



**ARKANSAS DEVELOPMENT FINANCE AUTHORITY,  
A COMPONENT UNIT OF THE STATE OF ARKANSAS**

**June 30, 2025**

**Combined Financial Statements  
And  
Supplementary Information**

**With**

**Independent Auditor's Report**



## **Table of Contents**

	<b><u>Page</u></b>
Independent Auditor's Report.....	1 – 3
Management's Discussion and Analysis.....	4 – 8
 Combined Financial Statements	
Combined Statement of Net Position .....	9 – 10
Combined Statement of Revenues, Expenses, and Changes in Net Position .....	11
Combined Statement of Cash Flows (Authority Only) .....	12 – 13
Notes to Combined Financial Statements.....	14 – 45
 Required Supplementary Information	
Schedule of the Authority's Proportionate Share of the Net Pension Liability – Arkansas Public Employees Retirement System as of June 30, 2025 – June 30, 2016 .....	46
Schedule of the Authority's Contributions – Arkansas Public Employees Retirement System for the Years Ended June 30, 2025 – June 30, 2016 .....	47
Schedule of Changes in Total Other Postemployment Benefits Liability for the Years Ended June 30, 2025 – June 30, 2018 .....	48
 Supplementary Information	
Combining Statement of Net Position.....	49 – 50
Combining Statement of Revenues, Expenses, and Changes in Net Position.....	51

## **Table of Contents (cont.)**

	<u>Page</u>
Compliance and Internal Control Section	
Independent Auditor's Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance With <i>Government Auditing Standards</i> .....	52 – 53
Independent Auditor's Report on Compliance for Each Major Federal Program and Report on Internal Control Over Compliance in Accordance With the Uniform Guidance.....	54 – 56
Schedule of Findings and Questioned Costs .....	57
Summary Schedule of Prior Audit Findings.....	58
Schedule of Expenditures of Federal Awards.....	59
Notes to Schedule of Expenditures of Federal Awards.....	60 – 61



## **Independent Auditor's Report**

Board of Directors  
Arkansas Development Finance Authority,  
A Component Unit of the State of Arkansas  
Little Rock, Arkansas

### **Report on the Audit of the Combined Financial Statements**

#### *Opinions*

We have audited the combined financial statements of the business-type activities and the aggregate discretely presented component unit of the Arkansas Development Finance Authority, a component unit of the State of Arkansas, as of and for the year ended June 30, 2025, and the related notes to the combined financial statements, which collectively comprise Arkansas Development Finance Authority's basic combined financial statements as listed in the table of contents.

In our opinion, the accompanying combined financial statements present fairly, in all material respects, the respective financial position of the business-type activities and the aggregate discretely presented component unit of Arkansas Development Finance Authority, a component unit of the State of Arkansas, as of June 30, 2025, 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 ("GAAP").

#### *Basis for Opinions*

We conducted our audit in accordance with auditing standards generally accepted in the United States of America ("GAAS") and the standards applicable to financial audits contained in *Government Auditing Standards* ("GAS"), issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Combined Financial Statements section of our report. We are required to be independent of Arkansas Development Finance Authority, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

#### *Responsibilities of Management for the Combined Financial Statements*

Management is responsible for the preparation and fair presentation of the combined financial statements in accordance with GAAP, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of combined financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the combined financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Arkansas Development Finance Authority's ability to continue as a going concern for 12 months beyond the combined financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

*Auditor's Responsibilities for the Audit of the Combined Financial Statements*

Our objectives are to obtain reasonable assurance about whether the combined financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. We did not audit the financial statements of the Arkansas Institutional Fund, LLC, which represents 14%, 6%, and (12%) of the assets, net position, and total changes in net position, respectively, for the year ended June 30, 2025 of the aggregate financial statements of the Arkansas Venture Capital Investment Trust, which is an aggregate discretely presented component unit of the Arkansas Development Finance Authority. Those statements were audited by another auditor whose report thereon has been furnished to us, and our opinion, insofar as it relates to the amounts included for such entities, is based solely on the reports of the other auditor. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *GAS* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the combined financial statements. The financial statements of Arkansas Institutional Fund, LLC, a blended component unit included in the financial statements of the aggregate discretely presented component unit, were not audited in accordance with *GAS*.

