  
**(A Component Unit of Broward County, Florida)**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2016**

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**Note 11 – Retirement Plans (cont'd)**

**Pension Plan (cont'd)**

Actuarial Assumptions - The total pension liability in the July 1, 2016 actuarial valuation was determined using the following actuarial assumptions:

Inflation	2.60%
Salary increases	3.25% average, including inflation
Investment of return	7.60%, net of pension plan investment expense, including inflation

Mortality rates were based on the Generational RP-2000 with Projection Scale BB tables.

The actuarial assumptions used in the July 1, 2016, valuation were based on the results of an actuarial experience study for the period July 1, 2008 through June 30, 2013. The assumptions changes adopted by the FRS Assumptions Conference were incorporated into July 1, 2015 Valuation. The assumptions used in the July 1, 2016, valuation were unchanged from those used in the prior valuation as of July 1, 2015, with two exceptions: 1) investment return assumptions decrease from 7.65% to 7.60; and 2) the mortality assumption applied to members while in FRS covered employment was updated to better anticipate expected future experience.

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

Asset Class	Target Allocation*	Annual Arithmetic Return	Compound Annual (Geometric) Return	Standard Deviation
Cash	1.0%	3.2%	3.1%	1.7%
Fixed Income	18.0%	4.8%	4.7%	7.0%
Global Equity	53.0%	8.5%	7.2%	17.7%
Real Estate (Property)	10.0%	6.8%	6.2%	12.0%
Private Equity	6.0%	11.9%	8.2%	30.0%
Strategic Investments	12.0%	6.7%	6.1%	11.4%
Assumed Inflation - Mean		2.6%		1.9%

\*As outlined in the Pension Plan's investment policy.

**HOUSING FINANCE AUTHORITY OF BROWARD COUNTY**  
**(A Component Unit of Broward County, Florida)**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2016**

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**Note 11 – Retirement Plans (cont’d)**

**Pension Plan (cont’d)**

Discount Rate - The discount rate used to measure the total pension liability was 7.60%. The projection of cash flows used to determine the discount rate assumed that employee contributions will be made at the current contribution rate and that contributions will be made at the statutorily required rates. The Pension Plan’s fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the discount rate for calculating the total pension liability is equal to the long-term expected rate of return. The FRS Actuarial Assumption Conference is responsible for setting the assumptions used in the valuations of the defined benefit pension plans pursuant to Section 216.136(10), Florida Statutes. The rate of return assumption is a prescribed assumption as defined by the Actuarial Standards of Practice No. 27 (ASOP 27) and the 7.60% assumption was adopted by the 2016 FRS Actuarial Assumption Conference.

Sensitivity of the Proportionate Share of the Net Position Liability to Changes in the Discount Rate - The following represents the Authority’s proportionate share of the net pension liability calculated using the discount rate of 7.60%, as well as what the proportionate share of the net pension liability would be if it were calculated using a discount rate that is one percentage point lower 6.60% or one percentage point higher 8.60% than the current rate:

	1% Decrease (6.60%)	Current Discount Rate (7.60%)	1% Increase (8.60%)
Authority's proportionate share of the net pension liability	\$ 432,863	\$ 228,668	\$ 58,209

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

Payables to the Pension Plan - At September 30, 2016, the Authority reported payables in the amount of \$3,410 outstanding contributions to the Pension Plan required for the fiscal year ended September 30, 2016.

**HIS Plan**

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

**HOUSING FINANCE AUTHORITY OF BROWARD COUNTY**  
**(A Component Unit of Broward County, Florida)**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2016**

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**Note 11 – Retirement Plans (cont'd)**

**HIS Plan (cont'd)**

Benefits Provided - For the fiscal year ended September 30, 2016, eligible retirees and beneficiaries received a monthly HIS Plan payment of \$5 for each year of creditable service completed at the time of retirement, with a minimum HIS Plan payment of \$30 and a maximum HIS Plan payment of \$150 per month. To be eligible to receive these benefits, a retiree under a State-administered retirement system must provide proof of health insurance coverage, which may include Medicare.

Contributions - The HIS Plan is funded by required contributions from FRS participating employers as set by the Florida Legislature. Employer contributions are a percentage of gross compensation for all active FRS members. The employee contribution rate for the period from July 1, 2015 through September 30, 2016 was 1.66%. HIS Plan contributions are deposited in a separate trust fund from which payments are authorized. HIS Plan benefits are not guaranteed and are subject to annual legislative appropriation. In the event legislative appropriation or available funds fail to provide full subsidy benefits to all participants, benefits may be reduced or cancelled.

