

**Brevard County Housing
Finance Authority**
(A Component Unit of Brevard County, Florida)
Financial Statements
For Years Ended September 30, 2020 and 2019



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Brevard County Housing Finance Authority
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INDEPENDENT AUDITORS' REPORT

To the Members of the Board of the
Brevard County Housing Finance Authority

We have audited the accompanying basic financial statements of the Brevard County Housing Finance Authority ("Authority"), a component unit of Brevard County, Florida, as of and for the years ended September 30, 2020 and 2019, and the related notes to the financial statements, as listed in the table of contents.

Management's Responsibility for the Financial Statements

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

Auditors' Responsibility

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

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

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

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Brevard County Housing Finance Authority, as of September 30, 2020 and 2019, and the changes in financial position and cash flows thereof for the years then ended in conformity with accounting principles generally accepted in the United States of America.

Other Matters

As discussed in Note 1, the financial statements present only the Brevard County Housing Finance Authority and do not purport to, and do not present fairly the financial position of Brevard County, Florida, as of September 30, 2020 and 2019, the changes in its financial position, or, where applicable, its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America. Our opinion is not modified with respect to this matter.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis (pages 5 through 15), 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.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated January 22, 2021 on our consideration of the Brevard County Housing Finance Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Brevard County Housing Finance Authority's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Brevard County Housing Finance Authority's internal control over financial reporting and compliance.

Cam, Riggs & Ingram, L.L.C.

Melbourne, Florida
January 22, 2021

Brevard County Housing Finance Authority Management's Discussion and Analysis

MANAGEMENT'S DISCUSSION AND ANALYSIS

This section of the Brevard County Housing Finance Authority's ("Authority") basic financial statements presents our discussion and analysis of the Authority's financial performance as of and for the year ended September 30, 2020. Please read it in conjunction with the financial statements, which follow this section.

THE AUTHORITY

The Authority was created as a public body corporate and politic in accordance with the Florida Housing Finance Authority Law, Part IV of Chapter 159, Florida Statutes, as amended, and Ordinance No. 79-09 enacted by the Board of County Commissioners of Brevard County, Florida on March 15, 1979, as amended, (the "Act"). The Authority is a component unit of Brevard County, Florida ("County"). The Authority has no component units.

The Authority is authorized, in furtherance of the public purposes described in the Act, to alleviate the shortage of affordable residential housing facilities and to provide capital for investment in such facilities for low, moderate, and middle income families by issuing its revenue bonds and notes. The Authority issues bonds for single family programs which provide funds to eligible borrowers to finance the purchase of qualifying single family residences. The Authority also issues bonds and notes for the development of qualifying multifamily housing projects.

The bonds and notes issued by the Authority do not and shall never constitute an indebtedness, liability, general or moral obligation, or a pledge of the faith or loan of credit of the Authority or of the County. Accordingly, such obligations are not included within the Authority's basic financial statements except for the Single Family Mortgage Revenue Bonds, Series 1985, which are required to be recorded as a liability in accordance with generally accepted accounting principles, even though legally they are not a debt of the Authority.

FISCAL 2020 FINANCIAL HIGHLIGHTS

The Authority's mission is to alleviate the shortage of affordable residential housing facilities for low, moderate, and middle income families in Brevard County, Florida. In pursuit of its mission, the Authority borrows money through the issuance of bonds and notes to finance single family residential housing and multi-family housing developments. The Authority also provides loans and grants for the acquisition, construction, rehabilitation, and repair of single family and multi-family housing. The loans are usually repaid with the proceeds from the sale of the residential housing facilities or other funding sources.

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

Oftentimes, a cash contribution is needed from the Authority to issue single family bonds. Such contributions may range from tens of thousands to several hundred thousand dollars. At times, the Authority may find it desirable to forgive loans or make grants to accomplish its public purpose. The

Brevard County Housing Finance Authority Management's Discussion and Analysis

FISCAL 2020 FINANCIAL HIGHLIGHTS (Continued)

contributions to bond issuance, loan forgiveness, and grants may substantially impact the Authority's expenses in a single fiscal year and cause significant variation from year to year.

Because of the uncertainty of economic conditions, the Authority engages in programs to assist in providing affordable housing to residents of Brevard County, Florida, if the programs are consistent with the rules and laws of the State of Florida.

The Authority's net position decreased by approximately \$162 thousand or 2 percent in fiscal year 2020 and increased by approximately \$393 thousand or 6 percent in fiscal year 2019.

As compared with fiscal year 2019, in fiscal year 2020 the Authority's revenues decreased from \$603 thousand to \$469 thousand, a decrease of \$134 thousand or 22 percent. The net decrease was primarily attributable to an increase in authority fees of approximately \$3 thousand, a decrease in TBA Program income of approximately \$194 thousand, an increase in application and inducement fees of approximately \$10 thousand, and a decrease in interest income of approximately \$49 thousand. Expenses increased from \$210 thousand to \$307 thousand, an increase of \$97 thousand or 46 percent. The net increase was primarily attributable to a increase in the provision for loan losses of approximately \$14 thousand and decrease in general operating and administrative of approximately \$4 thousand and an \$87 thousand increase due to amounts contributed to closing costs.

As compared with fiscal 2018, in fiscal 2019 the Authority's revenues increased from \$597 thousand to \$603 thousand, an increase of \$6 thousand or 1 percent. The net increase was primarily attributable to an increase in authority fees of approximately \$3 thousand, a decrease in TBA Program income of approximately \$25 thousand, a decrease in application and inducement fees of approximately \$33 thousand, an increase of investment interest and fair market value of \$18 thousand and an increase in interest income from approximately \$42 thousand. Expenses decreased from \$311 thousand to \$210 thousand, a decrease of \$101 thousand or 130 percent. The net decrease was primarily attributable to a decrease in the provision for loan losses of approximately \$96 thousand.

In July 2008, the Authority entered into a loan agreement with Habitat for Humanity of South Brevard, Inc. ("Habitat") (Note 5). The Authority has agreed to provide loan advances totaling up to \$525,000 for the purpose of funding land acquisition and/or construction costs for single family residences. The residences are to be sold to lower income families who might not otherwise be able to purchase a home. As of September 30, 2020, the outstanding balance of the loan was zero. The loan agreement ended on July 31, 2020.

On September 14, 2012, the Authority entered an interlocal agreement with the Housing Finance Authority of Hillsborough County, Florida ("Hillsborough HFA"). Pursuant to the interlocal agreement, the Hillsborough HFA is authorized to operate its 2012 MBS Origination Program (aka, the TBA Program or Continuous Funding Program) within Brevard County, Florida. The Authority's intent is to provide financing for homes to persons whose family annual income does not exceed certain limits and who might not otherwise be able to purchase a home. The Authority agreed to fund a revolving pool of moneys of up to \$1,250,000 to finance mortgages to be used by homebuyers in Brevard County.

Brevard County Housing Finance Authority Management's Discussion and Analysis

FISCAL 2020 FINANCIAL HIGHLIGHTS (Continued)

With existing private activity bond allocation, the Authority agreed to secure mortgage credit certificate authority and to take such steps and enter into such agreements necessary to enable loans made under the 2012 MBS Origination Program in Brevard County to receive such credits in lieu of tax-exempt bond financing ("Mortgage Credit Certificate Program"). The Authority also agreed to provide up to \$250,000 (subsequently increased to \$2,581,728) for a down payment and closing cost assistance program, which will be linked to the above mentioned 2012 MBS Origination Program, to be used by buyers of homes in Brevard County (Notes 5 and 8). The down payment and closing cost assistance was structured to provide non-amortizing second mortgage loans limited to \$10,000 for each borrower. During fiscal year 2020, 2019, and 2018 the number of mortgage loans originated in Brevard County totaled thirty-eight, eighty-five, and ninety-one, respectively. As of September 30, 2020, 2019, and 2018 the total outstanding balance of the loans was \$2,115,000, \$1,945,000, and \$1,320,000, respectively. During fiscal year 2020, 2019, and 2018, the number of mortgage loans originated in Brevard County, securitized as TBA Program mortgage backed securities ("MBS"), and sold by the Hillsborough HFA totaled thirty-eight, eighty-two, and one hundred twenty seven, respectively. The Authority and the Hillsborough HFA have agreed to share the profits and losses associated with the sale by the Hillsborough HFA of the mortgage backed securities, which include Brevard County loans. During fiscal year 2020, 2019, and 2018, the income (i.e., MBS sales profits, net of any losses) recognized by the Authority in connection with the TBA Program was \$206,767, \$400,779, and \$425,771, respectively. The income has been classified as "TBA Program income" in the accompanying basic financial statements.

OVERVIEW OF THE FINANCIAL STATEMENTS

The financial statements consist of two parts: Management's Discussion and Analysis and the Basic Financial Statements. The Basic Financial Statements also include notes that explain in more detail some of the information in the Basic Financial Statements.

The Authority's Basic Financial Statements have been prepared using the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when incurred. The Authority accounts for its financial activities through the use of an enterprise fund. See the notes to the Basic Financial Statements for a summary of the Authority's significant accounting policies.

Brevard County Housing Finance Authority Management's Discussion and Analysis

BASIC FINANCIAL STATEMENTS

The Basic Financial Statements of the Authority report information about the Authority using accounting methods similar to those used by private sector companies. These statements offer short-term and long-term financial information about its activities. The Statement of Net Position includes all of the Authority's assets and liabilities and provides information about the nature and amounts of investments in resources (assets) and the obligations to Authority creditors (liabilities). It also provides the basis for computing various financial ratios, evaluating the capital structure of the Authority, and assessing the liquidity and financial flexibility of the Authority. All of the current year's revenues and expenses are accounted for in the Statement of Revenues, Expenses, and Changes in Net Position. This statement measures the success of the Authority's operations over the past year and can be used to determine the Authority's profitability and creditworthiness and whether the Authority has successfully recovered all of its expenses through fees and other income. The final basic financial statement is the Statement of Cash Flows. The purpose of this statement is to provide information about the Authority's cash receipts and cash payments during the reporting period. The statement reports cash receipts, cash payments, and net changes in cash resulting from operating, financing, and investing activities and provides answers to such questions as where did cash come from, what was cash used for, and what was the change in cash balance during the reporting period.

The Statement of Net Position and the Statement of Revenues, Expenses, and Changes in Net Position report information about the Authority's assets, liabilities, net position, revenues and expenses and the resulting change in net position. Over time, increases or decreases in the Authority's net position are an indicator of the Authority's financial health. When evaluating changes in the Authority's financial health, other nonfinancial factors should also be considered. These include factors such as changes in economic conditions, new or changed government legislation and regulations, and the fulfillment of the Authority's public purpose.

**Brevard County Housing Finance Authority
Management's Discussion and Analysis**

NET POSITION

A summary of the Authority's Statements of Net Position is presented in Table A. The Authority has no capital assets and its long-term debt obligations (i.e., revenue bonds and notes) are not general obligations of the Authority. Accordingly, such obligations are not included within the Authority's Basic Financial Statements (see Notes 1 and 6 to the Basic Financial Statements).

