

***UNAUDITED FINANCIAL
INFORMATION***

September 30, 2022

I Trent Ridley hereby certify that the information contained herein is true and accurate to the best of my knowledge and belief. The enclosed unaudited financial statements were prepared in accordance with GAAP.



Signature

12/22/2022

Date

TENNESSEE HOUSING DEVELOPMENT AGENCY
SCHEDULES OF NET POSITION
(Expressed in Thousands)
(Unaudited)

September 30, 2022

	Operating Group	Mortgage Finance Program	Housing Finance Program Bonds	Residential Finance Program Bonds	Total 9/30/2022
ASSETS					
Current assets:					
Cash and cash equivalents	\$ 169,318	\$ 31,770	\$ 1,957	\$ 147,798	\$ 350,843
Investments	-	9,095	635	109,571	119,301
Receivables:					
Accounts	9,582	13	39	3,721	13,355
Interest	4	4	308	14,632	14,948
Loans held for resale	945	-	-	-	945
First mortgage loans	-	2,457	1,859	75,077	79,393
Due from federal government	29,011	-	-	-	29,011
Due from other state funds	13,865	-	-	-	13,865
Due from other funds	-	-	-	35,447	35,447
Total current assets	222,725	43,339	4,798	386,246	657,108
Noncurrent assets:					
Restricted assets:					
Cash and cash equivalents	34,078	-	16	4,956	39,050
Investments	-	-	6,059	104,621	110,680
Investment interest receivable	-	-	2	383	385
Investments	-	2,004	-	26,356	28,360
First mortgage loans receivable	8	46,766	47,409	2,523,289	2,617,472
Second mortgage loans receivable	-	-	-	86,690	86,690
Allowance for uncollectable second mortgages	-	-	-	(39,006)	(39,006)
Other receivables	7,514	-	-	16,248	23,762
Unearned service release premium	450	-	-	-	450
Advance to local government	3,146	-	-	-	3,146
Net pension asset	3,135	-	-	-	3,135
Capital assets:					
Furniture and equipment	12,701	-	-	-	12,701
Less accumulated depreciation	(7,330)	-	-	-	(7,330)
Total noncurrent assets	53,702	48,770	53,486	2,723,537	2,879,495
Total assets	276,427	92,109	58,284	3,109,783	3,536,603
DEFERRED OUTFLOWS OF RESOURCES					
Deferred amount on refundings	-	-	-	28	28
Deferred outflows related to pensions	6,044	-	-	-	6,044
Deferred outflows related to OPEB	208	-	-	-	208
Deferred outflows related to defeased bonds	-	-	-	977	977
Total deferred outflows of resources	6,252	-	-	1,005	7,257
LIABILITIES					
Current liabilities:					
Accounts payable	\$ 1,676	\$ 12	\$ -	\$ -	\$ 1,688
Accrued payroll and related liabilities	835	-	-	-	835
Compensated absences	906	-	-	-	906
Interest payable	2	-	371	20,818	21,191
Escrow deposits	23,875	-	-	-	23,875
Prepayments on mortgage loans	2	-	25	1,235	1,262
Line of credit payable	867	-	-	-	867
Due to other funds	35,447	-	-	-	35,447
Bonds payable	-	-	1,460	73,845	75,305
Total current liabilities	63,610	12	1,856	95,898	161,376
Noncurrent liabilities:					
Bonds payable	-	-	42,938	2,596,693	2,639,631
Compensated absences	1,010	-	-	-	1,010
Total OPEB liability	1,185	-	-	-	1,185
Escrow deposits	13,508	48	-	4	13,560
Unearned revenue	150,554	3,063	-	5,487	159,104
Total noncurrent liabilities	166,257	3,111	42,938	2,602,184	2,814,490
Total liabilities	229,867	3,123	44,794	2,698,082	2,975,866
DEFERRED INFLOWS OF RESOURCES					
Deferred inflows related to pensions	10,256	-	-	-	10,256
Deferred inflows related to OPEB	1,611	-	-	-	1,611
Total deferred inflows of resources	11,867	-	-	-	11,867
NET POSITION					
Net investment in capital assets	5,371	-	-	-	5,371
Restricted for single family bond programs	-	13,171	13,490	412,706	439,367
Restricted for grant programs	-	23,221	-	-	23,221
Restricted for Homebuyers Revolving Loan Program	3,153	-	-	-	3,153
Restricted for pension asset	3,135	-	-	-	3,135
Unrestricted	29,286	52,594	-	-	81,880
Total net position	\$ 40,945	\$ 88,986	\$ 13,490	\$ 412,706	\$ 556,127

