A Report
to the
Montana
Legislature

Financial Audit

Montana Board of Housing

For the Fiscal Year Ended June 30, 2020

December 2020

Legislative Audit
Division

19-07B

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Financial Audits

Financial audits are conducted by the Legislative Audit Division to determine if the financial statements included in this report are presented fairly and the agency has complied with laws and regulations having a direct and material effect on the financial statements. In performing the audit work, the audit staff uses standards set forth by the American Institute of Certified Public Accountants and the United States Government Accountability Office. Financial audit staff members hold degrees with an emphasis in accounting and many staff members hold Certified Public Accountant (CPA) certificates.

The Single Audit Act Amendments of 1996 and the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards require the auditor to issue certain financial, internal control, and compliance reports in addition to those reports required by *Government Auditing Standards*. This individual agency audit report is not intended to comply with these reporting requirements and is therefore not intended for distribution to federal grantor agencies. The Legislative Audit Division issues a statewide biennial Single Audit Report which complies with the above reporting requirements. The Single Audit Report for the two fiscal years ended June 30, 2019, was issued March 30, 2020. The Single Audit Report for the two fiscal years ended June 30, 2021, will be issued by March 31, 2022.

Audit Staff

Steven Althoff
Jeanne Carstensen-Garrett
Nolan Preeshl

Reports can be found in electronic format at:
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LEGISLATIVE AUDIT DIVISION

Angus Maciver, Legislative Auditor
Deborah F. Butler, Legal Counsel

Deputy Legislative Auditors:
Cindy Jorgenson
William Soller

December 2020

The Legislative Audit Committee
of the Montana State Legislature:

This is our financial audit report on the Montana Board of Housing for the fiscal year ended June 30, 2020. We performed this audit in accordance with §90-6-124, MCA.

Our audit work included analyzing the financial statements and note disclosures; examining the underlying financial activity, such as bonds, investment and mortgages; and reviewing and testing selected control systems.

We issued an unmodified opinion on the board's financial statements for the fiscal year ended June 30, 2020, which means that the information presented within them can be relied upon for decision-making purposes.

This audit report contains no recommendations.

We thank the Executive Director and her staff for their cooperation and assistance throughout the audit.

Respectfully submitted,

/s/ Angus Maciver

Angus Maciver
Legislative Auditor

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Figures and Tables

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Appointed and Administrative Officials

			Term Expires January 1
Montana Board of Housing	Patrick Melby, Chair	Helena	2021
	Jeanette McKee, Vice Chair	Hamilton	2023
	Sheila Rice, Secretary	Great Falls	2023
	Robert Gauthier	Ronan	2023
	John McClusky	Billings	2021
	Amber Parish	Billings	2021
	Eric Schindler	Helena	2021

Department of Commerce Tara Rice, Director

Board of Housing

Bruce Brensdal, Executive Director (through June 30, 2020)

Cheryl Cohen, Executive Director (effective July 1, 2020)

Virginia Pfankuch, CPA, Accounting and Finance Manager

Mary Bair, Multifamily Program Manager

Joe DeFilippis, Operations Manager (effective August 2020)

Vicki Bauer, Homeownership Program Manager

Mary Palkovich, Servicing Program Manager

For additional information concerning the Montana Board of Housing, contact:

Cheryl Cohen
Executive Director
Montana Board of Housing
P.O. Box 200528
Helena, MT 59620-0528

e-mail: Cheryl.Cohen@mt.gov
Phone: (406) 841-2840

Financial Audit 19-07B December 2020

Montana Legislative Audit Division

Montana Board of Housing

For the Fiscal Year Ended June 30, 2020

Background

The Montana Board of Housing is self supporting and receives no general fund appropriations. A majority of the board's operations and programs are financed by proceeds from selling tax-exempt bonds in the private sector.

The board is allocated to the Department of Commerce for administrative purposes.

The powers of the board are vested in a seven member board, appointed by the Governor, subject to the confirmation of the Senate. The board provides policy direction to the agency staff, authorizes bond issuances, and approves development financing.

The board issues tax-exempt bonds to provide funds to purchase home mortgages, make loans for rental housing projects, administer federal housing tax credit programs, and work in partnership with other housing providers throughout the state.

Revenues collected from the mortgage loans are used by the board for repayment of issued bonds.

The Montana Board of Housing (board) purchased approximately $83.8 million of mortgages during fiscal year 2020 in the Single Family Program, which is the board's largest program. The board also issued $109.6 million in bonds during fiscal year 2020 and has issued approximately $30 million in bonds to-date in fiscal year 2021. At fiscal year-end 2020, $531 million in bonds payable and $543 million in mortgage receivables remained outstanding.

AUDITOR'S OPINION (PAGE A-1): UNMODIFIED

Unmodified opinions mean the reader can rely on the information presented in the financial statements.

For the full context of the department's financial activity, see the financial schedules and notes beginning on page A-4.

RECOMMENDATIONS:

In this report, we issued the following recommendations:
To the department: 0
To the legislature: 0

The prior audit report contained no recommendations.

SUMMARY OF AUDIT WORK:

We focused our audit effort on activity related to bonds, investments, and mortgage loans. Our audit work included analyzing the financial statements and note disclosures, examining the underlying financial activity, and testing selected control systems.

In addition to the annual financial audit of the board, our office performs special engagements for the board throughout the year. These include agreed-upon procedures for the board and its underwriters to evaluate revenue, expense, and fund equity information when selling bonds, and reviews of preliminary and official statements to allow inclusion of our Independent Auditor's Report with the financial statements when the board issues bonds.

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For the full report or more information, contact the Legislative Audit Division.

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The mission of the Legislative Audit Division is to increase public trust in state government by reporting timely and accurate information about agency operations, technology, and finances to the Legislature and the citizens of Montana.

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REPORT ON INTERNAL CONTROL AND COMPLIANCE (page B-1):
In this report, we identified the following:
Material Weaknesses in Internal Control: 0
Significant Deficiencies in Internal Control: 0
Material Non-Compliance: 0
Other Matters: 0

For the full context of this information, including the distinction between the types of items reported, see the report beginning on page B-1.

Chapter I – Introduction and Background

Introduction

We performed a financial audit of the Montana Board of Housing (board) for the fiscal year ended June 30, 2020. The objectives of our audit were to:

1. Determine whether the board's financial statements present fairly the financial position, results of operations, and cash flows of the board in conformity with General Accepted Accounting Principles, for the fiscal year ended June 30, 2020.
2. Obtain an understanding of the board's control systems to the extent necessary to support our audit of the board's financial statements and, if appropriate, make recommendations for improvement in management and internal controls of the board.

We addressed these objectives by focusing our audit effort on activity related to bonds, investments, and mortgage loans activity at the board. Our audit work included analyzing the financial statements and note disclosures, reviewing required supplemental information and supplemental information, examining the underlying board financial activity, and testing selected control systems.

In addition to the annual financial audit of the board, our office performs special engagements for the board throughout the year. These include agreed-upon procedures for the board and its underwriters to evaluate revenue, expense, and fund equity information when selling bonds, and reviews of preliminary and official statements to allow inclusion of our Independent Auditor's Report with the financial statements when the board issues bonds.

Background

The board is allocated to the Department of Commerce for administrative purposes. The board issues tax-exempt bonds to provide funds to purchase home mortgages, makes loans for rental housing projects, administers federal housing tax credit programs, and works in partnership with other housing providers throughout Montana. Mortgage loans are primarily for first-time home buyers. The board's programs are outlined below:

- The Homeownership Program offers a low interest, 30-year, fixed-rate mortgage to assist low- and moderate-income first-time home buyers in purchasing homes in the state of Montana under the federal Mortgage Revenue Bond Program.
- The Montana Veterans' Home Loan Mortgage Program is designed to assist Montana residents who are National Guard members, reservists, or federally qualified veterans to purchase their first home.

- The Multifamily Program offers a variety of financing options for the development of affordable multifamily rental units. The board offers multifamily loans to produce rental housing using proceeds from the sale of multifamily bonds and issues credits under the Low Income Housing Tax Credit Program.
- The Low Income Housing Tax Credit Program receives Montana's allocation of federal tax credits each year and distributes those credits to developers of multifamily housing according to a competitive application process. Generally, the awarded credits are sold to an investor and the equity is used to reduce the amount of debt financing incurred by the property owner. This makes it economically feasible to operate the property at affordable rates.
- The Reverse Annuity Mortgage Program provides senior Montana homeowners the ability to borrow the equity in their homes and use the additional monthly income. Lower income seniors who are 68 years old or older are eligible to apply.
- Down Payment Assistance Programs provide assistance to borrowers, in the form of a loan, for down payment and closing costs. The assistance is provided by partners of the board such as cities, counties, nonprofits, and lenders that receive funding from the board. Such assistance may be a second loan that requires payment or may be deferred until the home is sold. The Score Advantage, NeighborWorks Montana, and MBOH Plus programs differ in the interest and loan amounts offered as well as borrower eligibility requirements.
- In-house mortgage servicing provides Montana homeowners the benefit of local, easy-to-access servicing staff. Staff specialize in servicing government loans to assist and educate first time homeowners. Relationships are built with borrowers and resources available to borrowers include real estate professionals, attorneys, and counselors.

The Homeownership Program, Montana Veterans' Home Loan Mortgage Program, and Down Payment Assistance programs are accounted for in the board's Single Family Program funds. The Multifamily Program is accounted for in the Multifamily Program funds. The Low Income Housing Tax Credit Program and the Reverse Annuity Mortgage Program are accounted for in the board's Housing Trust Fund. The Affordable Housing Program and the Federal Housing and Urban Development (HUD) Section 8 administrative fee reserves are accounted for in the board's Housing Montana Fund. See the Combining Statements, starting on page A-50 for more information at a detailed level.

The board's portfolio of loans has a low rate of default and potential foreclosures. The following table compares the delinquency and foreclosure rates of board loans to the averages of all mortgage loans in Montana, in the Mountain Region, and in the nation as a whole.

Table 1
Delinquency and Foreclosure Rates as of June 2020

	30 Days Delinquent	60 Days Delinquent	90 Days Delinquent	Foreclosure in Process
Montana Board of Housing	1.77%	1.02%	1.73%	0.14%
Montana Mortgage Loans	1.53%	1.31%	1.97%	0.34%
Mountain Region	2.09%	1.81%	2.59%	0.32%
United States	2.34%	2.05%	3.58%	0.68%

Source: Montana Board of Housing, unaudited.

For more information pertaining to COVID-19 and its impacts on board operations please refer to the Management Discussion and Analysis starting on page A-7 and Note 17 on page A-44.

Independent Auditor's Report and Board Financial Statements

LEGISLATIVE AUDIT DIVISION

Angus Maciver, Legislative Auditor
Deborah F. Butler, Legal Counsel

Deputy Legislative Auditors:
Cindy Jorgenson
William Soller

Independent Auditor's Report

The Legislative Audit Committee
of the Montana State Legislature:

Introduction

We have audited the accompanying Statement of Net Position of the Montana Board of Housing, a component unit of the state of Montana, as of June 30, 2020, the related Statement of Revenues, Expenses and Changes in Net Position, and the Statement of Cash Flows for the fiscal year then ended, and the related notes to the financial statements.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

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

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal controls relevant to the Board'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 Board's internal control, and accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of

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significant accounting estimates made by management, as well as 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 Montana Board of Housing as of June 30, 2020, and the changes in net position and cash flows for the fiscal year then ended in conformity with accounting principles generally accepted in the United States of America.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that Management's Discussion and Analysis beginning on page A-7, and the Required Supplementary Information beginning on page A-46 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.

Supplementary Information

Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The Combining Statement of Net Position; Combining Statement of Revenues, Expenses, and Changes in Fund Net Position; and Combining Statement of Cash Flows is presented for purposes of additional analysis and is not a required part of the financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated November 13, 2020, on our consideration of the Montana Board of Housing's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the board's internal control over financial reporting and compliance.

Respectfully submitted,

/s/ Cindy Jorgenson

Cindy Jorgenson, CPA
Deputy Legislative Auditor
Helena, MT

November 13, 2020

Montana Board of Housing
Management's Discussion and Analysis, Financial Statements, Notes, Required Supplementary Information, and Supplementary Information

MONTANA BOARD OF HOUSING
A COMPONENT UNIT OF THE STATE OF MONTANA
MANAGEMENT DISCUSSION AND ANALYSIS
YEAR ENDED JUNE 30, 2020

The following information presents management's discussion and analysis of the Montana Board of Housing (MBOH) program and financial activity during the fiscal year (FY) ended June 30, 2020. Please read this section in conjunction with the financial statements and accompanying notes.

Summary

- 719 Single-Family Mortgages were purchased with the Bond Program for $83.80 million.
- 142 Mortgage Credit Certificates were issued on a total loan amount of $33.80 million.
- $32 million of Low Income Housing Tax Credits were awarded providing equity to produce or preserve affordable rental housing.
- 8 Reverse Annuity Mortgage (RAM) Loans were originated in the amount of $870 thousand .
- Since its inception the RAM program has assisted 231 elderly households.
- The Board issued $109.6 million of Single Family Mortgage Bonds.
- Bond debt retired was $61.3 million from prepayments and regular debt service and an additional $12.4 million was defeased.
- Gross bond debt payable increased from $486.1 million to $524.5 million.
- Net position increased by approximately $2.44 million during fiscal year 2020.

Fiscal Year 2020 Update

Homeownership Program:
In the first half of fiscal year 2020, market rates fluctuated slightly, but remained very close to the rates that the Montana Board of Housing (MBOH) was able to offer. With our offering of down payment assistance, MBOH saw a steady increase in the overall portfolio size both in the number of loans and the amount of principal outstanding. Market rates ranged from 3.4% to 3.65% and MBOH rates were between 3.5% and 3.75%. However, in the second half of the fiscal year, with the pandemic, the market rates dropped and remained low. MBOH was not able to lower rates as quickly as the market so production slowed and by the end of the fiscal year, we also saw a decrease in the portfolio seen as borrowers refinanced into lower market rate loans faster than the MBOH purchased new loans. The MBOH rate at fiscal year-end was 3.5% compared to the average market rate of 2.75%. The negative result of rate shift in the market was minimized by the down payment assistance (DPA) programs offered by the MBOH.

Montana Board of Housing offers two down payment assistance programs. The 0% deferred program is funded from agency reserves. There is a maximum loan amount of $6,500 and income limit of $55,000 regardless of family size. The amortizing Bond Advantage DPA Program offers a 15 year amortizing loan with the same interest rate as the first loan, with a maximum loan amount of $10,000. The amortizing DPA is now being funded through bond proceeds.

Loan Servicing Program:
MBOH was servicing 87% of its own Single Family loans and all of its Multifamily loans at the end of FY2020. As of fiscal year end 2020 they increased their portfolio size by 147 loans.

MBOH is servicing 120 COVID19 formal forbearance loans. Seven were delinquent at the beginning of the pandemic. Forbearance is a temporary postponement of mortgage payments.

It is a form of repayment currently mandated by the Federal Housing Administration (FHA) and the Department of Veterans Affairs (VA).

Multifamily Program
The Montana Board of Housing offers a variety of financing options for the development of affordable multifamily rental units including Federal Housing Credits and permanent loan products. During fiscal year 2020, the MBOH allocated 32.2 million in tax credits to produce 189 rental units in Montana.

Finance:
The global outbreak of COVID-19 and measures taken by the Federal, state and local governments in response, are altering the behavior of individuals and businesses in a manner that may have negative effects on the economic activity across the country and in the State. See Note 18, Operation Disruption Risk - COVID-19

The combination of the coronavirus pandemic, trade wars and 2020 being an election year has caused an economic downturn that affects both housing and Board investments, as well as many other aspects of our economy. Many people have begun moving to Montana to avoid the effects of the pandemic which has driven housing prices up making it more difficult for Montana residents to find affordable housing.