**TABLE A
Condensed Statements of Net Position
(in thousands of dollars)**

	2020	2019	2018
Current assets	\$ 5,575	\$ 5,205	\$ 5,131
Noncurrent assets	2,651	2,688	2,259
Total assets	8,226	7,893	7,390
Current liabilities	606	435	325
Total liabilities	606	435	325
Unrestricted net position	7,620	7,458	7,065
Total net position	\$ 7,620	\$ 7,458	\$ 7,065

During the fiscal year ended September 30, 2020, current assets increased \$370 thousand. The net increase was primarily attributable to a \$31 thousand increase in cash and cash equivalents, and a \$55 thousand decrease in deposits held by custodian offset by a \$394 thousand increase in investments. During the same time, there was a \$37 thousand decrease in noncurrent assets primarily attributable to a \$44 thousand decrease in investments and a \$7 thousand decrease in loans receivable.

The fiscal year 2020 change in total liabilities was primarily attributable to an increase in developer deposit totaling \$218 thousand and a decrease in Single Family Revenue Bonds of \$47 thousand.

During the fiscal year ended September 30, 2019, current assets increased \$74 thousand. The net increase was primarily attributable to a \$296 thousand decrease in cash and cash equivalents, a \$10 thousand decrease in authority fees receivable, a \$25 thousand decrease in current loan receivables, and a \$187 decrease in deposits held by custodian offset by a \$592 thousand increase in investments. During the same time, there was a \$429 thousand increase in noncurrent assets primarily attributable to a, \$62 thousand decrease in investments and a \$491 thousand increase in loans receivable.

The fiscal year 2019 change in total liabilities was primarily attributable to an increase in developer deposit totaling \$110 thousand.

**Brevard County Housing Finance Authority
Management's Discussion and Analysis**

REVENUES, EXPENSES, AND CHANGES IN NET POSITION

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

**TABLE B
Condensed Statements of Revenues,
Expenses, and Changes in Net Position
(in thousands of dollars)**

	2020	2019	2018
Operating revenues	\$ 381	\$ 558	\$ 570
Non-operating revenue	88	45	27
Total revenues	469	603	597
Operating expenses	220	210	298
Non-operating expenses	87	-	13
Total expenses	307	210	311
Change in net position	162	393	286
Net position at beginning of year	7,458	7,065	6,779
Net position at end of year	\$ 7,620	\$ 7,458	\$ 7,065

The Statement of Revenues, Expenses, and Changes in Net Position provides information as to the nature and source of the changes in net position. During fiscal year 2020, net position increased by \$162 thousand, as compared with an increase of \$393 thousand in fiscal year 2019. The fiscal year 2020 increase in net position was due (1) to positive operational results totaling approximately \$381 thousand and (2) and investment interest income of \$88 thousand and recovery of debt by insurance payments offset by operating and non-operating expenses of \$307 thousand. The fiscal year 2019 increase in net position was due (1) to positive operational results totaling \$558 thousand and (2) and investment interest income of \$45 thousand offset by operating expenses of \$210 thousand.

During fiscal year 2020, the net \$177 decrease in operating revenues from 2019 to 2020 was primarily attributable to a \$194 thousand decrease in TBA Program income, a \$10 thousand increase in application and inducement fees, a \$3 thousand increase in Authority fees, a \$53 thousand increase in closing costs and a \$49 thousand decrease in interest income.

During fiscal year 2020, the \$44 thousand decrease in nonoperating revenue (expenses) from 2019 to 2020 was primarily due to a \$4 thousand decrease in the investment interest income, a \$87 increase in other expenses and a \$48 thousand increase in recovery of debt by insurance payments.

During fiscal year 2020, the \$10 thousand increase in operating expenses from 2019 to 2020 was largely attributable to a \$4 thousand decrease in general operating and administrative and legal, accounting, and financial advisory expense, and a \$14 thousand increase in the provision for loan losses.

Brevard County Housing Finance Authority Management's Discussion and Analysis

REVENUES, EXPENSES, AND CHANGES IN NET POSITION (Continued)

During fiscal year 2019, net position increased by \$393 thousand, as compared with an increase of \$286 thousand in fiscal year 2018. The fiscal year 2019 increase in net position from 2018 to 2019 was due (1) to positive operational results totaling approximately \$558 thousand and (2) and investment interest income of \$43 thousand offset by operating expenses of \$210 thousand and an increase in the fair value of investments of \$2 thousand. The fiscal year 2018 increase in net position was due (1) to positive operational results totaling \$570 thousand and (2) to net nonoperating revenue (expense) earnings totaling approximately \$14 thousand offset by operating expenses of \$298 thousand.

During fiscal year 2019, the \$12 thousand decrease in operating revenues from 2018 to 2019 was primarily attributable to a \$25 thousand decrease in TBA Program income, a \$32 thousand decrease in application and inducement fees, a \$3 thousand increase in Authority fees and a \$42 thousand increase in interest income.

During fiscal year 2019, the \$5 thousand increase in nonoperating revenue (expenses) from 2018 to 2019 was primarily due to a \$15 thousand increase in investment fair market value and an \$18 thousand increase in the change in fair value of investments. The \$88 thousand decrease in operating expenses was largely attributable to an \$8 thousand increase in general operating and administrative and legal, accounting, and financial advisory expense, and a \$96 thousand decrease in the provision for loan losses.

**Brevard County Housing Finance Authority
Management's Discussion and Analysis**

REVENUES, EXPENSES, AND CHANGES IN NET POSITION (Continued)

CASH FLOWS

A summary of the Authority's Statements of Cash Flows is presented in Table C. It presents the major sources and uses of cash and cash equivalents for the past two years. For purposes of the Statements of Cash Flows, the Authority considers all currency, demand deposits, and money market funds with banks or other financial institutions to be cash and cash equivalents.

**TABLE C
Condensed Statements of Cash Flows
(in thousands of dollars)**

	2020	2019	2018
Net cash provided by (used for)			
operating activities	\$ 261	\$ (70)	\$ (1,062)
Net cash used for			
investment activities	(285)	(413)	105
Net decrease in cash and cash equivalents	(24)	(483)	(957)
Cash and cash equivalents at beginning of year	4,469	4,953	5,909
Cash and cash equivalents at end of year	\$ 4,445	\$ 4,469	\$ 4,952

Cash and cash equivalents decreased \$24 thousand and \$483 thousand, respectfully, during fiscal year 2020 and 2019. The decrease in cash and cash equivalents was the result of \$261 thousand being provided by operating activities and \$285 thousand being used by investment activities. In comparison to fiscal year 2019, \$70 thousand was used by operating activities and \$413 was used by investing activities.

Cash and cash equivalents decreased \$483 thousand and \$957 thousand, respectfully, during fiscal year 2019 and 2018. The decrease in cash and cash equivalents was the result of \$70 thousand being used by operating activities and \$413 thousand being used by investment activities. In comparison to fiscal year 2018, \$1,062 thousand was used by operating activities and \$105 was provided by investing activities.

BOND PROGRAMS

From time to time, the Authority has issued bonds and notes to finance single family residential housing and qualified multi-family housing developments. The financial assistance was provided to stimulate the acquisition and construction of residential housing for low, moderate, and middle income individuals and families. The Authority's bonds and notes are secured as described in each of the respective trust indentures. In no case is the Authority, Brevard County, the State of Florida,

Brevard County Housing Finance Authority Management's Discussion and Analysis

BOND PROGRAMS (Continued)

or any political subdivision thereof obligated in any manner for repayment of the bonds and notes. Accordingly, the bonds and notes are not reported as liabilities in the Basic Financial Statements.

Significant portions of the Authority's operating revenues are derived from fees and incomes generated by the single family and multi-family bond programs issued by the Authority. Historically, these fees and incomes have usually exceeded the financial contributions made by the Authority to the bond programs.

As of September 30, 2020, the Authority had issued and outstanding the following bonds and notes pursuant to its authorization:

	Issue Amount	Outstanding Amount
Non-Conduit Debt		
Single Family/Homeowner Mortgage Revenue and Refunding Bonds:		
Series 1985 (capital appreciation)	\$ 29,999,372	\$ 254,250
Total Non-Conduit Debt	29,999,372	254,250
Conduit Debt		
Multi-Family Housing Revenue and Refunding Bonds:		
Series 2004 A and B (Wickham Club)	\$ 8,000,000	\$ 5,395,000
Series 2005 (Manatee Cove)	11,415,000	8,685,000
Series 2007 (Timber Trace)	14,100,000	9,500,000
Series 2007 A and B (Oak Meadows)	10,490,000	1,323,811
Series 2008 A and B (Malabar Cove)	13,100,000	5,990,000
Multi-Family Housing Revenue Note:		
Series 2016 (Trinity Towers)	\$ 9,450,000	\$ 5,179,099
Series 2017 (Crane Creek)	13,202,000	13,061,966
Series 2020 (Venue at Viera Senior Living)	16,755,000	16,755,000
Series 2020B (Southlake Towers)	12,760,000	12,760,000
Total Conduit Debt	109,272,000	78,649,876
Total	\$ 139,271,372	\$ 78,904,126

In some cases, the outstanding balances may include capital appreciation and compound interest bonds at their accreted values calculated as of the most recent bond interest payment date.

The Authority is unaware of and has received no notice of default from the trustees for its single family and multi-family bond and note programs, except for the following. Other than the following, the Authority is unaware of any current financial difficulties relating to its bond and note programs.

Brevard County Housing Finance Authority Management's Discussion and Analysis

BOND PROGRAMS (Continued)

Single Family Mortgage Revenue Bonds, Series 1985

The Single Family Mortgage Revenue Bonds, Series 1985 matured on April 1, 2017 at the appreciated value of \$450,000.

On the Electronic Municipal Market Access (“EMMA”) website, the trustee published notices, which state, in part, the following. The entire notice may be accessed on the EMMA website by utilizing the “Quick Search” feature and entering the bond CUSIP.

“Notice to Holders of Non-payment of Principal”

April 7, 2017

Brevard County Housing Finance Authority
Single Family Mortgage Revenue Bonds
Series 1985

CUSIP: 107417GK7 (the “Bonds”)

Wells Fargo Bank, National Association, acts as successor trustee (the “Trustee”) for the holders of the above-mentioned bonds (the “Bonds”) issued under a Trust Indenture (the “Indenture”) between Barnett Banks Trust Company, N.A. and Brevard County Housing Finance Financing Authority as issuer dated as of October 1, 1985. Capitalized terms not defined in this Notice have the meanings assigned to them in the Indenture.

The Trustee has not received sufficient funds for the payment of the principal due on the Bonds on April 1, 2017.

The registered Holders of the Bonds (CUSIP 107417GK7) are entitled to receive payment of principal from Financial Guaranty Insurance Company (“FGIC”), subject to the terms of the FGIC bond insurance policy No. 85010362 as modified by FGIC’s First Amended Plan of Rehabilitation dated June 4, 2013 (the “FGIC Policy”). Upon permitting a policy claim for such unpaid principal under the FGIC Policy, FGIC will make the initial cash payment required with respect to such permitted claim under the FGIC Policy to its fiscal agent, Wilmington Trust, National Association (the “Fiscal Agent”), for the benefit of the Bondholders. In accordance with the terms of the FGIC Policy, the Fiscal Agent will disburse such claim payment to the registered Holder of the Bonds only after the Fiscal Agent receives, in form reasonably satisfactory to the Fiscal Agent, proof of such Holder’s entitlement to payment and an assignment to FGIC of all of such Holder’s rights to payment of the unpaid principal in an amount equal to such claim payment.

