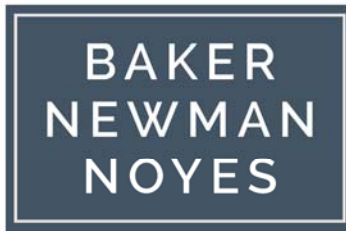


# MAINE STATE LEGISLATURE

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# Maine State Housing Authority

Basic Financial Statements,  
Management's Discussion and Analysis  
and Required Supplementary Information

Year Ended December 31, 2018

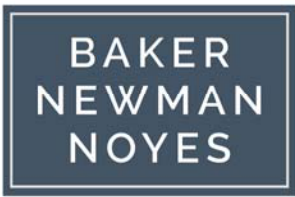
**MAINE STATE HOUSING AUTHORITY**

FINANCIAL STATEMENTS

For the Year Ended December 31, 2018

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## INDEPENDENT AUDITORS' REPORT

Board of Commissioners  
Maine State Housing Authority

### **Report on the Financial Statements**

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund and the aggregate remaining fund information of Maine State Housing Authority (MaineHousing), a component unit of the State of Maine, as of and for the year ended December 31, 2018, and the related notes to the financial statements, which collectively comprise MaineHousing's basic financial statements as listed in the table of contents.

### ***Management's Responsibility for the Financial Statements***

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

### ***Auditors' Responsibility***

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

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

***Opinions***

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund and the aggregate remaining fund information of MaineHousing, as of December 31, 2018, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

***Other Matter – Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the Management’s Discussion and Analysis, Schedule of MaineHousing’s Proportionate Share of the Net Pension Liability and Schedule of MaineHousing’s Pension Contributions as listed in the table of contents be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management’s responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

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

In accordance with *Government Auditing Standards*, we have also issued our report dated March 25, 2019 on our consideration of MaineHousing’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 the effectiveness of MaineHousing’s internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering MaineHousing’s internal control over financial reporting and compliance.

*Baker Newman & Noyes LLC*  
Portland, Maine  
March 25, 2019

**Maine State Housing Authority  
Management's Discussion and Analysis  
December 31, 2018**

Management's discussion and analysis provides an overview of the Maine State Housing Authority's (MaineHousing) financial activities for the year ended December 31, 2018. It should be read in conjunction with the audited financial statements and accompanying notes.

**FINANCIAL HIGHLIGHTS**

- MaineHousing's net position increased by \$12.9 million to \$343 million as a result of program operations and financing activities. The net position of the proprietary funds, which present MaineHousing's business-type activities, increased \$7.4 million while the net position of governmental activities increased \$5.5 million.
- Mortgage receivables increased by \$93 million or 7.2% to \$1.39 billion primarily due to higher single-family mortgage loan purchases and a reduction in mortgage loan prepayments. Single-family mortgage loan purchases amounted to an all-time high volume of \$160 million for the year and increased by \$21.2 million or 15.3% compared to 2017. Prepayments decreased by \$27.4 million or 29.3%.
- Single-family mortgage loan delinquency rates and foreclosures decreased in 2018 for the third consecutive year. The rate for loans 60 days or more delinquent decreased from 3.72% to 3.07%. This rate was 8.18% at the start of 2016 and has decreased by 62.5% over the past three years. The volume of foreclosed loans decreased by \$3.6 million or 42.9%; from \$8.4 million to \$4.8 million.
- Total revenues from federal programs increased by \$10.1 million or 7% to \$153.4 million due principally to higher income from the U.S. Department of Health and Human Services for the Low Income Home Energy Assistance Program (LIHEAP). Total revenues for the LIHEAP program increased by \$9 million or 26.5% to \$42.8 million.

**OVERVIEW OF MAINEHOUSING**

MaineHousing was created in 1969 by an Act of the Maine State Legislature and is a public corporation and government instrumentality of the State of Maine. MaineHousing was established to assist in the financing, development, and rehabilitation of housing in Maine for persons and families of low and moderate income. In this capacity, MaineHousing is authorized to issue bonds for the purchase or origination of notes and mortgages on single-family and multi-family residential properties.

MaineHousing also acts as an agent for the State of Maine in administering various federal housing and energy related programs. These programs are funded through grants and program agreements with the federal government's departments of Housing and Urban Development, Energy, and Health and Human Services, as well as capital and operating subsidies from MaineHousing's own funds.

MaineHousing is a component unit of the State of Maine and receives certain appropriations from the Maine State Legislature, all of which are used in connection with specified housing and energy related programs.

**OVERVIEW OF THE FINANCIAL STATEMENTS**

MaineHousing's financial statements consist of three parts – this management's discussion and analysis, the basic financial statements, and required supplementary information. The basic financial statements include agency-wide financial statements, fund financial statements, and notes to the financial statements.

- Agency-wide financial statements provide information about MaineHousing's overall financial position and operations. These statements, which are presented using the accrual basis of accounting, consist of the Statement of Net Position and the Statement of Activities.
- Fund financial statements of MaineHousing include its major proprietary funds, which operate similarly to private-sector businesses, and governmental funds, which consist of activities that are funded from federal grants and state appropriations.

**Maine State Housing Authority  
Management's Discussion and Analysis  
December 31, 2018**

- The basic financial statements include notes to financial statements that provide additional information and explain some of the information in the agency-wide and fund financial statements.
- The required supplementary information presents historical pension information.

The remainder of this overview section of the management's discussion and analysis explains the structure and contents of each of these statements.

**Agency-wide Statements**

Agency-wide statements report information about MaineHousing as a whole using accounting methods similar to those used by private sector companies. The Statement of Net Position presents MaineHousing's assets, deferred outflows of resources, liabilities, deferred inflows of resources, and net position. The Statement of Activities presents current year revenues and expenses.

The two agency-wide statements report MaineHousing's net position and results of operations. Net position is one measure of MaineHousing's financial health and position. Agency-wide financial statements are divided into two categories:

- *Business-type activities* – MaineHousing's business-type activities consist of providing mortgage financing on single-family and multi-family residential properties. These activities are funded primarily through the issuance of bonds.
- *Governmental activities* – MaineHousing administers various state and federal housing and energy related programs. These activities are financed by grant and program agreements with the federal government and appropriations from the Maine State Legislature.

**Fund Financial Statements**

The fund financial statements provide more detailed information about MaineHousing's most significant funds and not MaineHousing as a whole. A fund is a grouping of related accounts used to maintain control over resources that have been segregated for specific activities or objectives. MaineHousing has two kinds of funds:

- *Proprietary funds* – MaineHousing's business-type activities are in its proprietary funds and they are accounted for in a manner similar to businesses operating in the private sector. Funding is primarily through the issuance of bonds, the proceeds of which are mainly used to make various types of loans to finance low and moderate-income housing. The net positions of these funds represent accumulated earnings since their inception and interest rate subsidy amounts contributed from governmental funds. Amounts in the funds are generally restricted for program purposes.
- *Governmental funds* – MaineHousing has four major and several other governmental funds. MaineHousing is the administrator of these funds, the revenues of which are appropriated to MaineHousing for making housing and energy related grants and loans. These fund statements focus on how cash and other financial assets flowing into the funds have been used. A substantial portion of the fund balances for these funds consist of investments reserved for grants or making mortgage loans.

**Maine State Housing Authority  
Management's Discussion and Analysis  
December 31, 2018**

**AN OVERVIEW OF MAINEHOUSING'S FINANCIAL POSITION AND OPERATIONS**

MaineHousing's financial position and operations are summarized on the following pages for the years ended December 31, 2018 and 2017 based on the information included in the financial statements.

Statement of Net Position  
(in millions of dollars)

	Business-type Activities		Governmental Activities		Total		Total Percentage Change
	2018	2017	2018	2017	2018	2017	
Cash and investments	\$367.6	\$402.2	\$33.1	\$35.1	\$400.7	\$437.3	(8.4%)
Mortgage and other notes receivable	1,358.2	1,266.3	30.2	29.1	1,388.4	1,295.4	7.2%
Other assets	13.7	11.6	9.9	7.4	23.6	19.0	24.2%
<b>Total Assets</b>	<b>1,739.5</b>	<b>1,680.1</b>	<b>73.2</b>	<b>71.6</b>	<b>1,812.7</b>	<b>1,751.7</b>	<b>3.5%</b>
<b>Total Deferred Outflows of Resources</b>	<b>9.4</b>	<b>13.2</b>	<b>0.2</b>	<b>0.2</b>	<b>9.6</b>	<b>13.4</b>	<b>(28.4%)</b>
Bonds and notes payable	1,425.5	1,371.7	29.4	32.6	1,454.9	1,404.3	3.6%
Other Liabilities	15.2	20.0	8.1	8.3	23.3	28.3	(17.7%)
<b>Total Liabilities</b>	<b>1,440.7</b>	<b>1,391.7</b>	<b>37.5</b>	<b>40.9</b>	<b>1,478.2</b>	<b>1,432.6</b>	<b>3.2%</b>
<b>Total Deferred Inflows of Resources</b>	<b>0.8</b>	<b>1.6</b>	<b>0.3</b>	<b>0.8</b>	<b>1.1</b>	<b>2.4</b>	<b>(54.2%)</b>
Investment in capital assets	3.2	0.6	0.0	0.0	3.2	0.6	433.3%
Restricted	272.5	265.9	35.6	30.1	308.1	296.0	4.1%
Unrestricted	31.7	33.5	0.0	0.0	31.7	33.5	(5.4%)
<b>Total Net Position</b>	<b>\$307.4</b>	<b>\$300.0</b>	<b>\$35.6</b>	<b>\$30.1</b>	<b>\$343.0</b>	<b>\$330.1</b>	<b>3.9%</b>

Total assets at December 31, 2018 were \$1.81 billion, an increase of \$61 million or 3.5% from December 31, 2017. The change in assets consisted primarily of a \$93 million net increase to mortgage notes receivables. Other assets increased by \$4.6 million or 24.2% mainly due to the acquisition and development of property for an office building for MaineHousing and several multi-family residential properties being held for sale.

Total deferred outflows of resources, which consist of the accumulated decrease in the fair value of interest rate swaps and deferred amounts associated with debt refundings and pension expenses, decreased \$3.8 million or 28.4%. The decrease is attributed to improvements in fair values for interest rate swap contracts and reductions in deferred debt refunding and pension amounts.

Total liabilities at December 31, 2018 were \$1.48 billion, an increase of \$45.6 million or 3.2% from December 31, 2017. The increase in liabilities is due principally to higher outstanding bonds and notes payable, which increased by \$50.6 million to \$1.45 billion at December 31, 2018. Other liabilities decreased \$5 million or 17.7% due to the increase in the fair value of interest rate swaps contracts, which reduced the related liability, a reduction in pension liability and payables for undisbursed loan proceeds.

Total deferred inflows of resources, which represent deferred amounts associated with grant income and pension credits decreased \$1.3 million or 54.2% due to a reduction in outstanding pension credits.



**Maine State Housing Authority  
Management's Discussion and Analysis  
December 31, 2018**

***Cash and Investments***

Total cash and investments decreased by \$36.6 million or 8.4%. Certain investments were used to retire outstanding debt during the year and there was also a reduction in the amount of undisbursed bonds proceeds that were invested at December 31, 2018. MaineHousing's investment portfolio is comprised of securities of the U.S. Government, certain Federal agencies, the State of Maine, certificates of deposit, or repurchase agreements and money market funds that are secured by such securities. Investments are carried at fair value and unrealized gains and losses due to fluctuations in market values are recognized in revenues. In 2018, the fair value of investments decreased and MaineHousing recognized \$2.7 million of unrealized losses compared with \$0.3 million of unrealized gains in 2017.

***Mortgage and Other Notes Receivable***

Total net mortgages and other notes receivable increased \$93 million or 7.2% in 2018. MaineHousing's mortgage purchases and originations in its bond programs of \$197.1 million in 2018 were lower by \$17.6 million or 8.2% compared with 2017. Single-family loan purchases increased by \$21.2 million and multi-family loan origination decreased by \$38.8 million in 2018.

The receipt of \$34.1 million in scheduled mortgage loan repayments decreased from the previous year's level of \$41.7 million. The decrease in scheduled payments is due to fewer receipts from multifamily loans with short terms. Mortgage loan prepayments significantly decreased in 2018 by \$27.4 million or 29.3% to a total of \$66.1 million.

Foreclosures totaled \$4.8 million in 2018, which is a decrease of \$3.6 million or 42.9% from 2017. Improvement with the economy and lower unemployment rates have contributed to the reduction in foreclosures. The development and implementation of programmatic and outreach initiatives with borrowers in recent years has also helped to lower foreclosures. MaineHousing's allowance for loan losses at December 31, 2018 amounted to \$8.9 million, which is nearly unchanged from 2017.

***Bonds and Notes Payable***

Bonds and notes payable increased \$50.6 million or 3.6% in 2018. MaineHousing issues bonds or notes as capital is needed for program purposes and as opportunities for economic refunding occur. For additional details, see the Debt Activity section of the Management's Discussion and Analysis.

**Maine State Housing Authority  
Management's Discussion and Analysis  
December 31, 2018**

***Net Position***

MaineHousing's net position increased by \$12.9 million or 3.9% to \$343 million at December 31, 2018. The net position of the proprietary funds, which present MaineHousing's business-type activities, increased \$7.4 million to \$307.4 million and the net position for governmental activities increased by \$5.5 million to \$35.6 million.

MaineHousing's business activities are in the proprietary funds and are dissimilar to the activities in the governmental funds. The results of operations for both MaineHousing's proprietary and governmental funds are presented on the following table for the years ended December 31, 2018 and 2017:

Agency-wide Changes in Net Position  
*(in millions of dollars)*

	<b>2018</b>	<b>2017</b>	<b>Increase/(Decrease)</b>	
			<b>Amount</b>	<b>Percentage</b>
<b>Revenues:</b>				
Interest from mortgages and notes	\$59.8	\$57.6	\$2.2	3.8%
Income from investments	7.8	5.1	2.7	52.9%
Net increase (decrease) in fair value of investments	(2.7)	0.3	(3.0)	n/a
Grants and subsidies	167.2	162.1	5.1	3.1%
Other	9.3	9.3	0.0	0.0%
Total revenues	<u>241.4</u>	<u>234.4</u>	<u>7.0</u>	3.0%
<b>Expenses:</b>				
Operating and other program expenses	24.3	26.1	(1.8)	(6.9%)
Provision for losses on loans and foreclosed real estate	0.3	(0.9)	1.2	n/a
Interest expense	42.7	40.1	2.6	6.5%
Grants and subsidies	161.2	149.9	11.3	7.5%
Total expenses	<u>228.5</u>	<u>215.2</u>	<u>13.3</u>	6.2%
Increase in net position	12.9	19.2	(6.3)	(32.8%)
Net position at beginning of year	<u>330.1</u>	<u>310.9</u>	<u>19.2</u>	6.2%
Net position at end of year	<u>\$343.0</u>	<u>\$330.1</u>	<u>\$12.9</u>	3.9%

Changes in business-type and governmental activities are explained in the following Results of Operations sections.

**Maine State Housing Authority  
Management's Discussion and Analysis  
December 31, 2018**

**RESULTS OF OPERATIONS**

*Proprietary Funds Results*

The net position of MaineHousing's proprietary funds amounted to \$307.4 million at December 31, 2018 and increased by \$7.4 million. The following table summarizes the Statement of Revenues, Expenses and Changes in Net Position of MaineHousing's proprietary funds for the years ended December 31, 2018 and December 31, 2017:

Proprietary Funds  
Statement of Revenues, Expenses and Changes in Net Position  
(in millions of dollars)

	<b>2018</b>	<b>2017</b>	<b>Increase/(Decrease)</b>	
			<b>Amount</b>	<b>Percentage</b>
<b>Operating revenues:</b>				
Interest from mortgages and notes	\$59.7	\$57.5	\$2.2	3.8%
Income from investments	7.3	4.9	2.4	49.0%
Net increase (decrease) in fair value of investments	(2.7)	0.3	(3.0)	n/a
Fee income	1.2	2.1	(0.9)	(42.9%)
Other revenue	0.3	0.3	0.0	0.0%
<b>Total revenues</b>	<b>65.8</b>	<b>65.1</b>	<b>0.7</b>	<b>1.1%</b>
<b>Operating expenses:</b>				
Operating expenses	9.6	10.2	(0.6)	(5.9%)
Other program administrative expenses	6.2	6.6	(0.4)	(6.1%)
Mortgage servicing fees	1.6	1.5	0.1	6.7%
Provision for losses on loans	0.1	(0.9)	1.0	n/a
Losses on foreclosed real estate	0.2	0.0	0.2	n/a
Interest expense	41.6	38.9	2.7	6.9%
Excess arbitrage	0.0	0.9	(0.9)	n/a
<b>Total expenses</b>	<b>59.3</b>	<b>57.2</b>	<b>2.1</b>	<b>3.7%</b>
<b>Net Operating income</b>	<b>6.5</b>	<b>7.9</b>	<b>(1.4)</b>	<b>(17.7%)</b>
Transfers in	0.9	1.6	(0.7)	(43.8%)
Change in net position	7.4	9.5	(2.1)	(22.1%)
Net position at beginning of year	300.0	290.5	9.5	3.3%
<b>Net position at end of year</b>	<b>\$307.4</b>	<b>\$300.0</b>	<b>\$7.4</b>	<b>2.5%</b>

Operating revenues of MaineHousing's business-type activities are generated principally from earnings on mortgages and investments. Total revenues from interest earned from mortgages, notes and non-mortgage investments amounted to \$67 million in 2018. Operating expenses of MaineHousing's business-type activities consist primarily of interest expense on debt incurred to fund its various lending programs. The expenses for business-type activities totaled \$59.3 million, of which \$41.6 million or 70.2% was interest expense.