The effects of the current economic and financial changes have been mitigated because MBOH does not issue variable rate bonds or swap interest rates; mortgages are insured largely through federal programs; and MBOH investment policy emphasizes capital preservation over return thus limiting risk to capital.
At the beginning of the pandamic, S&P placed all housing authorities on a watch list but due to the Board policies listed above MBOH continues to maintain stable ratings; the Single Family I & II Indentures are rated at Aa1 by Moody's and AA+ by Standards & Poor's; the Single Family XI Indenture is rated Aa2 by Moody's.

Overview of the Financial Statements

The MBOH is a self-supporting entity using no Montana State government general fund appropriations to operate. The MBOH is classified as an enterprise fund, that is, a fund which is financed and operated in a manner similar to a private business enterprise.

Net Position – Restricted for Bondholders represents bond program funds that are pledged as collateral for the bondholders and are restricted by federal tax law to costs directly related to carrying out qualifying housing programs, qualifying mortgages or paying off bonds. These funds are therefore not available for use for other activities.

This discussion and analysis, the financial statements, notes and supplemental information are designed to provide the stakeholders of the MBOH, citizens, taxpayers, legislatures, customers, clients, investors and creditors, with an overview of the MBOH operations and to demonstrate accountability for the resources with which MBOH is entrusted.

MONTANA BOARD OF HOUSING
CONDENSED FINANCIAL INFORMATION
CHANGE IN NET POSITION AND OPERATING INCOME
YEARS ENDED JUNE 30, 2020 AND 2019

		2020			2019
Assets:					
Current Assets	$	142,713,511	(A)	$	117,774,448
Noncurrent Assets		563,594,981			546,744,745
Total Assets		706,308,492			664,519,193
Deferred Outflows of Resources:		554,552			699,096
Liabilities:					
Current Liabilities		31,296,245			28,384,668
Noncurrent Liabilities		515,291,153	(B)		478,928,365
Total Liabilities		546,587,398			507,313,033
Deferred Inflows of Resources:		362,198			429,343
Net Position:					
Invested in Capital Assets		2,891	(C)		864
Restricted		159,910,557			157,475,049
Total Net Position		159,913,448			157,475,913
Operating Revenue:					
Interest on Loans		20,626,159			19,835,173
Earnings from Investments		4,484,946			4,998,101
Fees and Charges		1,712,635			1,772,080
Other Income		29,466			30,235
Total Operating Revenue		26,853,206			26,635,589
Operating Expenses:					
Bond Expenses		18,175,175			17,076,183
Servicing Fees		1,333,792			1,016,196
General and Administrative		4,946,509			4,622,798
Total Expenses		24,455,476			22,715,177
Operating Income (Loss)		2,397,730			3,920,412
Nonoperating revenue					
Pensions - nonemployer contributions		39,805			39,403
Total Nonoperating Income		39,805			39,403
Increase (Decrease) in Net Position		2,437,535			3,959,815
Net Position, Beginning of Year		157,475,913			153,518,598
Adjustments to Beginning Net Position		—			(2,500)
Net Position, End of Year	$	159,913,448	(D)	$	157,475,913

Discussion of Change

(A) **There w**as a an increase of nearly $25 million in current assets from fiscal year 2019 (FY19) to fiscal year 2020 (FY20). This increase was due in part to an increase in cash and cash equivalents related to acquisition accounts that had remaining balances of approximately $11 million. The remaining amount, that is also included in cash and cash equivalents, are investments that matured during FY20.

(B) The Board issued three new bond series during fiscal year 2020 which increased the associated liabilities and allowed purchases of mortgage loans for Montana residents.

(B) The Board added the capital leases for printers/copiers to the capital assets now held by the Board.

(C) The COVID pandemic did have an adverse affect on the Board's investment income that was offset by the loan purchases during fiscal year 2020 leaving the Board with an overall increase in revenue and net position.

MONTANA BOARD OF HOUSING
A COMPONENT UNIT OF THE STATE OF MONTANA
STATEMENT OF NET POSITION
AS OF JUNE 30, 2020

ASSETS	
Current Assets	
Cash and Cash Equivalents	$ 117,317,880
Investments	1,309,625
Mortgage Loans Receivable, Net	19,725,839
Corporate Advance	214,199
Interest Receivable	3,995,655
Prepaid Expense	150,313
Total Current Assets	142,713,511
Noncurrent Assets	
Investments	38,089,947
Mortgage Loans Receivable, Net	523,309,666
Mortgage Backed Securities	458,585
Acquisition Costs	1,719,323
Capital Assets, net	17,460
Total Noncurrent Assets	563,594,981
TOTAL ASSETS	706,308,492
DEFERRED OUTFLOW OF RESOURCES	
Deferred Refunding Costs	202,610
Deferred OPEB Outflows	29,745
Deferred Pension Outflow	322,197
TOTAL DEFERRED OUTFLOWS	554,552
LIABILITIES	
Current Liabilities	
Accounts Payable	2,237,147
Funds Held For Others	8,051,862
Accrued Interest - Bonds Payable	1,583,839
Bonds Payable, Net	18,735,000
Arbitrage Rebate Payable to U.S. Treasury Department	558,787
Accrued Compensated Absences	123,430
Leases Payable within 1 year	6,180
Total Current Liabilities	31,296,245
Noncurrent Liabilities	
Bonds Payable, Net	512,547,545
Arbitrage Rebate Payable to U.S. Treasury Department	561,903
Accrued Compensated Absences	238,352
Net Pension Liability	1,870,826
Other Postemployment Benefits	64,138
Lease Payable	8,389
Total Noncurrent Liabilities	515,291,153
TOTAL LIABILITIES	546,587,398
DEFERRED INFLOW OF RESOURCES	
Deferred OPEB Inflow	22,946
Deferred Pension Inflow	339,252
TOTAL DEFERRED INFLOWS	362,198
NET POSITION	
Net Investment in Capital Assets	2,891
Restricted for Bondholders:	
Unrealized (losses) gains on investments	7,064,035
Single Family Programs	128,001,101
Various Recycled Mortgage Setaside Programs	1,819,390
Multifamily Programs	11,995,877
Multifamily Project Commitments	133,061
Reverse Annuity Mortgage Program	8,146,733
Restricted for Affordable Revolving Loan Program	2,750,360
TOTAL NET POSITION	$ 159,913,448

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

MONTANA BOARD OF HOUSING
A COMPONENT UNIT OF THE STATE OF MONTANA
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
FOR THE YEAR ENDED JUNE 30, 2020

OPERATING REVENUES	
Interest Income - Mortgage Loans	$ 20,626,159
Interest Income - Investments	2,891,840
Fee Income	1,712,635
Net Increase (Decrease) in Fair Value of Investments	1,593,106
Other Income	29,466
Total Operating Revenues	26,853,206
OPERATING EXPENSES	
Interest on Bonds	16,230,586
Servicer Fees	1,333,792
Contracted Services	724,307
Amortization of Refunding Costs	59,570
Bond Issuance Costs	1,454,454
General and Administrative	3,982,298
Arbitrage Rebate Expense	430,565
TANF Spec Project Expense	230,027
Other Post-Employment Benefits	9,877
Total Operating Expenses	24,455,476
Operating Income (Loss)	2,397,730
Nonoperating Revenues (Expenses)	
Pensions - nonemployer contribution	39,805
Nonoperating Income (Loss)	39,805
Increase (Decrease) in Net Position	2,437,535
Net Position, July 1 - as previously reported	157,475,913
Net Position, End of Year	$ 159,913,448

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

MONTANA BOARD OF HOUSING
A COMPONENT UNIT OF THE STATE OF MONTANA
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED JUNE 30, 2020

CASH FLOWS FROM OPERATING ACTIVITY:	
Receipts for Sales and Services	$ 3,163,494
Collections on Loans and Interest on Loans	62,856,561
Collection on Loan Escrow Accounts	770,979
Cash Payments for Loans	(60,284,746)
Federal Adjustment Factor Expense	(234,347)
Payments to Suppliers for Goods and Services	(3,707,396)
Payments to Employees	(2,585,112)
Corporate Advances	143,173
Other Operating Revenues	29,466
Net Cash Provided (Used) by Operating Activities	152,072
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES:	
Payment of Principal and Interest on Bonds and Notes	(88,401,449)
Proceeds from Issuance of Bonds and Notes	109,625,000
Payment of Bond Issuance Costs	(1,454,454)
Premium Received on Bonds	3,751,668
Net Cash Provided (Used) by Noncapital Financing Activities	23,520,765
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES:	
Purchase of Mortgage Servicing Rights	(661,848)
Net Cash Provided (Used) by Capital and Related Financing Activities	(661,848)
CASH FLOWS FROM INVESTING ACTIVITIES:	
Purchase of Investments	(12,293,494)
Proceeds from Sales or Maturities of Investments	15,757,172
Interest on Investments	4,615,558
Arbitrage Rebate Tax	(433,495)
Net Cash Provided (Used) by Investing Activities	7,645,741
Net Increase (Decrease) in Cash and Cash Equivalents	30,656,730
Cash and Cash Equivalents, July 1	86,661,150
Cash and Cash Equivalents, June 30	$ 117,317,880

The accompanying notes to the financial statements are an integral part of this statement.

MONTANA BOARD OF HOUSING
A COMPONENT UNIT OF THE STATE OF MONTANA
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED JUNE 30, 2020

RECONCILIATION OF OPERATING INCOME TO NET CASH PROVIDED BY OPERATING ACTIVITIES		
Operating Income	$	2,397,730
ADJUSTMENTS TO RECONCILE OPERATING INCOME TO NET CASH PROVIDED BY (USED FOR) OPERATING ACTIVITIES:		
Depreciation		2,069
Amortization		458,485
Interest Expense		17,298,485
Interest on Investments		(2,900,998)
Arbitrage Rebate Tax		430,565
Change in Assets and Liabilities:		
Decr (Incr) in Mortgage Loans Receivable		(17,313,968)
Decr (Incr) in Other Assets		280,221
Decr (Incr) in Fair Value of Investments		(1,593,105)
Incr (Decr) Accounts Payable		189,904
Incr (Decr) Funds Held for Others		790,965
Incr (Decr) Pensions Payable		27,774
Incr (Decr) in Compensated Absences Payable		59,445
Incr (Decr) Other Postemployment Benefits		9,930
Incr (Decr) Leases Payable		14,570
Net Cash Provided (Used) by Operating Activities	$	152,072

Noncash Investing, capital, and financing activities: During fiscal year 2020, the Board investments increased in fair value by $1,623,595. The fair value increase was not realized in cash during the fiscal year.

During fiscal year 2020, the Board had an increase in leased capital assets that were noncash transactions.

The accompanying notes to the financial statements are an integral part of this statement.

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Organization:

The Montana Board of Housing (the Board) is a quasi-judicial board created in 1975, by the Legislative Assembly of the State of Montana to facilitate the availability of decent, safe, and sanitary housing to persons and families of lower income as determined in accordance with the Board policy in compliance with the Internal Revenue Code. The Board is authorized to issue negotiable notes and bonds to fulfill its purposes. The total dollar amount of notes and bonds outstanding at any time may not exceed $1,500,000,000. The discount price of bonds sold, not the face amount of the bonds, counts against this statutory ceiling. Neither the faith and credit nor taxing power of the State of Montana may be pledged for payment of amounts so issued. The Board of Housing is attached for administrative purposes to the Housing Division, Department of Commerce.

Basis of Presentation:

The financial statements of the Board are presented on a combined basis. Summary comparative financial information is contained in the Management Discussion and Analysis section. The accompanying financial statements have been prepared in conformity with Generally Accepted Accounting Principles (GAAP) as prescribed by the Governmental Accounting Standards Board (GASB).

The financial activities of the Board are recorded in funds established under various bond resolutions and the Montana Code Annotated (MCA). In preparing the financial statements, management is required to make estimates and assumptions that affect the reported amounts of assets and liabilities as of the date of the statement of net position and revenues and expenses for the period.

Reporting Entity:

In accordance with governmental accounting and financial reporting standards, there are no component units to be included within the Board of Housing as a reporting entity. The financial statements of the Board of Housing are presented as a component unit in the State of Montana's Comprehensive Annual Financial Statement. The enterprise fund of the Board of Housing is part of, but does not comprise the entire proprietary fund type, of the State of Montana. The State of Montana directs and supervises budgeting, record keeping, reporting, and related administrative functions of the Board.

Fund Accounting:

To ensure observance of limitations and restrictions placed on the use of resources by the trust indentures the Board of Housing accounts are organized in accordance with the principles of fund accounting. This is the procedure by which resources are classified for accounting and reporting purposes into funds established according to their nature and purpose as described in the trust indentures. The operations of each fund are accounted for by providing a separate set of self-balancing accounts which are comprised of each fund's assets, deferred inflows of resources, liabilities, deferred outflows of resources, net position, revenues, and expenses.

The funds of the Board are classified as enterprise funds, that is, a fund that is financed and operated in a manner similar to private business enterprises, where the intent of the Board is that the expenses of meeting its organizational purpose be financed or recovered primarily through user charges and investment earnings, and the periodic determination of revenue earned and expenses incurred is appropriate for capital maintenance, public policy, management control, accountability, and other purposes.

Net Position – Restricted for Bondholders represent bond program funds that are required to be used for program purposes as prescribed by individual bond indentures. The following describes the restrictions on the Net Position: The individual bond indentures establish certain funds and accounts as special trust funds to

hold the individual indenture funds. Due to the nature of the Board's bonds, these funds and accounts are pledged as collateral for the bonds under the individual program indentures. The individual indentures also set certain mortgage and debt service reserve requirements, restricting funds for these purposes. As disclosed in Note 5 to the financial statements, the mortgage loans receivable are pledged as security for holders of the bonds. Certain indentures also require asset-liability coverage ratios be met as well as cash flow certificates be furnished for any significant change anticipated in the financial structure of an indenture. Restricted Net Position also includes funds reserved by participants and funds committed to specific projects under various programs established by the Board and restricted by enabling legislation.

Net Position:

Restricted Net Position - Net position is considered restricted if it is limited as to the manner in or purpose for which funds may be used. The Statement of Net Position reports $2,891 of net investment in capital assets and $159,910,557 of restricted net position. All restricted funds are restricted by enabling legislation and agreements with bond holders.

Revenue and Expense Recognition:

Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services relating to a proprietary fund's principal ongoing operations. Revenues and expenses not meeting this definition, if they occur, are reported as other financing sources or uses. The Board records all revenues and expenses related to mortgages, investments, and bonds as operating revenues and expenses.

Fund Structure:

The Board's program funds and other funds have been presented on a combined basis, as the Board is considered a single enterprise fund for financial reporting purposes. A description of the funds established by the Board follows:

Single Family Mortgage Program Funds

These funds, established under three separate trust indentures adopted on various dates, are established to account for the proceeds from the sale of Single Family Mortgage Bonds and the debt service requirements of the bond indebtedness. Activities of these funds are, in general, restricted to the purchase of eligible single-family mortgage loans. The mortgage loans must be insured by the Federal Housing Administration or guaranteed by Veterans Administration, Rural Development or private mortgage insurance.

The assets of each individual Single Family Mortgage Program Fund are restricted by the fund's respective trust indenture; therefore, the total does not indicate that the Single Family Mortgage Program Funds' assets are available in any manner other than provided for in the individual trust indentures. The Board has reserved funds for specific loan programs. These loans will be originated from funds available in Single Family I, II and XI Indentures.