The Trustee has submitted a claim under the FGIC Policy for a \$450,000 deficiency for the principal payment due on the Bonds. The Trustee is unable to state precisely when FGIC will forward the insured payments or the final amount that FGIC will pay. Inquiries concerning the amount and timing of FGIC’s payment should be directed to FGIC.

Brevard County Housing Finance Authority Management's Discussion and Analysis

BOND PROGRAMS (Continued)

Single Family Mortgage Revenue Bonds, Series 1985 (Continued)

The Superintendent of Financial Services of the State of New York, in his capacity as the court appointed rehabilitator (the "Rehabilitator") of the Financial Guaranty Insurance Company ("FGIC"), determined that the conditions to the effective date of the First Amended Plan of Rehabilitation for FGIC dated June 4, 2013 (the "Plan") had been satisfied and that the effective date of the Plan occurred on August 19, 2013. On the effective date, the Plan became effective and FGIC's Rehabilitation Proceeding terminated. The initial Cash Payment Percentage ("CPP") was set at 17.00%. The CPP was increased to 21.00% effective October 24, 2014, and was further increased to 22.00% effective October 8, 2015. Effective October 24, 2016, the CPP was further increased from 22.00% to 25.00%.

The Bonds will remain outstanding beyond the capital appreciation bond maturity date of 4/1/2017 in order to pay additional amounts per the current CPP." This is the end of the quoted portion of the notice.

The trustee has informed the Authority that on September 30, 2017 the outstanding balance of the Single Family Mortgage Revenue Bonds, Series 1985 was \$337,500 following the \$112,500 (25%) bond principal payment by Financial Guaranty Insurance Company, which was made in April 2017.

With regard to its Single Family Mortgage Revenue Bonds, Series 1985 ("Single Family 1985 Bonds"), the Authority makes no recommendations and gives no investment advice and bond holders shall not rely upon the Authority as their sole source of information for any decisions related to the Single Family 1985 Bonds.

"Notice to Holders of Non-payment of Principal"

March 5, 2018

Brevard County Housing Finance Authority
Single Family Mortgage Revenue Bonds
Series 1985

CUSIP: 107417GK7 (the "Bonds")

Wells Fargo Bank, National Association, acts as successor trustee (the "Trustee") for the holders of the above-mentioned bonds (the "Bonds") issued under a Trust Indenture (the "Indenture") between Barnett Banks Trust Company, N.A. and Brevard County Housing Finance Financing Authority as issuer dated as of October 1, 1985. Capitalized terms not defined in this Notice have the meanings assigned to them in the Indenture.

Brevard County Housing Finance Authority Management's Discussion and Analysis

BOND PROGRAMS (Continued)

Single Family Mortgage Revenue Bonds, Series 1985 (Continued)

As stated by the Trustee in a previous notice to the Bondholders, the Trustee has not received sufficient funds for the payment of the principal due on the Bonds on April 1, 2017. The Trustee submitted to Financial Guaranty Insurance Company ("FGIC"), under the terms of the FGIC bond insurance policy No. 85010362 as modified by FGIC's First Amended Plan of Rehabilitation dated June 4, 2013 (the "Plan", and such policy as modified by the Plan being the "FGIC Policy"), a claim for the \$450,000 deficiency for the principal payment due on the Bonds and unpaid on such payment date. FGIC permitted such policy claim for such unpaid principal and, in accordance with the FGIC Policy, paid 25% (FGIC's then-current cash payment percentage under the Plan, referred to as the "CPP") of such claim amount in cash to its fiscal agent, Wilmington Trust, National Association (the "Fiscal Agent"), for the benefit of the Bondholders. The Fiscal Agent disbursed such claim payment to The Depository Trust Company ("DTC"), as the registered Holder of the Bonds, after the Fiscal Agent received from DTC an assignment to FGIC of all of such its rights to payment of the unpaid principal in an amount equal to such claim payment.

FGIC has announced that the New York State Department of Financial Services approved an upward adjustment in the CPP (the "2017 CPP Upward Adjustment") from 25% to 33% in connection with FGIC's 2017 annual revaluation of the CPP under the Plan, effective December 4, 2017. The registered Holders of the Bonds are entitled to receive, in connection with the 2017 CPP Upward Adjustment, an additional cash payment under the FGIC Policy by FGIC in the amount of \$36,000 (the "DPO Payment"), as calculated in accordance with the Plan in respect of the permitted policy claim referred to above. FGIC has informed the Trustee that FGIC has made such payment to the Fiscal Agent for the benefit of the Bondholders on January 31, 2018. In accordance with the terms of the FGIC Policy, the Fiscal Agent will disburse the DPO Payment to DTC only after the Fiscal Agent receives from DTC an assignment to FGIC of all of its rights to payment of the unpaid principal in an amount equal to the DPO Payment.

Notwithstanding the Bond maturity date of April 1, 2017, the Bonds will continue to remain outstanding so that the Bondholders may receive additional amounts, if any, which may be payable from time to time under the FGIC Policy in connection with any further upward adjustment of the CPP, if applicable. However, no assurance can be given as to whether, when or in what amounts the CPP may be further adjusted pursuant to the Plan.

The trustee has informed the Authority that on September 30, 2018 the outstanding balance of the Single Family Mortgage Revenue Bonds, Series 1985 was \$301,500 following the \$36,000 (8%) bond principal payment by Financial Guaranty Insurance Company, which was made in March 2018. This amount has been recorded as a liability of the Authority as required by generally accepted accounting principles even though legally the bonds are not a debt of the Authority. The related receivable not anticipated to be collected of \$276,750, has been fully allowed for and therefore does not appear on the Authority's statement of net position.

Brevard County Housing Finance Authority Management's Discussion and Analysis

BOND PROGRAMS (Continued)

Single Family Mortgage Revenue Bonds, Series 1985 (Continued)

With regard to its Single Family Mortgage Revenue Bonds, Series 1985 (“Single Family 1985 Bonds”), the Authority makes no recommendations and gives no investment advice and bond holders shall not rely upon the Authority as their sole source of information for any decisions related to the Single Family 1985 Bonds.

“Notice to Holders of Additional Payment in respect of Principal”

May 4, 2020

Brevard County Housing Finance Authority
Single Family Mortgage Revenue Bonds
Series 1985

CUSIP: 107417GK7 (the “Bonds”) 1

Wells Fargo Bank, National Association, acts as successor trustee (the “Trustee”) for the holders of the above-mentioned bonds (the “Bonds”) issued under a Trust Indenture (the “Indenture”) between Barnett Banks Trust Company, N.A. and Brevard County Housing Finance Financing Authority as issuer dated as of October 1, 1985. Capitalized terms not defined in this Notice have the meanings assigned to them in the Indenture.

As stated by the Trustee in a previous notice to the Bondholders, the Trustee has not received sufficient funds for the payment of the principal due on the Bonds on April 1, 2017. The Trustee submitted to Financial Guaranty Insurance Company (“FGIC”), under the terms of the FGIC bond insurance policy No. 85010362 as modified by FGIC’s First Amended Plan of Rehabilitation dated June 4, 2013 (the “Plan”, and such policy as modified by the Plan being the “FGIC Policy”), a claim for the \$450,000.00 deficiency for the principal payment due on the Bonds and unpaid on such payment date. FGIC permitted such policy claim for such unpaid principal and, in accordance with the FGIC Policy, has paid claim payments totaling 38.5% (FGIC’s adjusted cash payment percentage (referred to as the “CPP”) under the Plan as of the September 4, 2018 effective date of the upward adjustment of the CPP in connection with FGIC’s 2018 annual CPP revaluation under the Plan) of such claim amount in cash to its fiscal agent, Wilmington Trust, National Association (the “Fiscal Agent”), for the benefit of the Bondholders. The Fiscal Agent disbursed such claim payments to The Depository Trust Company (“DTC”), as the registered Holder of the Bonds, after the Fiscal Agent received from DTC, in the case of each such claim payment, an assignment to FGIC of all of its rights to payment of the unpaid principal in an amount equal to such claim payment.

FGIC announced that the New York State Department of Financial Services approved an upward adjustment of the CPP (the “2019 CPP Upward Adjustment”) from 38.5% to 43.5% in connection with FGIC’s 2019 annual revaluation of the CPP under the Plan, effective October 14, 2019. The registered Holders of the Bonds are entitled to receive, in connection with the 2019 CPP Upward Adjustment, an additional cash claim payment of \$22,500.00 by FGIC in respect of the permitted

Brevard County Housing Finance Authority Management's Discussion and Analysis

BOND PROGRAMS (Continued)

Single Family Mortgage Revenue Bonds, Series 1985 (Continued)

policy claim referred to above (the “DPO Payment”) and \$1,587.73 currently payable by FGIC in respect of accretion accrued under the Plan on the unpaid amount of such policy claim (the “DPO Accretion Payment”), in each case as calculated in accordance with the Plan. FGIC has informed the Trustee that FGIC has made such payments to the Fiscal Agent for the benefit of the Bondholders, and the Fiscal Agent will distribute the DPO Accretion Payment to the Trustee to distribute to the Bondholders. In accordance with the terms of the FGIC Policy, the Fiscal Agent will disburse the DPO Payment to DTC only after the Fiscal Agent receives from DTC an assignment to FGIC of all of its rights to payment of the unpaid principal in an amount equal to the DPO Payment.

Notwithstanding the Bond maturity date of April 1, 2017, the Bonds will continue to remain outstanding so that the Bondholders may receive additional amounts, if any, which may be payable from time to time under the FGIC Policy in connection with any further upward adjustment of the CPP, if applicable. However, no assurance can be given as to whether, when or in what amounts the CPP may be further adjusted pursuant to the Plan.

KNOWN FACTS, DECISIONS AND CONDITIONS

Even though the COVID pandemic is an ongoing concern, the Authority currently does not believe there are any known facts, decisions, or conditions expected to have a significant effect on next year and beyond.

CONTACTING THE AUTHORITY’S SECRETARY/TREASURER

This financial report is designed to provide our citizens and creditors with a general overview of the Authority’s finances and to demonstrate the Authority’s accountability for the money it receives. If you have questions about this report or need additional financial information, please contact the Brevard County Housing Finance Authority’s Secretary/Treasurer, 4420 South Washington Avenue, Titusville, Florida 32780.