For the fiscal year ending September 30, 2016, contributions to the HIS Plan for the Authority totaled \$7,306.

Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions - At September 30, 2016, the Authority reported a liability of \$145,968 for its proportionate share of the HIS Plan's net pension liability. The net pension liability was measured as of June 30, 2016, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of June 30, 2016. The Authority's proportionate share of the net pension liability was based their share of the County's 2015-2016 fiscal year contributions relative to the 2015-2016 fiscal year contributions of all participating members. At June 30, 2016, the Authority's proportionate share was 0.00125451% which was a decrease of 0.000001635% from its proportionate share measured as of June 30, 2015.

For the fiscal year ended September 30, 2016, the Authority recognized HIS Plan expense of \$13,442. In addition, the Authority reported deferred outflows of resources and deferred in flows of resources related to the HIS Plan from the following sources:

<u>Description</u>	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>
Differences between expected and actual experience	\$ -	\$ (295)
Change of assumptions	20,357	-
Net difference between projected and actual earnings on Pension Plan investments	66	-
Changes in proportion and differences between Pension Plan contributions and proportionate share of contributions	1,476	(917)
Pension Plan contributions subsequent to the measurement date	1,536	-
Total	<u>\$ 23,435</u>	<u>\$ (1,212)</u>

**HOUSING FINANCE AUTHORITY OF BROWARD COUNTY**  
**(A Component Unit of Broward County, Florida)**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2016**

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**Note 11 – Retirement Plans (cont'd)**

**HIS Plan (cont'd)**

The deferred outflows of resources related to the HIS Plan, totaling \$1,536 for the Authority, resulting from contributions to the HIS Plan subsequent to the measurement date, will be recognized as a reduction of the net pension liability in the fiscal year ended September 30, 2017. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to the HIS Plan will be recognized in pension expense as follows:

<u>Fiscal Year Ending September 30,</u>	
2017	\$ 3,633
2018	3,633
2019	3,621
2020	3,615
2021	3,250
Thereafter	<u>2,936</u>
Total	<u>\$ 20,688</u>

Actuarial Assumptions – Actuarial valuations for the HIS Plans are concluded biennially. The July 1, 2015 HIS Plan valuation is the most recent actuarial valuation and was used to develop the liabilities for June 30, 2016. Liabilities originally calculated as the actuarial valuation date have been recalculated as of June 30, 2016 using standard actuarial roll-forward technique. The total pension liability as of June 30, 2016 was determined using the following actuarial assumptions:

Inflation	2.60%
Salary increases	3.25% average, including inflation
Investment rate of return	2.85% net of pension plan investment expense, including inflation

Mortality rates were based on the Generational RP-2000 with Projection Scale BB tables.

The actuarial assumptions that determined the total pension liability as of June 30, 2016 were based on the results of an actuarial experience study for the period July 1, 2008 through June 30, 2013.

Discount Rate - The discount rate used to measure the total pension liability at June 30, 2016 was 2.85%. In general, the discount rate for calculating the total pension liability is equal to the single rate equivalent to discounting at the long-term expected rate of return for benefit payments prior to the projected depletion date. Because the HIS Plan benefit is essentially funded on a pay-as-you-go basis, the depletion date is considered to be immediate, and the single equivalent discount rate is equal to the municipal bond rate selected by the HIS Plan sponsor. The Bond Buyer General Obligation 20-Bond Municipal Bond Index was adopted as the applicable municipal bond index. The discount rate used in the 2015 liability measurement was 3.80%. The change between the two measurement dates is due to changes in the applicable municipal bond index between the dates.

**HOUSING FINANCE AUTHORITY OF BROWARD COUNTY**  
**(A Component Unit of Broward County, Florida)**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2016**

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**Note 11 – Retirement Plans (cont'd)**

**Investment Plan**

Sensitivity of the Proportionate Share of the Net Position Liability to Changes in the Discount Rate - The following represents the Authority's proportionate share of the net pension liability calculated as of September 30, 2016, using the discount rate of 2.85%, as well as what the proportionate share of the net pension liability would be if it were calculated using a discount rate that is one percentage point lower 1.85% or one percentage point higher 3.85% than the current rate:

	1% Decrease (1.85%)	Current Discount Rate (2.85%)	1% Increase (3.850%)
Authority's proportionate share of the net pension liability	\$ 167,124	\$ 145,968	\$ 128,086

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

Payables to the Pension Plan - At September 30, 2016, the Authority reported payables in the amount of \$823 for outstanding contributions to the HIS Plan required for the fiscal year ended September 30, 2016.

