



**VIRGINIA HOUSING DEVELOPMENT AUTHORITY**  
(A Component Unit of the Commonwealth of Virginia)

Basic Financial Statements and  
Supplementary Information

March 31, 2023 and 2022

(Unaudited)

**VIRGINIA HOUSING DEVELOPMENT AUTHORITY**  
(A Component Unit of the Commonwealth of Virginia)

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**VIRGINIA HOUSING AND DEVELOPMENT AUTHORITY**  
(A Component Unit of the Commonwealth of Virginia)

Summary of the Quarterly Report

March 31, 2023 and 2022

(Unaudited)

This condensed report provides highlights of the financial performance of the Virginia Housing Development Authority (the Authority) for the third quarter of fiscal year 2023. The information provided is an abbreviated version of the full financial report published annually. Sections and notes included are based on an analysis of significant interim information necessary to provide an accurate representation of the Authority's year-to-date activity.

The basic financial statements consist of the Statements of Net Position, the Statements of Revenues, Expenses and Changes in Net Position, Statements of Cash Flows, the Statements of Fiduciary Net Position, Statement of Changes in Fiduciary Net Position and the accompanying abbreviated notes to the basic financial statements constitute the condensed financial statements.

The *Statement of Net Position* reports all of the Authority's assets and deferred outflows of resources and liabilities and deferred inflows of resources, both financial and capital, presented in order of liquidity and using the accrual basis of accounting in conformity with U.S. generally accepted accounting principles. The difference between assets and deferred outflows of resources and liabilities and deferred inflows of resources is presented as net position, and is displayed in three components: net investment in capital assets; restricted portion of net position; and unrestricted portion of net position. Net position is restricted when external constraints are placed upon their use, such as bond indentures, legal agreements, or statutes. Over time, changes in net position may serve as a useful indicator of whether the financial position of the Authority is improving or deteriorating.

The *Statement of Revenues, Expenses, and Changes in Net Position* identifies all the Authority's revenues and expenses for the reporting period, distinguishing between operating and nonoperating activities. This statement measures the success of the Authority's operations for the third quarter and can be used to determine whether the Authority has successfully recovered all of its costs through mortgage loan income, investment income, externally funded programs and other revenue sources.

The *Statement of Cash Flows* provides information about the Authority's cash receipts and cash payments during the reporting period. This statement reports cash transactions, including receipts, payments, and net changes resulting from operations, noncapital financing, capital financing, and investing activities. This statement provides information regarding the sources and use of cash and the change in cash during the reporting period.

The *Statement of Fiduciary Net Position* reports the assets, deferred outflows of resources, liabilities, deferred inflows of resources and fiduciary net position of pension (and other employee benefit) trust funds and custodial funds. The purpose of this statement is to report the financial position of activities the Authority has stewardship of that are not assets or liabilities of the Authority.

The *Statement of Changes in Fiduciary Net Position* reports the additions and deductions from pension (and other employee benefit) trust funds and custodial funds. The purpose of this statement is to report the financial activities which includes the receipts and disbursements of funds the Authority has stewardship of but are not included in the Authority's financial activities.

The *Notes to Basic Financial Statements* provide additional information that is essential for understanding financial data that may not be displayed on the face of the basic financial statements and as such, are an integral part of the Authority's financial statements. The report includes abbreviated notes which are necessary to provide context to the interim financial activity.

The most recent audited financial report as of June 30, 2022 is available on the Authority's website at [www.virginiahousing.com/partners/investors/financial-statements](http://www.virginiahousing.com/partners/investors/financial-statements).

**VIRGINIA HOUSING DEVELOPMENT AUTHORITY**  
(A Component Unit of the Commonwealth of Virginia)  
Statements of Net Position  
March 31, 2023 and 2022  
(Unaudited)

	<b>2023</b>	<b>2022</b>
<b>Assets</b>		
Current assets:		
Cash and cash equivalents (note 3)	\$ 1,430,639,165	2,085,508,146
Investments (note 3)	186,765,700	-
Interest receivable – investments	10,971,167	3,352,174
Derivative instruments (note 1)	-	8,684,510
Mortgage loans held for sale (note 1)	173,239,921	305,935,893
Mortgage and other loans receivable, net	183,992,361	196,724,085
Interest receivable – mortgage and other loans	23,890,735	23,474,663
Other real estate owned	7,920,804	2,351,453
Other assets	37,515,201	24,030,571
Total current assets	2,054,935,054	2,650,061,495
Noncurrent assets:		
Investments (note 3)	821,473,081	1,059,869,366
Mortgage and other loans receivable	6,594,372,960	6,135,732,805
Less allowance for loan loss (note 1)	132,302,950	155,851,442
Mortgage and other loans receivable, net	6,462,070,010	5,979,881,363
Capital Assets, net of accumulated depreciation and amortization of \$52,040,831 and \$51,353,518 respectively	17,117,368	20,593,028
Mortgage servicing rights, net (note 1)	38,721,189	45,875,830
Other assets	19,055,611	14,889,331
Total noncurrent assets	7,358,437,259	7,121,108,918
<b>Total assets</b>	<b>9,413,372,313</b>	<b>9,771,170,413</b>
<b>Deferred outflows of resources</b>		
Other postemployment benefits - change in assumptions (note 1)	1,911,020	2,071,266
Other postemployment benefits - difference between expected and actual experience (note 1)	6,868,575	6,631,614
<b>Total deferred outflows of resources</b>	<b>8,779,595</b>	<b>8,702,880</b>

See accompanying notes to basic financial statements.

**VIRGINIA HOUSING DEVELOPMENT AUTHORITY**  
(A Component Unit of the Commonwealth of Virginia)  
Statements of Net Position  
March 31, 2023 and 2022  
(Unaudited)

	<b>2023</b>	<b>2022</b>
<b>Liabilities</b>		
Current liabilities:		
Notes and bonds payable (note 4)	\$ 525,504,905	803,551,416
Accrued interest payable on notes and bonds	45,284,796	41,153,190
Escrows	48,419,080	44,818,253
Federal grant awards held	127,591,360	262,280,796
Derivative instruments	1,162,480	-
Accounts payable and other liabilities	20,408,344	25,172,036
Total current liabilities	768,370,965	1,176,975,691
Noncurrent liabilities:		
Bonds payable, net (note 4)	4,676,500,362	4,628,597,096
Project reserves	113,011,437	107,712,785
Loan participation payable to Federal Financing Bank (note 5)	34,225,730	35,020,149
Other liabilities	8,984,462	7,570,080
Total noncurrent liabilities	4,832,721,991	4,778,900,110
<b>Total liabilities</b>	<b>5,601,092,956</b>	<b>5,955,875,801</b>
<b>Deferred inflows of resources</b>		
Deferred fees and points on multifamily loans	64,497,429	62,891,756
Other postemployment benefits - change in assumptions (note 1)	665,047	743,223
Other postemployment benefits - difference between expected and actual experience (note 1)	124,609	145,377
Other postemployment benefits - difference between projected and actual earning (note 1)	5,757,970	3,165,139
<b>Total deferred inflows of resources</b>	<b>71,045,055</b>	<b>66,945,495</b>
<b>Net position (note 1):</b>		
Net investment in capital assets	9,387,477	10,404,613
Restricted by bond indentures	3,287,866,420	3,370,483,829
Unrestricted	452,760,000	376,163,555
<b>Total net position</b>	<b>\$ 3,750,013,897</b>	<b>3,757,051,997</b>

See accompanying notes to basic financial statements.

**VIRGINIA HOUSING DEVELOPMENT AUTHORITY**  
(A Component Unit of the Commonwealth of Virginia)  
Statements of Revenues, Expenses, and Changes in Net Position  
Nine months ended March 31, 2023 and 2022  
(Unaudited)

	<b>2023</b>	<b>2022</b>
Operating revenues:		
Interest on mortgage and other loans receivable	\$ 227,363,609	217,104,418
Housing Choice Voucher program administrative income	7,193,156	6,016,943
Gains and recoveries on sale of other real estate owned	459,537	121,015
Gains on sale of single family mortgage loans	2,581,029	32,679,308
Mortgage servicing fees net of guaranty fees	31,437,866	28,146,154
Other	13,518,444	24,607,165
Total operating revenues	282,553,641	308,675,003
Operating expenses:		
Interest on notes and bonds payable	122,708,479	106,952,110
Salaries and related employee benefits	57,950,728	55,232,580
General operating expenses	29,415,435	31,798,137
Note and bond expenses	1,273,617	1,271,936
Bond issuance expenses	2,048,141	5,625,316
Grant expenses	53,279,224	26,149,234
Housing Choice Voucher program expenses	6,234,532	6,203,364
Mortgage servicing rights amortization and other servicing costs	20,505,751	23,102,665
Losses on other real estate owned	1,671,326	745,408
Provision for loan losses (note 1)	(10,434,873)	(13,264,692)
Total operating expenses	284,652,360	243,816,058
Operating income (expense)	(2,098,719)	64,858,945
Nonoperating revenues (losses):		
Pass-through grant awards	162,548,331	200,862,905
Pass-through grants expenses	(162,548,331)	(200,862,905)
Investment income	60,930,781	26,008,364
Realized loss on investments	(41,938,060)	(16,733)
Unrealized loss on investments	(13,796,698)	(52,243,767)
Other, net	14,586	12,989
Total nonoperating revenues/(expenses), net	5,210,609	(26,239,147)
Change in net position	3,111,890	38,619,798
Total net position, beginning of year	3,746,902,007	3,718,432,199
Total net position, end of nine months	\$ 3,750,013,897	3,757,051,997

See accompanying notes to basic financial statements.