BASIC FINANCIAL STATEMENTS

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Brevard County Housing Finance Authority
Statements of Net Position

<i>September 30</i>	2020	2019
Assets		
Current Assets:		
Cash and cash equivalents	\$ 1,694,916	\$ 1,663,344
Investments	1,069,875	675,081
Deposits held by custodian	2,750,156	2,805,819
Investment interest and other receivables	1,195	1,458
Loans receivable, net	59,170	59,170
Total current assets	5,575,312	5,204,872
Noncurrent assets:		
Investments	260,616	304,877
Loans receivable, net	2,390,401	2,383,114
Total noncurrent assets	2,651,017	2,687,991
Total assets	8,226,329	7,892,863
Liabilities		
Accrued expenses and other liabilities	23,229	23,403
Single Family Mortgage Revenue Bond, Series 1985	254,250	301,500
Developer deposits	328,400	110,000
Total liabilities	605,879	434,903
Net position		
Unrestricted	7,620,450	7,457,960
Total net position	\$ 7,620,450	\$ 7,457,960

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

Brevard County Housing Finance Authority
Statements of Revenues, Expenses and Changes in Net Position

<i>Years ended September 30</i>	2020	2019
Operating revenues		
Authority fees	\$ 85,214	\$ 82,482
TBA Program income	206,767	400,779
Application and inducement fees	11,985	1,775
Closing fees	52,844	-
Interest income	24,326	72,328
Total operating revenues	381,136	557,364
Expenses		
General operating and administrative	23,444	25,863
Legal, accounting, and financial	103,632	105,208
Provision for loan loss	77,902	63,870
Special projects	15,000	15,000
Total operating expenses	219,978	209,941
Operating income	161,158	347,423
Nonoperating revenue (expense)		
Investment interest income	38,380	42,815
Realized gain (loss) on investments	(34)	-
Increase in fair value of investments	2,843	2,401
Other expense	(87,107)	-
Other income	47,250	-
Total non-operating revenue	1,332	45,216
Change in net position	162,490	392,639
Net position, beginning of year	7,457,960	7,065,321
Net position, end of year	\$ 7,620,450	\$ 7,457,960

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

Brevard County Housing Finance Authority
Statements of Cash Flows

<i>For the years ended September 30,</i>	2020	2019
Cash flows from operating activities:		
Collections of authority fees	\$ 85,214	\$ 92,614
Collection of TBA program income, net of expenses	206,767	400,779
Advances of loan principal	(285,000)	(645,000)
Collection of loan principal	199,811	109,170
Payment of operating expenses	(149,265)	(122,949)
Payment of special projects expense	(15,000)	(15,000)
Receipt of developer deposits	495,950	110,000
Repayment of developer deposits	(277,550)	-
Net cash provided by (used in) operating activities	260,927	(70,386)
Cash flows from investing activities:		
Proceeds from sales of investments	61,073	163,542
Receipt of investment interest	62,702	115,143
Purchase of investments	(408,793)	(691,712)
Net cash used in investing activities	(285,018)	(413,027)
Net decrease in cash and cash equivalents	(24,091)	(483,413)
Cash and cash equivalents, beginning of the year	4,469,163	4,952,576
Cash and cash equivalents, end of the year	\$ 4,445,072	\$ 4,469,163
Cash and cash equivalents	\$ 1,694,916	\$ 1,663,344
Deposits held by custodian	2,750,156	2,805,819
Cash and cash equivalents, end of the year	\$ 4,445,072	\$ 4,469,163

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

Brevard County Housing Finance Authority
Statements of Cash Flows (Continued)

<i>For the years ended September 30,</i>	2020	2019
RECONCILIATION OF INCREASE IN OPERATING INCOME		
TO NET CASH USED IN OPERATING ACTIVITIES:		
Increase in operating income	\$ 161,158	\$ 347,423
Adjustments to reconcile increase in net position to net cash used in operating activities:		
Amount recovered from insurance for Single Family Bonds	47,250	-
Amount contributed to closing costs	(87,107)	-
Provision for loan losses	30,652	63,870
Write-off of foreclosure	-	(10,000)
Decrease in authority fee receivable	-	10,132
Increase in loan receivables	(37,939)	(519,838)
Decrease in investment interest and other receivables	263	402
Decrease in accrued expenses and other liabilities	(47,424)	(47)
Increase in developer deposits	218,400	110,000
Operating income components classified as investing activities:		
Investment interest income	(24,326)	(72,328)
Net cash provided by (used in) operating activities	\$ 260,927	\$ (70,386)

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

Brevard County Housing Finance Authority Notes to the Financial Statements

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

REPORTING ENTITY

The Brevard County Housing Finance Authority (“Authority”) was created as a public body corporate and politic in accordance with the Florida Housing Finance Authority Law, Part IV of Chapter 159, Florida Statutes, as amended, and Ordinance No. 79-09 (“Ordinance”) enacted by the Board of County Commissioners of Brevard County, Florida on March 15, 1979, as amended, (the “Act”). The Authority is authorized, in furtherance of the public purposes described in the Act, to alleviate the shortage of affordable residential housing facilities and to provide capital for investment in such facilities for low, moderate, and middle-income families by issuing its revenue bonds and notes. The Authority issues bonds for single-family programs that provide funds to eligible borrowers to finance the purchase of qualifying single-family residences. The Authority also issues bonds and notes for the development of qualifying multifamily housing projects.

Financial oversight and accountability to the citizens of Brevard County is provided by the Board of County Commissioners (“Board”). The Board appoints the Housing Finance Authority members, who serve four year terms. Members may be reappointed. Prior to issuance by the Authority, the Board approves bond financings, when required by either the Ordinance or federal tax law. Pursuant to Florida Statutes, the Board may alter or change the structure, organization, programs, or activities of the Authority; terminate the Authority; remove members of the Authority; and, review the budget of the Authority.

The accompanying financial statements present the net position, changes in net position, and cash flows of the operating fund, which includes all of the funds controlled by the Authority. For financial reporting purposes, the Authority is considered a component unit of Brevard County, Florida due to the oversight responsibility exercised by the Board and because the public service provided by the Authority is primarily for the benefit of Brevard County residents. The Authority has no component units.

Bonds and notes issued by the Authority are payable, both as to principal and interest, solely from the assets of the various programs that are pledged under the resolutions authorizing the particular issues. These issues do not constitute an obligation, either general or moral, of the Authority, Brevard County, the State of Florida, or of any local government therein. Neither the full-faith, credit, revenues, nor the taxing power of the Authority, Brevard County, the State of Florida, or any local government therein is pledged to the payment of the principal or interest on the obligations. Accordingly, such obligations are not included within the accompanying financial statements. The Authority has no taxing power.

The Authority and other local housing finance authorities and counties have entered into interlocal agreements with the objective of alleviating the shortage of housing in their respective jurisdictions. The agreements provide for the Authority to either (1) issue single family bonds to provide funds to make loans to qualified persons or families of low, moderate, or middle income to finance the purchase of qualified owner-occupied single family residences, (2) participate with other local housing finance authorities in their single family bond program or other housing programs, or (3) issue multi-family bonds and notes to provide funds to make loans to qualified entities to finance the acquisition, construction, and/or rehabilitation of qualified multi-family housing projects.

Brevard County Housing Finance Authority Notes to the Financial Statements

Note 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Basis of Presentation

The Authority accounts for its operating fund activities through the use of an enterprise fund. An enterprise fund is used to account for activities similar to those found in the private sector, where the determination of a change in financial position is necessary or useful for sound financial administration.

Basis of Accounting

The accompanying financial statements have been prepared using the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when incurred.

Cash and Cash Equivalents

For purposes of the statements of cash flows, the Authority considers all currency, demand deposits, and money market funds with banks or other financial institutions to be cash and cash equivalents.

Investments

Investments in the Local Government Surplus Funds Trust Fund ("Florida PRIME"), are carried at amortized cost, which approximates fair value. Investments in certificates of deposit are carried at amortized cost, which approximates fair value. Investments in mortgage-backed securities are carried at fair value.

Loans Receivable

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

Allowance for Loan Losses

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

Revenues and Expenses

Operating revenues and expenses consist of those revenues and expenses that result from the ongoing principal operations of the Authority. Operating revenues consist primarily of bond program authority fees, multi-family bond program application/inducement fees, and bond program residuals. Nonoperating revenue consists of revenue that is related to investing activity.

Brevard County Housing Finance Authority Notes to the Financial Statements

Note 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Developer Deposits

The Authority usually requires a deposit from developers seeking new bond financing or bond refunding for multi-family developments. To the extent necessary, the deposited moneys are subsequently utilized to pay the professional fees incurred to structure and close the bond financing. Unused moneys are returned to the developer.

Net Position

Net position is comprised of the accumulated net earnings (losses) from revenues and expenses.

The restricted net position classification is used to indicate a segregation of a portion of net position equal to the value of assets the uses of which are restricted through external constraints imposed by creditors (such as through debt covenants), grantors, contributors, or laws or regulations of other governments or constraints imposed by law through constitutional provisions or enabling legislation. Unrestricted net position relates to that portion of net position not restricted for the purposes described above.

Designations are used to indicate a segregation of a portion of unrestricted net position at the discretion of the Authority, which are to be used for a specific purpose and not for general operations. These amounts are included in unrestricted net position for financial reporting purposes. There were funds designated in 2020 and 2019 of \$266,592 and \$550,104, respectively.

Use of Estimates

The preparation of financial statements in conformity with GAAP requires management to make estimates and assumptions that affect the amounts reported in the financial statements and accompanying notes. Actual results could differ from those estimates.

Subsequent Events

Management evaluated all events or transactions that occurred after September 30, 2020 through January 22, 2021, and determined there were no events that occurred that required disclosure.

Brevard County Housing Finance Authority Notes to the Financial Statements

Note 2: CASH AND CASH EQUIVALENTS

At September 30, 2020 and 2019, cash and cash equivalents consisted of the following:

	2020	2019
Bank demand deposit account	\$ 1,661,309	\$ 714,009
Fidelity account	30,203	407,110
Bank custodial account (Habitat)	-	538,291
Bank custodial account (Single Family 2002 MBS)	3,404	3,934
Total cash and cash equivalents	\$ 1,694,916	\$ 1,663,344

The Authority manages custodial credit risk by depositing moneys in demand deposit accounts and trust custodial accounts (except the TBA Program custodial accounts) with qualified public depositories or in money market funds (with high credit quality ratings) held within trust custodial accounts, all of which its board members have approved for use. Authorized investments, as provided by the Authority's investment policy, are summarized in Note 4.

Along with federal depository insurance, the bank demand deposit account is 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.

In July 2008, the Authority entered into a custody agreement with Wells Fargo Bank, N.A. ("Wells Fargo"). Pursuant to the agreement, Wells Fargo is custodian of certain moneys and securities (and investment earnings thereon) of the Authority that may be utilized to fund loans to Habitat for Humanity of South Brevard, Inc. ("Habitat"). At any time, the Authority may direct Wells Fargo to disburse moneys and/or deliver securities on deposit in the custodial account (Habitat) to the Authority and/or Habitat. Upon thirty days written notice, either party may terminate the agreement, whereupon all moneys and securities on deposit in the custodial account (Habitat) would be paid to either a successor custodian or the Authority. As of September 30, 2020, the agreement had not been renewed and the funds were transferred to the Authority's main account.