The 2018 financial results and net position of MaineHousing's proprietary funds were significantly affected by the following:

- Interest earned on mortgages and notes increased by \$2.2 million or 3.8% due to higher average outstanding mortgage receivable balances.

**Maine State Housing Authority  
Management's Discussion and Analysis  
December 31, 2018**

- Income from investments increased \$2.4 million or 49% due primarily to higher short-term interest rates.
- Interest rate changes during the year generated an unrealized loss on investments of \$2.7 million. This represents a decrease of \$3 million compared with the unrealized gain of \$0.3 million that was recognized in 2017.
- Operating expenses decreased by \$0.6 million or 5.9% due to the recognition of a pension credit and other program administrative expenses decreased by \$0.4 million or 6.1% due mainly to lower expenses for foreclosures and real estate owned properties.
- The provision for losses on loans and losses on foreclosed real estate increased by a combined total of \$1.2 million. In 2017, the allowance for loan losses was reduced by \$1 million. A similar reduction was not necessary for 2018.
- Interest expense increased by \$2.7 million or 6.9% as a result of higher average outstanding debt balances during the year.

*Governmental Fund Results*

The net position of MaineHousing's governmental funds increased \$5.5 million or 18.3% to \$35.6 million at December 31, 2018. The following table summarizes the Statement of Revenues, Expenditures and Changes in Fund Balances of MaineHousing's governmental funds for the years ended December 31, 2018 and December 31, 2017:

Governmental Funds  
Statement of Revenues, Expenditures and Changes in Fund Balances  
*(in millions of dollars)*

	<u>2018</u>	<u>2017</u>	<u>Increase/(Decrease)</u>	
			<u>Amount</u>	<u>Percentage</u>
<b>Revenues:</b>				
Income from mortgages and notes	\$0.1	\$0.1	\$0.0	0.0%
Income from investments	0.5	0.2	0.3	150.0%
Fee income	7.5	6.9	0.6	8.7%
Grant income	52.1	46.5	5.6	12.0%
Income from the State	17.0	17.8	(0.8)	(4.5%)
Federal rent subsidy income	98.1	97.8	0.3	0.3%
Other revenue	0.3	0.0	0.3	n/a
Total revenues	<u>175.6</u>	<u>169.3</u>	<u>6.3</u>	<u>3.7%</u>
<b>Expenditures:</b>				
Program administrative expenditures	6.9	6.9	0.0	0.0%
Interest expenditures	1.1	1.2	(0.1)	(8.3%)
Grant expenditures	63.3	51.9	11.4	22.0%
Federal rent subsidy expenditures	97.9	98.0	(0.1)	(0.1%)
Total expenditures	<u>169.2</u>	<u>158.0</u>	<u>11.2</u>	<u>7.1%</u>
<b>Revenues in excess of expenditures</b>	6.4	11.3	(4.9)	(43.4%)
Transfers out	<u>(0.9)</u>	<u>(1.6)</u>	<u>0.7</u>	<u>43.8%</u>
Change in fund balances	5.5	9.7	(4.2)	(43.3%)
Fund balances at beginning of year	<u>30.1</u>	<u>20.4</u>	<u>9.7</u>	<u>47.5%</u>
Fund balances at end of year	<u>\$35.6</u>	<u>\$30.1</u>	<u>\$5.5</u>	<u>18.3%</u>

**Maine State Housing Authority  
Management's Discussion and Analysis  
December 31, 2018**

MaineHousing's total revenues from governmental activities are generated primarily from federal grants and rent subsidy income. MaineHousing also receives program revenues from the State of Maine. Revenues from governmental activities total \$175.6 million in 2018, which is an increase of \$6.3 million or 3.7%.

MaineHousing's governmental activities expenditures consist primarily of federal grants and rent subsidies payments. Total expenditures increased \$11.2 million or 7.1% to \$169.2 million for 2018.

MaineHousing earns fees for administering federal programs. Typically fees earned provide MaineHousing with a revenue source adequate to recover direct and indirect costs of delivering related services.

The 2018 financial results and net position of MaineHousing's governmental funds were significantly affected by the following:

- Grant income increased \$5.6 million or 12% due primarily to higher income from the U.S. Department of Health and Human Services for the Low Income Home Energy Assistance Program (LIHEAP). Grant income for the LIHEAP program increased by \$9 million or 26.5% to \$42.8 million. In 2017, \$4.1 million associated with certain General Obligation bonds was recognized as grant income due to a statutory change. There was no comparable recognition of grant income in 2018.
- Administrative fee income increased by \$0.6 million or 8.7% mainly as a result of higher funding and activity associated with the LIHEAP program.
- Grant expenditures increased \$11.4 million or 22% in 2018. The increase is attributed to an increase in LIHEAP activities, which had higher available program income.

**DEBT ACTIVITY**

MaineHousing had \$1.45 billion in bonds and notes outstanding at December 31, 2018, which is an increase of \$50.6 million or 3.6% from 2017.

MaineHousing is authorized to issue housing revenue bonds to purchase or originate mortgages or notes on single-family and multi-family residential properties. In 2018, total bonds outstanding increased by \$35.1 million or 2.5% to \$1.43 billion.

Bond issuances in 2018 totaled \$277.1 million, while principal payments on bonds totaled \$192 million. MaineHousing redeemed prior to maturity \$151.7 million of its outstanding bonds in 2018 from reserve funds, mortgage prepayments, surplus revenues, and the proceeds from refunding bonds. Scheduled principal payments on bonds totaled \$40.3 million in 2018.

MaineHousing issues some variable rate demand obligations and enters into interest rate swaps agreements to provide synthetically fixed interest rates on a portion of the variable rate bonds. At December 31, 2018, the total amount of variable rate debt outstanding was \$289.7 million and represented 20.2% of the \$1.43 billion total bond portfolio. Twelve interest rate swap agreements have been executed with five counterparties in connection with \$179.7 million of the variable rate bonds to, in effect, convert them to synthetic fixed rate bonds.

Bonds in MaineHousing's General Mortgage Purchase Bond Resolution were rated Aa1 and AA+ by Moody's Investor Service and Standard & Poor's, respectively, in 2018.

MaineHousing may enter into loan agreements for program and capital funding purposes. At December 31, 2018, MaineHousing had \$20.2 million of outstanding notes payable in its General Administrative Fund. Of this total, \$4.2 million provided funding for affordable housing initiatives through a Federal Home Loan Bank program and \$16 million provided capital funding for the development of an office facility for MaineHousing.

**Maine State Housing Authority  
Management's Discussion and Analysis  
December 31, 2018**

For additional information about MaineHousing's mortgage bonds and notes payables, see Notes 5, 6, 8, 13, and 15 to the financial statements.

**ADDITIONAL INFORMATION**

The purpose of this financial report is to provide information needed to understand MaineHousing's financial position and results of operations for the year ended December 31, 2018. Inquiries for additional information may be directed to the Director of Finance at Maine State Housing Authority, 353 Water Street, Augusta, Maine 04330, at (207) 626-4600 or at [www.mainehousing.org](http://www.mainehousing.org).

**MAINE STATE HOUSING AUTHORITY**  
**STATEMENT OF NET POSITION**  
**DECEMBER 31, 2018**  
*(IN THOUSANDS OF DOLLARS)*

	<b>Business-type Activities</b>	<b>Governmental Activities</b>	<b>Total</b>
<b>ASSETS:</b>			
Current Assets:			
Cash, principally time deposits (note 3)	\$160	\$1,220	\$1,380
Investments (notes 3, 8, and 10)	248,582	31,895	280,477
Accounts receivable - Federal	0	5,552	5,552
Mortgage notes receivable, net (note 4)	33,597	19	33,616
Other notes receivable, net (note 4)	36	0	36
Assets held for sale	0	3,659	3,659
Other assets (note 11)	7,917	2,763	10,680
Internal balances	2,166	(2,166)	0
Total Current Assets	<u>292,458</u>	<u>42,942</u>	<u>335,400</u>
Noncurrent Assets:			
Investments (notes 3, 8, and 10)	118,829	0	118,829
Mortgage notes receivable, net (note 4)	1,324,340	30,202	1,354,542
Other notes receivable, net (note 4)	242	10	252
Land, equipment and leasehold improvements, net	3,222	0	3,222
Other real estate owned	421	0	421
Total Noncurrent Assets	<u>1,447,054</u>	<u>30,212</u>	<u>1,477,266</u>
Total Assets	<u>1,739,512</u>	<u>73,154</u>	<u>1,812,666</u>
<b>DEFERRED OUTFLOWS OF RESOURCES:</b>			
Accumulated decrease in fair value of hedging derivatives (note 6)	4,619	0	4,619
Deferred pension expense (note 7)	413	203	616
Deferred amount on debt refundings	4,394	0	4,394
Total Deferred Outflows of Resources	<u>9,426</u>	<u>203</u>	<u>9,629</u>
<b>LIABILITIES:</b>			
Current Liabilities:			
Accrued interest payable	5,479	48	5,527
Accounts payable - Federal	0	451	451
Accounts payable and accrued liabilities	3,620	2,865	6,485
Unearned income	0	3,989	3,989
Bonds and notes payable (notes 5, 8, 13, and 15)	36,945	3,245	40,190
Total Current Liabilities	<u>46,044</u>	<u>10,598</u>	<u>56,642</u>
Noncurrent Liabilities:			
Pension liability (note 7)	1,548	735	2,283
Derivative instrument - interest rate swaps (note 6)	4,619	0	4,619
Bonds and notes payable (notes 5, 8, 13, and 15)	1,388,574	26,146	1,414,720
Total Noncurrent Liabilities	<u>1,394,741</u>	<u>26,881</u>	<u>1,421,622</u>
Total Liabilities	<u>1,440,785</u>	<u>37,479</u>	<u>1,478,264</u>
<b>DEFERRED INFLOWS OF RESOURCES:</b>			
Deferred loan origination points	32	0	32
Deferred pension credit (note 7)	735	281	1,016
Total Deferred Inflows of Resources	<u>767</u>	<u>281</u>	<u>1,048</u>
<b>NET POSITION:</b>			
Net investment in capital assets	3,222	0	3,222
Restricted for bond resolutions	272,489	0	272,489
Restricted for grants and programs	0	35,597	35,597
Unrestricted	31,675	0	31,675
Total Net Position	<u>\$307,386</u>	<u>\$35,597</u>	<u>\$342,983</u>

See accompanying notes to the financial statements

**MAINE STATE HOUSING AUTHORITY**  
**STATEMENT OF ACTIVITIES**  
**FOR THE YEAR ENDED DECEMBER 31, 2018**  
*(IN THOUSANDS OF DOLLARS)*

<b>Functions/Programs</b>	Program Revenues				Net Revenue (Expense) and Changes in Net Position		
	Expenses	Charges for Services	Investment Income	Grants and Contributions	Business-type Activities	Governmental Activities	Total
Business-type activities:							
Mortgage Purchase Fund	\$57,798	\$59,966	\$4,306	\$0	\$6,474	\$0	\$6,474
Bondholder Reserve Fund	48	0	135	0	87	0	87
General Administrative Fund	1,430	1,239	0	0	(191)	0	(191)
Total business-type activities	59,276	61,205	4,441	0	6,370	0	6,370
Governmental activities:							
HOME Fund	13,451	336	361	15,191	0	2,437	2,437
Section 8 Housing Programs	101,842	4,446	1	98,117	0	722	722
Low Income Home Energy Assistance Program	33,110	1,040	1	32,215	0	146	146
Maine Energy, Housing and Economic Recovery Program	1,723	38	89	4,316	0	2,720	2,720
Other Federal and State Programs	19,033	2,018	44	17,339	0	368	368
Total governmental activities	169,159	7,878	496	167,178	0	6,393	6,393
Total Agency-wide	\$228,435	\$69,083	\$4,937	\$167,178	6,370	6,393	12,763
General Revenues:							
Unrestricted investment income					187	0	187
Transfers					856	(856)	0
Total general revenues and transfers					1,043	(856)	187
Change in Net Position					7,413	5,537	12,950
Net Position at beginning of year					299,973	30,060	330,033
Net Position at end of year					\$307,386	\$35,597	\$342,983

*See accompanying notes to the financial statements*



**MAINE STATE HOUSING AUTHORITY**  
**STATEMENT OF NET POSITION**  
**PROPRIETARY FUNDS**  
**DECEMBER 31, 2018**  
*(IN THOUSANDS OF DOLLARS)*

	<b>Mortgage Purchase Fund</b>	<b>Bondholder Reserve Fund</b>	<b>General Administrative Fund</b>	<b>Total</b>
<b>ASSETS:</b>				
Current Assets:				
Cash, principally time deposits (note 3)	\$ 0	\$ 1	\$ 159	\$ 160
Investments (notes 3, 8, and 10)	213,171	7,962	27,449	248,582
Mortgage notes receivable, net (note 4)	33,245	0	352	33,597
Other notes receivable, net (note 4)	0	0	36	36
Other assets (note 11)	7,799	7	111	7,917
Interfund (note 12)	237	0	5,097	5,334
Total Current Assets	<u>254,452</u>	<u>7,970</u>	<u>33,204</u>	<u>295,626</u>
Noncurrent Assets:				
Investments (notes 3, 8, and 10)	113,897	0	4,932	118,829
Mortgage notes receivable, net (note 4)	1,307,338	0	17,002	1,324,340
Other notes receivable, net (note 4)	0	0	242	242
Land, equipment and leasehold improvements, net	22	0	3,200	3,222
Other real estate owned	359	0	62	421
Total Noncurrent Assets	<u>1,421,616</u>	<u>0</u>	<u>25,438</u>	<u>1,447,054</u>
Total Assets	<u>1,676,068</u>	<u>7,970</u>	<u>58,642</u>	<u>1,742,680</u>
<b>DEFERRED OUTFLOWS OF RESOURCES:</b>				
Accumulated decrease in fair value of hedging derivatives (note 6)	4,619	0	0	4,619
Deferred pension expense (note 7)	351	2	60	413
Deferred amount on debt refundings	4,394	0	0	4,394
Total Deferred Outflows of Resources	<u>9,364</u>	<u>2</u>	<u>60</u>	<u>9,426</u>
<b>LIABILITIES:</b>				
Current Liabilities:				
Accrued interest payable	5,479	0	0	5,479
Accounts payable and accrued liabilities	487	2	3,131	3,620
Interfund (note 12)	3,006	12	150	3,168
Bonds and notes payable (notes 5, 8, 13, and 15)	36,945	0	0	36,945
Total Current Liabilities	<u>45,917</u>	<u>14</u>	<u>3,281</u>	<u>49,212</u>
Noncurrent Liabilities:				
Pension liability (note 7)	1,297	8	243	1,548
Derivative instrument - interest rate swaps (note 6)	4,619	0	0	4,619
Bonds and notes payable (notes 5, 8, 13, and 15)	1,368,374	0	20,200	1,388,574
Total Noncurrent Liabilities	<u>1,374,290</u>	<u>8</u>	<u>20,443</u>	<u>1,394,741</u>
Total Liabilities	<u>1,420,207</u>	<u>22</u>	<u>23,724</u>	<u>1,443,953</u>
<b>DEFERRED INFLOWS OF RESOURCES:</b>				
Deferred loan origination points	32	0	0	32
Deferred pension credit (note 7)	628	4	103	735
Total Deferred Inflows of Resources	<u>660</u>	<u>4</u>	<u>103</u>	<u>767</u>
<b>NET POSITION:</b>				
Net investment in capital assets	22	0	3,200	3,222
Restricted for bond resolutions	264,543	7,946	0	272,489
Unrestricted	0	0	31,675	31,675
Total Net Position	<u>\$264,565</u>	<u>\$7,946</u>	<u>\$34,875</u>	<u>\$307,386</u>

See accompanying notes to the financial statements

**MAINE STATE HOUSING AUTHORITY**  
**STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION**  
**PROPRIETARY FUNDS**  
**FOR THE YEAR ENDED DECEMBER 31, 2018**  
*(IN THOUSANDS OF DOLLARS)*

	<b>Mortgage Purchase Fund</b>	<b>Bondholder Reserve Fund</b>	<b>General Administrative Fund</b>	<b>Total</b>
<b>OPERATING REVENUES:</b>				
Interest from mortgages and notes	\$59,174	\$0	\$535	\$59,709
Income from investments	6,964	135	238	7,337
Net decrease in the fair value of investments	(2,658)	0	(51)	(2,709)
Fee income	490	0	696	1,186
Other revenue	124	0	8	132
Gain on bond redemption (note 13)	178	0	0	178
	<hr/>	<hr/>	<hr/>	<hr/>
Total Revenues	64,272	135	1,426	65,833
<b>OPERATING EXPENSES:</b>				
Operating expenses	8,255	48	1,314	9,617
Other program administrative expenses	6,147	0	26	6,173
Mortgage servicing fees	1,575	0	29	1,604
Provision for losses on loans (note 4)	0	0	61	61
Losses on foreclosed real estate	200	0	0	200
Interest expense	41,621	0	0	41,621
	<hr/>	<hr/>	<hr/>	<hr/>
Total Expenses	57,798	48	1,430	59,276
Operating Income (Loss)	6,474	87	(4)	6,557
Transfers between funds, net (note 12)	0	0	856	856
	<hr/>	<hr/>	<hr/>	<hr/>
Change in Net Position	6,474	87	852	7,413
Net Position at beginning of year	258,091	7,859	34,023	299,973
	<hr/>	<hr/>	<hr/>	<hr/>
Net Position at end of year	<u>\$264,565</u>	<u>\$7,946</u>	<u>\$34,875</u>	<u>\$307,386</u>