**VIRGINIA HOUSING DEVELOPMENT AUTHORITY**

(A Component Unit of the Commonwealth of Virginia)

Statements of Cash Flows

Nine months ended March 31, 2023 and 2022

(Unaudited)

	<u>2023</u>	<u>2022</u>
Cash flows from operating activities:		
Cash payments for mortgage and other loans	\$ (1,147,791,795)	(2,063,824,794)
Principal repayments on mortgage and other loans	258,817,760	541,223,315
Sale of mortgage loans	640,827,727	1,066,802,353
Interest received on mortgage and other loans	228,382,189	221,824,777
Pass-through grant awards received	63,329,629	554,910,206
Pass-through grant awards disbursed	(180,850,106)	(352,025,737)
Grant administrative fees received	3,063,597	11,581,686
Housing Choice Voucher payments received	5,043,661	6,720,536
Housing Choice Voucher payments disbursed	(6,432,987)	(9,266,669)
Escrow and project reserve payments received	203,547,838	145,676,549
Escrow and project reserve payments disbursed	(176,749,721)	(136,981,726)
Other operating revenues	47,908,994	79,591,083
Cash received for loan origination fees and loan discounts	1,399,511	11,299,125
Cash paid for loan origination fees and loan premiums	(2,218,847)	(12,341,470)
Cash payments for salaries and related benefits	(58,504,158)	(54,878,148)
Cash payments on grants	(53,279,224)	(26,149,233)
Cash payments for general operating expenses	(31,828,165)	(38,751,888)
Cash payments for servicing release premiums and guaranty fees	(22,250,932)	(29,777,137)
Proceeds from sale of other real estate owned	9,795,026	1,124,838
Net cash used in operating activities	<u>(217,790,003)</u>	<u>(83,242,334)</u>
Cash flows from noncapital financing activities:		
Proceeds from issuance of notes and bonds	374,237,740	879,290,015
Principal payments on notes and bonds	(562,402,092)	(516,141,845)
Principal payments on loan participation - FFB	(598,803)	(575,178)
Interest payments on notes and bonds	(109,416,212)	(99,463,808)
Cash payments for bond issuance expenses	(2,048,141)	(5,625,315)
Net cash (used in)/provided by noncapital financing activities	<u>(300,227,508)</u>	<u>257,483,869</u>
Cash flows from capital and related financing activities:		
Purchases of property, furniture, and equipment	-	106,872
Net cash used in capital and related financing activities	<u>-</u>	<u>106,872</u>
Cash flows from investing activities:		
Purchases of investments	-	(18,230,324)
Proceeds from sales or maturities of investments	67,115,698	134,034,242
Interest received on investments	55,477,735	25,864,063
Net cash provided by investing activities	<u>122,593,433</u>	<u>141,667,981</u>
Net (decrease)/increase in cash and cash equivalents	<u>(395,424,078)</u>	<u>316,016,388</u>
Cash and cash equivalents, at beginning of year	1,826,063,243	1,769,491,758
Cash and cash equivalents, at end of nine months	\$ <u>1,430,639,165</u>	<u>2,085,508,146</u>



**VIRGINIA HOUSING DEVELOPMENT AUTHORITY**  
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Statements of Cash Flows  
Nine months ended March 31, 2023 and 2022  
(Unaudited)

	<b>2023</b>	<b>2022</b>
Reconciliation of operating income to net cash provided by/(used in) operating activities:		
Operating (expense)/income	\$ (2,098,719)	64,858,945
Adjustments to reconcile operating income to net cash provided by operating activities:		
Depreciation of property, furniture, and equipment	2,748,955	2,780,261
Bond issuance costs	2,048,141	5,625,316
Interest on notes and bonds payable	122,708,479	106,952,110
Decrease/(increase) in mortgage loans held for sale	142,866,088	(143,757,124)
Increase in mortgage and other loans receivable	(387,373,464)	(313,004,126)
Decrease in allowance for loan loss	(11,152,153)	(13,731,157)
Decrease in interest receivable – mortgage and other loans	2,051	2,391,643
(Increase)/decrease in other real estate owned	(3,302,663)	671,039
Decrease/(increase) in mortgage servicing rights	5,353,368	(1,463,247)
Increase in other assets	(11,252,574)	(9,171,312)
Increase in deferred inflows of resources	563,239	13,643,261
(Decrease)/increase in Federal funds held	(99,218,702)	202,884,469
Decrease in accounts payable and other liabilities	(7,407,017)	(10,994,070)
Increase in escrows and project reserves	27,724,968	9,071,658
Net cash used in operating activities	\$ (217,790,003)	(83,242,334)
Supplemental disclosure of noncash activity:		
Increase in other real estate owned as a result of loan foreclosures	\$ 12,695,971	636,931
Decrease in mortgage and other loans receivable from transferring loans to MBS securities retained as investments	\$ 70,188,682	151,195,288

See accompanying notes to basic financial statements.

**VIRGINIA HOUSING DEVELOPMENT AUTHORITY**  
(A Component Unit of the Commonwealth of Virginia)  
Statement of Fiduciary Net Position  
Fiduciary Funds  
March 31, 2023 and 2022  
(Unaudited)

	<u>2023</u>		<u>2022</u>	
	<u>Retiree Health Care Plan*</u>	<u>Custodial Funds</u>	<u>Retiree Health Care Plan*</u>	<u>Custodial Funds</u>
<b>ASSETS</b>				
Current assets:				
Cash and cash equivalents	\$ 1,937	88,142,329	729,526	111,662,621
Interest receivable - investments	-	33,235	-	1,074
Interest receivable - mortgage and other loans	-	73,997	-	61,736
Other assets	-	64,794	-	66,408
Total current assets	<u>1,937</u>	<u>88,314,355</u>	<u>729,526</u>	<u>111,791,839</u>
Noncurrent assets:				
Mortgage and other loans receivable	-	42,111,305	-	34,183,353
Investments	<u>47,210,802</u>	-	<u>51,331,603</u>	-
Total noncurrent assets	<u>47,210,802</u>	<u>42,111,305</u>	<u>51,331,603</u>	<u>34,183,353</u>
Total assets	<u>47,212,739</u>	<u>130,425,660</u>	<u>52,061,129</u>	<u>145,975,192</u>
<b>LIABILITIES</b>				
Accounts payable	-	-	727,928	-
Other liabilities	-	<u>3,475,480</u>	-	<u>3,215,619</u>
Total liabilities	<u>-</u>	<u>3,475,480</u>	<u>727,928</u>	<u>3,215,619</u>
<b>NET POSITION</b>				
		126,950,180		
Restricted for:				
Other postemployment benefit plan other than pension	47,212,739	-	51,333,201	-
Funds held in escrow	-	81,893,218	-	105,713,361
Other governmental agency	-	<u>45,056,962</u>	-	<u>37,046,212</u>
Total Net Position	<u>\$ 47,212,739</u>	<u>126,950,180</u>	<u>51,333,201</u>	<u>142,759,573</u>

\* September 30, 2022 and 2021 year-end.  
See accompanying notes to basic financial statements.

**VIRGINIA HOUSING DEVELOPMENT AUTHORITY**  
(A Component Unit of the Commonwealth of Virginia)  
Statement of Changes in Fiduciary Net Position  
Fiduciary Funds  
Nine months ended March 31, 2023 and 2022  
(Unaudited)

	<u>2023</u>		<u>2022</u>	
	<u>Retiree Health Care Plan*</u>	<u>Custodial Funds</u>	<u>Retiree Health Care Plan*</u>	<u>Custodial Funds</u>
<b>ADDITIONS</b>				
Contribution:				
Borrower payments	\$ -	1,235,529,834	-	2,135,634,122
Employers	2,885,175	131,777	2,266,004	141,569
Other governmental agency	-	6,157,052	-	7,628,525
Total Contributions	<u>2,885,175</u>	<u>1,241,818,663</u>	<u>2,266,004</u>	<u>2,143,404,216</u>
Investment earnings:				
Net increase/(decrease) in fair value of investments	(9,915,357)	-	3,606,537	-
Interest, dividends, and other	646,728	181,465	536,817	12,718
Securities lending income (gain on sales)	200,911	-	45,348	-
Total investment earnings	<u>(9,067,718)</u>	<u>181,465</u>	<u>4,188,702</u>	<u>12,718</u>
Total additions	<u>(6,182,543)</u>	<u>1,242,000,128</u>	<u>6,454,706</u>	<u>2,143,416,934</u>
<b>DEDUCTIONS</b>				
Other governmental agency	-	42,598	-	42,174
Disbursement of escrow funds	104,870	1,247,372,779	84,083	2,170,534,304
Total deductions	<u>104,870</u>	<u>1,247,415,377</u>	<u>84,083</u>	<u>2,170,576,478</u>
Net (decrease)/increase in fiduciary net position	(6,287,413)	(5,415,249)	6,370,623	(27,159,544)
Net position - beginning of year	<u>53,500,152</u>	<u>132,365,429</u>	<u>44,962,578</u>	<u>169,919,117</u>
Net position - end of nine months	<u>\$ 47,212,739</u>	<u>126,950,180</u>	<u>51,333,201</u>	<u>142,759,573</u>

\* September 30, 2022 and 2021 year-end.  
See accompanying notes to basic financial statements.

**VIRGINIA HOUSING DEVELOPMENT AUTHORITY**  
(A Component Unit of the Commonwealth of Virginia)

Notes to Basic Financial Statements

March 31, 2023 and 2022

(Unaudited)

**(1) Organization and Summary of Significant Accounting Policies**

**(a) Organization**

The Virginia Housing Development Authority (Authority) was created under the Virginia Housing Development Authority Act, as amended (Act) enacted by the 1972 Session of the Virginia General Assembly. The Act empowers the Authority, among other authorized activities, to finance the acquisition, construction, rehabilitation and ownership of housing intended for occupancy or ownership, or both, by families of low or moderate income. Mortgage loans are generally financed by the proceeds of notes, bonds, or other debt obligations of the Authority or by Government National Mortgage Association (GNMA), Federal National Mortgage Association (FNMA) and Federal Home Loan Mortgage Corporation (FHLMC) guaranteed mortgage backed securities (see note 1 (f)). The notes, bonds and other debt obligations do not constitute a debt or grant or loan of credit of the Commonwealth of Virginia (Commonwealth), and the Commonwealth is not liable for the repayment of such obligations.

For financial reporting purposes, the Authority is a component unit of the Commonwealth. The accounts of the Authority, along with other component units, are combined to form the component units of the Commonwealth. The Authority reports all of its activities as one enterprise fund, in accordance with U.S. generally accepted accounting principles (GAAP). See note 2 for further discussion.

**(b) Measurement Focus and Basis of Accounting**

The Authority utilizes the economic resources measurement focus and accrual basis of accounting in preparing its basic financial statements where revenues are recognized when earned and expenses when incurred. The accounts are organized on the basis of funds and groups of funds, which are set up in accordance with the Act and the various note and bond resolutions.