The SBA administers the defined contribution plan officially titled the FRS Investment Plan. The Investment Plan is reported in the SBA's annual financial statements and in the State of Florida Comprehensive Annual Financial Report.

As provided in Section 121.4501, Florida Statutes, eligible FRS members may elect to participate in the Investment Plan in lieu of the defined benefit pension plan. County employees participating in DROP are not eligible to participate in the Investment Plan. Employer and employee contributions, including amounts contributed to individual member's accounts, are defined by law, but the ultimate benefit depends in part on the performance of investment funds. Benefit terms, including contribution requirements, for the Investment Plan are established and may be amended by the Florida Legislature. The Investment Plan is funded with the same employer and employee contribution rates that are based on salary and membership class, as the Pension Plan. Contributions are directed to individual member accounts, and the individual members allocate contributions and account balances among various approved investment choices. Costs of administering the Investment Plan, including the FRS Financial Guidance Program, are funded through an employer contribution of 0.04% of payroll and by forfeited benefits of plan members. Effective July 1, 2012, allocations to the investment member's accounts, as established by Section 121.72, Florida Statutes, are based on a percentage of gross compensation, by class, as follows: Regular class 6.30% and Senior Management Service class 7.67%.

**HOUSING FINANCE AUTHORITY OF BROWARD COUNTY**  
**(A Component Unit of Broward County, Florida)**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2016**

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**Note 11 – Retirement Plans (cont'd)**

**Investment Plan (cont'd)**

For all membership classes, employees are immediately vested in their own contributions and are vested after one year of service for employer contributions and investment earnings. If an accumulated benefit obligation for service credit originally earned under the Pension Plan is transferred to the Investment Plan, the member must have the years of service required for Pension Plan vesting (including the service credit represented by the transferred funds) to be vested for these funds and the earnings on the funds. Nonvested employer contributions are placed in a suspense account for up to five years. If the employee returns to FRS-covered employment within the five-year period, the employee will regain control over their account. If the employee does not return within the five-year period, the employee will forfeit the accumulated account balance. For the fiscal year ended September 30, 2016, the information for the amount of forfeitures was unavailable from the SBA; however, management believes that these amounts, if any, would be immaterial to the Authority.

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

The Investment Plan pension expense for the Authority totaled \$1,913, for the fiscal year ended September 30, 2016.

Payables to the Investment Plan - At September 30, 2016, the Authority reported payables in the amount of \$952 for outstanding contributions to the Investment Plan required for the fiscal year ended September 30, 2016.

**Note 12 – Risk Management**

The Authority is exposed to various risks loss related to torts; theft of assets, errors and omissions; personal injuries; and natural disasters. As a dependent special district the Authority is insured under Broward County's insurance plan. The coverage is provided at no cost to the Authority. In the past 3 years, there have been no claims settled exceeding the insurance coverage. As of September 30, 2016, there were no outstanding claims.

**Note 13 – Subsequent Events**

As described in Note 6, the Authority was a party to an agreement under which the Authority loaned funds for the purpose of partially funding the cost of construction of new single family homes for low to moderate income eligible homeowners in the Franklin Park Estates neighborhood. Subsequent to the fiscal year ended September 30, 2016, closings occurred on several of the homes and proceeds from those transactions were used to repay a portion of the Authority's loan and interest on the loan. It is expected that the entire loan balance and interest will be repaid to the Authority during fiscal year 2017.

**HOUSING FINANCE AUTHORITY OF BROWARD COUNTY**  
**(A Component Unit of Broward County, Florida)**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2016**

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**Note 13 – Subsequent Events (cont'd)**

In connection with the preparation of the financial statements, management has evaluated events through March 22, 2017, which is the date the financial statements were available to be issued.