*See accompanying notes to the financial statements*

**MAINE STATE HOUSING AUTHORITY**  
**STATEMENT OF CASH FLOWS**  
**PROPRIETARY FUNDS**  
**FOR THE YEAR ENDED DECEMBER 31, 2018**  
*(IN THOUSANDS OF DOLLARS)*

	<b>Mortgage Purchase Fund</b>	<b>Bondholder Reserve Fund</b>	<b>General Administrative Fund</b>	<b>Total</b>
<b>CASH FLOWS FROM OPERATING ACTIVITIES:</b>				
Interest receipts from borrowers	\$59,102	\$0	\$518	\$59,620
Principal receipts on mortgages and notes - scheduled	33,774	0	323	34,097
Principal receipts on mortgages and notes - prepayments	65,665	0	428	66,093
Payments for operating expenses	(9,258)	(9)	(383)	(9,650)
Payments for personnel expenses	(7,248)	(42)	(1,021)	(8,311)
Investment in mortgages and other notes	(189,451)	0	(7,656)	(197,107)
Other	2,303	(6)	(1,364)	933
Net cash used for operating activities	<u>(45,113)</u>	<u>(57)</u>	<u>(9,155)</u>	<u>(54,325)</u>
<b>CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES:</b>				
Proceeds from loans	0	0	16,000	16,000
Acquisition and development of capital assets	0	0	(2,963)	(2,963)
Proceeds from the disposal of capital assets	0	0	6	6
Net cash provided by capital and related financing activities	<u>0</u>	<u>0</u>	<u>13,043</u>	<u>13,043</u>
<b>CASH FLOWS FROM NON-CAPITAL FINANCING ACTIVITIES:</b>				
Proceeds from sale of bonds and notes	226,871	0	0	226,871
Principal payments on bonds	(188,830)	0	0	(188,830)
Interest payments on bonds	(40,797)	0	0	(40,797)
Payments (to) from other funds	(62)	4	(588)	(646)
Net cash provided by (used for) non-capital financing activities	<u>(2,818)</u>	<u>4</u>	<u>(588)</u>	<u>(3,402)</u>
<b>CASH FLOWS FROM INVESTING ACTIVITIES:</b>				
Proceeds from disposition of foreclosed real estate	5,580	0	28	5,608
Purchase of investments	(796,907)	(80)	(3,527)	(800,514)
Sales and maturity of investments	834,450	0	0	834,450
Interest received on investments	4,808	133	236	5,177
Net cash provided by (used for) investing activities	<u>47,931</u>	<u>53</u>	<u>(3,263)</u>	<u>44,721</u>
Net increase in cash	0	0	37	37
Cash at beginning of year	0	1	122	123
Cash at end of year	<u>\$0</u>	<u>\$1</u>	<u>\$159</u>	<u>\$160</u>
<b>RECONCILIATION OF OPERATING INCOME TO NET CASH USED FOR OPERATING ACTIVITIES:</b>				
Operating income (loss)	\$6,474	\$87	(\$4)	\$6,557
Adjustments to reconcile operating income (loss) to net cash used for operating activities:				
Depreciation and amortization	542	0	264	806
Gain on disposal of capital assets	0	0	(6)	(6)
Interest on bonds	41,079	0	0	41,079
Provision for losses on loans	0	0	61	61
Losses on foreclosed real estate	200	0	0	200
Gain on bond redemption	(178)	0	0	(178)
Pension credit	(530)	(3)	(90)	(623)
Interest income on investments	(6,964)	(135)	(238)	(7,337)
Net decrease in fair value of investments	2,658	0	51	2,709
Changes in operating assets and liabilities:				
Other assets	1,456	0	10	1,466
Pension contributions	(394)	0	(69)	(463)
Mortgage note interest receivable	(72)	0	(17)	(89)
Accounts payable and accrued liabilities	631	(6)	(2,212)	(1,587)
Unearned income	(3)	0	0	(3)
Investment in mortgage and other notes	(189,451)	0	(7,656)	(197,107)
Mortgage & other note principal repayments	99,439	0	751	100,190
Net cash used for operating activities	<u>(\$45,113)</u>	<u>(\$57)</u>	<u>(\$9,155)</u>	<u>(\$54,325)</u>
<b>SUPPLEMENTAL DISCLOSURE OF NON-CASH INFORMATION:</b>				
Transfer from mortgage notes receivable to other assets and other real estate owned	\$4,746	\$0	\$69	\$4,815

See accompanying notes to the financial statements

**MAINE STATE HOUSING AUTHORITY**  
**BALANCE SHEET**  
**GOVERNMENTAL FUNDS**  
**DECEMBER 31, 2018**  
*(IN THOUSANDS OF DOLLARS)*

	<b>HOME Fund</b>	<b>Section 8 Housing Programs</b>	<b>Low Income Home Energy Assistance Program</b>	<b>Maine Energy, Housing &amp; Economic Recovery Fund</b>	<b>Other Federal and State Programs</b>	<b>Total</b>
<b>ASSETS:</b>						
Current Assets:						
Cash, principally time deposits (note 3)	\$13	\$77	\$0	\$0	\$1,130	\$1,220
Investments (notes 3, 8, and 10)	19,364	4,398	787	5,650	1,696	31,895
Accounts receivable - Federal	0	217	981	0	4,354	5,552
Mortgage notes receivable, net (note 4)	19	0	0	0	0	19
Assets held for sale	3,659	0	0	0	0	3,659
Other assets	2,317	135	0	38	273	2,763
Interfund (note 12)	150	0	0	0	0	150
Total Current Assets	<u>25,522</u>	<u>4,827</u>	<u>1,768</u>	<u>5,688</u>	<u>7,453</u>	<u>45,258</u>
Noncurrent Assets:						
Mortgage notes receivable, net (note 4)	21,722	0	0	8,480	0	30,202
Other notes receivable, net (note 4)	0	0	0	0	10	10
Total Noncurrent Assets	<u>21,722</u>	<u>0</u>	<u>0</u>	<u>8,480</u>	<u>10</u>	<u>30,212</u>
Total Assets	<u>\$47,244</u>	<u>\$4,827</u>	<u>\$1,768</u>	<u>\$14,168</u>	<u>\$7,463</u>	<u>\$75,470</u>
<b>LIABILITIES:</b>						
Current Liabilities:						
Accrued interest payable	\$0	\$0	\$0	\$48	\$0	\$48
Accounts payable - Federal	0	451	0	0	0	451
Accounts payable and accrued liabilities	628	52	299	0	1,886	2,865
Unearned income	0	0	780	0	3,209	3,989
Interfund (note 12)	0	534	585	2	597	1,718
Bonds payable, net (note 5 and 8)	0	0	0	3,245	0	3,245
Total Current Liabilities	<u>628</u>	<u>1,037</u>	<u>1,664</u>	<u>3,295</u>	<u>5,692</u>	<u>12,316</u>
Noncurrent Liabilities:						
Bonds payable, net (note 5 and 8)	0	0	0	26,146	0	26,146
Total Noncurrent Liabilities	<u>0</u>	<u>0</u>	<u>0</u>	<u>26,146</u>	<u>0</u>	<u>26,146</u>
Total Liabilities	<u>628</u>	<u>1,037</u>	<u>1,664</u>	<u>29,441</u>	<u>5,692</u>	<u>38,462</u>
<b>FUND BALANCES:</b>						
Restricted by program requirements	46,616	3,790	104	0	1,771	52,281
Nonspendable	0	0	0	8,480	0	8,480
Unassigned	0	0	0	(23,753)	0	(23,753)
Total Fund Balances	<u>46,616</u>	<u>3,790</u>	<u>104</u>	<u>(15,273)</u>	<u>1,771</u>	<u>37,008</u>
Total Liabilities, Deferred Inflows of Resources and Fund Balances	<u>\$47,244</u>	<u>\$4,827</u>	<u>\$1,768</u>	<u>\$14,168</u>	<u>\$7,463</u>	<u>\$75,470</u>

**RECONCILIATION OF THE GOVERNMENTAL FUNDS BALANCE SHEET TO THE STATEMENT OF NET POSITION**

Total fund balances in governmental funds	\$37,008
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Pension expense deferrals reported as deferred outflows of resources in governmental activities are not financial resources and therefore are not reported in the governmental funds.	203
Pension liabilities reported in governmental activities are not due and payable in the current period and therefore not reported in the governmental funds.	(735)
Pension credit deferrals reported as deferred inflows of resources in governmental activities are not available to pay for current period expenditures and therefore are not reported in the governmental funds.	(281)
Interfund balances related to the allocation of pension liabilities and deferrals of resources reported in governmental activities are not due and payable in the current period and therefore not reported in the governmental funds.	(598)
Net Position of governmental activities	<u>\$35,597</u>

See accompanying notes to the financial statements

**MAINE STATE HOUSING AUTHORITY**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES**  
**GOVERNMENTAL FUNDS**  
**FOR THE YEAR ENDED DECEMBER 31, 2018**  
*(IN THOUSANDS OF DOLLARS)*

	<b>HOME Fund</b>	<b>Section 8 Housing Programs</b>	<b>Low Income Home Energy Assistance Program</b>	<b>Maine Energy, Housing &amp; Economic Recovery Fund</b>	<b>Other Federal and State Programs</b>	<b>Total</b>
<b>REVENUES:</b>						
Interest from mortgages and notes	\$59	\$0	\$0	\$38	\$0	\$97
Income from investments	361	1	1	89	44	496
Fee income	0	4,446	1,040	0	1,988	7,474
Other revenue	277	0	0	0	30	307
Grant income	2,552	0	32,215	0	17,339	52,106
Income from State	12,639	0	0	4,316	0	16,955
Federal rent subsidy income	0	98,117	0	0	0	98,117
Total Revenues	<u>15,888</u>	<u>102,564</u>	<u>33,256</u>	<u>4,443</u>	<u>19,401</u>	<u>175,552</u>
<b>EXPENDITURES:</b>						
Operating expenditures	0	3,836	929	0	1,738	6,503
Other program administrative expenditures	96	329	3	0	234	662
Provision for losses on loans (note 4)	6	0	0	0	0	6
Grant expenditures	13,349	0	32,214	657	17,141	63,361
Federal rent subsidy	0	97,868	0	0	0	97,868
Interest	0	0	0	1,066	0	1,066
Total Expenditures	<u>13,451</u>	<u>102,033</u>	<u>33,146</u>	<u>1,723</u>	<u>19,113</u>	<u>169,466</u>
Revenues in Excess of Expenditures	2,437	531	110	2,720	288	6,086
Transfers between funds, net (note 12)	0	(708)	(109)	0	(39)	(856)
Change in Fund Balances	2,437	(177)	1	2,720	249	5,230
Fund Balances at beginning of year	44,179	3,967	103	(17,993)	1,522	31,778
Fund Balances at end of year	<u>\$46,616</u>	<u>\$3,790</u>	<u>\$104</u>	<u>(\$15,273)</u>	<u>\$1,771</u>	<u>\$37,008</u>

**RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN NET POSITION  
OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES**

Change in Fund Balances - total governmental funds	\$5,230
Amounts reported for governmental activities in the Statement of Activities are different because:	
Expenses reported in the Statement of Activities include a pension credit, which does not effect the use of current financial resources and therefore is not reported as an expenditure in the governmental funds.	<u>307</u>
Change in Net Position of governmental activities	<u>\$5,537</u>

*See accompanying notes to the financial statements*

**Maine State Housing Authority**  
**Notes to Financial Statements – December 31, 2018**  
(IN THOUSANDS OF DOLLARS)

**(1.) ORGANIZATION AND NATURE OF OPERATIONS**

The Maine State Housing Authority (MaineHousing) is a public corporation and an instrumentality of the State of Maine established under the provisions of the *Maine Housing Authorities Act*, Title 30-A, Chapter 201, of the Maine Revised Statutes, as amended. MaineHousing is authorized to issue bonds for the purchase or origination of notes and mortgages on single-family and multi-family residential properties for the purpose of providing housing for persons and families of low income in the State of Maine. MaineHousing also administers various housing and energy related state and federal programs and collects and disburses federal rent subsidies for low-income housing.

For financial reporting purposes, MaineHousing is considered a component unit of the State of Maine and the financial condition and results of operations of MaineHousing are included in the State's financial statements.

**(2.) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**Basis of Presentation**

MaineHousing's financial statements are prepared in accordance with Governmental Accounting Standards Board (GASB) statements and are comprised of three components: 1) Agency-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements.

The financial statements include all the organization's activities and functions for which MaineHousing is financially accountable. Determination of financial accountability includes among other factors, appointment of a voting majority of the component's governing body and (1) ability to impose its will over the component unit or (2) the possibility that the component unit will provide a financial benefit to, or impose a financial burden on, MaineHousing. Based on the preceding criteria, the accompanying financial statements do not include the financial activities of any entity other than MaineHousing.

The Agency-wide financial statements are comprised of a Statement of Net Position and Statement of Activities, which are prepared using the economic resources measurement focus and the accrual basis of accounting. These statements reflect all of the assets, liabilities, revenues, expenses, deferred inflows, deferred outflows, gains and losses of business-type and governmental activities. Interfund balances entirely within the proprietary funds and governmental funds are eliminated from the Statement of Net Position; remaining amounts are shown as Internal Balances.

The business-type activities, which include single-family and multi-family loan programs, are classified as proprietary funds. Proprietary funds are reported using the accrual basis of accounting and revenues are recorded when earned and expenses when incurred. The governmental activities reflect the administration of the various programs for the State of Maine and the federal government. Governmental funds are reported using the modified accrual basis and revenues are recorded when they become available and measurable and expenses when incurred. Revenues from grants and programs are generally considered "available" if eligibility and time restrictions have been satisfied and if received within three months of the balance sheet date. Grants received in advance of the period in which they can be used are reported as deferred inflows of resources.

Separate fund financial statements are provided for proprietary and governmental funds. The fund financial statements have been prepared in accordance with accounting principles generally accepted in the United States of America applicable to governmental entities, which provides that accounting systems be organized by funds to account for specific activities consistent with legal and operating requirements. Major individual governmental funds and all proprietary funds and fund groups are reported as separate columns in the fund financial statements. Certain insignificant indirect costs are allocated to the funds.

**Maine State Housing Authority**  
**Notes to Financial Statements – December 31, 2018**  
(IN THOUSANDS OF DOLLARS)

**Fund Structure**

*PROPRIETARY FUNDS*

Financial activities operated similarly to private business enterprises and financed through fees and charges assessed primarily to users of loans and other lender services are presented as proprietary funds. MaineHousing's proprietary funds are as follows, all of which are considered major funds:

*Mortgage Purchase Fund*

This fund consists of accounts established by the General Mortgage Purchase Bond Resolution. Pursuant to the Mortgage Purchase Program, MaineHousing is authorized to purchase or originate first lien mortgages on single-family and multi-family residential properties. Proceeds from the sale of mortgage revenue bonds, the debt service requirements of the bond indebtedness, and mortgage loans made from bond proceeds are recorded in this fund.

*Bondholder Reserve Fund*

This fund consists of accounts established by the General Authority Bondholder Reserve Fund Resolution and is pledged to replenish any deficiency in the debt service reserve fund of the General Mortgage Purchase Bond Resolution.

*General Administrative Fund*

This fund consists of account balances that are not directly pledged to or restricted by a particular bond resolution or program and generates fee and interest income. Revenues not specifically pledged for the repayment of bonds or notes are recorded in this fund.

*GOVERNMENTAL FUNDS*

Activities financed by grant and program agreements with the federal government and appropriations from the State of Maine Legislature are presented as governmental funds. None of the governmental funds are legally required to adopt a formal budget. MaineHousing's governmental funds are as follows, all of which are considered major funds except the Other Federal and State Programs Fund:

*Home Fund*

The Maine State Legislature authorized the creation of the Housing Opportunities for Maine (HOME) Program to promote and create affordable housing. The program is funded by a portion of the Real Estate Transfer Tax levied by the State of Maine and by appropriations. These funds may be used in conjunction with MaineHousing's other housing resources. Activities associated with the Shelter Operating Subsidy Program, which is funded by the State of Maine and provides funding for emergency shelters that serve Maine's homeless citizens, are also recorded in this fund.

*Section 8 Housing Programs*

This fund group consists of activity related to MaineHousing's administration of various Department of Housing and Urban Development (HUD) Section 8 programs. These are federal programs that provide rental subsidies to landlords to preserve low-income rental units and also provide funding to tenants to assist with rent payments. The program funding levels are established by the federal government annually. MaineHousing receives annual fees from HUD for the administration of these programs. These programs consist of the following:

- Moderate Rehabilitation
- New Construction and Substantial Rehabilitation
- Section 811 Project Rental Assistance
- Housing Choice Voucher
- Performance Based Contract Administration

**Maine State Housing Authority**  
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*Low Income Home Energy Assistance Program*

MaineHousing is the designated administrator of the Low Income Home Energy Assistance Program for the State of Maine. This program is federally funded through the Department of Health and Human Services. Under this program, funds are provided to low income homeowners and renters to assist with the payment of heating costs. The funding level is established annually by the federal government and MaineHousing receives annual fees for the administration of the program.