**(c) Use of Estimates**

The preparation of basic financial statements, in conformity with GAAP, requires management to make estimates and judgments that affect reported amounts of assets, deferred outflows of resources, liabilities, and deferred inflows of resources and the disclosures of contingencies at the date of the basic financial statements and revenues and expenses recognized during the reporting period. Actual results could differ from those estimates.

**(d) Investments**

Investments include various debt and asset backed securities which are reported at fair value in the Statements of Net Position, with changes in fair value recognized in investment income in the Statements of Revenues, Expenses, and Changes in Net Position. The fair value of the debt securities and asset backed securities is derived from management's review of third party pricing services that use various models that are based on quoted market prices when available or on adjusted values in relation to observable prices on similar investments.

**(e) Derivative Instruments**

Forward sales securities commitments are utilized to hedge changes in fair value of mortgage loan inventory and commitments to originate mortgage loans. At March 31, 2023, the Authority had outstanding 55 forward sales transactions with a \$248.5 million notional amount with six counterparties. At March 31, 2022, the Authority had outstanding 72 forward sales transactions with a \$444.8 million notional amount with five counterparties.

**VIRGINIA HOUSING DEVELOPMENT AUTHORITY**  
(A Component Unit of the Commonwealth of Virginia)

Notes to Basic Financial Statements

March 31, 2023 and 2022

(Unaudited)

**(f) *Mortgage Loans Held for Sale***

The Authority is an authorized issuer of GNMA, FNMA and FHLMC Mortgage-Backed Securities (MBS). Through the MBS programs, GNMA, FNMA and FHLMC guarantee securities that are backed by pools of mortgage loans originated or purchased by the Authority. These mortgage loan securitizations are treated as sales for accounting and reporting purposes. Upon the sale, the Authority no longer recognizes the mortgage loans receivable in the Statements of Net Position.

Mortgage loans originated or acquired with the intent to sell through the MBS programs are carried at the lower of cost or fair value. The fair values of the loans are based on observable market prices for similar instruments traded on the secondary mortgage loan markets. Any gains or losses on loan sales are reported in the Statements of Revenues, Expenses, and Changes in Net Position.

**(g) *Mortgage and Other Loans Receivable***

Mortgage and other loans receivable are stated at their unpaid principal balance, net of premiums and discounts and an allowance for loan losses. Pricing premiums and discounts are deferred and amortized, using the interest method, over the contractual life of the loans as an adjustment to yield. The interest method is computed on a loan-by-loan basis and any unamortized premiums and discounts on loans fully repaid are recognized as income in the year in which such loans are repaid.

**(h) *Allowance for Loan Losses***

The Authority provides for expected losses when a specific need for an allowance is identified. The provision for loan losses charged or credited to operating expense is the amount necessary, in management's judgment, to maintain the allowance at a level it believes sufficient to cover losses in collection of its mortgage loans. Estimates of future losses involve the exercise of management's judgment and assumptions with respect to future conditions. The principal factors considered by management in determining the adequacy of the allowance are the composition of the loan portfolio, historical loss experience and delinquency statistics, the value and adequacy of collateral, and economic conditions.

**VIRGINIA HOUSING DEVELOPMENT AUTHORITY**  
(A Component Unit of the Commonwealth of Virginia)

Notes to Basic Financial Statements

March 31, 2023 and 2022

(Unaudited)

The allowance for loan losses decreased by \$11,152,153 for the nine months ended March 31, 2023 and decreased by \$13,731,157 for the nine months ended March 31, 2022.

	<b>Nine months ended March 31</b>	
	<b>2023</b>	<b>2022</b>
Beginning Balance, July 1	\$ 143,455,103	169,582,599
Provision:		
Homeownership	(5,843,895)	(12,059,362)
Rental Housing	(4,590,978)	(1,205,330)
Provision	(10,434,873)	(13,264,692)
Net (charge-offs)/recoveries:		
Homeownership	(717,280)	(466,465)
Rental Housing	-	-
Net charge-offs	(717,280)	(466,465)
Net change	(11,152,153)	(13,731,157)
Ending Balance, March 31	\$ <u>132,302,950</u>	<u>155,851,442</u>

**(i) Mortgage Servicing Rights**

The Authority pays mortgage servicing release premiums when purchasing homeownership mortgage loans from participating lenders. These premiums are capitalized at cost and amortized on a loan-by-loan basis over the estimated life of the related mortgage loans using the sum-of-years-digits method. Mortgage servicing rights are recorded when those mortgage loans are securitized through either GNMA, FNMA or FHLMC and the Authority remains the servicer of the loans. Estimated life is determined to be 7 years.

**(j) Notes and Bonds Payable**

Notes and bonds payable are stated at their unpaid balance less any unamortized premiums or discounts. Bond premiums and discounts are amortized over the lives of the issues using the interest method. The Authority generally has the right to specially redeem bonds, without premium, upon the occurrence of certain specified events, such as the prepayment of a mortgage loan. The Authority also has the right to optionally redeem the various bonds. The optional redemptions generally cannot be exercised until the bonds have been outstanding for approximately ten years. All issues generally have term bonds, which are subject to partial redemption, without premium, from mandatory sinking fund installments.

**(k) Retirement Plans and Other Postemployment Benefit Plans**

The Authority has three defined contribution retirement savings plans covering substantially all employees. Retirement expense is fully funded as incurred. To the extent terminating employees are

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less than 100% vested in the Authority's contributions, the unvested portion is forfeited and redistributed to the remaining participating employees.

The Authority also provides postretirement healthcare benefits administered through a trust under a defined benefit plan to all employees who have met the years of service requirement and who retire from the Authority on or after attaining age 55 or become permanently disabled. Effective for the plan year ended December 31, 2017, the Authority adopted GASB Statement No. 74, *Financial Reporting for Postemployment Benefit Plans Other Than Pension Plans*, and the Authority adopted GASB Statement 75, *Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions*, for the fiscal year ended June 30, 2018. For purposes of measuring the net OPEB liability, deferred outflows or inflows of resources related to OPEB, and OPEB expense, information about the fiduciary net position of the Virginia Housing Development Authority Retiree Health Care Plan (the Plan) and additions to or deductions from the Plan's fiduciary net position have been determined on the same basis as they are reported by the Plan. For this purpose, the Plan recognized benefit payments when due and payable in accordance with the benefit terms of the Plan. Investments are reported at fair value, except for money market investments and participating interest-earning investment contracts that have a maturity at the time of purchase of one year or less, which are reported at cost, which approximates fair value.

**(l) Cash Equivalents**

Cash equivalents consist of highly liquid short term instruments with original maturities of three months or less from the date of purchase and are recorded at amortized cost. Cash equivalents include commercial paper, repurchase agreements, money-market securities, and other short-term instruments.

**(m) Statements of Net Position**

The assets presented in the Statements of Net Position represent the total of similar accounts of the Authority's various groups (see note 2). Since the assets of certain of the groups are restricted by the related debt resolutions, the total does not indicate that the combined assets are available in any manner other than that provided for in the resolutions for the separate groups. When both restricted and unrestricted resources are available for use, the Authority's policy is to use restricted resources first and thereafter, unrestricted resources as needed.

**(n) Operating and Nonoperating Revenues and Expenses**

The Authority's Statements of Revenues, Expenses, and Changes in Net Position distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally arise from financing the acquisition, construction, rehabilitation, and ownership of housing intended for occupancy and ownership, by families of low or moderate income. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses, Deferred Outflows of Resources and Deferred Inflows of Resources.

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The Authority reports deferred outflows of resources and deferred inflows of resources on its statement of net position. Deferred outflows of resources represent a consumption of net position that applies to a future period(s) and is not recognized as an outflow of resources (expense) until the applicable period. Deferred inflows of resources represent an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until a future period.

**(2) Basis of Presentation**

The accounts of the Authority are presented in a single proprietary fund set of basic financial statements consisting of various programs. The Authority's activities include the following programs:

**(a) General Operating Accounts**

The General Operating Accounts consist of a group of accounts used to record the receipt of income not directly pledged to the repayment of specific notes and bonds and the payment of expenses related to the Authority's administrative functions.

**(b) Rental Housing Bond Group**

The proceeds of the Rental Housing Bonds are used to finance construction and permanent mortgage loans on rental housing developments, as well as, temporary financing for other rental housing real estate owned and the financing of the Authority's office facilities.

**(c) Commonwealth Mortgage Bond Group**

The proceeds of Commonwealth Mortgage Bonds are used to purchase or make long-term mortgage loans to owner occupants of homeownership dwellings, as well as, temporary financing for other homeownership real estate owned.

**(d) Homeownership Mortgage Bond Group**

The Homeownership Mortgage Bond group was established to encompass the Authority's participation in the U.S. Department of the Treasury's New Issue Bond Program, which was created to assist state and local housing finance agencies in acquiring cost-effective mortgage loan capital. The proceeds of Homeownership Mortgage Bonds are used to purchase or make long-term mortgage loans to owner occupants of homeownership dwellings.



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**(3) Cash, Cash Equivalents, and Investments**

Cash includes cash on hand and amounts in checking accounts, which are insured by the Federal Depository Insurance Corporation or are collateralized under provisions of the Virginia Security for Public Deposits Act. At March 31, 2023 and 2022, the carrying amount of the Authority's deposits was \$66,682,715 and \$321,229,004, respectively. The associated bank balance of the Authority's deposits was \$61,819,245 and \$319,015,890 at March 31, 2023 and 2022, respectively. The difference between the carrying amount and the bank balance is due to outstanding checks, deposits in transit, and other reconciling items.

Cash equivalents include investments with original maturities of three months or less from date of purchase. Investments consist of U.S. government and agency securities, repurchase agreements, asset-backed securities, agency-mortgage backed securities, money market securities and other interest-bearing securities held at the FHLB Atlanta. Investments in the bond funds consist of those permitted by the various resolutions adopted by the Authority. At March 31, 2023 and 2022, total cash equivalents were \$1,363,956,450 and \$1,764,279,142, respectively.