Multifamily Mortgage Program Funds

These funds, established under a trust indenture adopted February 23, 1978, as amended and restated as of December 29, 1992, are established to account for the proceeds from the sale of Multifamily Mortgage Bonds, the debt service requirements of the bond indebtedness, and for construction and permanent mortgage loans on multifamily developments being financed from the bond proceeds. The Federal Housing Administration must insure mortgage loans originated prior to December 1992.

On November 10, 1998, the Board issued $1,625,000 in Multifamily General Obligation Bonds. These bonds are payable out of any of the Board's moneys, assets or revenue. These funds, established under a trust indenture adopted November 1, 1998, are established to account for the proceeds from the sale of

Multifamily Mortgage General Obligation Bonds, the debt service requirements of the bond indebtedness, and for construction and permanent mortgage loans on multifamily developments being financed from the bond proceeds.

The mortgage loans originated under this Indenture do not require Federal Housing Administration insurance. The Multifamily Program Fund on the combining financial statements includes activity for both Indentures.

Housing Trust Fund

The Housing Trust Fund was established as a separate trust fund by a resolution of the Montana Board of Housing, adopted February 16, 1989. The Housing Trust Fund was created to finance in whole or in part future housing needs including the establishment of new programs as deemed necessary by the Board and any loans or projects that will provide housing for lower income persons and families with special housing needs. Housing Trust Fund accounts are held in the state treasury. Current programs include, but are not limited to, the Reverse Annuity Mortgage Program (RAM) for senior Montana homeowners, the Cash Assistance Program (CAP) and the Disabled Assistance program (DAAHP) to assist to help individuals and families in the purchase of a single-family home. The Housing Trust Fund includes all revenues and expenses for the Low-Income Housing Tax Credit Program.

Housing Montana

Under MCA 90-6-133, a Revolving Loan Account was established. The account was established in the state special revenue fund in the state treasury. Senate Bill 243 of the 2003 Legislature moved the Revolving Loan Account to the enterprise fund, effective July 1, 2003. For purposes of financial reporting, the Board has reclassified this account as an enterprise fund as allowed in GASB Statement No. 34. During the 2007 legislative session, the account was renamed “Housing Montana.” The money in the loan account is allocated to the Board for the purposes of providing loans to eligible applicants. Currently, the account holds resources and loans provided by the Federal Housing and Urban Development Section 8 administrative fee reserve account, the Temporary Assistance to Needy Families (TANF) block grant to the state and the Affordable Housing Program.

Through an Executive Order from the Governor, dated March 12, 2020, the Board received permission to use remaining TANF funds for emergency housing assistance. The Executive Order allows the Board to provide grants for housing assistance to families in need. Eligibility for the grants is determined by 53.4.2, Montana Code annotated.

Cash and Cash Equivalents:

For the purposes of the combining statement of cash flows, cash and cash equivalents consist of cash held by the State of Montana Treasurer, cash and money market accounts held by trustees, and cash invested in the state’s short-term investment pool. Cash and equivalents are described in Note 2 of these financial statements.

Investments:

The Board follows the provisions of GASB Statement No. 40, *Deposit and Investment Risk Disclosures*. The applicable investment risk disclosures are described in Note 3 of these financial statements.

The Board values its investments at fair value except for certain investments that have a remaining maturity at the time of purchase of one year or less which are measured at amortized cost. This presentation conforms to the provisions of GASB Statement No. 72 regarding fair values.

Mortgage Loans Receivable:

Mortgage loans receivable are carried at their uncollected principal balances, adjusted for unamortized mortgage discounts and deferred loan fees, less an allowance for loan losses. Mortgage discounts and loan fees earned after 1988 are amortized using the interest method over the life of the mortgage loans and are accreted to interest income on mortgages. Mortgage discounts for all other program funds are amortized using the straight-line method over the remaining life of the mortgage loans and accreted to interest income.

The Board purchases mortgage loans secured by residences located throughout the State of Montana. Loans must be insured by the FHA (Federal Housing Administration) or private mortgage insurance or guaranteed by the VA (Veterans Administration) or RD (Rural Development) or Housing and Urban Development (HUD) or have a loan-to-value less than 80%. Guidelines to minimize credit risk are established by FHA, VA, RD and Board policies.

Interest receivable is accrued on the amount of outstanding mortgage loan principal only if deemed collectible. Accrual on non-performing loans ceases at six months. Estimated losses are determined based on management's judgment, giving effect to numerous factors including, but not necessarily limited to, general economic conditions, loan portfolio composition, prior loss experience and independent appraisals. The reserve for anticipated loan losses represents amounts which are not expected to be fully reimbursed by certain guarantors or covered by the Board's operating funds.

The Board incurs mortgage loan service fees with loan servicers based on outstanding monthly mortgage loan principal balances. The service fees are paid only when the mortgagee's full monthly payment is collected.

The Board has pledged future revenues collected from mortgage receivable accounts to bondholders for repayment of the mortgage revenue bonds issued by the Board; see Note 5 for details. The Board issued these bonds to finance the mortgage loans purchased by the Board's various programs. In accordance with GASB Statement No. 48, *Sales and Pledges of Receivables and Future Revenues and Intra-Entity Transfers of Assets and Future Revenues*, the pledging of these revenues is considered a collateralized borrowing based on the Board retaining control of the receivables and evidenced by the Board's active management of these accounts.

Mortgage-Backed Securities:

Mortgage-backed securities reported in the Single-Family Programs are pass-through securities created by the Federal National Mortgage Association (FNMA) and purchased by the Board. FNMA pools and securitizes qualified Montana mortgage loans from the Board's Single-Family Programs. These securities are reported at fair value which may vary from the value of the securities if held to maturity.

Bonds Payable:

Bonds payable is adjusted for amortized bond premiums and discounts. Bond premiums and discounts are amortized or accreted to interest expenses using the interest method, as an adjustment to yield, over the life of the bonds to which they relate or are expensed upon early redemption of the bonds. Bond issuance costs, including underwriter discounts, are expensed in the period incurred.

Estimates:

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates. These statements contain estimates for Compensated Absences Liability, Net Pension Liability, Deferred Pension Inflows and Outflows, Deferred Other Postemployment Benefits (OPEB) inflows and outflows, OPEB Benefits Liability, Arbitrage Rebate Liability, Allowance for Loan Losses and Fair Value of Investments.

Capital Assets:

Capital assets are recorded at historical cost and depreciation is computed using the straight-line method over estimated useful lives of 5 to 10 years. The majority of capital assets consist of computer, software and capital leases. The capitalization threshold for recording capital assets varies between $5,000 and $500,000 depending on the type of asset purchased. Purchases under these thresholds are recorded as expenses in the current period.

Funds Held for Others:

The Board started to service Board loans during fiscal year 2012. The servicing fund holds hazard insurance premiums and property taxes collected from mortgage loan borrowers' monthly payments until premiums and property taxes are due.

Pensions:

For the purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Public Employee Retirement System (PERS) and additions to/deductions from PERS's fiduciary net position have been determined on the same basis as they are reported by PERS. For this purpose, member contributions are recognized in the period in which they are due. Employer contributions are recognized when due and the employer has made a formal commitment to provide the contributions. Benefit payments and refunds are recognized in the accounting period when due and payable in accordance with the benefit terms. Investments are reported at fair value. PERS adheres to all applicable GASB statements.

Compensated Absences:

The Board's employees earn vacation leave ranging from 15 to 24 days per year depending on the employee's years of service. Vacation leave may be accumulated to a total not to exceed two times the maximum number of days earned annually. Sick leave is earned at the rate of 12 days per year with no limit on accumulation. Upon retirement or termination, an employee is paid for 100% of unused vacation leave and 25% of unused sick leave.

NOTE 2. CASH AND CASH EQUIVALENTS

The Board's cash and cash equivalents are held by trustees or by the State of Montana Treasury as cash or short-term investments having maturities of less than 90 days. At June 30, 2020, the carrying amounts of the Board's cash and cash equivalents equaled the bank balances.

Program Funds:	
Cash Deposited with State Treasury	$ 4,592,115
Custodial Cash	7,374,366
Cash on Hand*	3,727
Trustee Cash	12,466
Short-Term Investments	105,335,206
Total Cash and Cash Equivalents	$ 117,317,880

* Cash on hand is a combination of cash held for customer change and cash or checks received but not deposited on June 30, 2020.

NOTE 3 INVESTMENTS

The Board invests the following funds: bond proceeds until the amounts are used to purchase mortgage loans, mortgage loan collections until debt service payment dates, and reserves and operating funds until needed. The Board follows GASB Statement No. 40 and GASB Statement No. 72 regarding fair values. The applicable investment risk disclosures are described in the following paragraphs.

Power to Invest & Investment Policy:

Montana statute grants the Board the power to invest any funds not required for immediate use, subject to any agreements with its bondholders and note holders. The Board conducts its investing in accordance with an investment policy which is annually reviewed and follows bond indenture, Internal Revenue Code, and state statutes. The policy prohibits the Board from investing in leveraged investments, including but not limited to derivatives. The Board's policy follows state law by limiting investments to the following:

- Direct obligations or obligations guaranteed by the United States of America.
- Indebtedness issued or guaranteed by Government Sponsored Entities such as Federal Home Loan Bank System, Federal National Mortgage Association, Federal Farm Credit Bank and Federal Home Loan Mortgage Corporation.
- Certificates of Deposit insured by the Federal Deposit Insurance Corporation.
- Guaranteed Investment Agreements or Repurchase Agreements.

Credit Risk:

Credit risk is the risk that the other party to an investment will not fulfill its obligations. Board investment policy mitigates this risk by requiring financial institutions to be rated in either of the two highest rating categories by Standard & Poor's and Moody's Investors Services. The Board enters into guaranteed investment agreements and repurchase agreements as directed by bond indentures. The table included in this note identifies investment agreement participants and their ratings.

Credit Risk Concentration:

Concentration of credit risk is the risk of loss attributed to the magnitude of an organization's investment with a single investment provider. Board investment policy follows the prudent expert principle as contained in Title 17, Chapter 6, Montana Code Annotated. This principle instructs investing entities to diversify investment holding to minimize the risk of loss. The table included in this note displays both investment provider and investment source diversity.

Custodial Credit Risk:

Custodial credit risk for investments is the risk that, in the event of the failure of a depository financial institution, a government will not be able to recover deposits or will not be able to recover collateral securities that are in the possession of an outside party. The Board's investment policy requires that investment contracts and repurchase agreements be fully collateralized with securities and cash held by the provider's agent and confirmed by the Board's trustee as required by the bond indentures. Securities underlying the investment contracts have a market value of at least 100% of the cost of the investment contract plus accrued interest. Securities underlying the repurchase agreements have a market value of at least 102% of the cost of repurchase agreement.

Interest Rate Risk:

Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of an investment. The Board's investment policy does not explicitly address interest rate risk. However, the policy indirectly speaks about interest rate risk by stating that investments are to be held to maturity and not for the intention of generating investment return. Typically, long-term investments are only sold as a result of refunding a bond issue or to meet liquidity needs. The following table displays Effective Duration for appropriate investment

types or NA (not applicable) to indicate interest rate risk. All funds and component units of the State of Montana are required to use the duration method to report interest rate risk.

	Fair Value June 30, 2020	Moody's Rating	S&P Rating	Effective Duration
Government Sponsored Enterprises				
Federal Farm Credit Bank Notes	$ 1,267,515	Aaa	AA+	7.42
Federal Home Loan Bank	11,389,882	Aaa	AA+	3.93
FHLMC[1] Bonds	3,497,789	Aaa	AA+	10.32
FNMA[2] Medium Term Notes	16,802,973	Aaa	AA+	11.13
FNMA[2] Mortgage Backed Securities	458,585	Aaa	AA+	8.13
	$ 33,416,744			
U.S. Treasury Bonds	6,441,413		AA+	0.94
Trustee Money Market Accounts (at amortized cost)[3]	105,335,206	NR	NR	N/A
Total Investments (including Money Market)	$ 145,193,363			

[1] Federal Home Loan Mortgage Corporation
[2] Federal National Mortgage Association
[3] Money Market Accounts are included in Cash Equivalents on the financial statements
NR Not Rated
NA Not Applicable

Investments also include excess funds held in an escrow trust. The amount held in trust is a US Treasury Note in the amount of $3,037,109.78. The amount to be defeased is $2,995,000.The remaining $42,109.78 is included in investment and will be refunded to the Board after the final defeasance of the 2011 Series A bonds. See Note 14, Refunding and Deferred Cost of Issuance for more information on the defeasance. These funds are not included in the above table.

MONTANA BOARD OF HOUSING
A COMPONENT UNIT OF THE STATE OF MONTANA
NOTES TO THE FINANCIAL STATEMENTS
AS OF JUNE 30, 2020

NOTE 4. FAIR VALUE MEASUREMENT

The Board categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles as follows:

- Level 1 – Quoted prices for identical assets or liabilities in active markets.
- Level 2 – Prices determined using inputs, other than quoted prices included within Level 1, that are observable for an asset or liability, either directly or indirectly.
- Level 3 – Prices are determined using unobservable inputs.

		Fair Value Measurement Using		
	June 30, 2020	Quoted Prices in Active Markets for Identical Assets (Level 1)	Significant Other Observable Inputs (Level 2)	Significant Unobservable Inputs (Level 3)
Investments by Fair Value				
Fixed income investments				
U.S. Treasuries	$ 6,441,413	$ 6,441,413		
Agency/Government Related	32,958,159		$ 32,958,159	
Commercial Mortgage Backed Securities	458,585		458,585	
Total fixed income investments	39,858,157	6,441,413	33,416,744	
Investments Measured at Amortized Cost				
Money Market Accounts	105,335,206			
Total investments managed	145,193,363			

Note: Money Market are included in cash equivalents on the financial statements

Fixed income investments classified in Level 1 of the fair value hierarchy above are valued using prices quoted from live sources such as active markets and inter-dealer brokers. Fixed income investments classified in Level 2 of the fair value hierarchy are valued using matrix pricing technique. Matrix pricing is used to value securities based on the securities' relationship to benchmark quoted prices.

Investments measured at amortized cost are included to account for U.S. Treasuries that have a remaining maturity of one year or less upon acquisition.

-NOTE 5. MORTGAGE LOANS RECEIVABLE

The Board's Single Family, Multifamily, Housing Trust Fund and Housing Montana Fund mortgage loans receivable are pledged in accordance with individual program indentures as security for holders of the bonds. Those loans held for servicing by the Servicing program are not deemed pledged mortgages and are not included in the table below.

All Board mortgage loans purchased are for properties located within Montana and held to maturity. Board loans are secured by first liens on real property and are insured by the Federal Housing Administration or

private mortgage insurance (Single Family 1977 Indenture only); or are guaranteed by the Veterans' Administration or United States Department of Agriculture Rural Development program; or are uninsured if the mortgages have a loan to value of less than 80%.

In accordance with GASB Statement No. 48, the pledging of mortgage loans receivable is considered a collateralized borrowing. Collateralized mortgage loans receivable, as of June 30, 2020 consist of the following:

Single Family Program	$	523,179,175
Multifamily Program		8,012,676
Housing Trust Program		2,666,780
Housing Montana Fund		2,094,787
		535,953,418
Net mortgage discounts and premiums		5,514,118
Allowances for losses and real estate owned (Note 7)		(300,000)
Net Collateralized Mortgage Loans Receivable	$	541,167,536

Pledged mortgage loans do not include loans receivable by the Servicing Department in the amount of $1,867,969.

NOTE 6. ALLOWANCE FOR LOAN LOSSES AND REAL ESTATE OWNED

Real estate owned property is property that is acquired through foreclosure or in satisfaction of loans and is reported as the outstanding loan balance.