*Maine Energy, Housing and Economic Recovery Fund*

The purpose of the Maine Energy, Housing and Economic Recovery Fund (MEHER) is to create capital funding sources to provide affordable housing and to improve energy efficiency of residential housing in the State of Maine. The fund consists of accounts established by the MEHER General Indenture. The revenue anticipation bonds issued under the MEHER General Indenture are liabilities of the fund and the debt service for these bonds is paid by a source of revenue from the State of Maine.

The deficit in this fund is due to timing differences between the expending of funds from bond proceeds on program activities and the receipt of revenues from the State of Maine, which is based on debt service schedules. The deficit will be eliminated over time as capital funds available for programs are depleted and annual revenues received from the State of Maine exceed expenditures.

*Other Federal and State Programs*

MaineHousing administers various other federal and state housing and energy related programs and grants. This fund group records the activity and reflects the consolidation of these programs and grants. Program administration is governed by the appropriate federal regulations or state laws. The annual program and grant funding levels are set by the appropriate federal or state government. MaineHousing receives annual fees for the program administration for most of the federal programs and grants. Federal and state programs consist of the following, which are considered non-major funds:

**U.S. Department of Housing and Urban Development**

- Emergency Solutions Grant Program
- HOME Investment Partnerships Program
- National Housing Trust Fund
- Lead-Based Paint Hazard Control Program
- Homeless Management Information System
- Housing Counseling Assistance Program
- Family Self-Sufficiency Program
- Continuum of Care - Planning Grant
- Continuum of Care - Rental Assistance Program

**U.S. Department of Energy**

- Weatherization Assistance Program
- Weatherization Assistance Program - Training Centers and Programs

**U.S. Department of Health and Human Services**

- Weatherization / Central Heating Improvement Program
- Temporary Assistance for Needy Families (State of Maine)

**State of Maine**

- Home Modification Program
- Arsenic Remediation Program
- Natural Disaster Housing Assistance Fund
- Consumer Residential Opportunities Program
- Indian Housing Mortgage Insurance Program
- Lead Abatement Program

**Private**

- Low Income Assistance Plan
- Verified Emission Reduction Program



**Maine State Housing Authority**  
**Notes to Financial Statements – December 31, 2018**  
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**Net Position**

In the agency-wide and proprietary fund financial statements, net position is displayed in three components as follows:

*Net investment in capital assets* – This consists of capital assets, net of accumulated depreciation, less the outstanding balances of any bonds, notes, or other borrowings that have proceeds disbursed for the acquisition, construction, or improvement of those assets.

*Restricted* – This consists of activities that are legally restricted by outside parties or by law through constitutional provisions or enabling legislation. For business-type activities, the net position is restricted by bond resolutions for the acquisition of loans, payment of debt service and payment of operating costs. For governmental activities, the net position is restricted by state statutes or federal regulations and program agreements for specific program purposes.

*Unrestricted* – This consists of activities that do not meet the definition of “restricted” or “net investment in capital assets”.

**Fund Balances**

In the governmental funds financial statements, fund balances are reported as either restricted for housing and energy related programs, nonspendable in current form due to the long term nature of certain assets, or unassigned for any residual deficit fund balances. Generally, if unrestricted fund balances are available they are used after assigned or restricted amounts.

**Cash and Cash Equivalents**

For purposes of reporting cash flows, cash and cash equivalents include cash on hand and held by banks in demand deposits and savings accounts.

**Investments**

Money market funds, repurchase agreements and certificates of deposit that have a remaining maturity at time of purchase of one year or less are reported at amortized cost. Investments not reported at amortized cost are reported at fair value. Unrealized gains and losses due to fluctuations in market values and gains and losses realized upon sale are reported as net increases or decreases in the fair value of investments. Interest received that is required by federal programs to be spent on program activities is deferred and recorded as a payable to the federal government.

**Mortgage Notes Receivable**

Mortgage notes receivable are carried at their uncollected principal balance less allowances for loan losses. The recording of interest income on problem loans ceases when collectability within a reasonable period of time becomes doubtful. Program income received for revolving loan programs are recorded as unearned income. MaineHousing reclassifies its liability for amounts due under revolving loan programs relating to forgivable loans and loans with no payments due until sale of the collateral or maturity of the loan (usually 30 years from origination) to reduce the associated loan balances. MaineHousing believes this presentation better reflects the underlying economics of the loan.

**Allowances For Losses On Loans**

MaineHousing has established allowances for losses on mortgages and other notes receivable. The allowances are established through provisions for losses on loans charged to expenses. Losses are charged against the allowances when MaineHousing believes that collection of the loan principal is unlikely.

The allowances are amounts that MaineHousing believes will be adequate to absorb losses based on evaluations of collectability and prior loss experience. The evaluation takes into consideration such factors as the nature and volume of the portfolio, extent of available mortgage insurance, collateral, delinquencies and current economic conditions that may affect the borrowers’ ability to pay.

**Maine State Housing Authority**  
**Notes to Financial Statements – December 31, 2018**  
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**Assets Held for Sale**

Multi-family residential properties acquired for the purpose of preserving affordable rental housing and intended for sale are carried at the lower of cost or estimated fair value. Properties are typically held for short durations. Adjustments to carrying values and gains or losses on the disposition of properties are reflected in the Statements of Revenues, Expenses and Changes in Net Position in the year realized.

**Capital Assets**

Capital assets consisting of building, land, equipment and leasehold improvements are stated at cost less accumulated depreciation and are reported in the agency-wide and proprietary funds financial statements. MaineHousing capitalizes assets with an initial cost of one thousand dollars or more. Depreciation is computed using the straight line method over the estimated useful lives of the assets, which range from three to forty years. Land and assets that are being developed are not depreciated.

MaineHousing capitalizes the difference between interest income and interest expense associated with tax-exempt borrowings used for the acquisition and development of capital assets. Interest is capitalized until development is completed and the assets are ready for their intended use. At December 31, 2018, net interest expense of \$8 has been capitalized.

**Other Real Estate Owned**

Other real estate owned consists of single-family and multi-family residential properties acquired through foreclosure, or acceptance of a deed in lieu of foreclosure and are carried at the lower of cost or fair value less estimated costs to sell. Losses arising from the acquisition of other real estate owned are charged to the allowance for loan losses. Operating expenses, subsequent provisions to reduce the carrying value, and any gain or loss on disposition of the property are reflected in the Statement of Revenues, Expenses and Changes in Net Position in the year incurred or realized.

**Bond Discount, Premium, Issuance Costs and Deferred Amounts on Refunding**

Bond discounts and premiums are reflected as a component of bonds payable and are deferred and amortized over the lives of the bonds using a method that approximates the effective interest method. Gains and losses on debt refundings are amortized as a component of interest expense over the remaining life of the old debt or the life of the new debt, whichever is shorter and reflected as a deferred outflow of resources. Bond issuance costs are expensed in the year issued.

**Loan Origination Fees and Costs**

MaineHousing pays origination costs at the time it purchases single-family mortgage loans. These and other program costs, including closing cost assistance to borrowers, paid in connection with acquiring certain single-family loans, are expensed in the year of origination.

MaineHousing may receive points in connection with the origination of certain mortgage loans, which are essentially yield adjustments on the loans. Points received for single-family loans are reflected as a deferred inflow of resources and amortized as a component of interest income using the effective interest method over the life of the mortgages. When a loan is paid off prior to maturity, all unamortized deferred points are recognized immediately as interest income. MaineHousing may charge a fee at the time that a commitment is made to originate a mortgage on a multi-family loan. These fees are recognized as income in the year the commitment is made.

**Revenues, Expenses and Expenditures**

Program revenues in the agency-wide Statement of Activities are reported in three categories including (1) charges for services, (2) investment income and (3) grants and contributions. Charges for services include all revenues from mortgage loans and program administration fees. Investment income consists of earnings from non-mortgage investment assets. Grants and contributions include revenues from other governments and organizations that are restricted for use in a particular program. All revenues are recorded as income when earned and the associated expenses are recorded as incurred.

**Maine State Housing Authority**  
**Notes to Financial Statements – December 31, 2018**  
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The proprietary funds' primary sources of operating revenues are income from mortgage loans and other permitted investments. Operating expenses in the proprietary funds consist of expenses incurred for originating and servicing loans, bond interest and program administration.

Revenues in the governmental funds are derived from grant and program agreements with the federal government, appropriations from the Maine State Legislature, and other organizations. MaineHousing also receives fee income for program administration. Expenditures in the governmental funds are all current operating expenditures and consist primarily of program disbursements and administration charges.

**Derivatives and Hedging Instruments**

MaineHousing enters into various interest rate swap agreements in order to manage risks associated with interest on its variable rate bond portfolio. MaineHousing recognizes the fair value of swap agreements as either an asset or liability on its Statement of Net Position with the offsetting gains or losses as either deferred inflows or outflows of resources, if deemed an effective hedge. If swap agreements are not effective hedges, interest expense is increased or decreased by the change in the fair value. MaineHousing measures the effectiveness of its interest rate swap agreements in total whereby all the swaps are used to hedge interest expense on a portion of the total variable rate bonds equal to the notional amount of the swaps. Hedge effectiveness is determined by using the regression analysis and synthetic instrument methods. MaineHousing's swap agreements constitute an effective hedge for the hedged portion of the variable rate bond portfolio at December 31, 2018.

**Fair Value Methodology**

Generally accepted accounting principles establishes standards for determining fair value measurements for accounting and financial reporting purposes and provides guidance for applying fair value to certain investments and disclosures related to all fair value measurements and also establishes a three-tier hierarchy that prioritizes the inputs used to measure fair value as follows:

- **Level 1 inputs** are observable, quoted prices in active markets for identical assets or liabilities;
- **Level 2 inputs** are directly or indirectly observable, but not on level 1; and
- **Level 3 inputs** are all inputs that are unobservable.

MaineHousing's assets and liabilities carried at fair value are interest rate swaps and investments.

**Defined Benefit Pension Plan**

MaineHousing is a participating local district (PLD) member of the Maine Public Employees Retirement System (MainePERS) PLD Consolidated Retirement Plan and employees may participate in a defined benefit plan offered by MainePERS. For 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 MainePERS' PLD Consolidated Plan have been determined on the same basis as they are reported by MainePERS. For this purpose, benefit payments, including refunds of employee contributions, are recognized when due and payable in accordance with the benefit terms. Investments at MainePERS are reported at fair value.

**Use of Estimates**

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities at the date of the statements and the reported amounts of revenues, expenses and expenditures during the reporting year. Material estimates that are particularly susceptible to significant change in the near-term relate to the determination of the allowance for losses on loans and fair value of interest rate swaps. Actual results could differ from estimates.

**Maine State Housing Authority**  
**Notes to Financial Statements – December 31, 2018**  
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**New Accounting Standards**

The following GASB Statements were effective for the year ending December 31, 2018:

- GASB Statement No. 75, *Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions*. This Statement establishes new accounting and financial reporting requirements for governmental entities whose employees are provided with other postemployment benefits (OPEB).
- GASB Statement No. 85, *Omnibus 2017*. This Statement addresses practice issues that have been identified during implementation and application of certain GASB Statements. This Statement addresses a variety of topics including issues related to blending component units, goodwill, fair value measurements and application, and postemployment benefits.
- GASB Statement No. 86, *Certain Debt Extinguishment Issues*. The primary objective of this Statement is to improve consistency in accounting and financial reporting for in-substance defeasance of debt by providing guidance for transactions in which cash and other monetary assets acquired with only existing resources-resources other than the proceeds of refunding debt-are placed in an irrevocable trust for the sole purpose of extinguishing debt.

The adoption of these Statements did not have a significant impact on MaineHousing's financial position or results of operations.

The following GASB Statements that have been issued are under evaluation by MaineHousing:

GASB Statement No. 83, *Certain Asset Retirement Obligations*; GASB Statement No. 84, *Fiduciary Activities*; GASB Statement No. 88, *Certain Disclosures Related to Debt, including Direct Borrowings and Direct Placements*; and GASB Statement No. 90, *Majority Equity Interest – an amendment of GASB Statements No. 14 and No. 61* are effective for the year ending December 31, 2019. GASB Statement No. 87, *Leases*; and GASB Statement No. 89, *Accounting for Interest Cost Incurred before the End of a Construction Period* are effective for the year ending December 31, 2020.

MaineHousing has not adopted these standards and is evaluating the impact they may have on its financial statements.

**(3.) CASH AND INVESTMENTS**

At December 31, 2018, the carrying amount of MaineHousing's bank deposits was \$1,380 and the bank balance was \$1,707. The difference between the carrying amount and the bank balance is a result of transactions in transit. Of the bank balance, \$387 was covered by federal depository insurance and \$1,320 was collateralized by money market funds for which the securities are held in the bank's name at the Federal Reserve Bank.

The General Mortgage Purchase Bond Resolution permits MaineHousing to invest in direct obligations of, or obligations guaranteed by, the United States of America, certain government-sponsored enterprises and the State of Maine "permitted investments". The resolution also permits MaineHousing to invest in certificates of deposit, repurchase agreements and other similar banking arrangements that are collateralized by permitted investments.

MaineHousing has a formal Investment Policy that outlines its investment practices and policies. The primary purpose of the policy is to ensure safety of principal while managing liquidity to pay MaineHousing's financial obligations. MaineHousing's deposit policy is to have its deposits covered by insurance, collateralized or deposited in well capitalized institutions.

**Maine State Housing Authority**  
**Notes to Financial Statements – December 31, 2018**  
(IN THOUSANDS OF DOLLARS)

MaineHousing’s investment balances and stated maturities as of December 31, 2018 are presented in the following table. Actual maturities may differ due to investments being called by the issuer.

Investment Type	Carrying Amount	Investment Maturities in Years			
		Less than 1	1-5	6-10	More than 10
<b>PROPRIETARY FUNDS</b>					
<b>MORTGAGE PURCHASE FUND</b>					
Repurchase Agreements	\$81,890	\$81,890	\$0	\$0	\$0
Money Market Funds	16,547	16,547	0	0	0
U.S. Government-sponsored enterprises (Rated AAA/Aaa)	228,631	114,734	0	72,132	41,765
<b>Total - Mortgage Purchase Fund</b>	<b>327,068</b>	<b>213,171</b>	<b>0</b>	<b>72,132</b>	<b>41,765</b>
<b>BONDHOLDERS RESERVE FUND</b>					
Repurchase Agreements	7,962	7,962	0	0	0
<b>GENERAL ADMINISTRATIVE FUND</b>					
Repurchase Agreements	3,194	3,194	0	0	0
Money Market Funds	8,255	8,255	0	0	0
Certificates of Deposit	16,000	16,000			
U.S. Government-sponsored enterprises (Rated AAA/Aaa)	4,932	0	4,932	0	0
<b>Total - General Administrative Fund</b>	<b>32,381</b>	<b>27,449</b>	<b>4,932</b>	<b>0</b>	<b>0</b>
<b>Total - Proprietary Funds</b>	<b>\$367,411</b>	<b>\$248,582</b>	<b>\$4,932</b>	<b>\$72,132</b>	<b>\$41,765</b>
<b>GOVERNMENTAL FUNDS</b>					
<b>HOME FUND</b>					
Repurchase Agreements	\$19,364	\$19,364	\$0	\$0	\$0
<b>SECTION 8 HOUSING PROGRAMS</b>					
Money Market Funds	4,398	4,398	0	0	0
<b>LOW INCOME HOME ENERGY ASSISTANCE PROGRAM</b>					
Money Market Funds	787	787	0	0	0
<b>MAINE ENERGY, HOUSING &amp; ECONOMIC RECOVERY FUND</b>					
Repurchase Agreements	5,650	5,650	0	0	0
<b>OTHER FEDERAL AND STATE PROGRAMS</b>					
Repurchase Agreements	1,696	1,696	0	0	0
<b>Total - Governmental Funds</b>	<b>\$31,895</b>	<b>\$31,895</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

Repurchase agreements and money market funds are not credit rated and are continuously and fully secured by permitted investments. It is MaineHousing’s policy to require that collateral be held by MaineHousing’s trustee in MaineHousing’s name, wherever practicable. MaineHousing generally invests in repurchase agreements and money market funds for short-term investments.

A market approach is used to determine fair value using Level 2 inputs for investments carried at fair value. Prices and other relevant information are generated by market transactions involving identical or comparable investments.

At December 31, 2018, \$264,477 was invested in short-term repurchase agreements, money market funds, and government sponsored enterprises having maturity dates of less than one year, bearing interest at rates up to 2.40%. Investments other than repurchase agreements and money market funds are registered in MaineHousing’s name. Investments issued by Federal Home Loan Mortgage Corporation (FHLMC), Federal Farm Credit Bank (FFCB), Federal National Mortgage Association (FNMA), and Federal Home Loan Bank (FHLB) make up 0.5%, 17%, 8%, and 44% of total investments, respectively, in the Mortgage Purchase Fund. Investments issued by FFCB make up 15% of total investments in the General Administrative Fund.