The Investment of Public Funds Act of the Code of Virginia as well as the various bond resolutions establishes permitted investments for the Authority. Within the permitted statutory framework, the Authority's investment policy is to fully invest all monies and maximize the return thereon, by investing and managing investments in a prudent manner that will enable the Authority to fulfill its financial commitments. Approved investments include but are not limited to: direct obligations of the U.S. government, direct obligations of any state or political subdivision of the U.S. government, obligations unconditionally guaranteed by the U.S. government or other political subdivisions, bonds, debentures, certificates of deposit, repurchase agreements, swap contracts, futures contracts, and forward contracts. No more than 3.0% of the Authority's total assets may be invested in any one entity, excluding obligations issued or guaranteed by the U.S. government and repurchase agreement transactions. However, repurchase agreements cannot be no more than the Authority's total assets and must mature in less than one month. Such agreements must be collateralized with U.S. Treasury or Agency securities with a fair value at least equal to 102% of the principal amount of the agreement.

As a means of limiting its exposure to fair value losses arising from rising interest rates, the Authority's investment policy is to generally hold all investments to maturity and to limit the length of an investment at purchase, to coincide with expected timing of its use.

**(a) Interest Rate Risk**

Interest rate risk is the risk that changes in market rates of interest will adversely affect the fair value of an investment. Investments with interest rates that are fixed for longer periods are likely to be subject to more variability in their fair values as a result of future changes in interest rates. As a means of communicating interest rate risk, the Authority has elected the segmented time distribution method of disclosure, which requires the grouping of investment cash flows into sequential time periods in tabular form.

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As of March 31, 2023, the Authority had the following investments (including cash equivalents) and maturities:

<u>Investment type</u>	<u>Less than 1 year</u>	<u>1-5 years</u>	<u>6-10 years</u>	<u>Over 10 years</u>	<u>Total</u>
U.S. government and agency	\$ 698,227,490	-	-	-	698,227,490
Repurchase agreements	625,000,000	-	-	-	625,000,000
Asset-backed securities	-	-	184,870	1,220,935	1,405,805
Collateralized mortgage obligations	-	-	-	45,921,428	45,921,428
Agency-mortgage backed securities	-	-	381,663	773,550,371	773,932,034
Money market securities	227,495,039	-	-	-	227,495,039
Total investments	<u>\$ 1,550,722,529</u>	<u>-</u>	<u>566,533</u>	<u>820,692,734</u>	<u>2,371,981,796</u>

As of March 31, 2022, the Authority had the following investments (including cash equivalents) and maturities:

<u>Investment type</u>	<u>Less than 1 year</u>	<u>1-5 years</u>	<u>6-10 years</u>	<u>Over 10 years</u>	<u>Total</u>
U.S. government and agency	\$ 819,444,852	-	-	-	819,444,852
Repurchase agreements	625,000,000	-	-	-	625,000,000
Asset-backed securities	-	-	274,488	1,705,632	1,980,120
Collateralized mortgage obligations	-	-	-	23,997,798	23,997,798
Agency-mortgage backed securities	-	-	586,083	1,032,180,364	1,032,766,447
Money market securities	319,834,291	-	-	-	319,834,291
Total investments	<u>\$ 1,764,279,143</u>	<u>-</u>	<u>860,571</u>	<u>1,057,883,794</u>	<u>2,823,023,508</u>

**(b) Equity Investment**

On January 31, 2021, the Authority made an equity investment in IndieDwell Virginia Inc. for \$1.5 million, which equates to a 37.5 percent interest in the company. As of March 31, 2023, the equity investment has a fair market value of \$0.2 million. Additionally, two of the five Board members of the company are Authority associates which together giving the Authority reasonable influence of the company. Therefore, the Authority will be using the equity method of accounting for the investment.

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**(4) Notes and Bonds Payable**

Notes and bonds payable at June 30, 2022 and March 31, 2023 and changes for the nine months ended March 31, 2023 were as follows:

Description	Balance at June 30, 2022	Issued	Retired	Balance at March 31, 2023
(Amounts shown in thousands)				
General operating accounts:				
Revolving line of credit:				
Bank of America				
floating daily rate (rate of				
4.89% at March 31, 2023)				
termination date of December 1, 2026	\$ —	120,000	120,000	—
Federal Home Loan Bank				
varying fixed rate notes with 30 to 60-day maturities				
(average of 4.89% as of March 31, 2023 and				
0.46% at March 31, 2022), maturities range				
from April 3, 2023 to June 26, 2023	<u>710,300</u>	<u>—</u>	<u>310,300</u>	<u>400,000</u>
Total general operating				
accounts	<u>\$ 710,300</u>	<u>120,000</u>	<u>430,300</u>	<u>400,000</u>

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Description	Balance at June 30, 2022	Issued	Retired	Balance at March 31, 2023
(Amounts shown in thousands)				
Rental housing bond group:				
2012 Series D dated October 30, 2012, 4.15% effective interest rate, final due date October 1, 2042	\$ 121,810	—	5,760	116,050
2012 Series E dated November 2, 2013, 3.16% effective interest rate, final due date November 1, 2042	8,590	—	290	8,300
2013 Series A/B dated April 11, 2013, 3.95% effective interest rate, final due date April 1, 2043	27,575	—	—	27,575
2013 Series C dated May 2, 2013, 3.82% effective interest rate, final due date February 1, 2043	131,440	—	4,525	126,915
2013 Series D dated May 30, 2013, 4.06% effective interest rate, final due date June 1, 2043	91,810	—	1,430	90,380
2013 Series E dated July 11, 2013, 4.15% effective interest rate, final due date July 1, 2043	17,405	—	550	16,855
2013 Series F dated October 10, 2013, 4.98% effective interest rate, final due date October 1, 2043	50,490	—	1,360	49,130
2013 Series G dated December 3, 2013, 4.39% effective interest rate, final due date December 1, 2043	8,920	—	250	8,670
2014 Series A dated August 19, 2014, 3.75% effective interest rate, final due date August 1, 2049	11,390	—	240	11,150
2014 Series B dated October 28, 2014, 3.30% effective interest rate, final due date October 1, 2044	7,695	—	230	7,465
2014 Series C dated November 20, 2014, 4.29% effective interest rate, final due date November 1, 2044	114,420	—	3,265	111,155
2015 Series A dated March 18, 2015, 3.50% effective interest rate, final due date March 1, 2045	33,865	—	1,010	32,855

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Description	Balance at June 30, 2022	Issued	Retired	Balance at March 31, 2023
		(Amounts shown in thousands)		
2015 Series B dated May 12, 2015, 3.44% effective interest rate, final due date May 1, 2045	\$ 10,065	—	—	10,065
2015 Series C dated August 5, 2015, 3.68% effective interest rate, final due date August 1, 2045	20,055	—	580	19,475
2015 Series D dated November 10, 2015, 3.55% effective interest rate, final due date November 1, 2045	30,935	—	900	30,035
2015 Series E/F dated December 8, 2015, 3.94% effective interest rate, final due date December 1, 2045	73,530	—	1,960	71,570
2016 Series A dated March 8, 2016, 2.99% effective interest rate, final due date March 1, 2046	4,250	—	125	4,125
2016 Series B dated May 17, 2016, 3.35% effective interest rate, final due date May 1, 2046	62,065	—	915	61,150
2016 Series C dated July 19, 2016, 2.72% effective interest rate, final due date July 1, 2046	4,215	—	120	4,095
2016 Series D dated October 18, 2016, 2.89% effective interest rate, final due date October 1, 2046	7,160	—	210	6,950
2017 Series A dated March 14, 2017, 3.66% effective interest rate, final due date March 1, 2049	26,170	—	615	25,555
2017 Series B dated June 13, 2017, 3.35% effective interest rate, final due date June 1, 2047	6,375	—	—	6,375
2017 Series C dated September 13, 2017, 3.24% effective interest rate, final due date September 1, 2047	2,685	—	75	2,610
2017 Series D dated October 19, 2017, 3.21% effective interest rate, final due date October 1, 2047	5,250	—	145	5,105

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Description	Balance at June 30, 2022	Issued	Retired	Balance at March 31, 2023
		(Amounts shown in thousands)		
2017 Series E dated December 5, 2017, 3.28% effective interest rate, final due date December 1, 2050	\$ 45,875	—	1,070	44,805
2018 Series A dated March 27, 2018, 3.62% effective interest rate, final due date March 1, 2053	32,340	—	690	31,650
2018 Series B dated June 5, 2018, 3.76% effective interest rate, final due date June 1, 2053	26,270	—	—	26,270
2018 Series C dated August 28, 2018, 3.63% effective interest rate, final due date August 1, 2053	18,405	—	340	18,065
2018 Series D dated October 2, 2018, 3.79% effective interest rate, final due date October 1, 2053	71,105	—	1,325	69,780
2018 Series E dated December 4, 2018, 3.90% effective interest rate, final due date December 1, 2049	42,090	—	7,610	34,480
2019 Series A dated March 26, 2019, 3.70% effective interest rate, final due date March 1, 2054	62,405	—	2,135	60,270
2019 Series B dated May 22, 2019, 3.10% effective interest rate, final due date May 1, 2054	16,620	—	—	16,620
2019 Series C dated August 21, 2019 3.13% effective interest rate, final due date August 1, 2054	49,575	—	875	48,700
2019 Series D dated October 16, 2019 3.12% effective interest rate, final due date October 1, 2054	49,570	—	890	48,680
2019 Series E dated December 12, 2019 3.00% effective interest rate, final due date December 1, 2054	63,700	—	6,810	56,890
2020 Series A dated March 25, 2020 2.74% effective interest rate, final due date March 1, 2055	74,300	—	1,430	72,870
2020 Series B dated March 25, 2020 2.38% effective interest rate, final due date March 1, 2055	75,905	—	8,620	67,285