The June 30, 2020 Allowances for Loan Losses include $100,000 for mortgage bad debt and $200,000 for future estimated losses on real estate owned property. The Board held 0 real estate owned properties as of June 30, 2020. The properties' combined loan amounts were $0 as of June 30, 2020. Since Board real estate owned properties are insured or guaranteed by external organizations, Board loan losses are limited by insurance claims or sale of foreclosed properties. Real estate owned by the Board is included in the mortgages receivable balance (Note 5).

The following summarizes activity in the allowance for loan losses and real estate owned:

Balance as of June 30, 2019	$	300,000
Plus: Additional provision		—
Less: Net loans charged off		—
Balance as of June 30, 2020	$	300,000

NOTE 7. CAPITAL ASSETS AND CAPITAL LEASES

Capital assets consist primarily of computer software and equipment and other office equipment. Capital asset balances as of June 30, 2020 are as follows:

Capital Assets:		
Equipment	$	29,983
Accumulated Depreciation	$	(12,523)
Capital Assets, net		17,460

Depreciation expense included in general and administrative expense was $2,069 for the year ended June 30, 2020. The amortization of the leased assets are included in depreciation expense.

NOTE 8. LONG-TERM DEBT

The Board has no variable interest rate debt obligations and does not swap interest rates. The following bonds are fixed rate mortgage revenue or general obligation bonds. Bonds payable, net of premium or discount, consists of the following as of June 30, 2020:

Single Family I Mortgage Bonds:	Original Amount	Balance
2015		
Series B-1 and B-2 serial and term bond at 0.50% to 4.0% maturing in scheduled semi-annual installments to December 1, 2026, December 1, 2030, December 1, 2038, and December 1, 2042.	64,400,000	36,115,000
2016		
Series A-1 and A2 serial and term bonds at 0.65% to 3.50% maturing in scheduled semi-annual installments to December 1, 2027, December 1, 2031, December 1, 2036, December 1, 2039, June 1, 2042, and June 1, 2044.	64,645,000	46,840,000
2017		
Series A-1 and A-2 serial and term bonds at 1.00% to 4.00% maturing in scheduled semi-annual installments to December 1, 2028, December 1, 2032, December 1, 2037, and December 1, 2045.	41,900,000	31,030,000
2017		
Series B-1 and B-2 serial and term bonds at 0.85% to 4.00% maturing in scheduled semi-annual installments to December 1, 2029, December 1, 2032, December 1, 2037, December 1, 2042, December 1, 2047, and December 1, 2048	42,600,000	35,125,000
2018		
Series B serial and term bonds at 1.65% to 4.0% maturing in scheduled semi-annual installments to December 1, 2029, December 1, 2033, June 1, 2037, and December 1, 2043	50,000,000	46,390,000
2019 (Issued in Fiscal Year 2020)		
Series B serial and term bonds at 1.30% to 4.00% maturing in scheduled semi-annual installments to December 1, 2034, December 1, 2039, December 1, 2044, December 1, 2049, and June 1, 2050.	30,000,000	29,775,000

2020		
Series A-1 and A-2 serial and term bonds at 1.10% to 3.50% maturing in scheduled semi-annual installments to December 1, 2034, December 1, 2039, December 1, 2044, December 1, 2049 and June 1, 2050.	42,425,000	42,295,000
2020		
Series B serial and term bonds at 0.75% to 4.00% maturing in scheduled semi-annual installments to December 1, 2035, December 1, 2040, December 1, 2045, June 1, 2050, and December 1, 2050.	37,200,000	37,200,000

Bonds outstanding Single Family I	304,770,000
Unamortized bond premium (discount)	7,358,735
Total Bonds Payable Single Family I	**$ 312,128,735**

Single Family II Mortgage Bonds	Original Amount	Balance
2013		
Series A-1, A-2, and A-3 serial and term bonds at 0.20% to 3.75% maturing in semi-annual installments to December 1, 2025, December 1, 2028, December 1, 2033, December 1, 2037, December 1, 2038, December 1, 2043, and June 1, 2044.	73,000,000	29,695,000
2013		
Series B-1 and B-2 serial and term bonds at 0.45% to 5.30% maturing in semi-annual installments to December 1, 2025, December 1, 2028, December 1, 2033, December 1, 2038, December 1, 2043, and December 1, 2044.	59,980,000	22,920,000
2014		
Series A-1, A-2 and A-3 serial and term bonds 0.25% to 4.15% maturing in semi-annual installments to December 1, 2025, December 1, 2029, June 1, 2032, December 1, 2035 and December 1, 2043.	71,500,000	37,240,000
2015		
Series A serial and term bonds at 0.20% to 3.50% maturing in semi-annual installments to December 1, 2026, December 1, 2029, December 1, 2034, and June 1, 2040.	20,000,000	8,545,000
2018		
Series A serial and term bonds at 1.65% to 4.00% maturing in semi-annual installments to December 1, 2030, December 1, 2033, December 1, 2038, December 1, 2043, December 1, 2048, and June 1, 2049.	38,450,000	35,285,000
2019		
Series A serial and term bonds at 1.85% to 4.25% maturing in semi-annual installments to December 1, 2030, December 1, 2033, December 1, 2038, June 1, 2045, and December 1, 2045.	40,000,000	38,635,000

Bonds outstanding Single Family II	$	172,320,000
Unamortized bond premium (discount)		2,269,828
Total Bonds Payable Single Family II	**$**	**174,589,828**

Single Family XI Mortgage Bonds:	Original Amount	Balance
2009		
Series C Term Bonds at 2.47% maturing December 1, 2041, converted from 2009 Series A and issued concurrently with 2011 Series B. Bonds are issued as part of the Housing Finance Authority Initiative - New Issue Bond Program.	20,000,000	8,330,000
2009		
Series D Term Bonds at 2.79% maturing December 1, 2041, converted from 2009 Series A and issued concurrently with 2012 Series A. Bonds are issued as part of the Housing Finance Authority Initiative - New Issue Bond Program.	25,000,000	9,435,000
2011		
Series B-1 and B-2 serial and term bonds, 1.00% to 5.00%, maturing in semi-annual installments to December 1, 2022, December 1, 2026, and December 1, 2027.	38,175,000	7,685,000
2012		
Series A-1 and A-2 serial and term bonds, 0.375% to 4.00%, maturing in semi-annual installments to December 1, 2024, December 1, 2027, December 1, 2030, and December 1, 2038.	56,280,000	14,290,000

Bonds outstanding Single Family XI	$	39,740,000
Unamortized bond premium (discount)		216,698
Total Bonds Payable Single Family XI	**$**	**39,956,698**

Single Family General Obligation Bonds:	Original Amount	Balance
2008		
Series A General Obligation Private Placement Bonds.	497,942	213,216

Total Single-Family Mortgage Bonds Payable, Net	**$**	**526,888,477**

All single-family mortgage bonds are subject to mandatory sinking fund requirements of scheduled amounts commencing at various dates and to optional redemption at various dates at prices ranging from 100% to 106%.

Single Family I, II and XI mortgage bonds are general obligation bonds of the Board of Housing within the individual bond indentures.

Board of Housing Essential Workers' Program
The Board has authorized the issuance of $1,000,000 of taxable general obligation bonds to finance second mortgage shared appreciation loans to provide assistance to Ravalli County teachers. As of June 30, 2020, $497,942 of bonds have been issued.

Multifamily Mortgage Bonds:	Original Amount	Balance
1998		
Series A 3.5% to 4.70% interest, serial and term bonds, maturing in scheduled annual installments to August 1, 2014 and on August 1, 2029.	1,625,000	180,000
1999		
Series A 4.95% to 8.45% interest, term bonds, maturing in scheduled semi-annual installments to August 1, 2008, August 1, 2010, August 1, 2016, August 1, 2025, August 1, 2030, August 1, 2037, August 1, 2039, and August 1, 2041.	9,860,000	4,235,000
Bonds outstanding Multifamily		$ 4,415,000
Unamortized bond premium (discount)		(20,932)
Total Multifamily Mortgage Bonds Payable, Net		**$ 4,394,068**

All Multifamily mortgage bonds are subject to mandatory sinking fund requirements of scheduled amounts commencing at various dates and to optional redemption at various dates at prices ranging from 100% to 102%. The 1998A Multifamily bonds are general obligations of the Board.

Combined Total Single and Multifamily Bonds Payable, Net	**$ 531,282,545**

The following is a summary of bond principal and interest requirements as of June 30, 2020:

Fiscal year ending June 30:	Single Family Principal & Interest Total	Multifamily Principal and Interest Total	Single and Multifamily Principal Only Total	Single and Multifamily Interest Only Total
2021	$ 35,735,069	$ 379,714	$ 18,735,000	$ 17,379,783
2022	35,930,533	377,618	19,385,000	16,923,151
2023	35,910,060	380,229	19,850,000	16,440,289
2024	35,821,750	396,975	20,315,000	15,903,725
2025	35,436,496	392,710	20,495,000	15,334,206
2026-2030	178,328,380	1,883,170	113,935,000	66,276,550
2031-2035	157,743,692	1,672,644	112,590,000	46,826,336
2036-2040	117,700,890	1,767,650	91,223,216	28,245,324
2041-2045	83,804,710	503,850	71,495,000	12,813,560
2046-2050	36,106,414	—	33,215,000	2,891,414
2051-2055	224,400	—	220,000	4,400
Total	**$ 752,742,394**	**$ 7,754,560**	**$ 521,458,216**	**$ 239,038,738**

Cash paid for interest expenses during the year ended June 30, 2020 was $17,180,011.

Summary of Changes in Long-term Liabilities

	Beginning Balance	Additions	Reductions	Ending Balance	Amounts Due Within One Year	Amounts Due in More Than One Year
Bonds payable						
Single Family, net	$ 488,723,078	$ 112,307,093	$ 74,141,694	$ 526,888,477	$ 18,615,000	$ 508,273,477
Multifamily, net	4,502,391	1,677	110,000	4,394,068	120,000	4,274,068
Total bonds/notes payable, net	493,225,469	112,308,770	74,251,694	531,282,545	18,735,000	512,547,545
Other liabilities						
Arbitrage rebate tax payable [1]	1,123,622	390,087	393,019	1,120,690	558,787	561,903
Compensated absences payable [1]	302,341	59,441	—	361,782	123,430	238,352
Net pension liability [1]	1,835,782	83,323	48,279	1,870,826	—	1,870,826
OPEB implicit rate subsidy [2]	54,230	9,908	—	64,138	—	64,138
Lease Obligation	—	14,569	—	14,569	6,180	8,389
Total other liabilities	$ 3,315,975	$ 557,328	$ 441,298	$ 3,432,005	$ 688,397	$ 2,743,608
Total Business-type activities long-term liabilities	$ 496,541,444	$ 112,866,098	$ 74,692,992	$ 534,714,550	$ 19,423,397	$ 515,291,153

(1) The compensated absences liability and pension liability will be liquidated by several enterprise funds. The arbitrage rebate tax payable will be liquidated by various rebate funds.

(2) The OPEB plan allows retirees to participate, as a group, at a rate that does not cover all the related costs. This results in the reporting of an “implicit rate” subsidy on the related financial statements. While this liability is disclosed for financial purposes, it does not represent a legal liability of the Board.

NOTE 9. BOND REDEMPTIONS

During the year ended June 30, 2020 the Board redeemed Single Family and Multi-Family mortgage program bonds prior to scheduled maturity as follows:

Single Family I		
December 1	$	8,745,000
June 1		5,920,000
		14,665,000
Single Family II		
November 1		86,694
December 1		8,350,000
June 1		4,480,000
		12,916,694
Single Family XI		
December 1		4,130,000
February 1		9,130,000
June 1		13,380,000
		26,640,000
Total		54,221,694

All bonds were redeemed at par or 100% of their compounded value to date of redemption.
An additional $3,295,000 was defeased on January 16, 2020. See Note 14. Refunding and Deferred Bond Costs for further information.

NOTE 10. COMMITMENTS

Single Family Indentures - The Board has bond proceeds available for the purchase and reservation of single family mortgages of approximately $19,880,815 in the Single Family I and II Indentures.

The Board has also committed to purchase Single Family Mortgages as noted below:

Foreclosure Prevention	$	50,000
Disabled Affordable Accessible Homeownership		862,950
Lot Refinance		726,440
Total Single-Family Commitments	$	1,639,390

Single Family I - Reverse Annuity Mortgage Program Future Loan Amounts: $ 3,101,307

Single Family I & II – funding for Homebuyer Education for fiscal year 2020: $180,000

Housing Trust Fund Program:
Reverse Annuity Mortgage Program Funds: $5,045,426

Multifamily Program:
Financing Adjustment Factor Subsidy Set aside (restricted by agreement with HUD): $133,061

These commitments will be funded through cash and investments held by the programs or indentures identified above.

NOTE 11. EMPLOYEE BENEFIT PLANS

Summary of Significant Accounting Policies – DBRP:
Montana Public Employee Retirement Administration (MPERA) prepared its financial statements using the accrual basis of accounting. The same accrual basis was used by MPERA for the purposes of determining the NPL; Deferred Outflows of Resources and Deferred Inflows of Resources related to pensions; Pension Expense; the Fiduciary Net Position; and, Additions to or Deductions from Fiduciary Net Position. For this purpose, member contributions are recognized in the period in which contributions are due. Employer contributions are recognized when due and the employer has made a formal commitment to provide the contributions. Revenues are recognized in the accounting period they are earned and become measurable. Benefit payments and refunds are recognized in the accounting period when due and payable in accordance with the benefit terms. Expenses are recognized in the period incurred. Investments are reported at fair value. MPERA adheres to all applicable Governmental Accounting Standards Board (GASB) statements.

General Information about the Pension Plan:

Plan Description
In accordance with GASB Statement 68, *Accounting and Financial Reporting for Pension,* employers are required to recognize and report certain amounts associated with their participation in the Public Employees' Retirement System (PERS). Statement 68 became effective June 30, 2015 and includes requirements to record and report their proportionate share of the collective Net Pension Liability (NPL), Pension Expense, Deferred Inflows and Deferred Outflows of resources associated with pensions.

The PERS-Defined Benefit Retirement Plan (DBRP), administered by the Montana Public Employee Retirement Administration (MPERA), is a multiple-employer, cost-sharing plan established July 1, 1945, and governed by Title 19, chapter 2 & 3, Montana Code Annotated (MCA). This plan provides retirement benefits to covered employees of the State, and local governments, and certain employees of the Montana University System, and school districts. Benefits are established by state law and can only be amended by the Legislature.

All new PERS members are initially members of the DBRP and have a 12-month window during which they may choose to remain in the DBRP or join the DCRP by filing an irrevocable election. Benefits are established by state law and can only be amended by the Legislature. Members may not be participants of both the defined benefit and defined contribution retirement plans.

Benefits provided

The PERS-DBRP provides retirement, disability, and death benefits to plan members and their beneficiaries. Benefits are based on eligibility, years of service, and highest average compensation (HAC). Members rights are vested after five years of service.

Eligibility for benefits

Service retirement:

- Hired prior to July 1, 2011: Age 60, 5 years of membership service
  Age 65, regardless of membership service; or
  Any age, 30 years of membership service.
- Hired on or after July 1, 2011: Age 65, 5 years of membership service; or
  Age 70, regardless of membership service.

Early Retirement

Early Retirement, actuarially reduced

- Hired prior to July 1, 2011: Age 50, 5 years of membership service; or
  Any age, 25 years of membership service.
- Hired on or after July 1, 2011: Age 55, 5 years of membership service.