In April 2009, the Authority entered into a custody agreement with Wells Fargo Bank, N.A. Pursuant to the agreement, Wells Fargo provides custodian services for certain Federal National Mortgage Association ("FNMA") mortgage-backed securities owned by the Authority (Note 5) and received as a portion of the residuals at the time the Authority's Single Family Mortgage Revenue Bonds, Series 2000 were fully redeemed. At any time, the Authority may direct Wells Fargo to disburse moneys and/or deliver securities on deposit in the custodial account (Single Family 2000 MBS) to the Authority. Upon thirty days written notice, either party may terminate the agreement, whereupon all moneys and securities on deposit in the custodial account (Single Family 2000 MBS) would be paid to either the Authority or to any other person in accordance with the Authority's written instruction.

Brevard County Housing Finance Authority Notes to the Financial Statements

Note 2: CASH AND CASH EQUIVALENTS (Continued)

In March 2010, the Authority entered into a custody agreement with Wells Fargo Bank, N.A. Pursuant to the agreement, Wells Fargo provides custodian services for certain Government National Mortgage Association ("GNMA") and Federal National Mortgage Association ("FNMA") mortgage-backed securities owned by the Authority (Note 5) and received as a portion of the residuals at the time the Authority's Single Family Mortgage Revenue Bonds, Series 2001 A-1 and A-2 were fully redeemed. At any time, the Authority may direct Wells Fargo to disburse moneys and/or deliver securities on deposit in the custodial account (Single Family 2001 MBS) to the Authority. Upon thirty days written notice, either party may terminate the agreement, whereupon all moneys and securities on deposit in the custodial account (Single Family 2001 MBS) would be paid to either the Authority or to any other person in accordance with the Authority's written instruction.

In July 2011, the Authority entered into a custody agreement with Wells Fargo Bank, N.A. Pursuant to the agreement, Wells Fargo provides custodian services for certain Government National Mortgage Association ("GNMA") mortgage-backed securities owned by the Authority (Note 5) and received as a portion of the residuals at the time the Authority's Single Family Mortgage Revenue Bonds, Series 2002 A and B were fully redeemed. At any time, the Authority may direct Wells Fargo to disburse moneys and/or deliver securities on deposit in the custodial account (Single Family 2002 MBS) to the Authority. Upon thirty days written notice, either party may terminate the agreement, whereupon all moneys and securities on deposit in the custodial account (Single Family 2002 MBS) would be paid to either the Authority or to any other person in accordance with the Authority's written instruction.

At September 30, 2020 and 2019, there were no moneys on deposited in the Habitat, Single Family 2000 MBS, and Single Family 2001 MBS custodial accounts at September 30, 2020 or 2019.

At September 30, 2020 and 2019, the moneys on deposit in the Single Family 2002 MBS custodial account were invested in a money market fund. The money market fund's strategy is to invest in U.S. Treasury obligations and repurchase agreements collateralized by U.S. Treasury obligations. However, the fund may invest in other securities. The money market fund shares are neither insured nor guaranteed by the U.S. Government or any other party. Collateralizing securities, if any, are not held in the name of the Authority. The money market fund pays a variable market rate of interest. Authority management believes the carrying value (i.e., cost) approximates fair value. At June 6, 2019, the money market fund was rated Aaa-mf by Moody's Investor Services and AAAMf by Standard & Poor's. The weighted average maturity was 12 days. At October 31, 2020, the money market fund was rated Aaa-mf by Moody's Investor Services and AAAM by Standard & Poor's. The weighted average maturity was 42 days. As of September 30, 2020 and 2019, there was \$3,404 and \$3,934, respectively.

Brevard County Housing Finance Authority Notes to the Financial Statements

Note 3: DEPOSITS HELD BY CUSTODIAN

In March 2013, the Authority entered into a depository agreement with The Bank of New York Mellon Trust Company, N.A. ("BNYM"). Pursuant to the agreement, BNYM is custodian of certain moneys and securities (and investment earnings thereon) of the Authority that may be utilized to acquire mortgage-backed securities or other investment and to fund down payment assistance in connection with the Authority's participation in the Housing Finance Authority of Hillsborough County, Florida's ("Hillsborough HFA") 2012 MBS Origination Program (aka, the TBA Program or Continuous Funding Program) within Brevard County, Florida (Note 8). At any time, the Authority may direct BNYM to disburse moneys (1) for the acquisition of mortgage-backed securities or other investments or (2) other purposes. At any time, eHousingPlus (the compliance administrator) may direct BNYM to disburse moneys (within specified limits) to fund down payment assistance. Upon thirty days written notice, either party may terminate the agreement, whereupon all moneys and securities on deposit in the custodial accounts (TBA Program MBS acquisition and TBA Program down payment assistance) would be paid to either the Authority or any other person in accordance with the Authority's direction. For the above described purpose, the Authority has designated a portion of its unrestricted net position approximately equal in amount to the balance of the moneys on deposit in the custodial account of \$266,592.

At September 30, 2020 and 2019, the moneys on deposit in the TBA Program MBS acquisition custodial account and TBA Program down payment assistance custodial account were invested in the Morgan Stanley Institutional Liquidity Fund Government Portfolio ("ILF Government Portfolio"). The ILF Government Portfolio's strategy is to invest in obligations issued or guaranteed by the U.S. Government and its agencies and instrumentalities and in repurchase agreements collateralized by such securities. Shares of the ILF Government Portfolio are not bank deposits and are not insured nor guaranteed by the FDIC or any other government agency. Collateralizing securities, if any, are not held in the name of the Authority. The ILF Government Portfolio pays a variable market rate of interest. Authority management believes the carrying value (i.e., cost) approximates fair value. At October 31, 2019, the ILF Government Portfolio was rated Aaa-mmF by Moody's Investor Services and AAAM by Standard & Poor's. The weighted average maturity was 22 days. At November 30, 2020, the ILF Government Portfolio was rated Aaa-mf by Moody's Investor Services and AAAM by Standard & Poor's. The weighted average maturity was 35 days.

Brevard County Housing Finance Authority Notes to the Financial Statements

Note 4: INVESTMENTS

At September 30, 2020 and 2019, investments consisted of the following:

	2020	2019
Florida PRIME	\$ 75,568	\$ 74,682
Certificates of deposit	994,307	600,399
Mortgage-backed securities	260,616	304,877
Subtotal	1,330,491	979,958
Less: Current portion	(1,069,875)	(675,081)
Long-term portion	\$ 260,616	\$ 304,877

Florida Statutes authorize the Authority to invest in certain types of investments. It is the Authority's practice to comply with statutory requirements. It is the Authority's policy to invest in (a) the Local Government Surplus Funds Trust Fund (Florida PRIME) administered by the Florida State Board of Administration or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act as provided in Section 163.1, Florida Statutes; provided that such fund has been rated as a money market fund in the highest rating category by Standard and Poors, (b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency, (c) banking accounts in state-certified qualified public depositories, as defined in Section 280.02, Florida Statutes, (d) certificates of deposit in state-certified qualified public depositories, as defined in Section 280.02, Florida Statutes, (e) direct obligations of the U.S. Treasury, and (f) Federal agencies and instrumentalities.

The Authority may invest in other investments, as authorized by resolution. In furtherance of its housing programs, the Authority may provide funding for (1) first or second mortgage loans, or in mortgage-backed securities relating to such loans, made to certain eligible persons or families in Brevard County, Florida, (2) cost of issuance for single family bond issues, or (3) any other loan made in conjunction with a housing development in Brevard County, Florida. The securities listed in (c), (d), (e), and (f) are to be invested to match investment maturities with known cash needs and anticipated cash-flow requirements.

Investments made pursuant to the Authority's investment policy are to be diversified to the extent practical to control the risk of loss resulting from over concentration of assets in a specific maturity, issuer, instrument, dealer or bank through which financial instruments are bought and sold.

Certain of the Authority's investments are subject to credit risk and interest rate risk considerations.

Interest Rate Risk - Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of investments. In accordance with the provisions of the state statutes governing allowable investments, the Authority manages its exposure by diversifying.

Brevard County Housing Finance Authority
Notes to the Financial Statements

Note 4: INVESTMENTS (Continued)

Credit Risk - Credit rate risk is the risk of losses due to the failure of the security issue or backer. This is mitigated by investing in the assets allowed under State Ordinance and by diversifying the portfolio so that potential losses on individual securities will be minimized.

Custodial Credit Risk - For an investment, this is the risk that, in the event of the failure of the counterparty, the Authority will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. As of September 30, 2020, the Authority's investments are held in street name in the form of mortgage-backed securities through a financial brokerage firm segregated out from the assets and investments held by other clients of the investment firm and their own assets.

Concentrations of Credit Risk – In addition to describing credit risk of investments, entities need to disclose the concentration of any single investment type. The Authority's investment policy allows investment concentrations in different types of investments to the extent practical to control the risk of loss resulting from over concentration of assets in specific maturity, issuer, instrument, dealer or bank through which financial instruments are bought and sold.

Credit risk quality, identified with nationally recognized statistical rating organization ratings, and interest rate risk, as identified by weighted average maturities, are provided in the following table.

Fund/Investment	Credit Quality Rating	Weighted Average Maturity	2020 Fair Value	2019 Fair Value
Florida PRIME	AAAm	48 days	\$ 75,568	\$ 74,682
Mortgage-backed securities	AAA	14 years	260,616	304,877
Total investments			\$ 336,184	\$ 379,559

During the year ended September 30, 2020, the Florida Prime's average yield was approximately 1.70%. The mortgage-backed securities bear interest at either the rate of 5.45%, 5.60%, 6.40%, or 7.00%. During the year ended September 30, 2019, the Florida Prime's average yield was approximately 2.27%. The mortgage-backed securities bear interest at either the rate of 5.45%, 5.60%, 6.40%, or 7.00%.

Fair Value

GASB Codification Section 3100: *Fair Value Measurements* establishes a framework for measuring fair value. That framework provides a fair value hierarchy that prioritizes the inputs to valuation techniques used to measure fair value. The hierarchy gives the highest priority to unadjusted quoted prices in active markets for identical assets or liabilities (Level 1 measurements) and the lowest priority to unobservable inputs (Level 3 measurements).

Brevard County Housing Finance Authority
Notes to the Financial Statements

Note 4: INVESTMENTS (Continued)

The three levels of the fair value hierarchy under the codification are described as follows:

Level 1: Inputs to the valuation methodology are unadjusted quoted prices for identical assets or liabilities in active markets that the plan has the ability to access.

Level 2: Inputs to the valuation methodology include

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

If the asset or liability has a specified (contractual) term, the level 2 input must be observable for substantially the full term of the asset or liability.

Level 3: Inputs to the valuation methodology are unobservable and significant to the fair value measurement.

The asset or liability's fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the fair value measurement. Valuation techniques used need to maximize the use of observable inputs and minimize the use of unobservable inputs.