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Description	Balance at June 30, 2022	Issued	Retired	Balance at March 31, 2023
		(Amounts shown in thousands)		
2020 Series C dated April 28, 2020 3.57% effective interest rate, final due date April 1, 2055	\$ 200,000	—	—	200,000
2020 Series D dated May 27, 2020 3.58% effective interest rate, final due date June 1, 2055	425,000	—	—	425,000
2020 Series E dated July 28, 2020 2.40% effective interest rate, final due date July 1, 2055	44,770	—	—	44,770
2020 Series F dated July 21, 2020 3.09% effective interest rate, final due date July 1, 2055	200,000	—	—	200,000
2020 Series G dated October 14, 2020 2.29% effective interest rate, final due date September 1, 2055	23,050	—	1,630	21,420
2020 Series H dated October 7, 2020 2.94% effective interest rate, final due date September 1, 2055	175,000	—	—	175,000
2020 Series I dated December 9, 2020 2.33% effective interest rate, final due date November 1, 2053	44,970	—	—	44,970
2020 Series J dated December 2, 2020 3.04% effective interest rate, final due date November 1, 2055	50,000	—	—	50,000
2021 Series A dated March 2, 2021 2.68% effective interest rate, final due date February 1, 2056	81,590	—	—	81,590
2021 Series B dated March 30, 2021 2.23% effective interest rate, final due date March 1, 2056	49,975	—	3,900	46,075
2021 Series C dated April 22, 2021 2.85% effective interest rate, final due date April 1, 2056	101,620	—	—	101,620
2021 Series D dated June 3, 2021 2.17% effective interest rate, final due date May 1, 2056	32,195	—	—	32,195
2021 Series E dated June 24, 2021 2.71% effective interest rate, final due date June 1, 2056	80,000	—	—	80,000
2021 Series F dated July 27, 2021 2.17% effective interest rate, final due date July 1, 2056	50,000	—	—	50,000
2021 Series G dated July 27, 2021 2.56% effective interest rate, final due date August 1, 2056	30,000	—	—	30,000

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Description	Balance at June 30, 2022	Issued	Retired	Balance at March 31, 2023
		(Amounts shown in thousands)		
2021 Series H dated September 2, 2021 2.58% effective interest rate, final due date September 1, 2056	\$ 30,000	—	—	30,000
2021 Series I dated October 12, 2021 2.23% effective interest rate, final due date October 1, 2056	5,925	—	—	5,925
2021 Series J dated November 9, 2021 2.98% effective interest rate, final due date November 1, 2056	226,630	—	—	226,630
2021 Series K dated December 7, 2021 2.39% effective interest rate, final due date December 1, 2056	149,080	—	—	149,080
2022 Series A dated February 2, 2022 2.95% effective interest rate, final due date February 1, 2057	40,000	—	—	40,000
2022 Series B dated March 8, 2022 3.12% effective interest rate, final due date March 1, 2057	57,755	—	—	57,755
2022 Series C dated March 29, 2022 3.91% effective interest rate, final due date April 1, 2057	50,000	—	—	50,000
2022 Series D dated May 3, 2022 3.91% effective interest rate, final due date May 1, 2057	23,425	—	—	23,425
2022 Series E dated June 30, 2022 4.12% effective interest rate, final due date June 1, 2057	41,750	—	—	41,750
2022 Series F dated October 5, 2022 4.81% effective interest rate, final due date October 1, 2057	—	59,210	—	59,210
2022 Series G dated November 30, 2022 5.03% effective interest rate, final due date November 1, 2064	—	95,100	—	95,100
2023 Series A dated February 9, 2023 5.28% effective interest rate, final due date February 1, 2066	—	60,000	—	60,000
2023 Series B dated March 8, 2023 4.65% effective interest rate, final due date March 1, 2065	—	40,250	—	40,250
	<u>3,719,060</u>	<u>254,560</u>	<u>61,880</u>	<u>3,911,740</u>
Unamortized premium	(493)	—	(297)	(790)
Total rental housing bonds	<u>\$ 3,718,567</u>			<u>3,910,950</u>



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Description	Balance at June 30, 2022	Issued	Retired	Balance at March 31, 2023
(Amounts shown in thousands)				
Commonwealth mortgage bonds group:				
2006 Series C, dated June 8, 2006, 6.37% effective interest rate, final due date June 25, 2034	\$ 5,259	—	559	4,700
2008 Series A, dated March 25, 2008, 6.13% effective interest rate, final due March 25, 2038	6,266	—	871	5,395
2008 Series B, dated April 10, 2008, 6.21% effective interest rate, final due date March 25, 2038	9,757	—	1,202	8,555
2008 Series C, dated November 18, 2008, 6.57% effective interest rate, final due date June 25, 2038	4,065	—	373	3,692
2012 Series A, dated December 20, 2012, 2.10% effective interest rate, final due date July 1, 2026	36,400	—	8,000	28,400
2012 Series B/C, dated December 20, 2012, 3.09% effective interest rate, final due date July 1, 2039.	215,370	—	3,600	211,770
2013 Series B, dated May 21, 2013, 2.75% effective interest rate, final due date April 25, 2042	18,781	—	1,883	16,898
2013 Series C, dated October 24, 2013, 4.25% effective interest rate, final due date October 25, 2043	22,367	—	2,810	19,557
2013 Series D, dated December 19, 2013, 4.30% effective interest rate, final due date December 25, 2043	20,931	—	2,797	18,134
2014 Series A, dated December 11, 2014, 3.50% effective interest rate, final due date October 25, 2037	32,296	—	3,573	28,723

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Description	Balance at June 30, 2022	Issued	Retired	Balance at March 31, 2023
		(Amounts shown in thousands)		
2015 Series A, dated November 10, 2015, 3.25% effective interest rate, final due date June 25, 2042	\$ 51,276	—	5,612	45,664
2016 Series A, dated June 9, 2016, 3.10% effective interest rate, final due date June 25, 2041	48,571	—	4,513	44,058
2017 Series A, dated June 13, 2017, 3.13% effective interest rate, final due date November 25, 2039	58,212	—	6,125	52,087
2019 Series A, dated November 5, 2019, 2.95% effective interest rate, final due date October 25, 2049	51,158	—	3,968	47,190
2020 Series A, dated February 12, 2020, 2.85% effective interest rate, final due date December 25, 2049	67,937	—	5,312	62,625
2020 Series B, dated April 21, 2020, 2.75% effective interest rate, final due date October 25, 2046	85,389	—	7,690	77,699
2021 Series A, dated August 17, 2021, 2.13% effective interest rate, final due date July 25, 2051	143,911	—	6,377	137,534
2022 Series A, dated February 1, 2022, 2.88% effective interest rate, final due date February 25, 2052	41,048	—	1,177	39,871
	<u>918,994</u>	<u>—</u>	<u>66,442</u>	<u>852,552</u>
Unamortized premium	(396)	—	45	(351)
Total commonwealth mortgage bonds group	<u>\$ 918,598</u>			<u>852,201</u>

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<u>Description</u>	<u>Balance at June 30, 2022</u>	<u>Issued</u>	<u>Retired</u>	<u>Balance at March 31, 2023</u>
		(Amounts shown in thousands)		
Homeownership mortgage bonds group:				
2013 Series A, dated March 27, 2013, 3.25% effective interest rate, final due date August 25, 2042	42,634	—	3,780	38,854
Total homeownership mortgage bonds group	42,634	—	—	38,854
Total	\$ 5,390,099			5,202,005

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Notes and bonds payable at June 30, 2021 and March 31, 2022 and changes for the nine months ended March 31, 2022 were summarized as follows (amounts in thousands):

Description	Balance at June 30, 2021	Issued	Retired	Increase/ (decrease) in unamortized premium/ discount	Balance at March 31, 2022
General operating accounts	\$ 710,300	47,000	47,000	-	710,300
Rental housing bonds group	3,340,043	639,390	263,815	18	3,715,636
Commonwealth mortgage bonds group	964,300	192,783	194,772	99	962,410
Homeownership mortgage bonds group	54,241	-	10,438	-	43,803
Total	<u>\$ 5,068,884</u>	<u>879,173</u>	<u>516,025</u>	<u>117</u>	<u>5,432,149</u>

The principal payment obligations and associated interest related to all note and bond indebtedness (excluding the effect of unamortized discounts and premium) commencing April 1, 2023 and thereafter are as follows:

Year Ending March 31	Outstanding principal	Current interest	Total debt service
2024	\$ 525,504,904	170,528,497	696,033,401
2025	128,770,000	148,400,534	277,170,534
2026	109,465,000	146,010,378	255,475,378
2027	135,580,000	143,396,781	278,976,781
2028	112,850,000	139,937,892	252,787,892
2029-2033	596,455,000	651,895,992	1,248,350,992
2034-2038	687,579,949	555,134,665	1,242,714,614
2039-2043	867,284,511	426,263,757	1,293,548,268
2044-2048	747,246,073	275,218,067	1,022,464,140
2049-2053	875,201,015	148,443,225	1,023,644,240
2054-2058	364,540,000	33,487,626	398,027,626
2059-2063	33,095,000	6,518,186	39,613,186
2064-2068	19,575,000	1,317,753	20,892,753
Total	<u>\$ 5,203,146,452</u>	<u>2,846,553,353</u>	<u>8,049,699,805</u>

**VIRGINIA HOUSING DEVELOPMENT AUTHORITY**  
(A Component Unit of the Commonwealth of Virginia)

Notes to Basic Financial Statements

March 31, 2023 and 2022

(Unaudited)

**(5) Loan Participation Payable to Federal Financing Bank**

On March 23, 2015, the Authority was designated as a “qualified Housing Finance Agency” under the Risk-Sharing Act and entered into a Risk-Sharing Agreement with HUD. In conjunction with the Risk-Sharing Agreement, the Authority elected to participate in a program offered by the Federal Financing Bank (FFB) for the financing of rental housing mortgage loans. The FFB is a government corporation, under the general supervision and direction of the Secretary of the Treasury, created by Congress with statutory authority to purchase any obligation that is fully guaranteed by another federal agency. To the extent that FFB proceeds are utilized to finance certain mortgage loans, such mortgage loans would not be available to be financed under the Rental Housing Bond Group other than on a temporary basis prior to such FFB financing. In February 2016, the Authority executed the necessary agreements to allow the Authority to participate in such FFB financing.

Under the program established by the Risk-Sharing Act (the “Risk-Sharing Program”), the Authority retains underwriting, mortgage loan management and property disposition functions and responsibility for defaulted loans. Following default under a mortgage loan subject to a HUD contract of mortgage insurance under the Risk-Sharing Program, HUD agrees to make an initial claim payment of 100% of the loan’s unpaid principal balance and accrued interest, subject to certain adjustments that passes through the Authority to FFB. After a period during which the Authority may work toward curing the default, foreclosing the mortgage, or reselling the related project, any losses are calculated and apportioned between the Authority and HUD according to a specified risk-sharing percentage determined at the time of its endorsement for insurance. At its election, the Authority may choose a risk percentage ranging from 50% to 90%, which in turn determines its reimbursement obligation to HUD. During the intervening period prior to the final loss settlement, the Authority is obligated to pay interest on the amount of the initial claim payment under a debenture required to be issued to HUD at the time of the initial claim payment.