Second Retirement (requires returning to PERS-covered employer or PERS service)

1) Retire before January 1, 2016 and accumulate less than 2 years additional service credit or retire on or after January 1, 2016 and accumulate less than 5 years additional service credit:
   a. A refund of member's contributions plus return interest (currently 2.02% effective July 1, 2018).
   b. No service credit for second employment;
   c. Start the same benefit amount the month following termination; and
   d. Guaranteed Annual Benefit Adjustment (GABA) starts again in the January immediately following the second retirement.
2) Retire before January 1, 2016 and accumulate at least 2 years of additional service credit;
   a. A recalculated retirement benefit based on provisions in effect after the initial retirement; and
   b. GABA starts on the recalculated benefit in the January after receiving the new benefit for 12 months.
3) Retire on or after January 1, 2016 and accumulate 5 or more years of service credit:
   a. The same retirement as prior to the return to service;
   b. A second retirement benefit as prior to the second period of service based on laws in effect upon the rehire date; and
   c. GABA starts on both benefits in the January after receiving the original and the new benefit for 12 months.

Member's highest average compensation (HAC):

- Hired prior to July 1, 2011: HAC during any consecutive 36 months
- Hired on or after July 1, 2011: HAC during any consecutive 60 months

Compensation Cap

- Hired on or after July 1, 2013: 110% annual cap on compensation considered as a part of a member's highest average compensation

Monthly benefit formula:

1) Members hired prior to July 1, 2011:
   - Less than 25 years of membership service: 1.785% of HAC per year of service credit;
   - 25 years of membership service or more: 2% of HAC per year of service credit.

2) Members hired on or after July 1, 2011:
   - Less than 10 years of membership service: 1.5% of HAC per year of service credit;
   - 10 years or more, but less than 30 years of membership service: 1.785% of HAC per year of service credit
   - 30 years or more of membership service: 2% of HAC per year of service credit.

Guaranteed Annual Benefit Adjustment (GABA)*:

After the member has completed 12 full months of retirement, the member's benefit increases by the applicable percentage (provided above) each January, inclusive of other adjustments to the member's benefit.

1) 3% for members hired prior to July 1, 2007
2) 1.5% for members hired between July 1, 2007 and June 30, 2013
3) Members hired on or after July 1, 2013:
   - 1.5% for each year PERS is funded at or above 90%;
   - 1.5% is reduced by 0.1% for each 2% PERS is funded below 90%; and
   - 0% whenever the amortization period for PERS is 40 years or more.

Contributions

The state Legislature has the authority to establish and amend contribution rates. Member and employer contribution rates are specified by Montana Statute and are a percentage of the member's compensation. Contributions are deducted from each member's salary and remitted by participating employers.

Special Funding

The state of Montana, as the non-employer contributing entity, paid to the Plan, additional contributions that qualify as special funding. Those employers, including the Board, who received special funding are all participating employers.

Not Special Funding

Per Montana law, state agencies, including the Board, paid their own additional contributions. The employer paid contributions are not accounted for as special funding but are reported as employer contributions.

Member and employer contribution rates are shown in the table below.

Fiscal Year	Member		Employer
	Hired < 07/01/11	Hired > 07/01/11	
2020	7.900%	7.900%	8.770%
2019	7.900%	7.900%	8.670%
2018	7.900%	7.900%	8.570%
2017	7.900%	7.900%	8.470%
2016	7.900%	7.900%	8.370%
2015	7.900%	7.900%	8.270%
2014	7.900%	7.900%	8.170%
2012 - 2013	6.900%	7.900%	7.170%
2010 - 2011	6.900%		7.170%
2008 - 2009	6.900%		7.035%
2000 - 2007	6.900%		6.900%

1. Member contributions to the system of 7.9% are temporary and will be decreased to 6.9% on January 1 following actuary valuation results that show the amortization period has dropped below 25 years and would remain below 25 years following the reduction of both the additional employer and additional member contribution rates.
2. Employer contributions to the system:
   a. Effective July 1, 2014, following the 2013 Legislative Session, PERS-employer contributions increase an additional 0.1% a year and will continue over 10 years through 2024. The additional employer contributions including the 0.27% added in 2007 and 2009, will terminate on January 1 following an actuary valuation that shows the amortization period of the PERS-DBRP has dropped below 25 years and remains below the 25 years following the reduction of both the additional employer and member contributions rates.
   b. Effective July 1, 2013, employers are required to make contributions on working retirees' compensation. Member contributions for working retirees are not required.
   c. The portion of employer contributions allocated to the Plan Choice Rate (PCR) are included in the employers reporting. The PCR was paid off effective March 2016 and the contributions previously directed to the PCR are now directed to member accounts.
3. Non-Employer Contributions:
   a. Special Funding
      i. The state contributed 0.1% of members' compensation on behalf of local government entities.
      ii. The state contributed 0.37% of members' compensation on behalf of school district entities.
      iii. The state contributed a Statutory Appropriation for the General Fund of $33,615,000

Pension Liabilities, Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions:

GASB Statement 68 allows a measurement date of up to 12 months before the employer's fiscal year-end can be utilized to determine the Plan's Total Pension Liability (TPL). The basis for the TPL as of June 30, 2019, was determined by taking the results of the June 30, 2018, actuarial valuation and applying standard roll forward procedures. The roll forward procedure uses a calculation that adds the annual normal cost (also called the service cost), subtracts the actual benefit payments and refunds for the plan year, and then applies the expected investment rate of return for the year. The roll forward procedure will include the affects of any

assumption changes and legislative changes. The update procedures are in conformity with Actuarial Standards of Practice issued by the Actuarial Standards Board.

The Total Pension Liability (TPL) minus the Fiduciary Net Position equals the Net Pension Liability (NPL). The proportionate share of the Board's and the state of Montana's NPL for June 30, 2019 are displayed below. The Board's proportionate share equals the ratio of the employer's contributions to the sum of all employer and non-employer contributions during the measurement period. The state's proportionate share for a particular employer equals the ratio of the contributions for the particular employer to the total state contributions paid. The Board recorded a liability of $1,870,826 and the employers proportionate share of the collective NPL was 0.089 percent.

As of measurement date	Net Pension Liability as of June 30, 2019	Net Pension Liability as of June 30, 2018	Percent of Collective NPL as of June 30, 2019	Percent of Collective NPL as of June 30, 2018	Change in Percent of Collective NPL
Board of Housing Proportionate Share	$ 1,870,826	$ 1,857,802	0.089 %	0.089 %	— %
State of Montana Proportionate Share associated with the Board	$ 586,323	$ 597,471	0.028 %	0.029 %	(0.001)%
Total	2,457,149	2,455,273	0.117 %	0.118 %	(0.001)%

Changes in actuarial assumptions and methods
There were no changes in assumptions or other inputs that affected the measurement of the Total Pension Liability (TPL).

Changes in benefit terms
There have been no changes in benefit terms since the previous measurement period.

Changes in Proportionate share
There were no changes between the measurement date of the collective NPL and the Board's reporting date that are expected to have a significant effect on the employer's proportionate share of the collective NPL.

Pension Expense
At June 30, 2019 the Board recognized $193,033 for its proportionate share of the Plan's pension expense. Additionally, the Board recognized grant revenue of $39,805 from the State Statutory Appropriations from the General fund.

Recognition of Deferred Inflows and Outflows

At June 30, 2019, the Board reported its proportionate share of the Plan's deferred outflows of resources and deferred inflows of resources from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Expected vs. Actual Experience	$ 88,710	$ 88,030
Projected Investment Earning vs. Actual Investment Earnings	22,684	—
Changes in assumptions	79,422	—
Changes in Proportion and Difference Between Employer Contributions and Proportionate Share of Contributions	—	251,222
Employer Contributions Subsequent to the Measurement Date	131,381	—
Total	$ 322,197	$ 339,252

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

For the Measurement Year ended June 30:	Recognition of Deferred Outflows and Deferred Inflows in future years as an increase or (decrease) to the Pension Expense
2020	$ (28,953)
2021	(148,280)
2022	8,438
2023	20,358
2024	—
Thereafter	—

Actuarial Assumptions:

The total pension liability in the June 30, 2019 actuarial valuation was determined using the following actuarial assumptions.

Investment Return (net of admin expense)	7.65%
Administration Expense as % of Payroll	0.26%
General Wage Growth*	3.50%
*Includes Inflation at	2.75%
Merit Increases	0% to 6.30%

Postretirement Benefit Increases

1. Guaranteed Annual Benefit Adjustment (GABA) each January
   - After the member has completed 12 full months of retirement, the member's benefit increases by the applicable percentage (provided below) each January, inclusive of all other adjustments to the members benefit.
     - Members hired prior to July 1, 2007 — 3.0%
     - Members hired between July 1, 2007 & June 30, 2013 — 1.5%
     - Members hired on or after July 1, 2013
       - For each year PERS is funded at or above 90% - The 1.5% is reduced by 0.1% for each 2.0% PERS is below 90% — 1.5%
       - 0% whenever the amortization period for PERS is 40 years or more — 0%

Mortality	
• Contributing members, service retired members & beneficiaries	RP-2000 Combined Employee and Annuitant Mortality Tables projected to 2020 with scale BB, set back one year for males
• Disabled Members	RP-2000 Combined Mortality Tables, with no projections

The most recent experience study, performed for the period of fiscal years 2011 through 2016, is outlined in a report dated May 5, 2017 and is located on the MPERA website. The long-term expected return on pension plan assets is reviewed as part of the regular experience study prepared for the Plan. Several factors are considered in evaluating the long-term rate of return assumption including historical rates of return, rate of return assumptions adopted by similar public-sector systems, and by using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by the target asset allocation percentage and by adding expected inflation. Best estimates of arithmetic real rates of return for each major asset class included in the target asset allocation as of June 30, 2019, are summarized in the following table.

Asset Class	Target Asset Allocation	Long-Term Expected Real Rate of Return
Cash Equivalents	3.00%	4.09%
Domestic Equity	36.00%	6.05%
Foreign Equity	18.00%	7.01%
Fixed Income	23.00%	2.17%
Private Equity	12.00%	10.53%
Real Estate	8.00%	5.65%
Total	100.0 %	

Discount Rate

The discount rate used to measure the Total Pension Liability was 7.65%. The projection of cash flows used to determine the discount rate assumed that contributions from participating plan members, employers, and non- employer contributing entities will be made based on the Board's funding policy, which establishes the contractually required rates under Montana Code Annotated. The State contributes 0.10% of salaries for local governments and 0.37% for school districts. In addition, the State contributes a statutory appropriation from the general fund. The interest is contributed monthly and the severance tax is contributed quarterly. Based on those assumptions, the System's fiduciary net position was projected to be adequate to make all the projected future benefit payments of current plan members through the year 2122. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the TPL. A municipal bond rate was not incorporated in the discount rate.

Sensitivity Analysis

The sensitivity of the NPL to the discount rate is shown in the table below. A small change in the discount rate can create a significant change in the liability. The NPL was calculated using the discount rate of 7.65%, as well as what the NPL would be if it were calculated using a discount rate 1.00% lower or 1.00% higher than the current rate.

	1.0% Decrease	Current Discount Rate	1.0% Increase
	(6.65)%	(7.65)%	(8.65)%
DBRP Total Plan	18,815,953 $	13,096,509 $	8,290,040
BOH	2,687,844	1,870,826	1,184,225

Disclosure for the defined contribution plan:

The Board contributed to the state of Montana Public Employee Retirement System Defined Contribution Retirement Plan (PERS-DCRP) for employees that have elected the DCRP. The PERS-DCRP is administered by the Public Employee Retirement Board (PERB) and is reported as a multiple-employer plan established July 1, 2002, and governed by Title 19, chapters 2 & 3, MCA.

All new PERS members are initially members of the PERS-DBRP and have a 12-month window during which they may choose to remain in the PERS-DBRP or join the PERS-DCRP by filing an irrevocable election. Members may not be participants of both the defined benefit and defined contribution retirement plans.

Member and employer contribution rates are specified by state law and are a percentage of the member's compensation. Contributions are deducted from each member's salary and remitted by participating employers. The state Legislature has the authority to establish and amend contribution rates.

Benefits are dependent upon eligibility and individual account balances. Participants are vested immediately in their own contributions and attributable income. Participants are vested after 5 years of membership service for the employer's contributions to individual accounts and the attributable income. Non-vested contributions are forfeited upon termination of employment per 19-3-2117(5), MCA. Such forfeitures are used to cover the administrative expenses of the PERS-DCRP.

At the plan level for the year ended June 30, 2019, the Board did not recognize an net pension liability or any pension expense for the defined contribution plan. The PERS-DCRP plan member contributions were $14,207,961; employer contributions were $14,415,615; State contributions were $95,035 and employers did not recognize any expenses and carry no liability for the defined contribution plan. Plan level non-vested forfeitures for the 329 employers that have participants in the DCRP totaled $775,195.

Stand-Alone Statements:
The PERS financial information is reported in the PBRB *Comprehensive Annual Financial Report* and the GASB 68 Report disclose the Plan's fiduciary net position. The reports are available from the PERB at P O Box 200131, Helena, MT 59620-0131, (406) 444-3154 or both are available on the MPERA website at https://mpera.mt.gov

Deferred Compensation Plan:
The Board's permanent employees are eligible to participate in the State of Montana's deferred compensation plan. The compensation deferred is not available to employees until separation from State service, retirement, death, or upon an unforeseeable emergency, when still employed and meeting IRS specified criteria. The plan is governed by Internal Revenue Service Code (IRC) Section 457 and Title 19, Chapter 50, Montana Code Annotated (MCA). The Small Business Job Protection Act of 1996 resulted in changes to IRC Section 457 and Title 19, Chapter 50, MCA. Assets of the deferred compensation plan are required to be held in trust, custodial accounts or insurance company contracts for the exclusive benefit of participants and their beneficiaries. For plans in existence as of August 20, 1996, compliance was required by January 1, 1999.

Health Care: Board staff and dependents are eligible to receive medical and dental health care through the State Group Benefits Plan administered by the Montana Department of Administration Health Care & Benefits Division. Montana Department of Administration established premiums for medical, basic vision and dental coverage for employees at $30 per month. Administratively established medical premiums for the spouse of employee and employee's family vary between $101 and $327 per month depending on the medical plan selected, family coverage, and eligibility. Administratively established premiums vary between $19.80 and $28.90 per month for spouse and family dental coverage and between $7.64 and $22.26 per month for an optional vision hardware plan depending on family coverage and eligibility. The State reimburses all validated medical claims net of member obligations (annual deductibles and coinsurance of the members' selected medical plan). Eligible dental claims are reimbursed at 50% to 100% of the allowable charges, depending on the services provided. The State funds claims on a pay-as-you-go basis and, in addition, maintains a claims fluctuation reserve equivalent to three months projected claims and operating costs.

NOTE 12. ARBITRAGE REBATE LIABILITY

The Board has established an accrual for the liability for estimated arbitrage payments due to the United States Treasury Department in accordance with the Internal Revenue Code. The amount of the rebate in general terms is the difference between the actual interest earned on investments and "allowable" interest as defined by Treasury Department Regulations. Ninety percent of the estimated rebate will be paid to the United States Treasury within 60 days of the end of every fifth bond year until the bonds are retired, at which time 100% of the remaining rebate amount is due.

The Board made $ 393,019 in arbitrage rebate cash payments, from the arbitrage rebate and yield liability accounts, to The United States Treasury Department in fiscal year 2020. The related liability was $1,120,690 as of June 30, 2020.

Balance as of June 30, 2019	$1,123,622
Plus: Increases	390,087
Less: Reductions	393,019
Balance as of June 30, 2020	$1,120,690

NOTE 13. NO-COMMITMENT DEBT

The Board is authorized by the State of Montana to issue bonds to finance affordable housing for Montana residents. To meet this purpose, the Board may issue bonds (no-commitment debt) on behalf of third parties (borrower).