At December 31, 2018, \$16,000 of proceeds from a loan agreement is invested in nine non-negotiable certificates of deposit. The certificates have interest rates that range from 2.35% to 2.54% and will mature at various dates in 2019 starting in April and ending in December. The certificates are not credit rated and are being held by its bank trustee in MaineHousing’s name.

**Maine State Housing Authority**  
**Notes to Financial Statements – December 31, 2018**  
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**(4.) MORTGAGE AND OTHER NOTES RECEIVABLE:**

For financial statement presentation, the allowance for losses on loans has been netted against the noncurrent portion of mortgage notes receivable and other notes receivable. However, where there is no noncurrent portion for other notes receivable, the allowance is netted against the current amount. A summary of mortgage notes receivable at December 31, 2018 is as follows:

	<u>Number of Notes</u>	<u>Principal Balance</u>	<u>Percent of Portfolio</u>
<b>PROPRIETARY FUNDS</b>			
MORTGAGE PURCHASE FUND - SINGLE-FAMILY:			
VA guaranteed	483	\$45,925	5.0%
FHA insured	1,843	162,059	17.7%
USDA/RD guaranteed	5,051	514,565	56.3%
Privately insured	361	29,966	3.3%
Non-insured	<u>2,857</u>	<u>161,784</u>	<u>17.7%</u>
Total Mortgage Purchase Fund - single-family	<u>10,595</u>	<u>914,299</u>	<u>100.0%</u>
MORTGAGE PURCHASE FUND - MULTI-FAMILY:			
Section 8	189	176,158	40.6%
Conventional	249	236,432	54.5%
Supportive Housing	<u>174</u>	<u>21,012</u>	<u>4.9%</u>
Total Mortgage Purchase Fund - multi-family	<u>612</u>	<u>433,602</u>	<u>100.0%</u>
Less: Allowance for losses on loans		<u>(7,318)</u>	
Total Mortgage Purchase Fund	<u>11,207</u>	<u>1,340,583</u>	
GENERAL ADMINISTRATIVE FUND - SINGLE-FAMILY:			
Non-insured	75	2,249	97.4%
Privately insured	<u>2</u>	<u>61</u>	<u>2.6%</u>
Total General Administrative Fund-Single Family	<u>77</u>	<u>2,310</u>	<u>100.0%</u>
GENERAL ADMINISTRATIVE FUND - MULTI-FAMILY:			
Section 8	1	553	3.6%
Conventional	<u>12</u>	<u>14,885</u>	<u>96.4%</u>
Total General Administrative Fund - multi-family	<u>13</u>	<u>15,438</u>	<u>100.0%</u>
GENERAL ADMINISTRATIVE FUND - HOME IMPROVEMENT LOANS:			
Non-insured	<u>89</u>	<u>301</u>	<u>100.0%</u>
Less: Allowance for losses on loans		<u>(695)</u>	
Total General Administrative Fund	<u>179</u>	<u>17,354</u>	
Total Proprietary Funds	<u>11,386</u>	<u>\$1,357,937</u>	
<b>GOVERNMENTAL FUNDS</b>			
HOME FUND - SINGLE-FAMILY:			
Non-insured	334	\$3,394	<u>100.0%</u>
HOME FUND - MULTI-FAMILY:			
Non-insured	<u>80</u>	<u>19,267</u>	<u>100.0%</u>
Total HOME Fund	<u>414</u>	<u>22,661</u>	
Less: Allowance for losses on loans		<u>(920)</u>	
Total HOME Fund	<u>414</u>	<u>21,741</u>	
MAINE ENERGY, HOUSING AND ECONOMIC RECOVERY FUND - MULTI-FAMILY			
Non-insured	<u>15</u>	<u>8,480</u>	<u>100.0%</u>
Total Governmental Funds	<u>429</u>	<u>\$30,221</u>	

**Maine State Housing Authority**  
**Notes to Financial Statements – December 31, 2018**  
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A summary of other notes receivable at December 31, 2018 is as follows:

	<u>Number of Notes</u>	<u>Principal Balance</u>	<u>Percent of Portfolio</u>
<b>PROPRIETARY FUNDS</b>			
GENERAL ADMINISTRATIVE FUND			
Non-insured	<u>4</u>	<u>\$278</u>	<u>100.0%</u>
Total Proprietary Funds	<u><u>4</u></u>	<u><u>\$278</u></u>	
<b>GOVERNMENTAL FUNDS</b>			
OTHER FEDERAL AND STATE PROGRAMS:			
Non-insured	1	\$15	<u>100.0%</u>
Less: Allowance for losses on loans		<u>(5)</u>	
Total Governmental Funds	<u><u>1</u></u>	<u><u>\$10</u></u>	

A summary of the activity in the allowance for losses on loans is as follows:

	<u>PROPRIETARY FUNDS</u>		<u>GOVERNMENTAL FUNDS</u>	
	Mortgage Purchase Fund	General Administrative Fund	HOME Fund	Other Federal and State Programs
Balance – December 31, 2017	\$7,474	\$724	\$929	\$5
Provision	0	61	6	0
Loans charged off	(332)	(111)	(15)	0
Recoveries	176	21	0	0
Balance – December 31, 2018	<u><u>\$7,318</u></u>	<u><u>\$695</u></u>	<u><u>\$920</u></u>	<u><u>\$5</u></u>

**Maine State Housing Authority**  
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**(5.) BONDS AND NOTES PAYABLE**

MaineHousing issues bonds that pay interest that is subject to Alternative Minimum Tax (AMT), bonds that pay interest that is not subject to this tax (Non-AMT) and federally taxable bonds. Interest paid on AMT bonds is treated as a preference item in calculating the tax imposed on individuals and corporations under the Internal Revenue Service Code. MaineHousing's AMT, Non-AMT and federally taxable bonds are denoted for each series or sub-series below.

The interest rates presented in the table below for variable rate bonds represent the rate at December 31, 2018. The Single-Family (S/F) and Multi-Family (M/F) Mortgage Bonds Payable outstanding at December 31, 2018 are as follows:

	Original Amount Issued	Amount Outstanding	Interest Rate(s)	Maturities/ Sinking Fund Installments on Bonds Outstanding	Range of Required Annual Principal Payments on Bonds		
<b>PROPRIETARY FUNDS</b>							
<b>MORTGAGE PURCHASE FUND</b>							
2005 SERIES B BONDS (M/F):							
2005 Series B (Federally Taxable)							
Term Bonds	\$15,000	\$6,205	Variable - 2.80%	2019-2020	3,090	-	3,115
2005 SERIES G BONDS (M/F):							
2005 Series G (AMT)							
Term Bonds	22,300	20,515	Variable - 1.83%	2019-2037	200	-	4,385
2011 SERIES C BONDS (M/F):							
2011 Series C-1 (Non-AMT)							
Serial Bonds	27,320	0	2.70%				
2011 Series C-2 (Non-AMT)							
Serial Bonds	6,000	2,000	4.88%	2041		2,000	
	<u>33,320</u>	<u>2,000</u>					
2011 SERIES D BONDS (S/F):							
2011 Series D (Non-AMT)							
Serial Bonds	10,615	5,780	2.75% - 3.30%	2019-2022	1,155	-	1,895
Term Bonds	7,385	0	4.00%				
	<u>18,000</u>	<u>5,780</u>					
2011 SERIES E BONDS (M/F):							
2011 Series E (Non-AMT)							
Serial Bonds	10,440	0	1.70%				
Term Bonds	2,810	705	4.38%	2031		705	
	<u>13,250</u>	<u>705</u>					
2012 SERIES A BONDS (S/F):							
2012 Series A-1 (AMT)							
Serial Bonds	42,610	0	2.60%				
Term Bonds	21,885	0	4.00%				
Term Bonds	22,575	5,380	4.50%	2026-2027	1,935	-	3,445
2012 Series A-2 (Non-AMT)							
Term Bonds	11,800	9,450	3.60%	2025-2026	4,200	-	5,250
2012 Series A-3 (Non-AMT)							
Serial Bonds	5,000	4,000	2.25% - 2.85%	2019-2022		1,000	
Term Bonds	20,000	13,065	3.85%	2028-2029	5,900	-	7,165
	<u>123,870</u>	<u>31,895</u>					
2012 SERIES B BONDS (M/F):							
2012 Series B-1 (AMT)							
Serial Bonds	4,210	380	2.70%	2019		380	
Term Bonds	14,720	0	4.25%				
2012 Series B-2 (Non-AMT)							
Serial Bonds	1,735	1,465	2.15% - 2.95%	2019-2023	175	-	350
Term Bonds	1,220	870	3.50%	2025-2027	230	-	325
2012 Series B-3 (Non-AMT)							
Term Bonds	3,000	3,000	3.88%	2028-2031		750	
	<u>24,885</u>	<u>5,715</u>					
2013 SERIES A BONDS (S/F):							
2013 Series A (Federally Taxable)							
Serial Bonds	9,000	2,755	2.07% - 2.37%	2019-2020	1,140	-	1,615
	<u>9,000</u>	<u>2,755</u>					



**Maine State Housing Authority**  
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	Original Amount Issued	Amount Outstanding	Interest Rate(s)	Maturities/ Sinking Fund Installments on Bonds Outstanding	Range of Required Annual Principal Payments on Bonds		
<b>2013 SERIES B BONDS (S/F):</b>							
<b>2013 Series B (Non-AMT)</b>							
Serial Bonds	7,540	7,030	2.20% - 2.75%	2021-2024	1,685	-	1,835
Term Bonds	3,890	2,000	3.00%	2026-2027	985	-	1,015
Term Bonds	38,690	38,690	3.45%	2028-2032	7,215	-	8,280
Term Bonds	28,880	28,880	3.60%	2033-2036	2,230	-	9,205
Term Bonds	<u>27,000</u>	<u>8,230</u>	4.00%	2036-2037	3,605	-	4,625
	<u>106,000</u>	<u>84,830</u>					
<b>2013 SERIES C BONDS (S/F-M/F):</b>							
<b>2013 Series C (Federally Taxable)</b>							
Serial Bonds	61,900	43,650	2.01% - 3.09%	2019-2023	7,650	-	9,000
Term Bonds	24,910	17,295	3.84%	2025-2027	5,765		
Term Bonds	<u>8,560</u>	<u>5,700</u>	4.32%	2029-2030	2,840	-	2,860
	<u>95,370</u>	<u>66,645</u>					
<b>2013 SERIES D BONDS (S/F):</b>							
<b>2013 Series D-1 (AMT)</b>							
Serial Bonds	15,000	1,835	2.63%	2019		1,835	
<b>2013 Series D-2 (Non-AMT)</b>							
Term Bonds	12,990	0	4.00%				
Term Bonds	<u>12,010</u>	<u>5,110</u>	4.50%	2036-2037	2,500	-	2,610
	<u>40,000</u>	<u>6,945</u>					
<b>2013 SERIES E BONDS (S/F):</b>							
<b>2013 Series E (Non-AMT)</b>							
Serial Bonds	20,000	1,685	2.75%	2019		1,685	
Term Bonds	<u>10,000</u>	<u>0</u>	4.95%				
	<u>30,000</u>	<u>1,685</u>					
<b>2014 SERIES A BONDS (S/F):</b>							
<b>2014 Series A-1 (AMT)</b>							
Serial Bonds	5,595	1,880	2.40% - 2.85%	2019-2020	920	-	960
Term Bonds	4,445	0	4.45%				
Term Bonds	11,545	4,665	3.25%	2038-2042	160	-	1,250
<b>2014 Series A-2 (Non-AMT)</b>							
Serial Bonds	9,045	3,045	3.13%	2022		3,045	
Term Bonds	9,865	0	4.00%				
Term Bonds	<u>11,090</u>	<u>0</u>	4.50%				
	<u>51,585</u>	<u>9,590</u>					
<b>2014 SERIES C BONDS (S/F):</b>							
<b>2014 Series C-1 (AMT)</b>							
Serial Bonds	14,860	11,310	1.90% - 3.10%	2019-2024	725	-	3,105
Term Bonds	2,000	0	3.63%				
Term Bonds	7,620	7,620	4.00%	2030-2034	400	-	1,810
Term Bonds	17,465	8,570	3.50%	2034-2041	475	-	2,105
<b>2014 Series C-2 (Non-AMT)</b>							
Term Bonds	<u>29,000</u>	<u>29,000</u>	3.75%	2030-2034	3,485	-	8,065
	<u>70,945</u>	<u>56,500</u>					
<b>2015 SERIES A BONDS (M/F)</b>							
<b>2015 Series A-1 (AMT)</b>							
Serial Bonds	13,485	11,935	1.90% - 3.05%	2019-2025	1,585	-	1,855
<b>2015 Series A-2 (Non-AMT)</b>							
Term Bonds	6,555	6,280	3.25%	2026-2029	600	-	2,675
<b>2015 Series A-3 (Non-AMT)</b>							
Serial Bonds	8,050	0	1.20%				
Term Bonds	11,220	11,220	3.50%	2030-2034	2,085	-	2,410
Term Bonds	13,505	13,505	3.63%	2035-2039	2,505	-	2,905
Term Bonds	<u>16,225</u>	<u>16,225</u>	3.75%	2040-2044	2,995	-	3,500
	<u>69,040</u>	<u>59,165</u>					
<b>2015 SERIES B BONDS (S/F)</b>							
<b>2015 Series B (Non-AMT)</b>							
Serial Bonds	9,750	7,700	1.30% - 2.60%	2019-2025	1,040	-	1,175
Term Bonds	10,750	10,750	3.20%	2026-2030	2,015	-	2,285
Term Bonds	1,610	1,610	3.45%	2031-2034	380	-	425
Term Bonds	<u>9,890</u>	<u>6,335</u>	3.50%	2035-2040	930	-	1,160
	<u>32,000</u>	<u>26,395</u>					

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	Original Amount Issued	Amount Outstanding	Interest Rate(s)	Maturities/ Sinking Fund Installments on Bonds Outstanding	Range of Required Annual Principal Payments on Bonds		
<b>2015 SERIES C BONDS (M/F)</b>							
2015 Series C (Federally Taxable)							
Serial Bonds	9,480	9,090	1.89% - 3.04%	2019-2025	1,210	-	1,410
Term Bonds	18,000	18,000	3.59%	2026-2030	3,190	-	4,100
Term Bonds	<u>12,520</u>	<u>12,520</u>	3.95%	2036-2040	2,315	-	2,700
	<u>40,000</u>	<u>39,610</u>					
<b>2015 SERIES D BONDS (S/F)</b>							
2015 Series D (Non-AMT)							
Serial Bonds	7,105	7,105	1.65% - 3.30%	2019-2026	780	-	1,000
Term Bonds	3,340	3,340	3.75%	2027-2030	540	-	1,130
Term Bonds	4,890	4,890	4.00%	2031-2035	660	-	1,300
Term Bonds	7,585	7,585	4.25%	2036-2040	1,165	-	1,880
Term Bonds	<u>7,080</u>	<u>4,715</u>	4.00%	2041-2045	715	-	1,195
	<u>30,000</u>	<u>27,635</u>					
<b>2015 SERIES E BONDS (S/F)</b>							
2015 Series E-1 (AMT)							
Serial Bonds	30,115	19,620	2.00% - 3.60%	2019-2026	2,555	-	4,155
Term Bonds	26,690	9,575	4.00%	2030		9,575	
Term Bonds	26,325	15,785	3.50%	2031-2034	1,930	-	5,455
2015 Series E-2 (Non-AMT)							
Term Bonds	2,105	2,105	3.80%	2031-2033	650	-	755
Term Bonds	8,360	8,360	4.05%	2039-2040	4,085	-	4,275
Term Bonds	14,535	14,535	4.15%	2041-2045	2,515	-	3,285
2015 Series E-3 (AMT)							
Term Bonds	<u>30,000</u>	<u>30,000</u>	Variable - 1.75%	2035-2038	5,455	-	8,975
	<u>138,130</u>	<u>99,980</u>					
<b>2015 SERIES F BONDS (M/F)</b>							
2015 Series F-1 (AMT)							
Serial Bonds	8,800	6,600	1.63% - 2.20%	2019-2021		2,200	
2015 Series F-2 (Non-AMT)							
Serial Bonds	2,450	2,450	2.05% - 2.85%	2022-2026	450	-	500
2015 Series F-3 (Non-AMT)							
Serial Bonds	15,005	0	1.10%				
Term Bonds	6,340	6,270	3.40%	2027-2030	1,115	-	1,785
Term Bonds	9,565	9,565	3.85%	2031-2035	1,310	-	2,195
Term Bonds	<u>11,840</u>	<u>11,840</u>	3.95%	2036-2040	1,635	-	2,720
	<u>54,000</u>	<u>36,725</u>					
<b>2015 SERIES G BONDS (S/F)</b>							
2015 Series G (Non-AMT)							
Serial Bonds	8,185	8,185	2.00% - 3.00%	2021-2027	630	-	2,095
Term Bonds	1,730	1,730	3.35%	2028-2030	535	-	615
Term Bonds	2,125	2,125	3.65%	2031-2035	325	-	525
Term Bonds	12,060	12,060	3.85%	2036-2040	2,295	-	2,535
Term Bonds	<u>5,900</u>	<u>4,350</u>	3.50%	2041-2045	705	-	960
	<u>30,000</u>	<u>28,450</u>					
<b>2016 SERIES A BONDS (S/F)</b>							
2016 Series A (Non-AMT)							
Serial Bonds	6,065	6,065	1.13% - 2.45%	2019-2026	670	-	855
Term Bonds	6,520	6,520	2.90%	2027-2030	1,545	-	1,720
Term Bonds	4,630	4,630	3.30%	2031-2035	865	-	990
Term Bonds	10,900	10,900	3.55%	2036-2040	1,960	-	2,355
Term Bonds	<u>6,885</u>	<u>5,540</u>	4.00%	2041-2045	1,060	-	1,160
	<u>35,000</u>	<u>33,655</u>					
<b>2016 SERIES B BONDS (S/F)</b>							
2016 Series B-1 (Non-AMT)							
Serial Bonds	19,260	18,580	1.15% - 2.55%	2019-2027	1,755	-	2,410
Term Bonds	3,885	3,885	2.70%	2028-2029	1,675	-	2,210
Term Bonds	18,855	13,110	3.50%	2040-2046	810	-	2,165
2016 Series B-2 (AMT)							
Term Bonds	<u>28,000</u>	<u>28,000</u>	Variable - 1.75%	2029-2037	2,720	-	3,420
	<u>70,000</u>	<u>63,575</u>					