**HOUSING FINANCE AUTHORITY OF BROWARD COUNTY, FLORIDA**  
**(A Component Unit of Broward County, Florida)**  
**BUDGET COMPARISON SCHEDULE**  
**FOR THE YEAR ENDED SEPTEMBER 30, 2016**

	Budgeted Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
<b>REVENUES</b>				
Charges for services	\$ 541,476	\$ 541,476	\$ 615,337	\$ 73,861
Bond issuance and residual income	290,986	290,986	256,474	(34,512)
Interest and Investment income	160,000	160,000	190,048	30,048
Rental income	112,398	112,398	121,819	9,421
Total revenues	1,104,860	1,104,860	1,183,678	78,818
<b>EXPENDITURES</b>				
<b>Current:</b>				
Personal services	639,410	639,410	624,585	14,825
Building demolition	-	-	71,585	(71,585)
Professional fees	169,200	169,200	171,585	(2,385)
General expenditures	296,250	296,250	299,872	(3,622)
Total expenditures	1,104,860	1,104,860	1,167,627	(62,767)
Change in fund balance	-	-	16,051	16,051
Total fund balance - beginning	12,740,843	12,740,843	12,740,843	-
Total fund balance - ending	\$ 12,740,843	\$ 12,740,843	\$ 12,756,894	\$ 16,051

See accompanying note to the Budget Comparison Schedule.

**HOUSING FINANCE AUTHORITY OF BROWARD COUNTY, FLORIDA**  
**(A Component Unit of Broward County, Florida)**  
**NOTE TO THE BUDGET COMPARISON SCHEDULE**  
**FOR THE YEAR ENDED SEPTEMBER 30, 2016**

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**Note 1- Budgetary Requirements**

The Housing Finance Authority of Broward County prepares an annual operating budget for the Operating Fund which is included in these financial statements.

Budgets are prepared on the same basis of accounting as required for governmental fund types. Expenditures may exceed the approved budget amounts for individual categories as long as the total does not exceed the approved budget.

The overall excess of actual expenditures compared to budget resulted from one unbudgeted item. The expenditure for building demolition was approved by the Authority Board and was necessary. Although the Authority Board approved the expenditure, the budget was not amended to cover the additional expenditure. The excess of actual revenues over budgeted revenues exceeded the amount of the unbudgeted expenditures.

**HOUSING FINANCE AUTHORITY OF BROWARD COUNTY, FLORIDA**  
**(A Component Unit of Broward County, Florida)**  
**SCHEDULE OF PROPORTIONATE SHARE OF THE NET PENSION LIABILITY**  
**FLORIDA RETIREMENT SYSTEM PENSION PLAN**  
**LAST TEN FISCAL YEARS\***

	<u>2016</u>	<u>2015</u>	<u>2014</u>	<u>2013</u>	<u>2012</u>	<u>2011</u>	<u>2010</u>	<u>2009</u>	<u>2008</u>	<u>2007</u>
Authority's proportion of the net pension liability (asset)	0.000905613%	0.001006732%	0.001014542%							
							PRIOR INFORMATION NOT AVAILABLE			
Authority's proportionate share of the net pension liability (asset)	\$ 228,668	\$ 130,033	\$ 61,902							
Authority's covered-employee payroll	\$ 430,147	\$ 429,110	\$ 416,178							
Authority's proportionate share of the net pension liability (asset) as a percentage of its covered-employee payroll	53.16%	30.30%	14.87%							
Plan fiduciary net position as a percentage of the total pension liability	84.88%	92.00%	96.00%							

\*The amounts presented for each fiscal year were determined as of June 30.

**HOUSING FINANCE AUTHORITY OF BROWARD COUNTY, FLORIDA**  
**(A Component Unit of Broward County, Florida)**  
**SCHEDULE OF CONTRIBUTIONS**  
**FLORIDA RETIREMENT SYSTEM PENSION PLAN**  
**LAST TEN FISCAL YEARS\***

	<u>2016</u>	<u>2015</u>	<u>2014</u>	<u>2013</u>	<u>2012</u>	<u>2011</u>	<u>2010</u>	<u>2009</u>	<u>2008</u>	<u>2007</u>
Contractually required contribution	\$ 16,862	\$ 19,941	\$ 18,256							
				PRIOR INFORMATION NOT AVAILABLE						
Contributions in relation to the contractually required contribution	<u>(16,862)</u>	<u>(19,941)</u>	<u>(18,256)</u>							
Contribution deficiency (excess)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>							
Authority's covered-employee payroll	\$ 440,147	\$ 419,526	\$ 424,820							
Contributions as a percentage of covered-employee payroll	3.83%	4.75%	4.30%							

\*The amounts presented for each fiscal year were determined as of June 30.