These bonds are not general obligations, debts, liabilities or pledges of faith and credit of the Board but are special limited obligations payable solely from pledged revenues and assets of the borrower. The Board is not obligated to make payment on the bonds from any of its assets. Accordingly, these bonds are not reflected in the accompanying financial statements.

The bonds are not a debt of the state and the state is not liable for the bonds. Neither the state's faith or credit or taxing power is pledged to the payment of bond principal or interest. The Board has no taxing power.

The outstanding balances of these bonds as of June 30, 2020 are as follows:

Bond Series	Original Amount	Balance
Multifamily Housing Revenue Bond Series 2007	5,100,000	4,395,883
Multifamily Housing Revenue Bond Series 2012 A-1	857,000	749,990
Multifamily Housing Revenue Bond Series 2012 A-2	4,032,000	3,537,847
Multifamily Housing Revenue Bond Series 2012 B-1	850,713	830,365
Multifamily Housing Revenue Bond Series 2015 A	15,500,000	11,578,788
Multifamily Housing Revenue Bond Series 2017	4,500,000	3,911,995
Multifamily Housing Revenue Bond Series 2018 (Copperridge)	3,584,712	3,584,712
Multifamily Housing Revenue Bond Series 2018 (Rockcress Commons)	15,000,000	15,000,000
Multifamily Housing Revenue Bond Series 2018 (Starner Gardens)	15,000,000	15,000,000
Multifamily Housing Revenue Bond Series 2019 (Red Alder)	6,000,000	543,914
Multifamily Housing Revenue Bond Series 2020 (Emporda Apt)	3,600,000	1,214,689
Multifamily Housing Revenue Bond Series 2020 (Ponderosa)	20,915,000	20,915,000

NOTE 14. REFUNDING AND DEFERRED BOND COSTS

The Board may refund all or a portion of the Board's outstanding bonds when it is economically advantageous to do so. Refundings involve the issuance of new debt with the proceeds being used to repay previously issued debt.

GASB Statement No. 23, *Accounting and Financial Reporting for Refundings of Debt Reported by Proprietary Activities*, and GASB Statement No. 65, requires deferred costs to be amortized over the shorter of the life of the refunded bonds or the life of the refunding bonds. Previous to the implementation of GASB Statement No. 65 deferred refunding costs included unamortized cost of issuance of the refunded bonds.

On June 30, 2020, there were $202,610 in unamortized deferred refunding costs from prior years' refundings. These costs are associated with the refundings and were deferred. They are being amortized under the GASB Statement No. 23 and GASB Statement No. 65 guidelines.

Refundings:

On January 16, 2020, $42,425,000 in Single Family Mortgage Bonds, were issued. The 2020 Series A-1, in the amount of $39,130,00 with a bond yield of 2.34%, was issued for the purpose of purchasing mortgage loans, refund $9,130,000 of 2009 Series E bonds with a bond yield of 3.70%, and out of which all underwriting fees and other issuance costs were paid. 2020 Series A-2, in the amount of $3,295,000, was issued to advance refund $3,295,000 of 2011A Series A bonds with an average bond yield of 4.28%. The proceeds of the 2020 Series A-2 bonds were used to purchase U.S. Government securities. Those securities were place in a irrevocable trust with an escrow agent to provide for all future debt service payments on the 2011 Series A bonds and are considered to be defeased and the liability for those bonds has been removed from long-term debt.

The Board refunded the 2009 Series B and 2011 Series A bonds to reduce the debt service payments over the next 30 years by over $1.5 million and to obtain an economic gain (difference between the present values of the debt service payments on the old and new debt) of nearly $1.5 million.[1]

NOTE 15. OTHER POST-EMPLOYMENT BENEFITS (OPEB)

General Information Non-Trust Plan

The Board provides optional postemployment (OPEB) healthcare benefits in accordance with Section 2-18-704, MCA. This coverage applies to the following employees and dependents who elect to continue coverage and pay administratively established contributions: 1) employees and dependents who retire under applicable retirement provisions and 2) surviving dependents of deceased employees. Medical, dental, and vision benefits are available through this plan. The plan is not administered through a trust; as such, there are no plan assets accumulated to offset the total OPEB liability.

In accordance with Section 2-18-704, MCA, the Board provides post-retirement health insurance benefits to eligible employees who receive retirement benefits from the Public Employees' Retirement System (PERS), and elect to start medical coverage within 60 days of leaving employment. Retirement eligibility criteria differ by retirement plan. Detail on retirement plans is available in Note 11 .

Plan Description

The OPEB plan is reported as a single-employer plan. The Board pays for post employment healthcare benefits on a a pay-as-you-go basis. Section 2-18-8, MCA gives authority for establishing and amending the funding policy to the Montana Department of Administration for the State group health insurance plan. The healthcare OPEB plan allows retirees to participate, as a group, at a rate that does not cover all of the related costs. This results in reporting the total OPEB liability in the related financial statements and note disclosures. Reported contributions are not a a result of direct funding to the plan or for associated liabilities, but are a measure of the difference in retiree payments into the plans and actual medical costs associated with those individuals paid for by the plan.

As listed in the Montana State 2020 Retirement Health Benefits Planning Book, the premiums varied between $457 and $2,172 per month, depending on coverage selected and Medicare eligibility. Administratively established dental contributions vary between $7.64 and $22.26 and vision hardware contributions vary between $41.10 and $70 depending on coverage selected. The plan provides different coinsurance amounts

[1] Debt service savings assume no prepayments

and deductibles depending on whether members use in-network or out-of-network providers. The plan automatically reduces claim reimbursement for members eligible for Medicare, even if the member is not enrolled in Medicare.

Basis of Accounting

Total OPEB liability is reported on an accrual basis on the Board financial statement. Plan member contributions are recognized in the period in which the contributions are made. Benefits and refunds are recognized when due and payable in accordance with the terms of each plan.

The plan states that an employee enrolled in the OPEB plan who (a) at least meets the early retirement criteria defined by the Montana Public Employees' Retirement Administration (MPERA); and (b) makes arrangements with the benefit office, within 60 days of the date active employee coverage ends, to continue post-retirement coverage, may continue with the OPEB plan on a self-pay basis, retroactive back to the date active employee coverage was lost, and adhere to these provisions. Therefore, each plan does not include terminated employees who have accumulated benefits but are not yet receiving them. There have been no significant changes in the number covered or the type of coverage as of June 30, 2020.

As of December 31, 2019, there are 12 active employees and 3 retired employees, spouses and surviving spouses for a total of 15 participating in the plan.

Schedule of Changes in Total OPEB Liability

The following table presents the other items related to and changes in the total OPEB liability:

Beginning Balance	
6/30/2019	54,230
Service Cost	1,950
Interest	1,545
Difference between expected and actual experience	9,297
Changes of assumptions or other inputs	(2,185)
Benefit Payments	(699)
Net Changes	9,908
Balances at June 30, 2020	64,138

Benefits Provided

Non-Medicare retirees may continue the core plan, which includes medical, dental and basic life insurance. Vision coverage is optional. Medical, dental and/or vision coverage is optional for dependents. Medicare eligible retirees may continue medical coverage. Dental and vision coverage is optional, and no life insurance is available. Medical, dental and/or vision coverage is optional for dependents. Medicare eligible retirees must enroll in both Part A and Part B Medicare coverage.

A retiree may continue coverage for a spouse who does not work for the State. If coverage is not continued, the spouse may only be added when the spouse loses eligibility for other coverage. If the retiree and spouse both work for the State, the retiree may elect to be covered under the working spouse and retains the right to exercise the transfer option. Dependent medical or dental coverage can only be continued if the retiree continues medical and/or dental coverage.

A surviving spouse may elect to continue their medical, dental, and/or vision coverage until Medicare age, at which time they will be offered COBRA and no longer be eligible for the plan. For surviving spouses already of Medicare age, they will be offered COBRA and lose eligibility under the plan at the end of the offering month.

Actuarial assumptions

The total OPEB liability (TOL) measured under GASB 75 is based upon service cost and more standardized reporting assumptions than prior GASB Statements. As a pay-as-you-go- public entity, GASB 75 requires a 20- year current municipal bond discount rate to establish and Actuarially Determined Contribution (ADC). The GASB 75 valuation is further required to show both historical and projected future net changes in TOL, as well as sensitivity to changes in key underlying assumptions. Actuarially determined amounts are subject to continual revisions being actual results are compared with past expectations and new estimates are made about the future. Actuarial calculations reflect a long-term perspective. The projection of benefits for financial reporting purposes does not explicitly incorporate the potential effects of legal or contractual funding limitations on the pattern of cost sharing between the employer and plan members.

The State's OPEB plan TOL in December 31, 2019, rolled forward to March 31, 2020, actuarial valuation was determined using the following actuarial assumptions and other inputs, applied to all periods included in the measurement, unless otherwise specified:

Contributions (in thousands):	Retiree/Surviving Spouse	Spouse
Before Medicare eligibility	$12,702	$2,726
After Medicare eligibility	3,029	1,360

Actuarial valuation date	December 31, 2019
Measurement date [1]	March 31, 2020
Actuarial funding method	Entry age normal
Amortization method	Open basis
Asset valuation	Not applicable since no assets meet the definition of plan assets
Actuarial assumptions:	
Interest / discount rate	2.75%
Projected payroll increases	2.50%
Average retirement age	62.77
Participation	40% of future retirees and 70% of future retirees who elect medical coverage and are married are assumed to elect spousal coverage as well.
Marital status	Actual spouse information is used for current retirees. Marital status at retirement for future members assumed to be 70%. Males are assumed to be 3 years older than females.
Healthcare cost trend rates	The current Healthcare Cost Trend Rate is 6.0%. With annual decreases starting in 2022 with an ultimate rate of 3.8%
Retiree Contribution Increases	Current year was based on actual trend. For retiree/surviving spouse and spouse the increase is 1.0% in 2020 decreasing up to 0.5% per year to an ultimate rate of 3.8%

(1) Updated procedures were used to roll forward the total OPEB liability to the measurement date.

Mortality - For TRS, healthy mortality is assumed to follow the RP 2000 Healthy Annuitant Mortality Table for ages 50 and above and the RP 2000 Combined Healthy Annuitant Mortality Table for ages below 50, set back four years for males, set back two years for females, with mortality improvements projected by Scale BB to 2018.

For all other groups, healthy mortality is assumed to follow the RP2000 Combined Mortality Table with improvements projected by Scale BB to 2020, set back one year for males.

Mortality - Disabled: Table, set forward one year for males and set forward five years for females, with mortality improvements projected by Scale BB to 2018.

For all other groups, disabled mortality is assumed to follow the RP2000 Combined Mortality Table with no projections.

- Changes in actuarial assumptions an methods since last measurement date:
  - Interest rate based upon the March 31, 2019, 20-year municipal bond index per GASB 75 requirements

- Changes in benefit terms since last measurement date: None

2020 Changes in Assumptions include:

1. An outflow due to a decrease in interest rate from 3.79% to 2.75%
2. An outflow due to a decrease in inflation rate from 4.0 to 2.5%.
3. An outflow due to a change in healthcare trend assumptions from 7.5 % to 6.0%/9.0% split.
4. An inflow due to an adjustment to participation rate from 55.0% to 40.0%.

Sensitivity of Net OPEB Liability to Changes in the Discount Rate

The following presents the net OPEB liability of the Board, as well as what the Board's net OPEB liability would be if it were calculated using a discount rate that is 1-percentage-point lower (DR-1 percent) or 1-percentage-point higher (DR+1 percent) than the current discount rate:

		State Total OPEB Liability	BOH OPEB Liability	State Actuarially Determined Contribution	BOH Actuarially Determined Contribution
1.0% Decrease	1.75%	$ 61,468,642	$ 87,962	$ 6,052,775	$ 7,300
Current Discount Rate	2.75%	$ 47,340,969	$ 64,138	$ 4,294,309	$ 5,098
1.0% Increase	3.75%	$ 37,054,053	$ 46,661	$ 3,089,404	$ 3,519

Sensitivity of Net OPEB liability to Changes in the Healthcare Cost Trend Rate

The following presents the net OPEB liability of the Board, as well as what the Board's net OPEB liability would be if it were calculated using healthcare cost trend rates that are 1-percentage-point lower or 1-percentage-point higher than the current healthcare cost trend rates:

		State Total OPEB Liability	BOH OPEB Liability	State Actuarially Determined Contribution	BOH Actuarially Determined Contribution
1.0% Decrease	5.00%	$ 37,090,329	$ 46,761	$ 3,094,201	$ 3,595
Current Discount Rate	6.00%	$ 47,340,969	$ 64,138	$ 4,294,309	$ 5,098
1.0% Increase	7.00%	$ 61,852,437	$ 88,120	$ 6,037,245	$ 7,131

OPEB Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB

For the year ended June 30, 2020, the Board had an OPEB expense of $3,872. At June 30, 2020, the Board reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Expected vs. Actual Experience	9,295	(5,499)
Changes in assumptions	21,333	(20,491)
Amounts associated with transactions subsequent to the measurement date of the total OPEB liability	(883)	3,044
Total	29,745	(22,946)

Amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized in OPEB expense as follows:

Year Ended June 30	Amount recognized in OPEB expense as an increase or (decrease) to OPEB expense
2021	377
2022	377
2023	377
2024	377
2025	377
Thereafter	3,046

Payable to the OPEB Plan

At June 30, 2020, the Board reported a payable of $64,138 for the outstanding amount of contributions to the Department of Administration required for the year ended June 30, 2020. The Board did not have an employer contributions due or paid during the fiscal year ended June 30, 2019 because of reallocation of prior years.

Net OPEB Liability

The Board's net OPEB liability of $64,138 is approximately 0.14% of the total primary government OPEB liability of $47,340,969 as measured on March 31, 2020 as a basis of the total group insurance premiums paid. The total OPEB liability used to calculate the net OPEB liability was determined by an actuarial valuation as December 31, 2019 with a rolled forward actuarial valuation measurement date of 3/31/2020.

General Information about the DCRP OPEB Plan

Per statute, participants that choose the PERS-DCRP retirement system are covered by the PERS-DCRP long-term disability plan. The disability plan provides disability benefits to plan members who are vested in the plan and are currently ineligible for retirement. A separate trust has been established for purposes of providing disability benefits to members. The assets are held in a trust capacity for the beneficiaries. The PERS issues publicly available annual reports which include financial statements and required supplemental information for the plan. Those reports may be obtained online (http://mpera.mt.gov) or by contacting the PERS at 100 North Park, Suite 200, PO Box 200131, Helena, MT 59620-0131.

NOTE 16. INTERFUND BALANCES

The following interfund balances have been eliminated from the Combined Statement of Revenues, Expenses and Changes in Net Position to report the Statement of Revenues, Expenses and Changes in Net Position for all programs net of interfund activity for June 30, 2020:

Fee Income and Servicers Fees related to in-house loan servicing	$	1,447,658

NOTE 17 OPERATION DISRUPTION RISK - COVID-19

Certain external events, such as pandemics, natural disasters, severe weather, technological emergencies, riots, acts of war or terrorism or other circumstances, could potentially disrupt the Board's ability to conduct its business. A prolonged disruption in the Board's operations could have an adverse effect on the Board's financial condition and results of operations. To plan for and mitigate the impact such an event may have on its operations, the Board has developed a Montana Board of Housing Business Continuity Plan and a Housing Division Business Continuity Plan (collectively, the "Plan"). The Plan is designed to (i) evaluate the impact of such an event on the Board's business function and processes, (ii) provide a priority ranking of these functions and processes to assist the Board's leadership in allocating recovery resources based upon such priorities, and (iii) provide procedures to protect, restore or recover, as the case may be, the Board's business functions and processes. No assurances can be given that the Board's efforts to mitigate the effects of an emergency or other event will be successful in preventing any and all disruptions to its operations in the event of an emergency.