In performing an audit in accordance with GAAS and *GAS*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the combined financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the combined financial statements.
- Obtain an understanding of internal control relevant to the audit 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 Arkansas Development Finance Authority's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the combined financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Arkansas Development Finance Authority's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

### Required Supplementary Information

GAAP requires that the management's discussion and analysis on pages 4 through 8, and other required supplementary information on pages 46 through 48 be presented to supplement the basic combined financial statements. Such information is the responsibility of management and, although not a part of the basic combined 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 combined financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with GAAS, 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 combined financial statements, and other knowledge we obtained during our audit of the basic combined financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### Supplementary Information

Our audit was conducted for the purpose of forming opinions on the combined financial statements that collectively comprise Arkansas Development Finance Authority's basic combined financial statements. The schedule of expenditures of federal awards, as required by Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, is presented for purposes of additional analysis and are not a required part of the basic combined financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic combined financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic combined financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic combined financial statements or to the basic combined financial statements themselves, and other additional procedures in accordance with GAAS. In our opinion, the supplementary information and the schedule of expenditures of federal awards are fairly stated, in all material respects, in relation to the basic combined financial statements as a whole.

### Other Reporting Required by GAS

In accordance with *GAS*, we have also issued our report dated December 8, 2025, on our consideration of Arkansas Development Finance Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of Arkansas Development Finance Authority's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *GAS* in considering Arkansas Development Finance Authority's internal control over financial reporting and compliance.

*Frost, PLLC*

Certified Public Accountants

**Management's Discussion and Analysis**

**For the Year Ended June 30, 2025**

This discussion and analysis is designed to assist the reader in focusing on significant issues and activities and to identify any significant changes in the financial position of the Arkansas Development Finance Authority (“ADFA” or the “Authority”). Readers are encouraged to consider the information presented in conjunction with the combined financial statements and notes as a whole.

**Understanding the Combined Financial Statements**

The June 30, 2025 basic combined financial statements include three required statements: The combined statement of net position; the combined statement of revenues, expenses, and changes in net position; and the combined statement of cash flows. The combined statement of net position and the combined statement of revenues, expenses, and changes in net position are presented for all of ADFA’s programs in the combining statements of the Authority. ADFA has nine programs presented as supplementary information following the notes to combined financial statements: Single Family Housing Programs, Federal Housing Programs, Multi-Family Programs, Economic Development Bond Guaranty Program, State Facilities and Amendment 82 Programs, Other Economic Development Programs, Tobacco Settlement Revenue Bonds Program, Student Loan Programs, and General Fund Program.

The Authority includes three other legally separate entities in its reporting entity – the Arkansas Venture Capital Investment Trust (“AVCIT”) and its blended component units, the Arkansas Institutional Fund, LLC (“AIF”) and the Arkansas Venture Development Fund, LLC (“AVDF”). Although legally separate, these component units are included because the Authority is financially and administratively accountable for them and excluding them would be misleading. Financial information for these component units is reported separately from the financial information presented for the Authority itself. Additional information about the relationships between the Authority and these component units can be found in Note 1.a. to the combined financial statements.

**Management's Discussion and Analysis (cont.)**

**For the Year Ended June 30, 2025**

**Condensed Combined Statements of Net Position**

	Authority	
	<u>2025</u>	<u>2024</u>
<i>(In thousands)</i>		
Assets		
Current assets	\$ 392,644	\$ 366,345
Capital assets, net	2,080	2,121
Other noncurrent assets	<u>747,483</u>	<u>639,729</u>
Total assets	<u>1,142,207</u>	<u>1,008,195</u>
Deferred outflow of resources	<u>1,254</u>	<u>1,641</u>
Liabilities		
Current liabilities	34,798	34,586
Noncurrent liabilities	<u>576,358</u>	<u>467,586</u>
Total liabilities	<u>611,156</u>	<u>502,172</u>
Deferred inflow of resources	<u>1,483</u>	<u>1,844</u>
Net position		
Investment in capital assets	2,080	2,121
Restricted expendable by bond resolution and programs	366,292	344,907
Unrestricted	<u>162,450</u>	<u>158,792</u>
Net position	<u>\$ 530,822</u>	<u>\$ 505,820</u>

**Combined Statement of Net Position**

During fiscal year 2025, total assets increased approximately \$134.0 million to approximately \$1.14 billion primarily due to the increase in cash and cash equivalents and investments as discussed below.