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	Original Amount Issued	Amount Outstanding	Interest Rate(s)	Maturities/ Sinking Fund Installments on Bonds Outstanding	Range of Required Annual Principal Payments on Bonds		
<b>2016 SERIES C BONDS (S/F)</b>							
<b>2016 Series C (Non-AMT)</b>							
Serial Bonds	13,620	13,620	1.10% - 2.50%	2020-2028	890	-	3,475
Term Bonds	5,670	5,670	2.75%	2029-2031	1,185	-	2,285
Term Bonds	8,975	8,975	3.00%	2032-2036	1,305	-	2,510
Term Bonds	3,355	3,355	3.15%	2037-2041	625	-	720
Term Bonds	<u>8,380</u>	<u>7,430</u>	3.50%	2042-2046	1,390	-	1,590
	<u>40,000</u>	<u>39,050</u>					
<b>2016 SERIES D BONDS (M/F)</b>							
<b>2016 Series D (Federally Taxable)</b>							
Serial Bonds	32,000	32,000	2.24% - 2.99%	2023-2029	825	-	8,185
Term Bonds	<u>8,000</u>	<u>8,000</u>	3.29%	2030-2031		4,000	
	<u>40,000</u>	<u>40,000</u>					
<b>2016 SERIES E BONDS (S/F)</b>							
<b>2016 Series E (Non-AMT)</b>							
Serial Bonds	6,250	6,250	1.45% - 3.15%	2019-2027	600	-	800
Term Bonds	3,050	3,050	3.63%	2028-2031	720	-	800
Term Bonds	10,385	10,385	3.90%	2032-2036	1,940	-	2,230
Term Bonds	<u>8,315</u>	<u>7,630</u>	4.00%	2037-2046	650	-	885
	<u>28,000</u>	<u>27,315</u>					
<b>2017 SERIES A BONDS (S/F)</b>							
<b>2017 Series A (Non-AMT)</b>							
Serial Bonds	5,920	5,920	1.55% - 3.15%	2020-2028	555	-	765
Term Bonds	3,360	3,360	3.65%	2029-2032	790	-	895
Term Bonds	6,315	6,315	4.00%	2033-2037	1,170	-	1,360
Term Bonds	7,625	7,625	4.05%	2038-2042	1,405	-	1,645
Term Bonds	<u>6,780</u>	<u>6,395</u>	4.00%	2043-2047	1,050	-	1,950
	<u>30,000</u>	<u>29,615</u>					
<b>2017 SERIES B BONDS (S/F)</b>							
<b>2017 SERIES B (Non-AMT)</b>							
Serial Bonds	8,680	8,680	1.25% - 3.00%	2020-2030	650	-	1,010
Term Bonds	4,215	4,215	3.25%	2031-2032	2,090	-	2,125
Term Bonds	6,170	6,170	3.65%	2033-2037	1,150	-	1,325
Term Bonds	8,745	8,745	3.75%	2038-2044	1,115	-	1,355
Term Bonds	<u>7,190</u>	<u>6,960</u>	4.00%	2045-2047	2,285	-	2,375
	<u>35,000</u>	<u>34,770</u>					
<b>2017 SERIES D BONDS (M/F)</b>							
<b>2017 Series D-1 (Non-AMT)</b>							
Serial Bonds	13,175	12,175	1.25% - 2.95%	2019-2029	1,000	-	2,000
Term Bonds	14,320	14,320	3.50%	2033-2037	2,250	-	3,980
Term Bonds	5,870	5,870	3.65%	2038-2042	1,090	-	1,265
Term Bonds	7,810	7,810	3.75%	2043-2047	1,445	-	1,680
<b>2017 Series D-2 (AMT)</b>							
Term Bonds	<u>50,000</u>	<u>50,000</u>	Variable - 2.37%	2042-2046		10,000	
	<u>91,175</u>	<u>90,175</u>					
<b>2017 SERIES E BONDS (S/F)</b>							
<b>2017 Series E (Federally Taxable)</b>							
Term Bonds	<u>60,000</u>	<u>60,000</u>	Variable - 2.45%	2042-2052	5,000	-	10,000
	<u>60,000</u>	<u>60,000</u>					
<b>2017 SERIES F BONDS (S/F)</b>							
<b>2017 SERIES F (Non-AMT)</b>							
Serial Bonds	13,180	13,180	1.00% - 3.00%	2019-2030	860	-	1,675
Term Bonds	2,055	2,055	3.15%	2031-2032	1,005	-	1,050
Term Bonds	5,920	5,920	3.50%	2033-2037	1,090	-	1,280
Term Bonds	7,000	7,000	3.65%	2038-2042	1,320	-	1,490
Term Bonds	<u>11,845</u>	<u>11,580</u>	3.50%	2043-2047	1,800	-	3,945
	<u>40,000</u>	<u>39,735</u>					

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	Original Amount Issued	Amount Outstanding	Interest Rate(s)	Maturities/ Sinking Fund Installments on Bonds Outstanding	Range of Required Annual Principal Payments on Bonds		
2017 SERIES G BONDS (S/F - MF)							
2017 Series G-1 (Federally Taxable)							
Term Bonds	55,000	55,000	Variable - 2.40%	2045-2050	8,290	-	10,090
2017 Series G-2 (Federally Taxable)							
Term Bonds	<u>3,520</u>	<u>3,520</u>	0.00%	2022	3,520		
	<u>58,520</u>	<u>58,520</u>					
2017 SERIES H BONDS (S/F)							
2017 SERIES H (Non-AMT)							
Serial Bonds	18,380	18,380	2.10% - 3.05%	2023-2030	1,105	-	4,510
Term Bonds	5,420	5,420	3.25%	2031-2033	1,750	-	1,865
Term Bonds	10,625	10,625	3.55%	2034-2037	2,515	-	2,795
Term Bonds	1,485	1,485	3.70%	2038-2042	275	-	320
Term Bonds	<u>2,590</u>	<u>2,590</u>	3.75%	2043-2047	480	-	555
	<u>38,500</u>	<u>38,500</u>					
2018 SERIES A BONDS (S/F)							
2018 SERIES A (NON-AMT)							
Serial Bonds	13,510	13,510	1.95% - 3.25%	2020-2030	1,130	-	1,525
Term Bonds	3,680	3,680	3.50%	2031-2033	1,215	-	1,245
Term Bonds	8,630	8,630	3.75%	2034-2038	1,685	-	1,765
Term Bonds	<u>9,180</u>	<u>9,180</u>	3.90%	2039-2043	1,790	-	1,885
	<u>35,000</u>	<u>35,000</u>					
2018 SERIES B BONDS (S/F)							
2018 SERIES B (NON-AMT)							
Serial Bonds	10,565	10,565	2.00% - 3.10%	2020-2028	1,060	-	1,230
Term Bonds	6,005	6,005	3.50%	2029-2033	1,175	-	1,230
Term Bonds	11,270	11,270	3.75%	2034-2038	2,195	-	2,320
Term Bonds	<u>12,160</u>	<u>12,160</u>	3.85%	2039-2043	2,355	-	2,515
	<u>40,000</u>	<u>40,000</u>					
2018 SERIES C BONDS (S/F)							
2018 SERIES C (Non-AMT)							
Serial Bonds	14,200	14,200	1.65% - 3.25%	2019-2030	485	-	1,955
Term Bonds	4,080	4,080	3.55%	2031-2033	1,345	-	1,375
Term Bonds	7,195	7,195	3.85%	2034-2038	1,395	-	1,485
Term Bonds	9,595	9,595	3.95%	2039-2043	1,750	-	2,415
Term Bonds	<u>9,930</u>	<u>9,930</u>	4.00%	2044-2048	340	-	4,530
	<u>45,000</u>	<u>45,000</u>					
2018 SERIES D BONDS (S/F - MF)							
2018 Series D-1 (Federally Taxable)							
Term Bonds	40,000	40,000	Variable - 2.89%	2043-2053	2,965	-	4,395
2018 Series D-2 (Federally Taxable)							
Term Bonds	<u>3,150</u>	<u>3,150</u>	0.00%	2023	3,150		
	<u>43,150</u>	<u>43,150</u>					
2018 SERIES E BONDS (M/F)							
2018 SERIES E (NON-AMT)							
Serial Bonds	11,000	11,000	2.20% - 2.55%	2020-2022	2,900	-	4,050
Term Bonds	9,000	9,000	4.15%	2036-2038	2,795	-	3,305
Term Bonds	<u>9,500</u>	<u>9,500</u>	4.25%	2039-2043	1,730	-	2,205
	<u>29,500</u>	<u>29,500</u>					
2018 SERIES F BONDS (S/F)							
2018 SERIES F (Non-AMT)							
Serial Bonds	7,710	7,710	1.95% - 3.70%	2019-2030	315	-	1,235
Term Bonds	4,080	3,745	3.85%	2031-2033	875	-	1,455
Term Bonds	7,195	6,450	4.13%	2034-2038	1,010	-	2,120
Term Bonds	9,595	6,225	4.20%	2039-2041	1,980	-	2,170
Term Bonds	<u>9,930</u>	<u>10,300</u>	4.25%	2044-2048	405	-	4,655
	<u>38,510</u>	<u>34,430</u>					
		1,401,715					
Plus: Net Unamortized Bond Premium		<u>3,604</u>					
Total Mortgage Purchase Fund	<u>1,844,050</u>	<u>1,405,319</u>					
Total Proprietary Funds	<u>\$1,844,050</u>	<u>\$1,405,319</u>					

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	Original Amount Issued	Amount Outstanding	Interest Rate(s)	Maturities/ Sinking Fund Installments on Bonds Outstanding	Range of Required Annual Principal Payments on Bonds		
<b>GOVERNMENTAL FUNDS</b>							
MAINE ENERGY, HOUSING & ECONOMIC RECOVERY FUND							
2010 Series 1 (Non-AMT)							
Serial Bonds	\$39,970	\$29,215	2.75% - 5.00%	2019-2026	355	-	3,800
2010 Series 2 (Taxable)							
Serial Bonds	9,630	0	3.03%				
		29,215					
Plus: Net Unamortized Bond Premium		176					
Total Maine Energy, Housing & Recovery Fund Group	49,600	29,391					
Total Governmental Funds	\$49,600	\$29,391					

The following table summarizes the debt activity for the year ended December 31, 2018:

<b>Fund</b>	Outstanding at December 31, 2017	Issuance	Retirement	Outstanding at December 31, 2018
Mortgage Purchase Fund	\$1,363,465	\$227,080	(\$188,830)	\$1,401,715
Maine Energy, Housing & Economic Recovery Fund	32,375	0	(3,160)	29,215
Total	\$1,395,840	\$227,080	(\$191,990)	\$1,430,930

Interest on bonds is payable semi-annually for the Mortgage Purchase Fund and the Maine Energy, Housing & Economic Recovery Fund. Scheduled principal payments on bonds are due November 15 for the Mortgage Purchase Fund and June 15 for the Maine Energy, Housing & Economic Recovery Fund.

The interest calculations shown in the table below are based on the variable rate in effect at December 31, 2018 and may not be indicative of actual interest expense that will be incurred. As rates vary, variable rate bond interest payments and net swap payments will vary. The following table provides a summary of MaineHousing's bond debt service requirements and net interest rate swap payments through 2023 and in five-year increments thereafter to maturity:

Year(s)	Mortgage Purchase Fund					Maine Energy, Housing & Economic Recovery Fund	
	Fixed and Variable Unswapped		Variable Swapped		Swaps	Fixed	
	Principal	Interest	Principal	Interest	Net Interest	Principal	Interest
2019	\$33,630	\$39,615	\$3,315	\$3,829	\$269	\$3,245	\$1,024
2020	34,715	39,098	3,310	3,759	405	3,340	921
2021	41,305	38,378	230	3,662	674	3,450	810
2022	46,805	37,415	255	3,659	667	3,565	696
2023	43,435	36,292	285	3,654	522	3,680	579
2024-2028	217,695	164,290	1,615	18,195	1,935	11,935	763
2029-2033	238,910	126,046	17,190	17,518	1,679	0	0
2034-2038	208,120	85,214	58,520	14,492	736	0	0
2039-2043	183,875	47,844	16,000	11,212	0	0	0
2044-2048	128,175	17,861	59,210	6,528	0	0	0
2049-2053	45,330	3,546	19,790	717	0	0	0
Total	\$1,221,995	\$635,599	\$179,720	\$87,225	\$6,887	\$29,215	\$4,793

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MaineHousing’s bonds are a special obligation of MaineHousing and do not constitute a debt or liability of the State of Maine. The bonds are secured in accordance with bond resolutions. Security for bonds in the Mortgage Purchase Fund includes the mortgage loans made or purchased under the resolution and all monies and investments in the fund and accounts pledged under the resolution. Bonds in the Mortgage Purchase Fund may be redeemed in excess of the annual maturities in accordance with the terms of the resolution. Bonds in the Maine Energy, Housing & Economic Recovery Fund are secured by a portion of the Real Estate Transfer Tax revenues collected by the State of Maine and the bonds may not be redeemed in excess of the annual maturities until June 15, 2020.

*Notes Payable*

Notes payable outstanding at December 31, 2018 are recorded in the General Administrative Fund and are as follows:

A \$4,200 note payable to the Federal Home Loan Bank (FHLB) at a fixed rate of 0%, maturing December 28, 2021. The note is collateralized with a \$4,932 Federal Farm Credit Bank debt security that is being held in trust in MaineHousing’s name.

The proceeds from this note are to be used exclusively in accordance with FHLB’s *Helping to House New England* program, which is designed to support affordable housing initiatives through the six New England Housing Finance Agencies.

In November 2018, a loan agreement in the amount of \$16,000 was entered into with TD Bank, N.A. The note matures on November 1, 2033 and has interest only payments until December 31, 2019 at an interest rate of 2.74%. From January 1, 2020 until maturity, the interest rate is fixed at 3.20% and principal and interest payments are due monthly based on a 20-year amortization.

The proceeds from this note are to be used for the acquisition and rehabilitation of an office building for MaineHousing. Loan proceeds are invested in non-negotiable certificates of deposit held with the lender and will be disbursed for intended use when needed and in accordance with a disbursement schedule set forth in the loan agreement. At December 31, 2018, no loan proceeds have been disbursed.

The following table provides a summary of note payment requirements through 2023 and in five-year increments thereafter to maturity:

Year(s)	Principal	Interest	Total
2019	\$0	\$444	\$444
2020	529	507	\$1,036
2021	4,796	493	\$5,289
2022	615	474	\$1,089
2023	635	453	\$1,088
2024-2028	3,503	1,941	\$5,444
2029-2033	<u>10,122</u>	<u>1,323</u>	<u>\$11,445</u>
Total	<u>\$20,200</u>	<u>\$5,635</u>	<u>\$25,835</u>

*Moral Obligation Debt*

The reserve funds of the Mortgage Purchase Fund are secured by a non-binding obligation (moral obligation) from the State of Maine to replenish by appropriation any deficiency in such reserve funds. MaineHousing is authorized to have an aggregate amount not to exceed \$2,150,000 of outstanding bonds secured by this obligation. Of that amount, \$1,401,715 was outstanding at December 31, 2018.

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*Other Debt*

MaineHousing uses its tax-exempt debt issuing authority to provide financial assistance to private sector developers for the acquisition and rehabilitation, or the construction of multi-family housing projects serving low-to-moderate income households. The debt, which is referred to as conduit debt, is collateralized by revenues generated by the properties financed and is repayable solely from payments received on the underlying mortgage loans and any specific third-party credit enhancement associated with the individual financings. MaineHousing has a total of \$29,379 outstanding at December 31, 2018. The debt does not constitute a liability or a pledge of faith and credit of MaineHousing and is not reported in the accompanying financial statements.

**(6.) INTEREST RATE SWAP AGREEMENTS**

MaineHousing has twelve interest rate swap agreements (swaps) with five counterparties as of December 31, 2018. The objective of the agreements is to attain a synthetic fixed interest rate on a portion of its variable rate bonds at a cost expected to be less than rates associated with fixed-rate debt. The swap agreement terms state MaineHousing is to make semi-annual fixed interest rate payments at a specified rate on a notional principal amount and in exchange receive semi-annual payments based upon either the thirty-day or ninety-day London InterBank Offered Rate (LIBOR) or the Securities Industry and Financial Markets Association Municipal Swap Index (SIFMA).