One such external event is the recent global outbreak of COVID-19 ("COVID-19"), a respiratory disease declared to be a pandemic (the "Pandemic") by the World Health Organization, which is affecting the national capital markets and which may negatively impact the State's housing market and its overall economy. The threat from the Pandemic is being addressed on a national, federal, state and local level in various forms, including executive orders and legislative actions.

On March 13, 2020, the President of the United States declared a national emergency with respect to the Pandemic. In addition, the United States Congress recently enacted several COVID-19-related bills, including the Coronavirus Aid, Relief, and Economic Security Act (CARES Act), signed into law on March 27, 2020, which provides over $2 trillion of direct financial aid to American families, payroll and operating expense support for small businesses, and loan assistance for distressed industries, as well as providing funds to and directing the Federal Reserve System to support the capital markets.

Among other things, the CARES Act provides that during the COVID-19 emergency, borrowers of mortgage loans which are FHA insured, VA, HUD or Rural Housing guaranteed, or purchased or securitized by Fannie Mae or Freddie Mac (collectively, "Federal Single Family Loans") who are directly or indirectly experiencing economic difficulties as a result of the coronavirus can seek up to 360 days of payment forbearance. Additionally, the CARES Act created a foreclosure and eviction moratorium on all Federal Single Family Loans for a period of 60-days which commenced March 18, 2020 and ended on May 17, 2020. In addition to the foreclosure and eviction relief provided by the CARES Act, HUD/FHA and the Federal Housing Finance Agency ("FHFA") also ordered the servicers of Federal Single Family Loans to suspend foreclosures and evictions of Federal Single Family Loans; HUD/FHA and FHFA have extended their foreclosure and eviction moratoriums for single-family residences until December 31, 2020. The Board had granted forbearance approvals for 120 existing mortgage loans. Foreclosure actions have been canceled and will need to be restarted. The Board expects to receive and approve additional forbearance requests during the Pandemic.

On March 12, 2020, the Governor of Montana declared a State emergency with respect to the Pandemic. The Governor has issued executive orders and implemented programs aimed at addressing various aspects of the Pandemic. The Governor has also announced plans for the phased reopening of the State's economy and its public schools. Each such executive order, program and plan may be extended or modified as conditions

warrant. As of July 24, 2020, the Board's offices are open to the public, masks are required. The majority of the Board's staff continues to telework, business is being conducted primarily over the telephone and via the internet pursuant to its Plan. One such program is the Emergency Housing Assistance Program, which is funded through the State's allocation of funds from the CARES Act and administered by the Board. This program provides up to $2,000 per month in eligible housing assistance costs such as rent, security deposit, mortgage payment, and/or hazard insurance assistance, as needed, for residents of the State, meeting certain income limits, who have experienced a job loss or substantial loss of income as a result of the Pandemic.

The Pandemic is an ongoing situation. At this time the Board cannot predict (i) the duration or extent of the Pandemic or any other outbreak emergency; (ii) the duration or expansion of any foreclosure or eviction moratorium affecting the Board's ability to foreclose and collect on delinquent mortgage loans; the number of mortgage loans that will be in forbearance or default as a result of the Pandemic and subsequent federal, state and local responses thereto, including the CARES Act; (iv) whether and to what extent the Pandemic or other outbreak or emergency may disrupt the local or global economy, real estate markets, manufacturing, or supply chain, or whether any such disruption may adversely impact the Board or its operations; (v) whether or to what extent the Board or other government agencies may provide additional deferrals, forbearances, adjustments, or other changes to payments on mortgage loans; or (vi) the effect of the Pandemic on the State budget, or whether any such effect may adversely impact the Board or its operations. However, the continuation of the Pandemic and the resulting containment and mitigation efforts could have a material adverse effect on the Board, its programs and its operations.

NOTE 18 SUBSEQUENT EVENTS

On October 15th, 2020, the 2020 Series C Single Family Mortgage Bonds, in the amount of $30,000,000 closed.

On August 20, 2020 the Board approved a Habitat for Humanity set-aside for fiscal year 2021 of $2,954,750 with an expiration date of 6/30/2020.

On July 1, 2020, two Montana Board of Housing Multifamily Housing Revenue private placement conduit bonds were issued. The Butte affordable Owner I Project, series 2020 was issued in the amount of $13,200,000. The Butte Affordable Owner II Project, Series 2020 was issued in the amount of $29,300,000.

MONTANA BOARD OF HOUSING
A COMPONENT UNIT OF THE STATE OF MONTANA
REQUIRED SUPPLEMENTARY INFORMATION
FOR THE FISCAL YEAR ENDING JUNE 30, 2020

Other Post-Employment Benefits (Financial Statements Note 15)

The State of Montana State Employee Group Benefits (SEGB) OPEB plan allows retirees to participate, as a group, at a rate that does not cover all of the related costs. This results in the reporting of an "implied rate" subsidy in the related financial statements and footnotes.

Total Board OPEB Liability and Related Ratios

Last 10 Fiscal Years *

For the fiscal year ended June 30	Total Board OPEB Liability	Proportionate share of the collective total OPEB liability as a a Percentage	Covered Employee Payroll	Share Covered Employee Payroll
2018	$ 51,602	0.10 %	774,320	6.66 %
2019	$ 54,230	0.10 %	684,204	7.93 %
2020	$ 64,138	0.14 %	753,654	8.56 %

* Schedules are intended to present information for 10 years. Additional years will be displayed as they become available.

Note to Schedule: No assets are accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement 75.

Factors that significantly affect trends in the amounts reported for OPEB Liabilities:

Changes of benefit terms, the medical plan coverage moved from Cigna to allegiance as of January 1, 2016, the State implemented reference-based pricing hospital contracts effective July 1, 2016, the pharmacy plan moved from URx to Navitus as of January 1, 2017, and the State implemented an employer group waiver program for Medicare retirees effective January 1, 2017.

2020 Changes in Assumptions include:

1. An outflow due to a decrease in interest rate from 3.79% to 2.75%
2. An outflow due to a decrease in inflation rate from 4.0 to 2.5%.
3. An outflow due to a change in healthcare trend assumptions from 7.5 % to 6.0%/9.0% split.
4. An inflow due to an adjustment to participation rate from 55.0% to 40.0%.

MONTANA BOARD OF HOUSING
A COMPONENT UNIT OF THE STATE OF MONTANA
REQUIRED SUPPLEMENTARY INFORMATION
FOR THE FISCAL YEAR ENDING JUNE 30, 2020

Pension Benefits (Financial Statement Note 11)

Schedule of Proportionate Share of the Net Pension Liability
For the Last Ten Fiscal Years*
(Dollar amounts in thousands)

For the fiscal year ended June 30	Proportionate share of net pension liability (NPL) as a percentage	MBOH Proportionate share of NPL	State of Montana Share of NPL Associated with MBOH	Total MBOH Share of NPL	Pensionable payroll	Proportionate share of the NPL as a percentage of its pensionable payroll	Plan fiduciary net position as a percentage of total pension liability
2015	0.10 %	$ 1,203	$ —	$ 1,203	$ 1,079	111.44 %	79.90 %
2016	0.10 %	$ 1,452	$ —	$ 1,452	$ 1,208	120.20 %	78.40 %
2017	0.12 %	$ 2,047	$ —	$ 2,047	$ 1,422	143.92 %	74.71 %
2018	0.12 %	$ 2,279	$ —	$ 2,279	$ 1,434	158.88 %	73.75 %
2019	0.12 %	$ 1,836	$ 590	$ 2,426	$ 1,431	169.08 %	73.47 %
2020	0.09 %	$ 1,871	$ 586	$ 2,457	$ 1,460	128.12 %	73.85 %

* Schedule is intended to show information for 10 years. Additional years will be displayed as they become available.

Schedule of Contributions
For the Last Ten Fiscal Years *
(Dollar amounts in thousands)

For the fiscal year ended June 30	Contractually required contributions	Contributions made	Contribution deficiency (excess)	Share pensionable payroll	Contributions as a percentage of pensionable payroll
2015	$ 89	$ 89	$ —	$ 1,079	8.80 %
2016	$ 106	$ 106	$ —	$ 1,208	8.76 %
2017	$ 272	$ 272	$ —	$ 1,422	19.04 %
2018	$ 123	$ 123	$ —	$ 1,434	8.58 %
2019	$ 125	$ 125	$ —	$ 1,431	8.74 %
2020	$ 131	$ 131	$ —	$ 1,460	9.00 %

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

MONTANA BOARD OF HOUSING
A COMPONENT UNIT OF THE STATE OF MONTANA
REQUIRED SUPPLEMENTARY INFORMATION
FOR THE FISCAL YEAR ENDING JUNE 30, 2020

Schedule is intended to show information for 10 years. Additional years will be displayed as they become available.

Factors that significantly affect trends in the amounts reported for Pension Liabilities:

Changes in benefit Terms
The following changes to the plan provision were made as identified:

2017:
Working Retiree Limitations – for PERS
Effective July 1, 2017, if a PERS retiree returns as an independent contractor to what would otherwise be PERS-covered employment, general contractor overhead costs are excluded from PERS working retiree limitations.
.
Refunds
1) Terminating members eligible to retire may, in lieu of receiving a monthly retirement benefit, refund their accumulated contributions in a lump sum.
2) Terminating members with accumulated contributions between $200 and $1,000 who wish to rollover their refund must do so within 90 days of termination of service.
3) Trusts, estates, and charitable organizations listed as beneficiaries are entitled to receive only a lump-sum payment.

Interest credited to member accounts – Effective July 1, 2017, the interest rate credited to member accounts increased from 0.25% to 0.77%.

Lump-sum payouts
Effective July 1, 2017, lump-sum payouts in all systems are limited to the member's accumulated contributions rate than the present value of the member's benefit.

Disabled PERS Defined Contribution (DC) Members
PERS members hired after July 1, 2011 have a normal retirement age of 65. PERS DC members hired after July 1, 2011 who became disabled were previously only eligible for a disability benefit until age 65. Effective July 1, 2017, these individuals will be eligible for a disability benefit until they reach 70, thus ensuring the same 5-year time period available to PERS DC disabled members hired prior to July 1, 2011 who have a normal retirement age of 60 and are eligible for a disability benefit until age 65.

MONTANA BOARD OF HOUSING
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Changes in Actuarial Assumptions and Methods
Method and assumptions used in calculations of actuarially determined contributions

The following Actuarial Assumptions were adopted from the June 2016 Experience Study:

General Wage Growth *	3.50%
Investment Rate of Return *	7.65%
* Includes inflation at	2.75
Merit salary increase	0% to 8.47%
Asset Valuation method	Four-year smoothed market
Actuarial cost method	Entry age Normal
Amortization method	Level percentage of payroll, open
Remaining amortization period	30 years
Mortality (Healthy members)	Fo Males and Females: RB 2000 Combined Emloyee and Annuitant Mortality Table projected to 2020 using Scale BB, males set back 1 year
Mortality (Disabled members)	For Males and Females: RP 2000 Combined Mortality Table, with no projections
Admin Expense as % of Payroll	— %

Administrative expenses are recognized by an additional amount added to the normal cost contribution rate for the System. This amount varies from year to year based on the prior year's actual administrative expenses.

MONTANA BOARD OF HOUSING
A COMPONENT UNIT OF THE STATE OF MONTANA
COMBINING STATEMENT OF NET POSITION
AS OF JUNE 30, 2020

	Single Family Indenture I	Single Family Indenture II	Single Family Indenture XI	Single Family Program Totals	Multifamily Program Fund	Mortgage Loan Servicing	Housing Trust Fund	Housing Montana Fund	TOTAL
Assets									
Cash and Cash Equivalents	$ 65,170,029	$ 27,447,964	$ 4,631,618	$ 97,249,611	$ 9,351,972	$ 8,118,160	$ 2,094,626	$ 503,511	$117,317,880
Investments	1,267,515	—	42,110	1,309,625	—	—	—	—	1,309,625
Mortgage Loans Receivable, Net	5,465,738	7,801,387	4,348,821	17,615,946	284,776	1,806,134	—	18,983	19,725,839
Corporate Advance Receivable	7,684	215	—	7,899	—	206,300	—	—	214,199
Interest Receivable	1,105,007	934,657	297,300	2,336,964	32,807	286,463	1,173,140	166,281	3,995,655
Prepaid Expense	52,991	52,991	—	105,982	(27,714)	36,213	35,832	—	150,313
Total Current Assets	73,068,964	36,237,214	9,319,849	118,626,027	9,641,841	10,453,270	3,303,598	688,775	142,713,511
Noncurrent Assets									
Investments	12,952,895	13,647,469	11,489,583	38,089,947	—	—	—	—	38,089,947
Mortgage Loans Receivable, Net	294,086,622	185,218,926	31,472,628	510,778,176	7,727,901	61,836	2,666,209	2,075,544	523,309,666
Mortgage Backed Securities	—	458,585	—	458,585	—	—	—	—	458,585
Acquisition Costs	—	—	—	—	—	1,719,323	—	—	1,719,323
Capital Assets, Net	3,872	3,675	—	7,547	1,047	5,531	3,335	—	17,460
Total Noncurrent Assets	307,043,389	199,328,655	42,962,211	549,334,255	7,728,948	1,786,690	2,669,544	2,075,544	563,594,981
Total Assets	380,112,353	235,565,869	52,282,060	667,960,282	17,370,789	12,239,960	5,973,142	2,764,319	706,308,492
Deferred Outflow of Resources									
Deferred Refunding Costs	124,334	56,798	21,478	202,610	—	—	—	—	202,610
Deferred OPEB Outflow	5,853	5,853	—	11,706	916	14,376	2,747	—	29,745
Deferred Pension Outflow	85,845	85,845	—	171,690	2,146	141,922	6,439	—	322,197
Total Deferred Outflows	216,032	148,496	21,478	386,006	3,062	156,298	9,186	—	554,552
Liabilities									
Current Liabilities									
Accounts Payable	156,431	246,845	8,879	412,155	17,495	1,779,365	14,173	13,959	2,237,147
Funds Held For Others	503	—	—	503	1,517,580	6,533,779	—	—	8,051,862
Accrued Interest - Bonds Payable	833,844	522,489	118,517	1,474,850	108,989	—	—	—	1,583,839
Bonds Payable, Net	9,515,000	6,515,000	2,585,000	18,615,000	120,000	—	—	—	18,735,000
Arbitrage Rebate Payable to U.S. Treasury Department	—	—	558,787	558,787	—	—	—	—	558,787
Accrued Compensated Absences	29,967	29,967	—	59,934	3,548	47,691	12,257	—	123,430
Leases Payable - Current	1,236	1,236	—	2,472	412	2,060	1,236	—	6,180
Total Current Liabilities	10,536,981	7,315,537	3,271,183	21,123,701	1,768,024	8,362,895	27,666	13,959	31,296,245

MONTANA BOARD OF HOUSING
A COMPONENT UNIT OF THE STATE OF MONTANA
COMBINING STATEMENT OF NET POSITION
AS OF JUNE 30, 2020