TENNESSEE HOUSING DEVELOPMENT AGENCY
SCHEDULES OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
(Expressed in Thousands)
(Unaudited)

For the Three Months Ended September 30, 2022

	<u>Operating Group</u>	<u>Mortgage Finance Program</u>	<u>Housing Finance Program Bonds</u>	<u>Residential Finance Program Bonds</u>	<u>Total 9/30/2022</u>
OPERATING REVENUES					
Mortgage interest income	\$ 16	\$ 35	\$ 609	\$ 26,062	\$ 26,722
Investment income:					
Interest	15	47	16	813	891
Net increase (decrease) in the fair value of investments	-	31	(184)	(3,926)	(4,079)
Federal grant administration fees	5,023	-	-	-	5,023
Fees and other income	4,647	34	-	-	4,681
Total operating revenues	<u>9,701</u>	<u>147</u>	<u>441</u>	<u>22,949</u>	<u>33,238</u>
OPERATING EXPENSES					
Salaries and benefits	6,560	-	-	-	6,560
Contractual services	4,398	-	-	13	4,411
Materials and supplies	523	-	-	-	523
Rentals and insurance	6	-	-	-	6
Other administrative expenses	98	-	-	-	98
Other program expenses	2,638	-	-	1,568	4,206
Interest expense	8	-	302	17,344	17,654
Amortization on service release premium	16	-	-	-	16
Total operating expenses	<u>14,247</u>	<u>-</u>	<u>302</u>	<u>18,925</u>	<u>33,474</u>
Operating income (loss)	<u>(4,546)</u>	<u>147</u>	<u>139</u>	<u>4,024</u>	<u>(236)</u>
NONOPERATING REVENUES (EXPENSES)					
Federal grants revenue	101,847	-	-	-	101,847
Federal grants expenses	(101,866)	-	-	-	(101,866)
Local grants expenses	(2,561)	-	-	-	(2,561)
Total nonoperating revenues (expenses)	<u>(2,580)</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(2,580)</u>
Income (loss) before transfers	<u>(7,126)</u>	<u>147</u>	<u>139</u>	<u>4,024</u>	<u>(2,816)</u>
Transfers (to) other funds	-	-	(71)	(4,504)	(4,575)
Transfers from other funds	3,223	1,352	-	-	4,575
Change in net position	<u>(3,903)</u>	<u>1,499</u>	<u>68</u>	<u>(480)</u>	<u>(2,816)</u>
Total net position, July 1	44,848	87,487	13,422	413,186	558,943
Total net position, End of period	<u>\$ 40,945</u>	<u>\$ 88,986</u>	<u>\$ 13,490</u>	<u>\$ 412,706</u>	<u>\$ 556,127</u>

TENNESSEE HOUSING DEVELOPMENT AGENCY
SCHEDULES OF CASH FLOWS
(Expressed in Thousands)
(Unaudited)