The swaps have an aggregate negative fair value of \$4,619 at December 31, 2018. During 2018, the fair value of the swaps improved by \$1,843. The fair value was estimated using a zero-coupon method and level 3 inputs. This method calculates the future net settlement payments required by the swaps, assuming that the current forward rates implied by the current yield curve correctly anticipate future spot interest rates. These payments are then discounted using spot rates implied by the current yield curve for hypothetical zero-coupon bonds due on the date of each future net settlement on the swap. These amounts are adjusted for estimated unwinding costs.

The swaps have been determined to constitute an effective hedge of a portion of the variable rate bond portfolio equal to the notional amount of the swaps at December 31, 2018 by using the regression analysis and synthetic instrument methods. The aggregate fair value is classified as a derivative instrument liability and a deferred outflow of resources, which represents the accumulated decrease in fair value. Variable rate bonds outstanding at December 31, 2018 total \$289,720.

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The following table contains the terms, fair values, and credit ratings of the swaps as of December 31, 2018. Specific swaps are assigned to certain debt issuances for arbitrage purposes. The credit ratings were issued by Moody's Investor Services and Standard & Poor's, respectively.

Related Debt Issuance	Current Notional Amount	Effective Date of Swap	Fixed Rate Paid	Variable Rate Received	Fair Value	Swap Termination Date	Counterparty Credit Rating
2005 Series B	\$6,205	11/17/2015	1.41%	100% of 90 day LIBOR	\$111	11/15/2020	Aa2/AA-
2005 Series G	20,515	2/1/2006	3.59%	65% of 30 day LIBOR plus .20%	(4,332)	11/15/2037	Aa2/A+
2015 Series E-3	20,000	11/15/2015	1.60%	67% of 30 day LIBOR	10	11/15/2025	A2/A
2015 Series E-3	5,000	3/14/2006	3.67%	65% of 90 day LIBOR plus .20%	(86)	11/15/2019	Aa2/AA-
2015 Series E-3	5,000	11/15/2016	1.15%	70% of 30 day LIBOR	184	11/15/2025	Aa2/AA-
2016 Series B-2	8,000	5/15/2017	1.61%	70% of 30 day LIBOR	323	11/15/2031 <sup>1</sup>	Aa2/AA-
2016 Series B-2	20,000	11/15/2017	1.66%	70% of 30 day LIBOR	731	11/15/2031 <sup>1</sup>	Aa2/AA-
2017 Series D-2	12,500	11/15/2018	2.57%	70% of 30 day LIBOR plus 0.45%	(352)	11/15/2028	A1/A+ <sup>2</sup>
2017 Series D-2	12,500	11/15/2018	2.59%	70% of 30 day LIBOR plus 0.45%	(427)	11/15/2033	A1/A+ <sup>2</sup>
2017 Series D-2	15,000	1/29/2008	3.71%	100% of SIFMA plus .06%	(1,265)	5/15/2023	Aa2/A+
2017 Series G-1	25,000	12/26/2014	1.94%	100% of 90 day LIBOR	175	11/15/2019	A2/A
2017 Series G-1	30,000	12/31/2014	2.05%	100% of 90 day LIBOR	309	11/15/2020	A2/A
Totals	<u>\$179,720</u>				<u>(\$4,619)</u>		

1 MaineHousing has the option of termination, with no Termination Payment on November 15, 2026 and on each May 15 and November 15 thereafter.

2 Moody's Investor Services credit rating was upgraded from A1 to Aa3 on February 21, 2019.

**Credit Risk** – The swaps contain varying collateral agreements with the counterparties in order to mitigate the potential for credit risk. The requirements of the collateral agreements are met as of December 31, 2018. MaineHousing is not exposed to credit risk for the swaps that have negative fair values. MaineHousing is exposed to credit risk on swaps that have a positive fair value. At December 31, 2018, there are seven swaps that have positive fair values totaling \$1,843. This amount represents MaineHousing's credit exposure to the related counterparties and the maximum loss that would be recognized at the reporting date if the counterparty failed to perform as contracted. Fair value is only a factor upon termination.

**Basis Risk** – The floating rate payments provided by the counterparties are based upon either the SIFMA index or the LIBOR index. The LIBOR rate will be adjusted on a monthly basis, except for 2005 Series B, 2015 Series E-3, and 2017 Series G-1, which are adjusted on a quarterly basis. MaineHousing's floating rate bonds will have rates adjusted weekly. MaineHousing's bonds are expected to track with the SIFMA Index, which differs from the LIBOR index. If the floating rate tax exempt bonds, which should correspond to the SIFMA index, trade at a value significantly different than their historical relationship to LIBOR, the net cost to MaineHousing could increase or decrease. As of December 31, 2018, the thirty day LIBOR rate and the ninety day LIBOR rate were 2.50% and 2.81%, respectively and the SIFMA rate was 1.71%.

**Termination Risk** – In addition to the optional terminations embedded in some of MaineHousing's swap agreements, agreements may be terminated in whole or in part prior to the respective maturities of the bonds under certain circumstances (including certain events of default with respect to MaineHousing or the swap providers). Following certain terminations of the swap agreements, either MaineHousing or the swap providers, as applicable, may owe a termination payment equal to the fair value of the swap to the other, depending upon market conditions and the events that caused such swap agreements to terminate. Under certain circumstances, this termination payment could be substantial. Such termination payment by MaineHousing would be payable on a basis subordinate to the payments on the bonds.



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Rollover Risk – MaineHousing is exposed to rollover risk on swaps that mature or may be terminated prior to the maturity of the associated debt.

**(7.) RETIREMENT BENEFITS**

MaineHousing has defined contribution and defined benefit pension plans that cover substantially all employees. Employees have the option to participate in either plan.

**Defined Contribution Plan**

The defined contribution plan consists of a deferred compensation plan created in accordance with Internal Revenue Code Section 457 and a separate plan created under the provisions of the Internal Revenue Code Section 401(a).

Benefit terms, including contribution requirements, for the defined contribution plan are establishment by management. For each participant in the plan, MaineHousing contributes 3.0% of annual salary to the 401(a) plan. Additionally, if a participant makes voluntary contributions to the 457 plan, MaineHousing matches the contributions up to 7.5% of annual salary. The employer match contribution is made to the 401(a) plan.

For the year ended December 31, 2018, employee contributions totaled \$570 and MaineHousing recognized expense of \$404. Employees are immediately vested in their own contributions, MaineHousing contributions, and the earnings on those contributions.

**Defined Benefit Plan**

*Plan Description:* MaineHousing is a participating local district (PLD) member of the Maine Public Employees Retirement System's (MainePERS) PLD Consolidated Retirement Plan and employees may elect to participate in this multiple-employer cost sharing defined benefit plan. An advisory group established by Maine statute reviews the terms of the plan and periodically makes recommendations to the Legislature to amend them.

*Benefits Provided:* Retirement benefits are based on participants' average final compensation and service credit earned as of retirement. Vesting occurs upon the earning of five years of service credit. The normal retirement age is 60 or 65. The monthly benefit of members who retire before normal retirement age by virtue of having at least 25 years (20 years for participants in the plan prior to July 1, 2014) of service credit is reduced by a statutorily prescribed factor for each year of age that a participant is below her/his normal retirement age at retirement.

Post-retirement cost-of-living adjustments (COLA) become available to participants after 24 months of retirement. The post-retirement COLA is capped at 2.5% annually. The plan also provides disability and death benefits, which are established by contract under applicable statutory provisions.

Upon termination, accumulated employee contributions are refundable with interest, credited in accordance with statute. Withdrawal of accumulated contributions results in forfeiture of all benefits and rights. The annual rate of interest credited to participants' accounts is set by MainePERS Board of Trustees and is currently 2.4%.

*Contributions:* Retirement benefits are funded by contributions from participants and employers and by earnings from MainePERS investments. Disability and death benefits are funded by employer normal cost contributions and by investment earnings. Participant and employer normal cost contributions are each a percentage of applicable participant compensation. Participant contribution rates are defined by the MainePERS Board of Trustees. Employers' contributions are determined by actuarial valuations. As of December 31, 2018, the established MainePERS employer and employee contribution rates are 10.0% and 8.0%, respectively. MaineHousing pays on behalf of its employees 0.50% of the MainePERS employee contribution rate. Total employer contributions were \$490 for the year ended December 31, 2018.

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***Actuarial Methods and Assumptions***

The total pension liability was determined using the following methods and assumptions, applied to all periods included in the measurement:

*Cost Method* – The Entry Age Normal cost method is used to determine costs. Under this cost method, the total employer contribution rate consists of two elements, the normal cost rate and the unfunded actuarial liability rate.

The individual entry age normal method is used to determine liabilities. Under the individual entry age normal method, a normal cost rate is calculated for each member. This rate is determined by taking the value, as of age at entry into the plan, of the member's projected future benefits, and dividing it by the value, also as of the member's entry age, of his/her expected future salary. The normal cost for each member is the product of his/her pay and his/her normal cost rate. The normal cost for the group is the sum of the normal costs for all members. Experience gains and losses, i.e., decreases or increases in liabilities and/or in assets when actual experience differs from the actuarial assumptions, affect the unfunded actuarial accrued liability.

*Asset Valuation Method* – The actuarial valuation employs a technique for determining the actuarial value of assets which reduces the impact of short-term volatility in the market value. The specific technique adopted in this valuation recognizes in a given year one-third of the investment return that is different from the actuarial assumption for investment return.

*Amortization* – The net pension liability is amortized on a level percentage of payroll using a method where a separate twenty-year closed period is established annually for the gains or losses for that year.

*Actuarial Assumptions:* The actuarial valuation as of June 30, 2018 and June 30, 2017 used the following actuarial assumptions:

*Investment Rate of Return* – 6.75% per annum, compounded annually at June 30, 2018; 6.875% at June 30, 2017.

*Inflation Rate* – 2.75%.

*Annual Salary Increases, including Inflation* – 2.75% to 9.00%.

*Cost of Living Benefit Increases* – 1.91% at June 30, 2018; 2.20% at June 30, 2017.

*Mortality Rates* – RP 2014 Total Dataset Healthy Annuitant Mortality Table for males and females.

The actuarial assumptions used in the June 30, 2018 and June 30, 2017 valuations were based on the results of an actuarial experience study for the period June 30, 2012 to June 30, 2015.

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The long-term expected rate of return on pension plan investments was determined 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 class of assets. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates 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 pension plan’s target asset allocation as of June 30, 2018 are summarized in the following table:

<u>Asset Class</u>	<u>Target Allocation</u>	<u>Long-Term Expected Real Rate of Return</u>
Public equities	30.0%	6.0%
US Government	7.5%	2.3%
Private equity	15.0%	7.6%
Real estate	10.0%	5.2%
Infrastructure	10.0%	5.3%
Natural Resources	5.0%	5.0%
Traditional credit	7.5%	3.0%
Alternative credit	5.0%	4.2%
Diversifiers	10.0%	5.9%

*Discount Rate:* The discount rate used to measure the collective total pension liability was 6.75%. The projection of cash flows used to determine the discount rate assumed that participant contributions will be made at the current contribution rate and that employer and non-employer entity contributions will be made at contractually required rates, actuarially determined. Based on these assumptions, the pension plan’s fiduciary net position was projected to be available to make all projected future benefit payments to current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

*Net Pension Liability:* At December 31, 2018, MaineHousing has a liability of \$2,283 for its proportionate share of the net pension liability. The net pension liability was measured as of June 30, 2018 and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. MaineHousing’s proportion of the net pension liability was based on MaineHousing’s employer contributions received by MainePERS during the measurement period July 1, 2017 through June 30, 2018, relative to the total employer contributions received from all participating entities. At December 31, 2018, MaineHousing’s proportion is 0.834117%. The proportion was 0.906494% at December 31, 2017.

*Sensitivity of MaineHousing’s proportionate share of the net pension liability to changes in the discount rate:* The following represents MaineHousing’s proportionate share of the net pension liability calculated using the discount rate of 6.75%, as well as what MaineHousing’s proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1% lower or 1% higher than the current rate.

1% Decrease	Current Discount Rate	1% Increase
<u>@ 5.75%</u>	<u>@ 6.75%</u>	<u>@ 7.75%</u>
\$5,380	\$2,283	(\$612)

Changes in net pension liability are recognized in pension expense for the year ended December 31, 2018 with the following exceptions:

*Differences between expected and actual experience* – The difference between expected and actual experience with regard to economic or demographic factors was recognized in pension expense using a straight-line amortization method over a closed period equal to the average expected remaining service lives of active and inactive members. The first year is recognized as pension expense and the remaining years are shown as either deferred outflows of resources or deferred inflows of resources. For 2018 and 2017, respectively, this was three years and four years.

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*Differences Between Projected and Actual Investment Earnings* – Differences between projected and actual investment earnings were recognized in pension expense using a straight-line amortization method over a closed five-year period. The first year is recognized as pension expense and the remaining years are shown as either deferred outflows of resources or deferred inflows of resources.

*Changes in Assumptions* – Differences due to changes in assumptions about future economic or demographic factors or other inputs were recognized in pension expense using a straight-line amortization method over a closed period equal to the average expected remaining service lives of active and inactive members. The actuarial assumptions for the June 30, 2018 valuation were based on the results of an actuarial experience study for the period of June 30, 2012 through June 30, 2015. The first year is recognized as pension expense and the remaining years are shown as either deferred outflows of resources or deferred inflows of resources.

*Changes in Proportion and Differences Between Employer Contributions and Proportionate Share of Contributions* – Differences resulting from a change in proportionate share of contributions and differences between total employer contributions and the employer’s proportionate share of contributions were recognized in pension expense using a straight-line amortization method over a closed period equal to the average expected remaining service lives of active and inactive members. The first year is recognized as pension expense and the remaining years are shown either as deferred outflows of resources or deferred inflows of resources. Differences between total employer contributions and the employer’s proportionate share of contributions may arise when an employer has a contribution requirement for an employer specific liability.

*Pension Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions:* For the year ended December 31, 2018, MaineHousing recognized a pension credit of \$930 and reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$7	\$25
Employer contributions subsequent to the measurement date	227	0
Net difference between projected and actual earnings on pension plan investments	0	551
Changes in proportion and differences between employer contributions and proportionate share of contributions	18	440
Changes of assumptions	364	0
Total	<u>\$616</u>	<u>\$1,016</u>

Amounts reported as deferred outflows of resources related to pensions resulting from MaineHousing’s contributions subsequent to the measurement date will be recognized as a reduction of the Net Pension Liability for the year ended December 31, 2019. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense through December 31, 2022 as follows:

Year ended December 31:	Pension Expense Amount
2019	(\$23)
2020	(\$87)
2021	(\$375)
2022	(\$142)

*Payables to the Pension Plan:* At December 31, 2018, MaineHousing’s total payable to MainePERS for unremitted contributions is \$20.

*Pension plan fiduciary net position:* Detailed information about the plan’s fiduciary net position is available in the separately issued MainePERS’ Comprehensive Annual Financial Report at [www.mainebers.org](http://www.mainebers.org).

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**(8.) AVAILABLE BONDS PROCEEDS**

**MORTGAGE PURCHASE FUND**

The following bond proceed amounts are invested in the various bond proceed sub-accounts of the Bond Proceeds Fund of the Mortgage Purchase Fund and are available for the purchase of mortgages:

2016 Series B (S/F)	\$8,754
2017 Series D (M/F)	1,669
2017 Series G-2 (M/F)	1,686
2017 Series H (S/F)	4,221
2018 Series C (S/F)	8,166
2018 Series D-2 (M/F)	3,166
2018 Series E (M/F)	19,829
2018 Series F (S/F)	32,081
	<u>\$79,572</u>
	<u>\$79,572</u>

**MAINE ENERGY, HOUSING AND ECONOMIC RECOVERY FUND**

The following bond proceeds are invested in accordance with the Maine Energy, Housing and Recovery General Indenture and are available for program activities:

2010 Series 1	\$670
2010 Series 2	1,133
	<u>\$1,803</u>
	<u>\$1,803</u>

**(9.) COMMITMENTS**

**MORTGAGE COMMITMENTS**

Mortgage commitments are agreements to loan money provided there is no violation of any term or condition established in the agreement. Generally, once exercised, the loans made under the terms of such commitments are secured by a lien on the related property and other collateral as MaineHousing deems necessary. At December 31, 2018, MaineHousing had outstanding commitments in several funds to originate multi-family mortgage loans of approximately \$53,754. MaineHousing, under its single-family program, enters into purchase agreements with lenders to purchase mortgage loans. At December 31, 2018, single-family loans being processed by lenders for MaineHousing totaled approximately \$49,511.

**LEASE COMMITMENT**

MaineHousing has committed to a lease agreement for approximately 39,000 square feet of office space that expires on June 30, 2020. Annual rent under this lease agreement increases at a rate of 3% per year and expense amounted to \$757 for the year ended December 31, 2018. MaineHousing has acquired property in Augusta, Maine for development and to relocate its office at or near the expiration of the current lease. The total development for the new office building is estimated at approximately \$15,500.

**(10.) RESERVE FUNDS**

**MORTGAGE PURCHASE FUND – HOUSING RESERVE FUND**

On or before December 1 of each year, MaineHousing is required to value the Housing Reserve Fund and verify to the Governor of the State of Maine that the sum of money in the fund equals or exceeds the Housing Reserve Fund Minimum Requirement. The Housing Reserve Fund Minimum Requirement equals the amount of principal and interest maturing and coming due in the next succeeding calendar year on bonds outstanding. The Housing Reserve Fund Minimum Requirement as of December 31, 2018 was \$104,627. When issuing bonds MaineHousing must also meet the Housing Reserve Fund Maximum Requirement. The Housing Reserve Fund Maximum Requirement equals the maximum debt service required in any subsequent calendar year. The Housing Reserve Fund Maximum Requirement as of December 31, 2018 was \$115,688.