	Single Family Indenture I	Single Family Indenture II	Single Family Indenture XI	Single Family Program Totals	Multifamily Program Fund	Mortgage Loan Servicing	Housing Trust Fund	Housing Montana Fund	TOTAL
Noncurrent Liabilities									
Bonds Payable, Net	302,613,735	168,288,044	37,371,698	508,273,477	4,274,068	—	—	—	512,547,545
Arbitrage Rebate Payable to U.S. Treasury Department	128,020	34,999	398,884	561,903	—	—	—	—	561,903
Accrued Compensated Absences	62,801	62,801	—	125,602	10,992	69,648	32,110	—	238,352
Net Pension Liability	498,456	498,456	—	996,912	12,462	824,067	37,385	—	1,870,826
OPEB Liability	15,274	15,274	—	30,548	648	30,998	1,944	—	64,138
Leases Payable	1,678	1,678	—	3,356	559	2,796	1,678	—	8,389
Total Noncurrent Liabilities	303,319,964	168,901,252	37,770,582	509,991,798	4,298,729	927,509	73,117	—	515,291,153
Total Liabilities	313,856,945	176,216,789	41,041,765	531,115,499	6,066,753	9,290,404	100,783	13,959	546,587,398
Deferred Inflow of Resources									
Deferred OPEB Inflow	3,557	3,557	—	7,114	1,186	11,089	3,557	—	22,946
Deferred Pension Inflow	90,389	90,389	—	180,778	2,260	149,435	6,779	—	339,252
Total Deferred Inflows	93,946	93,946	—	187,892	3,446	160,524	10,336	—	362,198
Net Position									
Net Investment in Capital Assets	958	761	—	1,719	76	675	421	—	2,891
Restricted for Bondholders:									
Unrealized (losses) gains on Investments	1,937,707	2,018,747	3,107,581	7,064,035	—	—	—	—	7,064,035
Single Family Programs	60,427,827	56,474,427	8,154,192	125,056,446	—	2,944,655	—	—	128,001,101
Various Recycled Mortgage Setaside Programs	909,695	909,695	—	1,819,390	—	—	—	—	1,819,390
Multifamily Programs	—	—	—	—	11,170,515	—	825,362	—	11,995,877
Multifamily Project Commitments	—	—	—	—	133,061	—	—	—	133,061
Housing Trust Fund Program	3,101,307	—	—	3,101,307	—	—	5,045,426	—	8,146,733
Restricted for Affordable Housing Loan Program	—	—	—	—	—	—	—	2,750,360	2,750,360
Total Net Position	$ 66,377,494	$ 59,403,630	$ 11,261,773	$ 137,042,897	$ 11,303,652	$ 2,945,330	$ 5,871,209	$ 2,750,360	$159,913,448

MONTANA BOARD OF HOUSING
A COMPONENT UNIT OF THE STATE OF MONTANA
COMBINING STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN FUND NET POSITION
FOR THE YEAR ENDED JUNE 30, 2020

	Single Family Indenture I	Single Family Indenture II	Single Family Indenture XI	SINGLE FAMILY PROGRAM FUND TOTALS	MULTIFAMILY PROGRAM FUNDS	MORTGAGE LOAN SERVICING	HOUSING TRUST FUND	HOUSING MONTANA FUND	TOTAL
OPERATING REVENUES									
Interest Income - Mortgage Loans	$ 9,757,737	$ 7,749,314	$ 2,494,588	$ 20,001,639	$ 398,363	$ —	$ 181,129	$ 45,028	$ 20,626,159
Interest Income Investments	1,242,703	894,236	631,363	2,768,302	100,996	4,617	15,676	2,249	2,891,840
Fee Income	72,019	45,959	—	117,978	248,859	2,040,847	752,609	—	3,160,293
Net Increase (Decrease) in Fair Value of Investments	501,714	459,406	632,092	1,593,212	(106)	—	—	—	1,593,106
Other Income	14,721	14,721	—	29,442	—	24	—	—	29,466
Total Operating Revenues	11,588,894	9,163,636	3,758,043	24,510,573	748,112	2,045,488	949,414	47,277	28,300,864
OPERATING EXPENSES									
Interest on Bonds	7,676,911	6,288,820	1,999,607	15,965,338	265,248	—	—	—	16,230,586
Servicer Fees	949,070	747,562	205,828	1,902,460	8,027	870,018	—	945	2,781,450
Contracted Services	166,464	224,544	—	391,008	52,687	215,838	64,718	56	724,307
Amortization of Deferred Refunding	34,366	21,299	3,905	59,570	—	—	—	—	59,570
Bond Issuance Costs	1,454,454	—	—	1,454,454	—	—	—	—	1,454,454
General and Administrative	811,602	829,185	3,905	1,644,692	134,129	1,673,474	530,003	—	3,982,298
Arbitrage Rebate Expense	171,863	17,395	241,307	430,565	—	—	—	—	430,565
TANF Spec Project Expense	—	—	—	—	—	—	—	230,027	230,027
Other Post-Employment Benefits	1,539	1,539	—	3,078	513	4,747	1,539	—	9,877
Total Operating Expenses	11,266,269	8,130,344	2,454,552	21,851,165	460,604	2,764,077	596,260	231,028	25,903,134
Operating Income (Loss)	322,625	1,033,292	1,303,491	2,659,408	287,508	(718,589)	353,154	(183,751)	2,397,730
Nonoperating Revenue (Expenses)									
Pensions - Nonemployer Contributions	10,606	10,606	—	21,212	265	17,533	795	—	39,805
Nonoperating Income (Loss)	10,606	10,606	—	21,212	265	17,533	795	—	39,805
Income (Loss) before transfers	333,231	1,043,898	1,303,491	2,680,620	287,773	(701,056)	353,949	(183,751)	2,437,535
Transfers In (Out)	7,535,026	(6,933,569)	(1,401,457)	(800,000)	—	800,000	—	—	—
Increase (Decrease) in Net Position	7,868,257	(5,889,671)	(97,966)	1,880,620	287,773	98,944	353,949	(183,751)	2,437,535
Net Position, July 1	58,509,237	65,293,301	11,359,739	135,162,277	11,015,879	2,846,386	5,517,260	2,934,111	157,475,913
Net Position, End of Year	$66,377,494	$59,403,630	$11,261,773	$ 137,042,897	$ 11,303,652	$ 2,945,330	$ 5,871,209	$ 2,750,360	$ 159,913,448

MONTANA BOARD OF HOUSING
A COMPONENT UNIT OF THE STATE OF MONTANA
COMBINING STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED JUNE 30, 2020

	Single Family Indenture I	Single Family Indenture II	Single Family Indenture XI	SINGLE FAMILY PROGRAM FUND TOTALS	MULTIFAMILY PROGRAM FUNDS	MORTGAGE LOAN SERVICING	HOUSING TRUST FUND	HOUSING MONTANA FUND	TOTAL
CASH FLOWS FROM OPERATING ACTIVITIES									
Receipts for Sales and Services	$ 72,019	$ 45,959	$ —	$ 117,978	$ 252,061	$ 2,040,846	$ 752,609	$ —	$ 3,163,494
Collections on Loans and Interest on loans	(7,831,711)	34,914,739	35,565,038	62,648,066	670,317	(1,126,474)	542,828	121,824	62,856,561
Collection on Loan Escrow Accounts	—	—	—	—	142,254	628,725	—	—	770,979
Cash Payments for Loans	(49,150,910)	(11,133,836)	—	(60,284,746)	—	—	—	—	(60,284,746)
Federal Adjustment Factor Expense	—	—	—	—	(4,320)	—	—	(230,027)	(234,347)
Payments to Suppliers for Goods and Services	(1,329,405)	(1,178,499)	(205,216)	(2,713,120)	(43,928)	(677,783)	(285,093)	12,528	(3,707,396)
Payments to Employees	(499,304)	(499,302)	—	(998,606)	(114,139)	(1,138,616)	(333,751)	—	(2,585,112)
Corporate Advances	(7,194)	215	—	(6,979)	—	150,152	—	—	143,173
Other Operating Revenues	14,721	14,721	—	29,442	—	24	—	—	29,466
Net Cash Provided (Used) Operating Activities	(58,731,784)	22,163,997	35,359,822	(1,207,965)	902,245	(123,126)	676,593	(95,675)	152,072
CASH FLOWS FROM NONCAPITAL ACTIVITIES									
Payment of Principal and Interest on Bonds and Notes	(30,059,550)	(25,639,109)	(32,325,648)	(88,024,307)	(377,142)	—	—	—	(88,401,449)
Proceeds from Issuance of Bonds and Notes	109,625,000	—	—	109,625,000	—	—	—	—	109,625,000
Payment of Bond Issuance Costs	(1,454,454)	—	—	(1,454,454)	—	—	—	—	(1,454,454)
Premium Received on Bonds	3,751,668	—	—	3,751,668	—	—	—	—	3,751,668
Transfers in (out)	7,535,026	(6,933,569)	(1,401,457)	(800,000)	—	800,000	—	—	—
Net Cash Provided (Used) by Noncapital Financing Activities	89,397,690	(32,572,678)	(33,727,105)	23,097,907	(377,142)	800,000	—	—	23,520,765
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES:									
Purchase of Mortgage Servicing									

MONTANA BOARD OF HOUSING
A COMPONENT UNIT OF THE STATE OF MONTANA
COMBINING STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED JUNE 30, 2020

	Single Family Indenture I	Single Family Indenture II	Single Family Indenture XI	SINGLE FAMILY PROGRAM FUND TOTALS	MULTIFAMILY PROGRAM FUNDS	MORTGAGE LOAN SERVICING	HOUSING TRUST FUND	HOUSING MONTANA FUND	TOTAL
Rights	—	—	—	—	—	(661,848)	—	—	(661,848)
Net Cash Provided (Used) in Capital and Related Financing Activities	—	—	—	—	—	(661,848)	—	—	(661,848)
CASH FLOWS FROM INVESTING ACTIVITIES:									
Purchase of Investments	(4,196,442)	—	—	(4,196,442)	(8,097,052)	—	—	—	(12,293,494)
Proceeds from Sales or Maturities of Investments	(1,107,057)	7,588,700	(2,450,059)	4,031,584	11,725,588	—	—	—	15,757,172
Interest on Investments	1,817,100	1,388,131	1,286,595	4,491,826	100,159	4,792	16,438	2,343	4,615,558
Arbitrage Rebate Tax	(433,495)	—	—	(433,495)	—	—	—	—	(433,495)
Net Cash Provided (Used) by Investing Activities	(3,919,894)	8,976,831	(1,163,464)	3,893,473	3,728,695	4,792	16,438	2,343	7,645,741
Net Increase (Decrease) in Cash and Cash Equivalents	26,746,012	(1,431,850)	469,253	25,783,415	4,253,798	19,818	693,031	(93,332)	30,656,730
Cash and Cash Equivalents, July 1	38,424,017	28,879,814	4,162,365	71,466,196	5,098,174	8,098,342	1,401,595	596,843	86,661,150
Cash and Cash Equivalents, June 30	$ 65,170,029	$27,447,964	$ 4,631,618	$ 97,249,611	$ 9,351,972	$ 8,118,160	$ 2,094,626	$ 503,511	$117,317,880

MONTANA BOARD OF HOUSING
A COMPONENT UNIT OF THE STATE OF MONTANA
COMBINING STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED JUNE 30, 2020

RECONCILIATION OF OPERATING INCOME TO NET CASH PROVIDED BY OPERATING ACTIVITIES

	Single Family Indenture I	Single Family Indenture II	Single Family Indenture XI	SINGLE FAMILY PROGRAM FUND TOTALS	MULTI FAMILY PROGRAM FUNDS	MORTGAGE LOAN SERVICING	HOUSING TRUST FUND	HOUSING MONTANA FUND	TOTAL
Operating Income (Loss)	$ 322,625	$ 1,033,292	$ 1,303,491	$ 2,659,408	$ 287,508	$ (718,589)	$ 353,154	$ (183,751)	$ 2,397,730
ADJUSTMENTS TO RECONCILE OPERATING INCOME TO NET CASH (USED FOR) OPERATING ACTIVITIES									
Depreciation	414	414	—	828	138	689	414	—	2,069
Amortization	876,006	(293,075)	(71,605)	511,326	(52,841)	—	—	—	458,485
Interest Expense	8,320,603	6,618,910	2,095,401	17,034,914	263,571	—	—	—	17,298,485
Interest on Investments	(1,273,580)	(909,952)	(651,647)	(2,835,179)	(43,277)	(4,617)	(15,676)	(2,249)	(2,900,998)
Arbitrage Rebate Tax	171,863	17,395	241,307	430,565	—	—	—	—	430,565
Change in Assets and Liabilities:									
Decr (Incr) Mortgage Loans Receivable	(66,556,709)	16,011,161	32,926,441	(17,619,107)	270,819	(256,456)	216,435	74,341	(17,313,968)
Decr (Incr) Other Assets	(170,524)	(33,490)	168,094	(35,920)	36,093	135,912	141,739	2,397	280,221
Decr (Incr) Fair Value of Investments	(501,713)	(459,406)	(632,092)	(1,593,211)	106	—	—	—	(1,593,105)
Incr (Decr) Accounts Payable	45,689	145,206	(19,568)	171,327	2,732	15,191	(12,933)	13,587	189,904
Incr (Decr) Funds Held for Others	—	—	—	—	142,254	648,711	—	—	790,965
Incr (Decr) Pensions Payable	(2,247)	(2,247)	—	(4,494)	3,316	26,341	2,611	—	27,774
Incr (Decr) Compensated Absences Payable	31,542	31,542	—	63,084	(9,757)	20,041	(13,923)	—	59,445
Incr (Decr) Other Post Employment Benefits	1,333	1,333	—	2,666	612	4,794	1,858	—	9,930
Payable	2,914	2,914	—	5,828	971	4,857	2,914	—	14,570
Operating Activities	$ (58,731,784)	$ 22,163,997	$ 35,359,822	$ (1,207,965)	$ 902,245	$ (123,126)	$ 676,593	$ (95,675)	$ 152,072

Noncash Investing, capital, and financing activities: During fiscal year 2020, the Board investments increased in fair value by $1,605,572. The fair value increase was not realized in cash during the fiscal year.

During fiscal year 2020, the Board had an increase in leased capital assets that were noncash transactions.

Report on Internal Control and Compliance

Angus Maciver, Legislative Auditor
Deborah F. Butler, Legal Counsel

Deputy Legislative Auditors:
Cindy Jorgenson
William Soller

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*

The Legislative Audit Committee
of the Montana State Legislature:

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to the financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the Montana Board of Housing (board), a component unit of the State of Montana, as of and for the year ended June 30, 2020, and the related notes to the financial statements, which collectively comprise the board's basic financial statements, and have issued our report thereon dated November 13, 2020.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the board's internal control over financial reporting to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of board's internal control. Accordingly, we do not express an opinion on the effectiveness of board'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 controls was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify

any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

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

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the board'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 board's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Respectfully submitted,

/s/ Cindy Jorgenson

Cindy Jorgenson, CPA
Deputy Legislative Auditor
Helena, MT

November 13, 2020

Montana Board of Housing

Board Response

TARA RICE
DIRECTOR

MONTANA HOUSING

STEVE BULLOCK
GOVERNOR

December 14, 2020

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LEGISLATIVE AUDIT DIV.

Angus Maciver
Legislative Auditor
Room 160, State Capitol Building
P O Box 201705
Helena, MT 59620-1705

Dear Mr. Maciver,

We have received and reviewed the financial-compliance audit of the Montana Board of Housing for the fiscal year ended June 30, 2020. We appreciate the professionalism and courtesy which with the audit was conducted. The nature of the Board's business structure does require specialized skills on the part of the audit staff. We appreciate you and your staff's continued willingness to do all that is necessary for our bond issues, compliance and reporting to our investors.

I am looking forward to speaking with the Audit Committee regarding the operations of the Board of Housing.

Sincerely,

Cheryl Cohen
Executive Director

Cc: Pat Melby