For each rental housing mortgage loan to be financed by the FFB, the Authority will sell to the FFB a certificate representing a participation interest in the rental housing mortgage loan consisting of all principal payments due thereon and all interest payments due thereon, whereby the rate to FFB will be less than the mortgage loan interest rate. The participation proceeds from the FFB are recorded as a debt obligation payable to the FFB.

Under these agreements, the Authority will retain responsibility for originating, closing and servicing the rental housing mortgage loans underlying the certificates sold to the FFB. As servicer, the Authority will remit the balance of each mortgage payment to U.S. Bank, N.A. (“Custodian”). The Custodian will fund any required account and pay the amounts due to the FFB, deduct their fees, then remit any amount remaining to the Authority as servicing fees.

Under the terms of the agreements in the Risk-Sharing Program, the Authority has sold certificates representing the beneficial interest in the following mortgage loans to FFB:

**VIRGINIA HOUSING DEVELOPMENT AUTHORITY**  
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Notes to Basic Financial Statements

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(Unaudited)

Description	Balance at June 30, 2022	Issued	Retired	Balance at March 31, 2023
Participation Certificates Outstanding:				
Colonnade at Rocktown - Note rate of 4.68%				
Risk-Share percentage (10% HUD / 90% VHDA)				
Pass-through rate of 3.45%				
Maturity date of May 1, 2047	\$ 2,744,589	—	44,434	2,700,155
Wilsondale II - Note rate of 4.47%				
Risk-Share percentage (10% HUD / 90% VHDA)				
Pass-through rate of 3.12%				
Maturity date of July 1, 2047	7,119,941	—	117,487	7,002,454
Baker Woods - Note rate of 3.91%				
Risk-Share percentage (10% HUD / 90% VHDA)				
Pass-through rate of 2.89%				
Maturity date of December 1, 2052	5,231,730	—	67,915	5,163,815
Twin Canal Village - Note rate of 3.82%				
Risk-Share percentage (10% HUD / 90% VHDA)				
Pass-through rate of 3.18%				
Maturity date of April 1, 2043	6,489,274	—	155,176	6,334,098
Treesdale - Note rate of 4.22%				
Risk-Share percentage (10% HUD / 90% VHDA)				
Pass-through rate of 3.30%				
Maturity date of November 1, 2048	3,505,695	—	55,056	3,450,639
Landing at Weyers Cove - Note rate of 4.22%				
Risk-Share percentage (10% HUD / 90% VHDA)				
Pass-through rate of 3.30%				
Maturity date of November 1, 2048	2,305,525	—	36,208	2,269,317
Belle Hall - Note rate of 3.57%				
Risk-Share percentage (10% HUD / 90% VHDA)				
Pass-through rate of 2.72%				
Maturity date of September 1, 2049	4,210,652	—	69,458	4,141,194
Campostella Commons - Note rate of 3.57%				
Risk-Share percentage (10% HUD / 90% VHDA)				
Pass-through rate of 2.72%				
Maturity date of September 1, 2049	3,217,127	—	53,069	3,164,058
Total participation certificates payable	<u>\$ 34,824,533</u>	<u>—</u>	<u>598,803</u>	<u>34,225,730</u>

**VIRGINIA HOUSING DEVELOPMENT AUTHORITY**  
(A Component Unit of the Commonwealth of Virginia)  
Combining Schedule of Net Position  
March 31, 2023  
(Unaudited)

<b>Assets</b>	<b>General Operating Accounts</b>	<b>Rental Housing Bond Group</b>	<b>Commonwealth Mortgage Bond Group</b>	<b>Home- ownership Bond Group</b>	<b>Total</b>
<b>Current assets:</b>					
Cash and cash equivalents	\$ 234,530,492	910,159,367	258,882,897	27,066,409	1,430,639,165
Investments	63,498,733	94,972,629	25,479,004	2,815,334	186,765,700
Interest receivable – investments	2,442,925	5,557,762	2,814,260	156,220	10,971,167
Mortgage loans held for sale	-	-	173,239,921	-	173,239,921
Mortgage and other loans receivable, net	9,199,288	102,657,200	67,983,419	4,152,454	183,992,361
Interest receivable – mortgage and other loans	888,443	17,907,345	4,820,184	274,763	23,890,735
Other real estate owned	5,966,483	427,000	1,444,323	82,998	7,920,804
Other assets	37,506,646	-	8,555	-	37,515,201
Total current assets	<u>354,033,010</u>	<u>1,131,681,303</u>	<u>534,672,563</u>	<u>34,548,178</u>	<u>2,054,935,054</u>
<b>Noncurrent assets:</b>					
Investments	494,410,403	-	326,848,862	213,816	821,473,081
Mortgage and other loans receivable	343,097,357	4,579,071,232	1,568,666,864	103,537,507	6,594,372,960
Less allowance for loan loss	45,532,750	51,096,274	34,707,446	966,480	132,302,950
Mortgage and other loans receivable, net	<u>297,564,607</u>	<u>4,527,974,958</u>	<u>1,533,959,418</u>	<u>102,571,027</u>	<u>6,462,070,010</u>
Capital Assets, net of accumulated depreciation and amortization of \$52,040,831	10,020,034	7,097,334	-	-	17,117,368
Mortgage servicing rights, net	38,721,189	-	-	-	38,721,189
Other Assets	19,055,611	-	-	-	19,055,611
Total noncurrent assets	<u>859,771,844</u>	<u>4,535,072,292</u>	<u>1,860,808,280</u>	<u>102,784,843</u>	<u>7,358,437,259</u>
<b>Total assets</b>	<u><u>1,213,804,854</u></u>	<u><u>5,666,753,595</u></u>	<u><u>2,395,480,843</u></u>	<u><u>137,333,021</u></u>	<u><u>9,413,372,313</u></u>
<b>Deferred outflows of resources</b>					
Other postemployment benefits - change in assumptions	1,911,020	-	-	-	1,911,020
Other postemployment benefits - difference between expected and actual experience	6,868,575	-	-	-	6,868,575
Total Deferred outflows of resources	<u>8,779,595</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>8,779,595</u>

**VIRGINIA HOUSING DEVELOPMENT AUTHORITY**  
(A Component Unit of the Commonwealth of Virginia)  
Combining Schedule of Net Position  
March 31, 2023  
(Unaudited)

	<b>General Operating Accounts</b>	<b>Rental Housing Bond Group</b>	<b>Commonwealth Mortgage Bond Group</b>	<b>Home- ownership Bond Group</b>	<b>Total</b>
<b>Liabilities</b>					
Current liabilities:					
Notes and bonds payable	400,000,000	82,955,000	41,033,862	1,516,043	525,504,905
Accrued interest payable on notes and bonds	1,012,028	40,142,234	4,025,303	105,231	45,284,796
Escrows	48,419,080	-	-	-	48,419,080
Federal grand awards held	127,591,360	-	-	-	127,591,360
Derivative instruments	-	-	1,162,480	-	1,162,480
Accounts payable and other liabilities	20,408,344	-	-	-	20,408,344
Total current liabilities	<u>597,430,812</u>	<u>123,097,234</u>	<u>46,221,645</u>	<u>1,621,274</u>	<u>768,370,965</u>
Noncurrent liabilities:					
Bonds payable, net	-	3,827,994,790	811,167,225	37,338,347	4,676,500,362
Project reserves	113,011,437	-	-	-	113,011,437
Loan participation payable to Federal Financing Bank	34,225,730	-	-	-	34,225,730
Other (assets) liabilities	8,984,462	-	-	-	8,984,462
Total noncurrent liabilities	<u>156,221,629</u>	<u>3,827,994,790</u>	<u>811,167,225</u>	<u>37,338,347</u>	<u>4,832,721,991</u>
<b>Total liabilities</b>	<u>753,652,441</u>	<u>3,951,092,024</u>	<u>857,388,870</u>	<u>38,959,621</u>	<u>5,601,092,956</u>
<b>Deferred inflows of resources</b>					
Deferred fees and points on multifamily loans	465,738	64,031,691	-	-	64,497,429
Other postemployment benefits - change in assumptions	665,047	-	-	-	665,047
Other postemployment benefits - difference between expected and actual experience	124,609	-	-	-	124,609
Other postemployment benefits - difference between projected and actual earning	5,757,970	-	-	-	5,757,970
Total deferred inflows of resources	<u>7,013,364</u>	<u>64,031,691</u>	<u>-</u>	<u>-</u>	<u>71,045,055</u>
<b>Net position:</b>					
Net investment in capital assets	9,158,644	228,833	-	-	9,387,477
Restricted by bond indentures	-	1,651,401,047	1,538,091,973	98,373,400	3,287,866,420
Unrestricted	452,760,000	-	-	-	452,760,000
Total net position	<u>\$ 461,918,644</u>	<u>1,651,629,880</u>	<u>1,538,091,973</u>	<u>98,373,400</u>	<u>3,750,013,897</u>



**VIRGINIA HOUSING DEVELOPMENT AUTHORITY**  
(A Component Unit of the Commonwealth of Virginia)  
Combining Schedule of Revenues, Expenses, and Changes in Net Position  
Nine months ended March 31, 2023  
(Unaudited)