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In calculating the Housing Reserve Minimum and the Housing Reserve Maximum requirements, MaineHousing assumes a 12% rate for variable rate bonds, which is the maximum interest rate under the terms of the bonds. Swap payments and receipts are not included in the calculation. At December 31, 2018, valuation of the investments in the Housing Reserve Fund, computed at the lower of par or cost in accordance with the General Mortgage Purchase Program Bond Resolution was \$153,066.

**MAINE ENERGY, HOUSING & ECONOMIC RECOVERY FUND – CAPITAL RESERVE FUND**

MaineHousing is required to maintain a Capital Reserve Fund in an amount equal to the Capital Reserve Fund Requirement established under the General Indenture. The Capital Reserve Fund Requirement equals the greatest amount of principal and interest maturing and becoming due in the current or any succeeding bond year. The Capital Reserve Requirement as of December 31, 2018 was \$4,320. This requirement may be satisfied by the deposit of money or by the deposit of a Credit Facility or an insurance policy for the benefit of the bondholders.

Between July 1 and July 15 of each year, MaineHousing must certify to the Treasurer of the State the amount necessary and sufficient to meet MaineHousing’s debt service obligation, including amounts necessary to replenish the Capital Reserve Fund to the Capital Reserve Requirement. At December 31, 2018, valuation of the Capital Reserve Fund insurance policy in the Capital Reserve Fund was \$4,320.

**(11.) EXCESS ARBITRAGE TO BE REBATED**

Tax-exempt bonds issued by MaineHousing are subject to Internal Revenue Service regulations that limit the amount of income that can be earned with non-mortgage investments to an amount not greater than the amount that would have been earned had the funds been invested at the yield on the bonds. Excess earnings must be rebated every five years. At December 31, 2018, there are no arbitrage liabilities to be rebated.

Prior rebate payments made by MaineHousing that are eligible for refund from the United States Treasury, based on estimated arbitrage rebate calculations, are recorded as a receivable in other assets. MaineHousing has recorded receivables in the amount of \$184 in the Mortgage Purchase Fund at December 31, 2018.

**(12.) FUND TRANSFERS AND INTERFUND BALANCES**

MaineHousing records transfers between funds for various purposes including program subsidies, fees and capital asset transfers. Transfers for the year ended December 31, 2018 consisted of the following:

	General Administrative Fund	Section 8 Housing Programs	Low Income Home Energy Assistance Program	Other Federal And State Programs
Capital Assets	\$168	(\$20)	(\$109)	(\$39)
Program Administrative Fees	688	(688)	0	0
	\$856	(\$708)	(\$109)	(\$39)

MaineHousing reports interfund balances among its funds. These balances generally consist of amounts for various revenues or expenses due to a fund, but received or paid to another and funds for loan closings. These amounts are generally paid or received within the subsequent year.

**Maine State Housing Authority**  
**Notes to Financial Statements – December 31, 2018**  
(IN THOUSANDS OF DOLLARS)

Interfund accounts receivable (payable) balances at December 31, 2018 consisted of the following, including interfund balances relating to the allocation of pension liabilities and deferrals of resources:

	Mortgage Purchase Fund	Bondholder Reserve Fund	General Administrative Fund	HOME Fund	Section 8 Housing Programs	Low Income Home Energy Assistance Program	Maine Energy, Housing & Economic Recovery Program	Other Federal And State Programs
Receivable due from:								
Mortgage Purchase Fund	\$0	\$0	\$3,006	\$0	\$0	\$0	\$0	\$0
General Administrative Fund	0	0	0	150	0	0	0	0
Other Federal And State Programs	237	0	2,077	0	0	0	0	0
Collectively, all other funds	0	0	14	0	0	0	0	0
	237	0	5,097	150	0	0	0	0
Payables	(3,006)	(12)	(150)	0	(905)	(657)	(2)	(752)
	<u>(\$2,769)</u>	<u>(\$12)</u>	<u>\$4,947</u>	<u>\$150</u>	<u>(\$905)</u>	<u>(\$657)</u>	<u>(\$2)</u>	<u>(\$752)</u>

The interfund accounts receivable of the General Administrative Fund consist primarily of operating expenses owed from the Mortgage Purchase Fund, Section 8 Housing Programs, Low Income Home Energy Assistance Program and Other Federal and State Programs.

**(13.) REDEMPTION OF BONDS**

For the year ended December 31, 2018, MaineHousing redeemed prior to maturity \$151,680 of its Mortgage Purchase Fund bonds from recoveries of principal, surplus revenues and the proceeds of refunding bonds. Gains of \$178 were attributed to the recognition of related bond premium. In general, where these redemptions were related to refundings, the overall interest rate was lower with the new bonds. The following is a summary of bonds redeemed:

	Interest Rate	Original Maturity	Amount	Redemption Price
2011 Series B-1 Serial Bonds	3.00%	11/15/2018	\$3,695	100%
2011 Series C-1 Serial Bonds	2.70%	11/15/2018	4,000	100%
2011 Series C-1 Serial Bonds	3.60%	11/15/2022	2,700	100%
2011 Series C-1 Serial Bonds	3.75%	11/15/2023	780	100%
2011 Series C-2 Serial Bonds	3.88%	11/15/2024	530	100%
2012 Series A-1 Serial Bonds	3.30%	11/15/2021	8,115	100%
2012 Series A-1 Serial Bonds	3.45%	11/15/2022	5,265	100%
2012 Series A-1 Term Bonds	4.50%	11/15/2028	1,080	100%
2012 Series A-1 Term Bonds	4.50%	11/15/2028	1,135	100%
2012 Series A-2 Term Bonds	3.60%	11/15/2026	2,350	100%
2012 Series A-3 Term Bonds	3.85%	11/15/2029	1,265	100%
2012 Series A-3 Term Bonds	3.85%	11/15/2029	5,670	100%

**Maine State Housing Authority**  
**Notes to Financial Statements – December 31, 2018**  
(IN THOUSANDS OF DOLLARS)

	<u>Interest Rate</u>	<u>Original Maturity</u>	<u>Amount</u>	<u>Redemption Price</u>
2012 Series B-1 Serial Bonds	3.25%	11/15/2021	625	100%
2012 Series B-1 Serial Bonds	3.38%	11/15/2022	660	100%
2012 Series B-1 Serial Bonds	3.50%	11/15/2023	675	100%
2012 Series B-1 Serial Bonds	3.75%	11/15/2024	720	100%
2012 Series B-2 Term Bonds	3.50%	11/15/2027	350	100%
2013 Series B Term Bonds	4.00%	11/15/2043	1,490	100%
2013 Series B Term Bonds	4.00%	11/15/2043	1,540	100%
2013 Series D-1 Serial Bonds	3.25%	11/15/2021	1,935	100%
2013 Series D-1 Serial Bonds	3.50%	11/15/2022	1,995	100%
2013 Series D-1 Serial Bonds	3.65%	11/15/2023	2,060	100%
2013 Series D-2 Term Bonds	4.00%	11/15/2028	7,800	100%
2013 Series D-2 Term Bonds	4.50%	11/15/2037	2,205	100%
2013 Series D-2 Term Bonds	4.50%	11/15/2037	4,695	100%
2013 Series E Serial Bonds	3.55%	11/15/2021	2,620	100%
2013 Series E Serial Bonds	3.85%	11/15/2022	2,590	100%
2014 Series A-1 Term Bonds	3.25%	11/15/2043	715	100%
2014 Series A-1 Term Bonds	3.25%	11/15/2043	780	100%
2014 Series A-2 Serial Bonds	3.40%	11/15/2023	3,080	100%
2014 Series A-2 Serial Bonds	3.55%	11/15/2024	1,120	100%
2014 Series A-2 Term Bonds	4.50%	11/15/2034	1,980	100%
2014 Series A-2 Term Bonds	4.50%	11/15/2034	5,865	100%
2014 Series C-1 Term Bonds	3.50%	11/15/2044	1,040	100%
2014 Series C-1 Term Bonds	3.50%	11/15/2044	1,075	100%
2014 Series C-1 Term Bonds	3.63%	11/15/2029	1,500	100%
2015 Series A-2 Term Bonds	3.25%	11/15/2029	80	100%
2015 Series B Term Bonds	3.50%	11/15/2040	455	100%
2015 Series B Term Bonds	3.50%	11/15/2040	2,360	100%
2015 Series D Term Bonds	4.00%	11/15/2045	200	100%
2015 Series D Term Bonds	4.00%	11/15/2045	505	100%
2015 Series D Term Bonds	4.00%	11/15/2045	1,045	100%
2015 Series E-1 Term Bonds	3.50%	11/15/2035	800	100%
2015 Series E-1 Term Bonds	3.50%	11/15/2035	1,725	100%
2015 Series E-1 Term Bonds	4.00%	11/15/2030	820	100%
2015 Series E-1 Term Bonds	4.00%	11/15/2030	2,400	100%
2015 Series E-1 Term Bonds	4.00%	11/15/2030	8,895	100%
2015 Series F-3 Term Bonds	3.40%	11/15/2030	70	100%
2015 Series G Term Bonds	3.50%	11/15/2045	200	100%
2015 Series G Term Bonds	3.50%	11/15/2045	450	100%
2016 Series A Term Bonds	4.00%	11/15/2045	200	100%
2016 Series A Term Bonds	4.00%	11/15/2045	465	100%
2016 Series B-1 Serial Bonds	0.90%	11/15/2018	680	100%
2016 Series B-1 Term Bonds	3.50%	11/15/2046	1,300	100%
2016 Series B-1 Term Bonds	3.50%	11/15/2046	1,490	100%
2016 Series C Term Bonds	3.50%	11/15/2046	765	100%
2016 Series E Term Bonds	4.00%	11/15/2046	230	100%
2016 Series E Term Bonds	4.00%	11/15/2046	380	100%
2017 Series A Term Bonds	4.00%	11/15/2047	385	100%
2017 Series B Term Bonds	4.00%	11/15/2047	230	100%
2017 Series C Term Bonds	Variable	11/15/2047	39,585	100%
2017 Series F Term Bonds	3.50%	11/15/2047	265	100%
			<u>\$151,680</u>	



**Maine State Housing Authority**  
**Notes to Financial Statements – December 31, 2018**  
(IN THOUSANDS OF DOLLARS)

**(14.) CONTINGENCIES**

MaineHousing is subject to various legal proceedings and claims that arise in the normal course of its business. MaineHousing also receives funding from federal government agencies. These funds are to be used for designated purposes only and are subject to financial and compliance audits and the resolution of identified questioned costs. The amount, if any, of expenditures which may be disallowed by the granting agency cannot be determined at this time. In the opinion of management, the ultimate resolution of these actions will not materially affect the accompanying financial statements.

**(15.) SUBSEQUENT EVENTS**

Subsequent to December 31, 2018, MaineHousing issued and redeemed bonds. The following is a summary of subsequent event transactions.

On February 21, 2019 MaineHousing issued, at par, \$39,465 of bonds in the General Mortgage Purchase Bond Resolution as follows:

	<u>Interest Rate</u>	<u>Maturity</u>	<u>Amount</u>	<u>Issued Price</u>
2019 Series A Serial Bonds	1.75%-3.05%	2020-2030	\$12,670	100%
2019 Series A Term Bonds	3.45%	2034	4,305	100%
2019 Series A Term Bonds	3.80%	2039	2,605	100%
2019 Series A Term Bonds	4.00%	2044	10,880	100%
2019 Series A Term Bonds	4.00%	2049	9,005	100%
			<u>\$39,465</u>	

On March 11, 2019 MaineHousing redeemed at par, \$29,535 of bonds in the General Mortgage Purchase Bond Resolution as follows:

	<u>Interest Rate</u>	<u>Maturity</u>	<u>Amount</u>	<u>Redemption Price</u>
2011 Series C-2 Term Bonds	4.88%	11/15/2041	\$2,000	100%
2011 Series D Serial Bonds	3.30%	11/15/2022	1,895	100%
2011 Series E Term Bonds	4.38%	11/15/2031	705	100%
2012 Series A-2 Term Bonds	3.60%	11/15/2026	9,450	100%
2012 Series A-3 Term Bonds	3.85%	11/15/2029	5,900	100%
2012 Series B-2 Term Bonds	3.50%	11/15/2027	870	100%
2012 Series B-3 Term Bonds	3.88%	11/15/2031	1,500	100%
2013 Series D-1 Serial Bonds	2.63%	11/15/2019	1,265	100%
2015 Series A-2 Term Bonds	3.25%	11/15/2029	75	100%
2015 Series B Term Bonds	3.50%	11/15/2040	770	100%
2015 Series D Term Bonds	3.75%	11/15/2030	2,210	100%
2015 Series D Term Bonds	4.00%	11/15/2045	350	100%
2015 Series E-1 Term Bonds	3.50%	11/15/2035	910	100%
2015 Series G Term Bonds	3.50%	11/15/2045	265	100%
2016 Series A Term Bonds	4.00%	11/15/2045	365	100%
2016 Series C Term Bonds	3.50%	11/15/2046	595	100%
2017 Series B Term Bonds	4.00%	11/15/2047	310	100%
2017 Series F Term Bonds	3.50%	11/15/2047	100	100%
			<u>\$29,535</u>	

**MAINE STATE HOUSING AUTHORITY  
REQUIRED SUPPLEMENTARY INFORMATION  
SCHEDULES OF SELECTED PENSION INFORMATION - UNAUDITED  
PRESENTED FOR YEARS INFORMATION IS AVAILABLE  
FOR THE YEAR ENDED DECEMBER 31, 2018  
(IN THOUSANDS OF DOLLARS)**

**Schedule of MaineHousing's Proportionate Share of Net Pension Liability  
Last Ten Fiscal Years  
As of Measurement Date of June 30:**

	<b>2018</b>	<b>2017</b>	<b>2016</b>	<b>2015</b>	<b>2014</b>
Employer's Proportion of the Net Pension Liability	0.834117%	0.906494%	0.922203%	1.181151%	1.420739%
Employer's Proportionate Share of the Net Pension Liability	\$2,823	\$3,712	\$4,899	\$3,768	\$2,186
Employer's Covered-Employee Payroll	\$4,658	\$4,892	\$4,810	\$4,598	\$4,691
Employer's Proportionate Share of the Net Pension Liability as a Percentage of its Covered-Employee Payroll	60.6%	75.9%	101.9%	81.9%	46.6%
Plan Fiduciary Net Position as a Percentage of the total Pension Liability	91.1%	86.4%	81.6%	88.3%	94.1%

**Schedule of MaineHousing's Pension Contributions  
Last Ten Fiscal Years  
As of Measurement Date of June 30:**

	<b>2018</b>	<b>2017</b>	<b>2016</b>	<b>2015</b>	<b>2014</b>
Contractually Required Contribution	\$490	\$513	\$505	\$483	\$492
Contributions in Relation to Contractually Required Contribution	\$490	\$513	\$505	\$483	\$492
Contribution Deficiency (Excess)	\$0	\$0	\$0	\$0	\$0
Employer's Covered Employee Payroll	\$4,658	\$4,892	\$4,810	\$4,598	\$4,691
Contributions as a Percentage of Covered Employee Payroll	10.5%	10.5%	10.5%	10.5%	10.5%

The above schedules are intended to show information for 10 years. Retroactive information is not required to be presented. Information will be presented each year until 10 years of such information is available.

**Notes to Required Supplementary Information**

**Changes of Benefit Terms:**

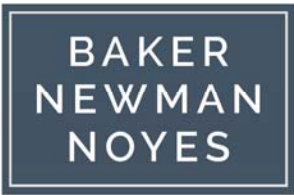
The following changes of benefit terms were enacted by legislation and reflected in the measurement period ended June 30, 2018:

- \* The Cost-Of-Living-Adjustment (COLA) was changed to a maximum of 2.5% of the Consumer Price Index for Urban Consumers with a 2-year waiting period from a maximum of 3% with a 1-year waiting period.
- \* The early retirement reduction factor was increased from 2.25% per year for age 60 plan members and 6% per year for age 65 plan members to approximately 6%-7% or less per year for all members based on the number of years a member retires before their normal retirement age.
- \* The eligibility for using accrued unused vacation and sick leave towards retirement benefits was changed from all members to members with 20 or more years of service at retirement.

**Changes of Assumptions:**

The following assumption changes were reflected in the measurement period ended June 30, 2018:

- \* The investment rate of return was decreased from 6.875% to 6.75%.
- \* The rate for cost of living benefit increases was reduced from 2.20% to 1.91%.



**INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER  
FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS  
BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN  
ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS***

Board of Commissioners  
Maine State Housing Authority

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund and the aggregate remaining fund information of Maine State Housing Authority (MaineHousing), as of and for the year ended December 31, 2018, and the related notes to the financial statements, which collectively comprise MaineHousing's basic financial statements, as listed in the table of contents, and have issued our report thereon dated March 25, 2019.

**Internal Control Over Financial Reporting**

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

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

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over financial reporting that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control over financial reporting 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 MaineHousing'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 MaineHousing's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

*Baker Newman & Noyes LLC*

Portland, Maine  
March 25, 2019