The following table sets forth by level, within the fair value hierarchy, the Authority's assets at fair value as of September 30, 2020:

	Fair Value/Amortized Cost	Quoted Prices in Active Markets for Identical Assets (Level 1)	Observable Inputs other than Quoted Prices (Level 2)	Significant Unobservable Inputs (Level 3)
Investments measured by fair value				
Mortgage-backed Securities	\$ 260,616	\$ -	\$ 260,616	\$ -
Investments measured at amortized cost				
Money Market Funds	75,568	-	-	-
Certificates of deposit	994,307	-	-	-
Total investments	\$ 1,330,491	\$ -	\$ 260,616	\$ -

**Brevard County Housing Finance Authority
Notes to the Financial Statements**

Note 4: INVESTMENTS (Continued)

The following table sets forth by level, within the fair value hierarchy, the Authority's assets at fair value as of September 30, 2019:

	Fair Value/Amortized Cost	Quoted Prices in Active Markets for Identical Assets (Level 1)	Observable Inputs other than Quoted Prices (Level 2)	Significant Unobservable Inputs (Level 3)
Investments measured by fair value				
Mortgage-backed Securities	\$ 304,877	\$ -	\$ 304,877	\$ -
Investments measured at amortized cost				
Money Market Funds	74,682	-	-	-
Certificates of deposit	600,399	-	-	-
Total investments	\$ 979,958	\$ -	\$ 304,877	\$ -

The following is a description of the valuation methodologies used for assets measured at fair value. There have been no changes in the methodologies used at September 30, 2020.

Money market funds – Money market funds are valued at amortized cost, which approximates fair value.

Certificates of deposit – Certificates of deposit are valued at amortized cost, which approximates fair value.

Mortgage-backed securities – Mortgage-backed securities classified in Level 1 of the fair value hierarchy are valued using quoted market prices for those securities. Mortgage-backed securities classified in Level 2 of the fair value hierarchy are valued using a matrix pricing technique based on the price or yield of similar debt securities.

The methods described above may produce a fair value calculation that may not be indicative of net realizable value or reflective of future fair values. Furthermore, although the Authority believes its valuation methods are appropriate and consistent with other market participants, the use of different methodologies or assumptions to determine the fair value of certain financial instruments could result in a different fair value measurement at the reporting date.

Brevard County Housing Finance Authority
Notes to the Financial Statements

Note 5: LOANS RECEIVABLE

At September 30, 2020 and 2019, the Authority owned loans receivable from the following parties:

	2020	2019
(a) Habitat for Humanity of South Brevard, Inc.	\$ -	\$ -
(b) Coalition for the Hungry and Homeless (2015)	113,462	141,293
(c) Crosswinds Youth Services, Inc.	44,781	44,781
(d) Homeowners (Series 1991 C Second Mortgage Program loans)	30,900	34,400
(e) Homeowners (Series 2009 B Second Mortgage loans)	195,000	225,000
(f) Homeowners (TBA Program Second Mortgage loans)	2,115,000	1,935,000
(g) Community of Hope	432,450	465,930
(h) Single Family Mortgage Revenue Bond, Series 1985 Receivable	254,250	301,500
Subtotal	3,185,843	3,147,904
Less: Current portion	(59,170)	(59,170)
Less: Allowance for loan losses	(736,272)	(705,620)
Long-term portion, net	\$ 2,390,401	\$ 2,383,114

- (a) In July 2008, the Authority entered into a loan agreement with Habitat for Humanity of South Brevard, Inc. ("Habitat"). The Authority has agreed to provide loan advances totaling up to \$525,000 for the purpose of funding land acquisition and/or construction costs for single family residences. The residences are to be sold to lower income families who might not otherwise be able to purchase a home. The loan funds are available to be disbursed to Habitat to pay the land acquisition cost for each single family residence in an increment of the lesser of \$25,000 or the actual lot cost and/or to pay the construction related costs of each single family residence in an increment of the lesser of \$75,000 or the actual construction cost, excluding the land cost.
- (b) The loan agreement expired on July 31, 2018 but an addendum to the loan agreement extended the expiration date to July 31, 2020 or on the date that all sums due under the related promissory note were to be fully repaid, whichever occurred later, unless earlier terminated by the parties. Draws under the agreement were to be repaid upon the transfer of ownership of the related home to the mortgagor or two years from the date of the draw, whichever occurred first. After the initial loan and repayment of the initial \$525,000 advance, all subsequent loans required the review and approval of the Authority. While it was anticipated the Authority would maintain a revolving credit line of \$525,000 for Habitat, the Authority reserved the right, in its sole and absolute discretion, to decline to continue to loan funds to Habitat under the agreement. Also, the Authority had the right to require collateral if it so choose. The loan advances bore no interest. As of September 30, 2020, the loan agreement had not been extended. On September 30, 2020 and 2019, \$0 and \$525,000, respectively, was available for draws under the Habitat for Humanity of South Brevard, Inc. loan agreement (Note 4).

Brevard County Housing Finance Authority Notes to the Financial Statements

Note 5: LOANS RECEIVABLE (Continued)

- (c) On February 4, 2015, the Authority entered into a loan agreement (“2015 Loan Agreement”) with the Coalition for the Hungry and Homeless of Brevard County, Inc. d/b/a Housing for Homeless. The Authority provided a loan totaling \$256,897 to assist the Coalition in its operation to provide affordable transitional and permanent housing to low income persons and families by providing funds used to repay five existing mortgage loans on certain properties owned by the Coalition (\$209,197) and to consolidate the outstanding balance of the 2013 Loan Agreement with the Authority (\$47,700).

The loan is evidenced by a promissory note and is non-interest bearing. Payments of \$2,141 are due on the first of each month, until March 1, 2025, at which time the remaining principal balance is due and payable. The loan may be prepaid in whole or in part at any time without penalty. The loan is non-collateralized, unless subsequently required by the Authority.

- (d) On August 5, 2015, the Authority approved funding up to \$45,000 for a new air conditioning system for a building located in Cocoa, Florida and owned by Crosswinds Youth Services, Inc. (“Crosswinds”). On March 30, 2016, the loan funding totaling \$44,781 was disbursed, after the Authority received (1) paid invoices from Crosswinds, which evidenced the installation of the equipment, and (2) a subordinate mortgage and mortgage note. Crosswinds’ mission includes providing emergency shelter for run away and homeless children. Crosswinds provides shelter, as well as services, for youth under the age of eighteen that have been abused, neglected, and/or endangered.

The loan is evidenced by a mortgage and mortgage note. And, no principal nor interest payments are required. The mortgage note would become due if all or any part of the mortgaged property or any interest in it is sold, transferred, gifted, or otherwise conveyed, whether by voluntary act, involuntarily, by operation of law or otherwise, or if the mortgagor is divested of title by judicial sale, levy, or other procedure, or if foreclosure action is instituted against the mortgaged property, or if the mortgage is satisfied or refinanced, or if the mortgaged property is not utilized for housing in the form of emergency shelter and services to abused, neglected and endangered youth with low income. Upon fulfillment of the terms of the mortgage and mortgage note, at the end of ten years (i.e., March 30, 2026) from the date of the note, the mortgage and mortgage note will be extinguished in full. The loan is collateralized by certain real property.

Brevard County Housing Finance Authority Notes to the Financial Statements

Note 5: LOANS RECEIVABLE (Continued)

- (e) In 1991, the Authority established its Series 1991 C Second Mortgage Program ("Program"). Under the Program, it made funds available to originate second mortgage loans, not to exceed \$3,500, for buyers satisfying certain family income criteria. The loans were intended to assist qualifying applicants with the closing costs associated with loans originated pursuant to the Authority's Single Family Mortgage Revenue Refunding Bond Program, Series 1991 C.

The loans are non-interest bearing, thirty-year term loans payable in full upon sale, transfer, or refinancing of the single family residence or upon payment of the remaining balance of the first mortgage loan. The loans are secured by a second mortgage lien on the related properties.

- (f) In December 2010, the Authority issued its Single Family Housing Revenue Bonds, Series 2009 B (\$20,770,000) ("2009 B Program"). The bond proceeds were intended to be used to provide moneys to fund new single family mortgages for families of lower income. In connection with the 2009 B Program, the Authority appropriated \$724,500 (and subsequently utilized \$600,000) to fund second lien mortgage loans, not to exceed \$5,000 each, for home buyers satisfying certain family income criteria. The loans were intended to assist qualifying applicants with down payment and closing cost assistance with loans originated to purchase homes in Brevard County.

The second mortgage loans are interest-free, non-amortizing second mortgages loans payable when (1) the first mortgage loan is paid in full upon its maturity and according to its terms, (2) the first mortgage loan is refinanced in whole or in part or is assumed by a new borrower without the consent of the Authority, (3) the unpaid balance of the first mortgage loan becomes due and payable in full for any reason, or (4) all or any part of the mortgaged property, or any interest in it, is sold, leased, transferred, or foreclosed, except that this clause will not apply to (i) the creation of a lien subordinate to the second mortgage or (ii) a transfer (not upon death) between joint tenants in the mortgaged property who are also co-makers of the second mortgage note, or (iii) a transfer by devise, descent or operation of law upon the death of a joint tenant in the mortgaged property if at least one other joint tenant who is also the maker of the second mortgage note remains alive and continues to occupy the mortgaged property as his or her principal residence.

- (g) On September 14, 2012, the Authority entered an interlocal agreement with the Housing Finance Authority of Hillsborough County, Florida ("Hillsborough HFA"). Pursuant to the interlocal agreement, the Hillsborough HFA is authorized to operate its 2012 MBS Origination Program (aka, the TBA Program or Continuous Funding Program) within Brevard County, Florida (Note 8). The Brevard HFA's intent is to provide financing for homes to persons whose family annual income does not exceed certain limits and who might not otherwise be able to purchase a home. In connection with the TBA Program, the Brevard HFA appropriated \$250,000 (subsequently increased to \$2,581,728) to fund second lien mortgage loans, not to exceed \$10,000 or \$7,500 each, for home buyers satisfying certain family income criteria.

Brevard County Housing Finance Authority Notes to the Financial Statements

Note 5: LOANS RECEIVABLE (Continued)

The loans are intended to assist qualifying applicants with down payment and closing cost assistance associated with loans originated to purchase homes in Brevard County. Since the Authority may discontinue the down payment and closing cost assistance program at any time, a portion of net position equal to the unused funds, which totaled \$266,592 and \$550,104, on September 30, 2020 and 2019, respectively, is classified as designated.

The second mortgage loans are interest-free, non-amortizing second mortgages loans payable when (1) the first mortgage loan is paid in full upon its maturity and according to its terms, (2) the first mortgage loan is refinanced in whole or in part or is assumed by a new borrower without the consent of the Authority, (3) the unpaid balance of the first mortgage loan becomes due and payable in full for any reason, or (4) all or any part of the mortgaged property, or any interest in it, is sold, leased, transferred, or foreclosed, except that this clause will not apply to (i) the creation of a lien subordinate to the second mortgage or (ii) a transfer (not upon death) between joint tenants in the mortgaged property who are also co-makers of the second mortgage note, or (iii) a transfer by devise, descent or operation of law upon the death of a joint tenant in the mortgaged property if at least one other joint tenant who is also the maker of the second mortgage note remains alive and continues to occupy the mortgaged property as his or her principal residence.

- (h) On July 10, 2018, the Authority entered into a loan agreement (“2018 Loan Agreement”) with Community of Hope, Inc. a Florida not-for-profit corporation. The Authority provided a loan totaling \$502,200 to assist the not-for-profit in its operation to provide affordable transitional and permanent housing to low income persons and families by providing funds used to repay two existing mortgage loans on certain properties owned by Community of Hope (\$424,675).