	<b>General Operating Accounts</b>	<b>Rental Housing Bond Group</b>	<b>Commonwealth Mortgage Bond Group</b>	<b>Home- ownership Bond Group</b>	<b>Total</b>
Operating revenues:					
Interest on mortgage and other loans receivable	\$ 12,684,991	151,249,667	59,803,554	3,625,397	227,363,609
Housing Choice Voucher program administrative income	7,193,156	-	-	-	7,193,156
Gains and recoveries on sale of other real estate owned	296,118	-	161,232	2,187	459,537
Gains on sale of single family mortgage loans	-	-	2,581,029	-	2,581,029
Mortgage servicing fees net of guaranty fees	31,437,866	-	-	-	31,437,866
Other	9,267,900	4,229,245	21,299	-	13,518,444
Total operating revenues	<u>60,880,031</u>	<u>155,478,912</u>	<u>62,567,114</u>	<u>3,627,584</u>	<u>282,553,641</u>
Operating expenses:					
Interest on notes and bonds payable	12,410,337	89,675,592	19,640,407	982,143	122,708,479
Salaries and related employee benefits	57,950,728	-	-	-	57,950,728
General operating expenses	29,414,419	-	1,016	-	29,415,435
Note and bond expenses	1,273,617	-	-	-	1,273,617
Bond issuance expenses	75,301	1,972,840	-	-	2,048,141
Grant expenses	53,279,224	-	-	-	53,279,224
Housing Choice Voucher program expenses	6,234,532	-	-	-	6,234,532
Mortgage servicing rights amortization and other servicing costs	19,317,832	-	1,187,919	-	20,505,751
Losses on other real estate owned	1,159,741	-	498,644	12,941	1,671,326
Provision for loan losses	(1,597,097)	(4,798,576)	(3,902,827)	(136,373)	(10,434,873)
Total operating expenses	<u>179,518,634</u>	<u>86,849,856</u>	<u>17,425,159</u>	<u>858,711</u>	<u>284,652,360</u>
Operating income (expense)	<u>(118,638,603)</u>	<u>68,629,056</u>	<u>45,141,955</u>	<u>2,768,873</u>	<u>(2,098,719)</u>
Nonoperating revenues (expenses):					
Pass-through grant awards	162,548,331	-	-	-	162,548,331
Pass-through grants expenses	(162,548,331)	-	-	-	(162,548,331)
Investment income/(loss)	18,369,110	25,270,616	17,549,812	(258,757)	60,930,781
Realized loss on investments	(4,891)	-	(41,933,169)	-	(41,938,060)
Unrealized gain/(loss) on investments	12,023,492	41,704	(25,863,130)	1,236	(13,796,698)
Other, net	14,586	-	-	-	14,586
Total nonoperating revenues/(expenses), net	<u>30,402,297</u>	<u>25,312,320</u>	<u>(50,246,487)</u>	<u>(257,521)</u>	<u>5,210,609</u>
Income/(loss) before transfers	(88,236,306)	93,941,376	(5,104,532)	2,511,352	3,111,890
Transfers between funds	120,994,470	(127,218,593)	6,179,759	44,364	-
Change in net position	<u>32,758,164</u>	<u>(33,277,217)</u>	<u>1,075,227</u>	<u>2,555,716</u>	<u>3,111,890</u>
Total net position, beginning of year	429,160,480	1,684,907,097	1,537,016,746	95,817,684	3,746,902,007
Total net position, end of nine months	<u>\$ 461,918,644</u>	<u>1,651,629,880</u>	<u>1,538,091,973</u>	<u>98,373,400</u>	<u>3,750,013,897</u>

**VIRGINIA HOUSING DEVELOPMENT AUTHORITY**  
(A Component Unit of the Commonwealth of Virginia)  
Combining Schedule of Fiduciary Net Position  
Fiduciary Funds - Custodial Funds  
March 31, 2023  
(Unaudited)

	<b>Escrow Funds (GNMA, FNMA, FHLMC, Habitat)</b>	<b>Commonwealth Priority Housing Fund</b>	<b>Virginia Housing Trust Fund</b>	<b>National Housing Trust Fund</b>	<b>Total Custodial Funds</b>
<b>ASSETS</b>					
Current assets:					
Cash and cash equivalents	\$ 81,893,218	3,577,415	1,012,291	1,659,405	88,142,329
Interest receivable - investments	-	19,775	3,936	9,524	33,235
Interest receivable - mortgage and other loans	-	1,045	64,328	8,624	73,997
Other assets	-	64,794	-	-	64,794
Total current assets	<u>81,893,218</u>	<u>3,663,029</u>	<u>1,080,555</u>	<u>1,677,553</u>	<u>88,314,355</u>
Noncurrent assets:					
Mortgage and other loans receivable	-	2,702,870	29,607,588	9,800,847	42,111,305
Total noncurrent assets	<u>-</u>	<u>2,702,870</u>	<u>29,607,588</u>	<u>9,800,847</u>	<u>42,111,305</u>
Total assets	<u>81,893,218</u>	<u>6,365,899</u>	<u>30,688,143</u>	<u>11,478,400</u>	<u>130,425,660</u>
<b>LIABILITIES</b>					
Other liabilities	-	905,248	944,066	1,626,166	3,475,480
Total liabilities	<u>-</u>	<u>905,248</u>	<u>944,066</u>	<u>1,626,166</u>	<u>3,475,480</u>
<b>NET POSITION</b>					
Restricted for:					
Other postemployment benefit plan other than pension					
Funds held in escrow	81,893,218	-	-	-	81,893,218
Other governmental agency	-	5,460,651	29,744,077	9,852,234	45,056,962
Total Net Position	<u>\$ 81,893,218</u>	<u>5,460,651</u>	<u>29,744,077</u>	<u>9,852,234</u>	<u>126,950,180</u>

**VIRGINIA HOUSING DEVELOPMENT AUTHORITY**  
(A Component Unit of the Commonwealth of Virginia)  
Combining Schedule of Changes in Fiduciary Net Position  
Fiduciary Funds - Custodial Funds  
Nine months ended March 31, 2023  
(Unaudited)

	<b>Escrow Funds (GNMA, FNMA, FHLMC, Habitat)</b>	<b>Commonwealth Priority Housing Fund</b>	<b>Virgina Housing Trust Fund</b>	<b>National Housing Trust Fund</b>	<b>Total Custodial Funds</b>
<b>ADDITIONS</b>					
Contribution:					
Borrower payments	\$ 1,235,529,834	-	-	-	1,235,529,834
Employers	-	24,882	76,208	30,687	131,777
Other governmental agency minus Employers	-	-	5,357,052	800,000	6,157,052
Total Contributions	<u>1,235,529,834</u>	<u>24,882</u>	<u>5,433,260</u>	<u>830,687</u>	<u>1,241,818,663</u>
Investment earnings:					
Interest, dividends, and other	-	99,904	40,540	41,021	181,465
Total investment earnings	<u>-</u>	<u>99,904</u>	<u>40,540</u>	<u>41,021</u>	<u>181,465</u>
Total additions	<u>1,235,529,834</u>	<u>124,786</u>	<u>5,473,800</u>	<u>871,708</u>	<u>1,242,000,128</u>
<b>DEDUCTIONS</b>					
Other governmental agency	-	-	42,598	-	42,598
Disbursement of escrow funds	1,247,372,779	-	-	-	1,247,372,779
Total deductions	<u>1,247,372,779</u>	<u>-</u>	<u>42,598</u>	<u>-</u>	<u>1,247,415,377</u>
Net increase in fiduciary net position	(11,842,945)	124,786	5,431,202	871,708	(5,415,249)
Net position - beginning of year	93,736,163	5,335,865	24,312,875	8,980,526	132,365,429
Net position - end of nine months	<u>\$ 81,893,218</u>	<u>5,460,651</u>	<u>29,744,077</u>	<u>9,852,234</u>	<u>126,950,180</u>

**VIRGINIA HOUSING DEVELOPMENT AUTHORITY**  
(A Component Unit of the Commonwealth of Virginia)  
Combining Schedule of Net Position  
March 31, 2022  
(Unaudited)

<b>Assets</b>	<b>General Operating Accounts</b>	<b>Rental Housing Bond Group</b>	<b>Commonwealth Mortgage Bond Group</b>	<b>Home- ownership Bond Group</b>	<b>Total</b>
<b>Current assets:</b>					
Cash and cash equivalents	\$ 430,394,070	1,251,352,558	386,180,234	17,581,284	2,085,508,146
Interest receivable – investments	2,190,069	207,461	951,758	2,886	3,352,174
Derivative instruments	-	-	8,684,510	-	8,684,510
Mortgage loans held for sale	-	-	305,935,893	-	305,935,893
Mortgage and other loans receivable, net	7,534,247	106,133,196	78,759,511	4,297,131	196,724,085
Interest receivable – mortgage and other loans	644,319	17,679,427	4,837,823	313,094	23,474,663
Other real estate owned	1,271,534	427,000	509,919	143,000	2,351,453
Other assets	24,022,980	-	7,591	-	24,030,571
Total current assets	<u>466,057,219</u>	<u>1,375,799,642</u>	<u>785,867,239</u>	<u>22,337,395</u>	<u>2,650,061,495</u>
<b>Noncurrent assets:</b>					
Investments	827,575,695	-	231,168,671	1,125,000	1,059,869,366
Mortgage and other loans receivable	259,745,404	4,208,002,279	1,551,644,222	116,340,900	6,135,732,805
Less allowance for loan loss	49,371,208	62,897,611	42,356,591	1,226,032	155,851,442
Mortgage and other loans receivable, net	<u>210,374,196</u>	<u>4,145,104,668</u>	<u>1,509,287,631</u>	<u>115,114,868</u>	<u>5,979,881,363</u>
Capital Assets, net of accumulated depreciation and amortization of \$51,353,518	12,799,259	7,793,769	-	-	20,593,028
Mortgage servicing rights, net	45,875,830	-	-	-	45,875,830
Other Assets	14,889,331	-	-	-	14,889,331
Total noncurrent assets	<u>1,111,514,311</u>	<u>4,152,898,437</u>	<u>1,740,456,302</u>	<u>116,239,868</u>	<u>7,121,108,918</u>
<b>Total assets</b>	<u><u>1,577,571,530</u></u>	<u><u>5,528,698,079</u></u>	<u><u>2,526,323,541</u></u>	<u><u>138,577,263</u></u>	<u><u>9,771,170,413</u></u>
<b>Deferred outflows of resources</b>					
Other postemployment benefits - change in assumptions	2,071,266	-	-	-	2,071,266
Other postemployment benefits - difference between expected and actual experience	6,631,614	-	-	-	6,631,614
Total Deferred outflows of resources	<u>8,702,880</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>8,702,880</u>

**VIRGINIA HOUSING DEVELOPMENT AUTHORITY**  
(A Component Unit of the Commonwealth of Virginia)  
Combining Schedule of Net Position  
March 31, 2022  
(Unaudited)