**HOUSING FINANCE AUTHORITY OF BROWARD COUNTY, FLORIDA**  
**(A Component Unit of Broward County, Florida)**  
**SCHEDULE OF PROPORTIONATE SHARE OF THE NET PENSION LIABILITY**  
**FLORIDA RETIREMENT SYSTEM HEALTH INSURANCE SUBSIDY**  
**LAST TEN FISCAL YEARS\***

	<u>2016</u>	<u>2015</u>	<u>2014</u>	<u>2013</u>	<u>2012</u>	<u>2011</u>	<u>2010</u>	<u>2009</u>	<u>2008</u>	<u>2007</u>
Authority's proportion of the net pension liability (asset)	0.001252451%	0.001254086%	0.001259315%							
				PRIOR INFORMATION NOT AVAILABLE						
Authority's proportionate share of the net pension liability (asset)	\$ 145,968	\$ 127,897	\$ 117,749							
Authority's covered-employee payroll	\$ 430,147	\$ 429,110	\$ 416,178							
Authority's proportionate share of the net pension liability (asset) as a percentage of its covered-employee payroll	33.93%	29.81%	28.29%							
Plan fiduciary net position as a percentage of the total pension liability	0.97%	0.50%	0.99%							

\*The amounts presented for each fiscal year were determined as of June 30.

**HOUSING FINANCE AUTHORITY OF BROWARD COUNTY, FLORIDA**  
**(A Component Unit of Broward County, Florida)**  
**SCHEDULE OF CONTRIBUTIONS**  
**FLORIDA RETIREMENT SYSTEM HEALTH INSURANCE SUBSIDY**  
**LAST TEN FISCAL YEARS\***

	<u>2016</u>	<u>2015</u>	<u>2014</u>	<u>2013</u>	<u>2012</u>	<u>2011</u>	<u>2010</u>	<u>2009</u>	<u>2008</u>	<u>2007</u>
Contractually required contribution	\$ 7,306	\$ 5,286	\$ 5,098							
										PRIOR INFORMATION NOT AVAILABLE
Contributions in relation to the contractually required contribution	<u>(7,306)</u>	<u>(5,286)</u>	<u>(5,098)</u>							
Contribution deficiency (excess)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>							
Authority's covered-employee payroll	\$ 440,147	\$ 419,526	\$ 424,820							
Contributions as a percentage of covered-employee payroll	1.66%	1.26%	1.20%							

\*The amounts presented for each fiscal year were determined as of June 30.



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**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 Board of Directors  
Housing Finance Authority  
Broward County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and major fund of the Housing Finance Authority of Broward County, Florida (the "Authority"), as of and for the year ended September 30, 2016, 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 22, 2017.

**Internal Control over Financial Reporting**

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

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A material weakness is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

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

## **Compliance and Other Matters**

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

## **Purpose of this Report**

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

*The Shroyton Group, P. A.*

March 22, 2017



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## INDEPENDENT ACCOUNTANT'S REPORT

To the Board of Directors  
Housing Finance Authority  
Broward County, Florida

We have examined the Housing Finance Authority of Broward County, Florida (the "Authority"), compliance with the requirements of Section 218.415, Florida Statutes, during the fiscal year ended September 30, 2016. Management is responsible for the Authority's compliance with those requirements. Our responsibility is to express an opinion on the Authority's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about the Authority's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on the Authority's compliance with specified requirements.

In our opinion, the Authority complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2016.

*The Sharpton Group, P.A.*

March 22, 2017



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## **MANAGEMENT LETTER IN ACCORDANCE WITH THE RULES OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Directors  
Housing Finance Authority  
Broward County, Florida

We have audited the financial statements of the Housing Finance Authority of Broward County, Florida, as of and for the fiscal year ended September 30, 2016, and have issued our report thereon dated March 22, 2017.

### **Auditor's Responsibility**

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

### **Other Report**

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*. Disclosures in that report, which is dated March 22, 2017, 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 annual financial audit report. There were no recommendations made in the preceding annual financial 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. The legal authority is disclosed in the notes to the financial statements.

## **Other Matters**

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

Section 10.554(1)(i)3., Rules of the Auditor General, requires that we address noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not have 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, the Board of Directors and applicable management and is not intended to be and should not be used by anyone other than these specified parties.

*The Shroyton Group, P. A.*

March 22, 2017