The loan is evidenced by a promissory note and is non-interest bearing. Payments of \$2,790 are due on the first of each month, until August 1, 2033, at which time the remaining principal balance is due and payable. The loan may be prepaid in whole or in part at any time without penalty. The loan is non-collateralized, unless subsequently required by the Authority.

- (i) The Authority issued Single Family Mortgage Revenue Bonds in 1985. All of the related receivables have been collected except for \$301,500, which are in default. Insurance paid \$24,750 in October 2018 and \$22,500 in May 2020 and the Authority fully reserved the remaining balance of \$254,250 at September 30, 2020.

Since the real properties, which collateralize certain of the Authority’s loans receivable, are concentrated within one geographic location (Brevard County, Florida), there is a significant concentration of credit risk. In an effort to minimize this risk, it is the Authority’s policy to perform application reviews for certain loans made under its second mortgage programs and to record mortgage liens on real property, which collateralize certain of the Authority's loans receivable.

Brevard County Housing Finance Authority
Notes to the Financial Statements

Note 6: BOND PROGRAMS

From time to time, the Authority has issued revenue bonds and notes to provide financial assistance to individuals, families, and private-sector entities. The financial assistance was provided to encourage the investment of private capital and stimulate the acquisition and construction of residential housing for low, moderate, and middle income individuals and families. The bonds and notes are secured by the assets, revenues, receipts, and other resources of the bond programs and are payable solely from payments received pursuant to the respective bond program documents. Neither the Authority, Brevard County, the State of Florida, nor any political subdivision thereof is obligated in any manner for repayment of the bonds. Accordingly, the bonds considered conduit debt are not reported as liabilities in the Basic Financial Statements.

As of September 30, 2020 and 2019, the Authority had issued revenue bonds of \$139,271,372 and \$109,756,372, respectively. As of September 30, 2020 and 2019, the Authority had outstanding revenue bonds and notes totaling approximately \$78,904,126 and \$50,541,134, respectively.

As of September 30, 2020, the Authority had issued and outstanding the following bonds and notes pursuant to its authorization:

	Issue Amount	Outstanding Amount
Non-Conduit Debt		
Single Family/Homeowner Mortgage Revenue and Refunding Bonds:		
Series 1985 (capital appreciation)	\$ 29,999,372	\$ 254,250
Total Non-Conduit Debt	29,999,372	254,250
Conduit Debt		
Multi-Family Housing Revenue and Refunding Bonds:		
Series 2004 A and B (Wickham Club)	\$ 8,000,000	\$ 5,395,000
Series 2005 (Manatee Cove)	11,415,000	8,685,000
Series 2007 (Timber Trace)	14,100,000	9,500,000
Series 2007 A and B (Oak Meadows)	10,490,000	1,323,811
Series 2008 A and B (Malabar Cove)	13,100,000	5,990,000
Multi-Family Housing Revenue Note:		
Series 2016 (Trinity Towers)	\$ 9,450,000	\$ 5,179,099
Series 2017 (Crane Creek)	13,202,000	13,061,966
Series 2020 (Venue at Viera Senior Living)	16,755,000	16,755,000
Series 2020B (Southlake Towers)	12,760,000	12,760,000
Total Conduit Debt	109,272,000	78,649,876
Total	\$ 139,271,372	\$ 78,904,126

Brevard County Housing Finance Authority
Notes to the Financial Statements

Note 6: BOND PROGRAMS (Continued)

As of September 30, 2019, the Authority had issued and outstanding the following bonds and notes pursuant to its authorization:

	Issue Amount	Outstanding Amount
Non-Conduit Debt		
Single Family/Homeowner Mortgage Revenue and Refunding Bonds:		
Series 1985 (capital appreciation)	\$ 29,999,372	\$ 301,500
Total Non-Conduit Debt	29,999,372	301,500
Conduit Debt		
Multi-Family Housing Revenue and Refunding Bonds:		
Series 2004 A and B (Wickham Club)	\$ 8,000,000	\$ 5,595,000
Series 2005 (Manatee Cove)	11,415,000	9,045,000
Series 2007 (Timber Trace)	14,100,000	9,610,000
Series 2007 A and B (Oak Meadows)	10,490,000	1,363,658
Series 2008 A and B (Malabar Cove)	13,100,000	6,170,000
Multi-Family Housing Revenue Note:		
Series 2016 (Trinity Towers)	\$ 9,450,000	\$ 5,253,976
Series 2017 (Crane Creek)	13,202,000	13,202,000
Total Conduit Debt	79,757,000	50,239,634
Total	\$ 109,756,372	\$ 50,541,134

The Authority is unaware of and has received no notice of default from the trustees for its single family and multi-family bond and note programs, except for the following. Other than the following, the Authority is unaware of any current financial difficulties relating to its bond and note programs.

Single Family Mortgage Revenue Bonds, Series 1985

The Single Family Mortgage Revenue Bonds, Series 1985 matured on April 1, 2017 at the appreciated value of \$450,000.

On the Electronic Municipal Market Access (“EMMA”) website, the trustee published notices, which state, in part, the following. The entire notice may be accessed on the EMMA website by utilizing the “Quick Search” feature and entering the bond CUSIP.

“Notice to Holders of Non-payment of Principal”

April 7, 2017

Brevard County Housing Finance Authority
Single Family Mortgage Revenue Bonds
Series 1985

Brevard County Housing Finance Authority Notes to the Financial Statements

Note 6: BOND PROGRAMS (Continued)

Single Family Mortgage Revenue Bonds, Series 1985 (Continued)

CUSIP: 107417GK7 (the "Bonds")

Wells Fargo Bank, National Association, acts as successor trustee (the "Trustee") for the holders of the above-mentioned bonds (the "Bonds") issued under a Trust Indenture (the "Indenture") between Barnett Banks Trust Company, N.A. and Brevard County Housing Finance Financing Authority as issuer dated as of October 1, 1985. Capitalized terms not defined in this Notice have the meanings assigned to them in the Indenture.

The Trustee has not received sufficient funds for the payment of the principal due on the Bonds on April 1, 2017.

The registered Holders of the Bonds (CUSIP 107417GK7) are entitled to receive payment of principal from Financial Guaranty Insurance Company ("FGIC"), subject to the terms of the FGIC bond insurance policy No. 85010362 as modified by FGIC's First Amended Plan of Rehabilitation dated June 4, 2013 (the "FGIC Policy"). Upon permitting a policy claim for such unpaid principal under the FGIC Policy, FGIC will make the initial cash payment required with respect to such permitted claim under the FGIC Policy to its fiscal agent, Wilmington Trust, National Association (the "Fiscal Agent"), for the benefit of the Bondholders. In accordance with the terms of the FGIC Policy, the Fiscal Agent will disburse such claim payment to the registered Holder of the Bonds only after the Fiscal Agent receives, in form reasonably satisfactory to the Fiscal Agent, proof of such Holder's entitlement to payment and an assignment to FGIC of all of such Holder's rights to payment of the unpaid principal in an amount equal to such claim payment.

The Trustee has submitted a claim under the FGIC Policy for a \$450,000 deficiency for the principal payment due on the Bonds. The Trustee is unable to state precisely when FGIC will forward the insured payments or the final amount that FGIC will pay. Inquiries concerning the amount and timing of FGIC's payment should be directed to FGIC.

The Superintendent of Financial Services of the State of New York, in his capacity as the court appointed rehabilitator (the "Rehabilitator") of the Financial Guaranty Insurance Company ("FGIC"), determined that the conditions to the effective date of the First Amended Plan of Rehabilitation for FGIC dated June 4, 2013 (the "Plan") had been satisfied and that the effective date of the Plan occurred on August 19, 2013. On the effective date, the Plan became effective and FGIC's Rehabilitation Proceeding terminated. The initial Cash Payment Percentage ("CPP") was set at 17.00%. The CPP was increased to 21.00% effective October 24, 2014, and was further increased to 22.00% effective October 8, 2015. Effective October 24, 2016, the CPP was further increased from 22.00% to 25.00%.

The Bonds will remain outstanding beyond the capital appreciation bond maturity date of 4/1/2017 in order to pay additional amounts per the current CPP." This is the end of the quoted portion of the notice.

Brevard County Housing Finance Authority Notes to the Financial Statements

Note 6: BOND PROGRAMS (Continued)

Single Family Mortgage Revenue Bonds, Series 1985 (Continued)

The trustee has informed the Authority that on September 30, 2017 the outstanding balance of the Single Family Mortgage Revenue Bonds, Series 1985 was \$337,500 following the \$112,500 (25%) bond principal payment by Financial Guaranty Insurance Company, which was made in April 2017.

With regard to its Single Family Mortgage Revenue Bonds, Series 1985 (“Single Family 1985 Bonds”), the Authority makes no recommendations and gives no investment advice and bond holders shall not rely upon the Authority as their sole source of information for any decisions related to the Single Family 1985 Bonds.

“Notice to Holders of Non-payment of Principal”

March 5, 2018

Brevard County Housing Finance Authority
Single Family Mortgage Revenue Bonds
Series 1985

CUSIP: 107417GK7 (the “Bonds”)

Wells Fargo Bank, National Association, acts as successor trustee (the “Trustee”) for the holders of the above-mentioned bonds (the “Bonds”) issued under a Trust Indenture (the “Indenture”) between Barnett Banks Trust Company, N.A. and Brevard County Housing Finance Financing Authority as issuer dated as of October 1, 1985. Capitalized terms not defined in this Notice have the meanings assigned to them in the Indenture.

As stated by the Trustee in a previous notice to the Bondholders, the Trustee has not received sufficient funds for the payment of the principal due on the Bonds on April 1, 2017. The Trustee submitted to Financial Guaranty Insurance Company (“FGIC”), under the terms of the FGIC bond insurance policy No. 85010362 as modified by FGIC’s First Amended Plan of Rehabilitation dated June 4, 2013 (the “Plan”, and such policy as modified by the Plan being the “FGIC Policy”), a claim for the \$450,000 deficiency for the principal payment due on the Bonds and unpaid on such payment date. FGIC permitted such policy claim for such unpaid principal and, in accordance with the FGIC Policy, paid 25% (FGIC’s then-current cash payment percentage under the Plan, referred to as the “CPP”) of such claim amount in cash to its fiscal agent, Wilmington Trust, National Association (the “Fiscal Agent”), for the benefit of the Bondholders. The Fiscal Agent disbursed such claim payment to The Depository Trust Company (“DTC”), as the registered Holder of the Bonds, after the Fiscal Agent received from DTC an assignment to FGIC of all of such its rights to payment of the unpaid principal in an amount equal to such claim payment.