<b>Liabilities</b>	<b>General Operating Accounts</b>	<b>Rental Housing Bond Group</b>	<b>Commonwealth Mortgage Bond Group</b>	<b>Home- ownership Bond Group</b>	<b>Total</b>
<b>Current liabilities:</b>					
Notes and bonds payable	710,300,000	50,215,000	41,509,662	1,526,754	803,551,416
Accrued interest payable on notes and bonds	108,253	36,385,400	4,540,903	118,634	41,153,190
Escrows	44,818,253	-	-	-	44,818,253
Federal grant awards held	262,280,796	-	-	-	262,280,796
Accounts payable and other liabilities	25,171,838	-	198	-	25,172,036
Total current liabilities	<u>1,042,679,140</u>	<u>86,600,400</u>	<u>46,050,763</u>	<u>1,645,388</u>	<u>1,176,975,691</u>
<b>Noncurrent liabilities:</b>					
Bonds payable, net	-	3,665,420,885	920,899,752	42,276,459	4,628,597,096
Project reserves	107,712,785	-	-	-	107,712,785
Loan participation payable to Federal Financing Bank	35,020,149	-	-	-	35,020,149
Other (assets) liabilities	7,570,080	-	-	-	7,570,080
Total noncurrent liabilities	<u>150,303,014</u>	<u>3,665,420,885</u>	<u>920,899,752</u>	<u>42,276,459</u>	<u>4,778,900,110</u>
<b>Total liabilities</b>	<u>1,192,982,154</u>	<u>3,752,021,285</u>	<u>966,950,515</u>	<u>43,921,847</u>	<u>5,955,875,801</u>
<b>Deferred inflows of resources</b>					
Deferred fees and points on multifamily loans	326,176	62,565,580	-	-	62,891,756
Other postemployment benefits - change in assumptions	743,223	-	-	-	743,223
Other postemployment benefits - difference between expected and actual experience	145,377	-	-	-	145,377
Other postemployment benefits - difference between projected and actual earning	3,165,139	-	-	-	3,165,139
<b>Total deferred inflows of resources</b>	<u>4,379,915</u>	<u>62,565,580</u>	<u>-</u>	<u>-</u>	<u>66,945,495</u>
<b>Net position:</b>					
Net investment in capital assets	12,748,786	(2,344,173)	-	-	10,404,613
Restricted by bond indentures	-	1,716,455,387	1,559,373,026	94,655,416	3,370,483,829
Unrestricted	376,163,555	-	-	-	376,163,555
<b>Total net position</b>	<u>\$ 388,912,341</u>	<u>1,714,111,214</u>	<u>1,559,373,026</u>	<u>94,655,416</u>	<u>3,757,051,997</u>

**VIRGINIA HOUSING DEVELOPMENT AUTHORITY**  
(A Component Unit of the Commonwealth of Virginia)  
Combining Schedule of Revenues, Expenses, and Changes in Net Position  
Nine months ended March 31, 2022  
(Unaudited)

	<b>General Operating Accounts</b>	<b>Rental Housing Bond Group</b>	<b>Commonwealth Mortgage Bond Group</b>	<b>Home- ownership Bond Group</b>	<b>Total</b>
Operating revenues:					
Interest on mortgage and other loans receivable	\$ 7,476,040	150,385,943	54,974,013	4,268,422	217,104,418
Housing Choice Voucher program administrative income	6,016,943	-	-	-	6,016,943
Gains and recoveries on sale of other real estate owned	108,498	-	11,068	1,449	121,015
Gains on sale of single family mortgage loans	-	-	32,679,308	-	32,679,308
Mortgage servicing fees net of guaranty fees	28,146,154	-	-	-	28,146,154
Other	17,965,091	6,641,962	112	-	24,607,165
Total operating revenues	<u>59,712,726</u>	<u>157,027,905</u>	<u>87,664,501</u>	<u>4,269,871</u>	<u>308,675,003</u>
Operating expenses:					
Interest on notes and bonds payable	1,223,116	82,297,733	22,254,062	1,177,199	106,952,110
Salaries and related employee benefits	55,232,580	-	-	-	55,232,580
General operating expenses	31,795,864	-	2,273	-	31,798,137
Note and bond expenses	1,271,936	-	-	-	1,271,936
Bond issuance expenses	315,081	4,295,930	1,014,305	-	5,625,316
Grant expenses	26,149,234	-	-	-	26,149,234
Housing Choice Voucher program expenses	6,203,364	-	-	-	6,203,364
Mortgage servicing rights amortization and other servicing costs	18,720,985	-	4,381,680	-	23,102,665
Losses on other real estate owned	511,569	-	189,243	44,596	745,408
Provision for loan losses	(3,942,342)	(1,298,622)	(7,725,970)	(297,758)	(13,264,692)
Total operating expenses	<u>137,481,387</u>	<u>85,295,041</u>	<u>20,115,593</u>	<u>924,037</u>	<u>243,816,058</u>
Operating income (expense)	<u>(77,768,661)</u>	<u>71,732,864</u>	<u>67,548,908</u>	<u>3,345,834</u>	<u>64,858,945</u>
Nonoperating revenues (expenses):					
Pass-through grant awards	200,862,905	-	-	-	200,862,905
Pass-through grants expenses	(200,862,905)	-	-	-	(200,862,905)
Investment income	19,089,859	559,820	6,727,028	(368,343)	26,008,364
Realized (loss)/gain on investments	(26,254)	-	9,521	-	(16,733)
Unrealized loss on investments	(44,821,343)	-	(7,422,424)	-	(52,243,767)
Other, net	12,989	-	-	-	12,989
Total nonoperating revenues, net	<u>(25,744,749)</u>	<u>559,820</u>	<u>(685,875)</u>	<u>(368,343)</u>	<u>(26,239,147)</u>
Income (loss) before transfers	<u>(103,513,410)</u>	<u>72,292,684</u>	<u>66,863,033</u>	<u>2,977,491</u>	<u>38,619,798</u>
Transfers between funds	114,318,581	(69,537,309)	(44,915,730)	134,458	-
Change in net position	<u>10,805,171</u>	<u>2,755,375</u>	<u>21,947,303</u>	<u>3,111,949</u>	<u>38,619,798</u>
Total net position, beginning of year	378,107,170	1,711,355,839	1,537,425,723	91,543,467	3,718,432,199
Total net position, end of nine months	<u>\$ 388,912,341</u>	<u>1,714,111,214</u>	<u>1,559,373,026</u>	<u>94,655,416</u>	<u>3,757,051,997</u>

**VIRGINIA HOUSING DEVELOPMENT AUTHORITY**  
(A Component Unit of the Commonwealth of Virginia)  
Combining Schedule of Fiduciary Net Position  
Fiduciary Funds - Custodial Funds  
March 31, 2022  
(Unaudited)

	<b>Escrow Funds (GNMA, FNMA, FHLMC, Habitat)</b>	<b>Commonwealth Priority Housing Fund</b>	<b>Virginia Housing Trust Fund</b>	<b>National Housing Trust Fund</b>	<b>Total Custodial Funds</b>
<b>ASSETS</b>					
Current assets:					
Cash and cash equivalents	\$ 105,713,361	3,350,268	1,782,924	816,068	111,662,621
Interest receivable - investments	-	626	293	155	1,074
Interest receivable - mortgage and other loans	-	1,046	53,210	7,480	61,736
Other assets	-	66,408	-	-	66,408
Total current assets	<u>105,713,361</u>	<u>3,418,348</u>	<u>1,836,427</u>	<u>823,703</u>	<u>111,791,839</u>
Noncurrent assets:					
Mortgage and other loans receivable	-	2,702,870	23,279,636	8,200,847	34,183,353
Total noncurrent assets	<u>-</u>	<u>2,702,870</u>	<u>23,279,636</u>	<u>8,200,847</u>	<u>34,183,353</u>
Total assets	<u>105,713,361</u>	<u>6,121,218</u>	<u>25,116,063</u>	<u>9,024,550</u>	<u>145,975,192</u>
<b>LIABILITIES</b>					
Other liabilities	-	658,469	1,742,712	814,438	3,215,619
Total liabilities	<u>-</u>	<u>658,469</u>	<u>1,742,712</u>	<u>814,438</u>	<u>3,215,619</u>
<b>NET POSITION</b>					
Restricted for:					
Funds held in escrow	105,713,361	-	-	-	105,713,361
Other governmental agency	-	5,462,749	23,373,351	8,210,112	37,046,212
Total Net Position	<u>\$ 105,713,361</u>	<u>5,462,749</u>	<u>23,373,351</u>	<u>8,210,112</u>	<u>142,759,573</u>

**VIRGINIA HOUSING DEVELOPMENT AUTHORITY**  
(A Component Unit of the Commonwealth of Virginia)  
Combining Schedule of Changes in Fiduciary Net Position  
Fiduciary Funds - Custodial Funds  
Nine months ended March 31, 2022  
(Unaudited)

	<b>Escrow Funds (GNMA, FNMA, FHLMC, Habitat)</b>	<b>Commonwealth Priority Housing Fund</b>	<b>Virgina Housing Trust Fund</b>	<b>National Housing Trust Fund</b>	<b>Total Custodial Funds</b>
<b>ADDITIONS</b>					
Contribution:					
Borrower payments	\$ 2,135,634,122	-	-	-	2,135,634,122
Employers	-	22,091	86,619	32,859	141,569
Other governmental agency	-	-	4,628,525	3,000,000	7,628,525
Total Contributions	<u>2,135,634,122</u>	<u>22,091</u>	<u>4,715,144</u>	<u>3,032,859</u>	<u>2,143,404,216</u>
Investment earnings:					
Interest, dividends, and other	-	11,310	905	503	12,718
Total investment earnings	<u>-</u>	<u>11,310</u>	<u>905</u>	<u>503</u>	<u>12,718</u>
Total additions	<u>2,135,634,122</u>	<u>33,401</u>	<u>4,716,049</u>	<u>3,033,362</u>	<u>2,143,416,934</u>
<b>DEDUCTIONS</b>					
Other governmental agency	-	-	42,174	-	42,174
Disbursement of escrow funds	2,170,534,304	-	-	-	2,170,534,304
Total deductions	<u>2,170,534,304</u>	<u>-</u>	<u>42,174</u>	<u>-</u>	<u>2,170,576,478</u>
Net increase in fiduciary net position	(34,900,182)	33,401	4,673,875	3,033,362	(27,159,544)
Net position - beginning of year	140,613,543	5,429,348	18,699,476	5,176,750	169,919,117
Net position - end of nine months	<u>\$ 105,713,361</u>	<u>5,462,749</u>	<u>23,373,351</u>	<u>8,210,112</u>	<u>142,759,573</u>