For the Three Months Ended September 30, 2022

	Operating Group	Mortgage Finance Program	Housing Finance Program Bonds	Residential Finance Program Bonds	Total 9/30/2022
Cash flows from operating activities:					
Receipts from customers	\$ 3,595	\$ 810	\$ 2,363	\$ 120,920	\$ 127,688
Receipts from federal government	5,045	-	-	-	5,045
Receipts from other funds	768	-	-	-	768
Other miscellaneous receipts	4,647	34	-	-	4,681
Acquisition of mortgage loans	-	(2,029)	-	(117,517)	(119,546)
Payments to suppliers	(34,915)	-	(1)	(1,693)	(36,609)
Payments to other funds	-	-	-	(768)	(768)
Payments to or for employees	(6,632)	-	-	-	(6,632)
Net cash provided (used) by operating activities	<u>(27,492)</u>	<u>(1,185)</u>	<u>2,362</u>	<u>942</u>	<u>(25,373)</u>
Cash flows from non-capital financing activities:					
Operating grants received	113,053	-	-	-	113,053
Transfers in (out)	3,705	1,352	(71)	(4,986)	-
Operating grants paid	(128,539)	-	-	-	(128,539)
Principal payments	-	-	(2,830)	(110,620)	(113,450)
Interest paid	(7)	-	(797)	(37,932)	(38,736)
Net cash provided (used) by non-capital financing activities	<u>(11,788)</u>	<u>1,352</u>	<u>(3,698)</u>	<u>(153,538)</u>	<u>(167,672)</u>
Cash flows from investing activities:					
Proceeds from sales and maturities of investments	-	634	-	-	634
Purchases of investments	-	(4,960)	(634)	(29,758)	(35,352)
Investment interest received	15	43	28	789	875
Increase in fair value of investments subject to fair value reporting and classified as cash equivalents	-	51	5	546	602
Net cash provided (used) by investing activities	<u>15</u>	<u>(4,232)</u>	<u>(601)</u>	<u>(28,423)</u>	<u>(33,241)</u>
Net decrease in cash and cash equivalents	(39,265)	(4,065)	(1,937)	(181,019)	(226,286)
Cash and cash equivalents, July 1	<u>242,661</u>	<u>35,835</u>	<u>3,910</u>	<u>333,773</u>	<u>616,179</u>
Cash and cash equivalents, End of period	<u>\$ 203,396</u>	<u>\$ 31,770</u>	<u>\$ 1,973</u>	<u>\$ 152,754</u>	<u>\$ 389,893</u>

TENNESSEE HOUSING DEVELOPMENT AGENCY
SCHEDULES OF CASH FLOWS (cont.)
(Expressed in Thousands)
(Unaudited)

For the Three Months Ended September 30, 2022

	<u>Operating Group</u>	<u>Mortgage Finance Program</u>	<u>Housing Finance Program Bonds</u>	<u>Residential Finance Program Bonds</u>	<u>Total 9/30/2022</u>
Reconciliation of operating income (loss) to net cash provided (used) by operating activities:					
Operating income (loss)	\$ (4,546)	\$ 147	\$ 139	\$ 4,024	\$ (236)
Adjustments to reconcile operating income (loss) to net cash provided (used) by operating activities:					
Changes in assets and liabilities:					
Accounts receivable	2,901	(1)	11	2,133	5,044
Mortgage interest receivable	-	-	20	2,057	2,077
Loans held for resale	495	-	-	-	495
Mortgage loans receivable	-	(1,254)	1,724	(28,470)	(28,000)
Due from federal government	22	-	-	-	22
Other receivables	(187)	-	-	(371)	(558)
Unearned service release premium	(22)	-	-	-	(22)
Interfund receivables	768	-	-	-	768
Interfund payables	-	-	-	(768)	(768)
Accounts payable	(21,859)	1	(2)	(14)	(21,874)
Accrued payroll / compensated absences	(20)	-	-	-	(20)
Due to primary government	(105)	-	-	-	(105)
Line of credit payable	(528)	-	-	-	(528)
Unearned revenue	(4,404)	-	-	1,894	(2,510)
Investment income / expense included as operating revenue	(15)	(78)	168	3,113	3,188
Interest expense included as operating expense	8	-	302	17,344	17,654
Total adjustments	<u>(22,946)</u>	<u>(1,332)</u>	<u>2,223</u>	<u>(3,082)</u>	<u>(25,137)</u>
Net cash provided (used) by operating activities	<u>\$ (27,492)</u>	<u>\$ (1,185)</u>	<u>\$ 2,362</u>	<u>\$ 942</u>	<u>\$ (25,373)</u>
Noncash investing, capital, and financing activities:					
Decrease in fair value of investments	-	(19)	(187)	(4,354)	(4,560)
Total noncash investing, capital, and financing activities	<u>\$ -</u>	<u>\$ (19)</u>	<u>\$ (187)</u>	<u>\$ (4,354)</u>	<u>\$ (4,560)</u>