FGIC has announced that the New York State Department of Financial Services approved an upward adjustment in the CPP (the “2017 CPP Upward Adjustment”) from 25% to 33% in connection with FGIC’s 2017 annual revaluation of the CPP under the Plan, effective December 4, 2017. The registered Holders of the Bonds are entitled to receive, in connection with the 2017 CPP Upward Adjustment, an

Brevard County Housing Finance Authority Notes to the Financial Statements

Note 6: BOND PROGRAMS (Continued)

Single Family Mortgage Revenue Bonds, Series 1985 (Continued)

additional cash payment under the FGIC Policy by FGIC in the amount of \$36,000 (the “DPO Payment”), as calculated in accordance with the Plan in respect of the permitted policy claim referred to above. FGIC has informed the Trustee that FGIC has made such payment to the Fiscal Agent for the benefit of the Bondholders on January 31, 2018. In accordance with the terms of the FGIC Policy, the Fiscal Agent will disburse the DPO Payment to DTC only after the Fiscal Agent receives from DTC an assignment to FGIC of all of its rights to payment of the unpaid principal in an amount equal to the DPO Payment.

Notwithstanding the Bond maturity date of 4/1/2017, the Bonds will continue to remain outstanding so that the Bondholders may receive additional amounts, if any, which may be payable from time to time under the FGIC Policy in connection with any further upward adjustment of the CPP, if applicable. However, no assurance can be given as to whether, when or in what amounts the CPP may be further adjusted pursuant to the Plan.

The trustee has informed the Authority that on September 30, 2019 the outstanding balance of the Single Family Mortgage Revenue Bonds, Series 1985 was \$301,500 following the \$36,000 (8%) bond principal payment by Financial Guaranty Insurance Company, which was made in March 2018. This amount has been recorded as a liability of the Authority as required by generally accepted accounting principles even though legally the bonds are not a debt of the Authority. Financial Guaranty Insurance Company paid an additional amount of \$24,750 in October 2018. The Authority does not expect any further collections and have fully allowed for the remaining \$276,750.

With regard to its Single Family Mortgage Revenue Bonds, Series 1985 (“Single Family 1985 Bonds”), the Authority makes no recommendations and gives no investment advice and bond holders shall not rely upon the Authority as their sole source of information for any decisions related to the Single Family 1985 Bonds.

“Notice to Holders of Additional Payment in respect of Principal”

May 4, 2020

Brevard County Housing Finance Authority
Single Family Mortgage Revenue Bonds
Series 1985

CUSIP: 107417GK7 (the “Bonds”) 1

Wells Fargo Bank, National Association, acts as successor trustee (the “Trustee”) for the holders of the above-mentioned bonds (the “Bonds”) issued under a Trust Indenture (the “Indenture”) between Barnett Banks Trust Company, N.A. and Brevard County Housing Finance Financing Authority as issuer dated as of October 1, 1985. Capitalized terms not defined in this Notice have the meanings assigned to them in the Indenture.

Brevard County Housing Finance Authority Notes to the Financial Statements

Note 6: BOND PROGRAMS (Continued)

Single Family Mortgage Revenue Bonds, Series 1985 (Continued)

As stated by the Trustee in a previous notice to the Bondholders, the Trustee has not received sufficient funds for the payment of the principal due on the Bonds on April 1, 2017. The Trustee submitted to Financial Guaranty Insurance Company ("FGIC"), under the terms of the FGIC bond insurance policy No. 85010362 as modified by FGIC's First Amended Plan of Rehabilitation dated June 4, 2013 (the "Plan", and such policy as modified by the Plan being the "FGIC Policy"), a claim for the \$450,000.00 deficiency for the principal payment due on the Bonds and unpaid on such payment date. FGIC permitted such policy claim for such unpaid principal and, in accordance with the FGIC Policy, has paid claim payments totaling 38.5% (FGIC's adjusted cash payment percentage (referred to as the "CPP") under the Plan as of the September 4, 2018 effective date of the upward adjustment of the CPP in connection with FGIC's 2018 annual CPP revaluation under the Plan) of such claim amount in cash to its fiscal agent, Wilmington Trust, National Association (the "Fiscal Agent"), for the benefit of the Bondholders. The Fiscal Agent disbursed such claim payments to The Depository Trust Company ("DTC"), as the registered Holder of the Bonds, after the Fiscal Agent received from DTC, in the case of each such claim payment, an assignment to FGIC of all of its rights to payment of the unpaid principal in an amount equal to such claim payment.

FGIC announced that the New York State Department of Financial Services approved an upward adjustment of the CPP (the "2019 CPP Upward Adjustment") from 38.5% to 43.5% in connection with FGIC's 2019 annual revaluation of the CPP under the Plan, effective October 14, 2019. The registered Holders of the Bonds are entitled to receive, in connection with the 2019 CPP Upward Adjustment, an additional cash claim payment of \$22,500.00 by FGIC in respect of the permitted policy claim referred to above (the "DPO Payment") and \$1,587.73 currently payable by FGIC in respect of accretion accrued under the Plan on the unpaid amount of such policy claim (the "DPO Accretion Payment"), in each case as calculated in accordance with the Plan. FGIC has informed the Trustee that FGIC has made such payments to the Fiscal Agent for the benefit of the Bondholders, and the Fiscal Agent will distribute the DPO Accretion Payment to the Trustee to distribute to the Bondholders. In accordance with the terms of the FGIC Policy, the Fiscal Agent will disburse the DPO Payment to DTC only after the Fiscal Agent receives from DTC an assignment to FGIC of all of its rights to payment of the unpaid principal in an amount equal to the DPO Payment.

Notwithstanding the Bond maturity date of April 1, 2017, the Bonds will continue to remain outstanding so that the Bondholders may receive additional amounts, if any, which may be payable from time to time under the FGIC Policy in connection with any further upward adjustment of the CPP, if applicable. However, no assurance can be given as to whether, when or in what amounts the CPP may be further adjusted pursuant to the Plan.

Brevard County Housing Finance Authority **Notes to the Financial Statements**

Note 7: RISK MANAGEMENT

The Authority is exposed to various risks of loss related to torts, theft of assets, errors and omissions, personal injury, and natural disasters. As a dependent special district, the Authority is insured under Brevard County's insurance plan. The coverage is provided at no cost to the Authority. In the past three years, there have been no claims settled exceeding the insurance coverage. As of September 30, 2020 and 2019, there were no outstanding claims.

NOTE 8: HILLSBOROUGH 2012 MBS ORIGINATION PROGRAM

On September 14, 2012, the Authority entered an interlocal agreement with the Housing Finance Authority of Hillsborough County, Florida ("Hillsborough HFA"). Pursuant to the interlocal agreement, the Hillsborough HFA is authorized to operate its 2012 MBS Origination Program (aka, the TBA Program or Continuous Funding Program) within Brevard County, Florida. The Brevard HFA's intent is to provide financing for homes to persons whose family annual income does not exceed certain limits and who might not otherwise be able to purchase a home. The Brevard HFA agreed to fund a revolving pool of moneys of up to \$1,250,000 to finance mortgages to be used by homebuyers in Brevard County. With existing private activity bond allocation, the Brevard HFA agreed to secure mortgage credit certificate authority and take such steps and enter into such agreements necessary to enable loans made under the 2012 MBS Origination Program in Brevard County to receive such credits in lieu of tax-exempt bond financing ("Mortgage Credit Certificate Program"). The Brevard HFA also agreed to provide up to \$250,000 (subsequently increased to \$2,581,728) for a down payment and closing cost assistance program, which will be linked to the above mentioned 2012 MBS Origination Program, to be used by buyers of homes in Brevard County. The down payment and closing cost assistance was structured to provide non-amortizing second mortgage loans limited to \$10,000 for each borrower. During fiscal year 2020 and 2019, the number of mortgage loans originated in Brevard County totaled thirty-eight and eighty-five, respectively. During fiscal year 2020 and 2019, the number of mortgage loans originated in Brevard County, securitized as TBA Program mortgage backed securities ("MBS"), and sold by the Hillsborough HFA totaled forty and eighty-two, respectively. The Authority and the Hillsborough HFA have agreed to share the profits and losses associated with the sale by the Hillsborough HFA of the mortgage backed securities, which include Brevard County loans. During fiscal year 2020 and 2019, the income (i.e., MBS sales profits, net of any losses) recognized by the Authority in connection with the TBA Program was \$206,767 and \$400,779, respectively. The income has been classified as "TBA Program income" in the accompanying basic financial statements.

NOTE 9: CONTINGENCY

In March 2020, the World Health Organization made the assessment that the outbreak of a novel coronavirus (COVID-19) can be characterized as a pandemic. As a result, uncertainties have arisen that may have a significant negative impact on the operating activities and results of the Organization. The occurrence and extent of such an impact will depend on future developments, including: (i) the duration and spread of the virus, (ii) government quarantine measures, (iii) voluntary and precautionary restrictions on travel or meetings, (iv) the effects on the financial markets, and (v) the effects on the economy overall, all of which are uncertain.

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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 Members of the Board of the
Brevard County Housing Finance Authority

We have audited, 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, the financial statements of the Brevard County Housing Finance Authority, as of and for the year ended September 30, 2020, and the related notes to the financial statements, which collectively comprise the Brevard County Housing Finance Authority's basic financial statements, and have issued our report thereon dated January 22, 2021.

Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Brevard County Housing Finance Authority's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Brevard County Housing Finance Authority, Florida's internal control. Accordingly, we do not express an opinion on the effectiveness of the Brevard County Housing Finance 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 Brevard County Housing Finance Authority's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be report 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.

Caru, Riggs & Ingram, L.L.C.

Melbourne, Florida
January 22, 2021

INDEPENDENT AUDITORS' MANAGEMENT LETTER

To the Members of the Brevard County
Housing Finance Authority

Report on the Financial Statements

We have audited the financial statements of the Brevard County Housing Finance Authority, as of and for the fiscal year ended September 30, 2020, and have issued our report thereon dated January 22, 2021.

Auditors' Responsibility

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 and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditors' Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards* and Independent Accountants' Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Florida Auditor General. Disclosures in those reports, which are dated January 22 2021, 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 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 of the Brevard County Housing Finance Authority is disclosed in the footnotes. Brevard County Housing Finance Authority has no component units.

Financial Condition and Management

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

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

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

Additional Matters

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

Purpose of this Letter

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

Carly Riggs & Ingram, L.L.C.

Melbourne, Florida
January 22, 2021



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INDEPENDENT ACCOUNTANTS' REPORT ON COMPLIANCE WITH LOCAL GOVERNMENT INVESTMENT POLICIES

To the Members of the Board of the
Brevard County Housing Finance Authority

We have examined the Brevard County Housing Finance Authority's compliance with the requirements of Section 218.415, Florida Statutes, *Local Government Investment Policies*, during the year ended September 30, 2020. Management of the Brevard County Housing Finance Authority is responsible for the Brevard County Housing Finance Authority's compliance with the specified requirements. Our responsibility is to express an opinion on the Brevard County Housing Finance Authority's compliance with the specified requirements based on our examination.

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

Our examination does not provide a legal determination on the Brevard County Housing Finance Authority, Florida's compliance with specified requirements.

In our opinion, the Brevard County Housing Finance Authority complied, in all material respects, with the requirements of Section 218.415, Florida Statutes, *Local Government Investment Policies*, for the year ended September 30, 2020.

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

Carr, Riggs & Ingram, L.L.C.

Melbourne, Florida
January 22, 2021