Cash and cash equivalents (“cash”) increased \$41.6 million, or 12%, primarily due to receiving bond proceeds on the two Single Family bond deals that closed during the year net of purchasing mortgage-backed securities (“MBS”) with the proceeds. Investments increased \$85.3 million, or 59%, due to the MBS purchases with bond proceeds.

**ARKANSAS DEVELOPMENT FINANCE AUTHORITY,  
A COMPONENT UNIT OF THE STATE OF ARKANSAS**

6

**Management's Discussion and Analysis (cont.)**

**For the Year Ended June 30, 2025**

The Authority's liabilities increased by approximately \$108.9 million, or 22%, due to an increase in bonds and notes payable, net of \$104.6 million. The increase for bonds and notes payable is mainly attributable to the issuance of Single Family bond deals of \$50 million and \$75 million closed during the year net of scheduled redemptions of \$23.1 million and optional bond calls of \$3.5 million.

**Condensed Combined Statements of Revenues, Expenses, and Changes in Net Position**

	Authority	
	<u>2025</u>	<u>2024</u>
<i>(In thousands)</i>		
Operating revenues		
Total investment income	\$ 45,589	\$ 40,210
Other income/gain on sale of loans	82	74
Total operating revenues	<u>45,671</u>	<u>40,284</u>
Operating expenses		
Interest and amortization on bonds and notes	18,302	14,638
Total administrative expenses	<u>14,836</u>	<u>17,349</u>
Total operating expenses	<u>33,138</u>	<u>31,987</u>
Operating income	12,533	8,297
Nonoperating revenues		
Federal grants	<u>18,420</u>	<u>18,725</u>
Income before transfers out, net	30,953	27,022
Transfers out, net	<u>(5,374)</u>	<u>(4,292)</u>
Changes in net position	<u>25,579</u>	<u>22,730</u>
Net position - beginning of year, as previously reported	505,820	483,090
Adoption of Governmental Accounting Standards Board Statement No. 101, "Compensated Absences"	<u>577</u>	-
Net position - beginning of year, as restated	<u>505,243</u>	-
Net position - end of year	<u>\$ 530,822</u>	<u>\$ 505,820</u>

**Management's Discussion and Analysis (cont.)**

**For the Year Ended June 30, 2025**

**Combined Statement of Revenues, Expenses, and Changes in Net Position**

ADFA's income before transfers out totaled \$30.7 million for the year ended June 30, 2025, compared to \$27.0 million for the year ended June 30, 2024.

The increase in the income before transfers out relates primarily to the increase in total investment income of \$5.4 million and decrease in federal financial assistance programs expense ("federal expenses") of \$3.4 million offset mainly by increases in interest on bonds and notes of \$3.8 million and other expenses of \$1.2 million.

The increase in total investment income is due partly to the increase in investment income of \$3.8 million, or 25%, due to the increase of originating MBS at rates ranging between 5% - 5.375%, and due to funds available from the issuance of Single Family bonds in fiscal 2024 and fiscal 2025. The increase is also due to the increase in net appreciation of investments of \$1.1 million, or 58%, which is due to market conditions improving as market interest rates have remained consistent in fiscal 2024 and fiscal 2025, and having the market value being closer to cost values of MBS which comprise the majority of the Authority's portfolio.

The decrease associated with federal expenses is mainly due to the Homeowner Assistance Fund Program. The program received the funds in prior years totaling \$63.3 million and disbursed \$88,000 this year compared to \$6.7 million in the past year. This program is winding down and ends September 2026. At June 30, 2025, there was approximately \$2.6 million remaining to be disbursed from this program. The increase in other expenses is primarily due to the issuance costs of two Single Family bond deals totaling \$1.2 million that closed during the current fiscal year.

ADFA's overall financial position has improved. During the current fiscal year, the net position increased from the prior year by approximately \$24.7 million, or 5%; however, this was mainly due to the timing of federal funds being received versus disbursed and market conditions due to higher interest rates.

*Single Family:* During the prior fiscal year, the Authority reauthorized the use of the 1995 Single Family General Resolution to issue primarily tax-exempt bonds to fund first-time and other qualified homebuyers with below market interest rates. The Internal Revenue Service ("IRS") is the governmental entity that establishes the rules or code for issuing tax-exempt bonds that the Authority must follow including criteria for participants. For the previous 10 years, the Authority did not issue bonds due to the market environment and utilized the to-be-announced (TBA) mortgage markets to aid Arkansas citizens to obtain homeownership. With higher interest rate conditions and an available volume cap, the Authority decided to issue mortgage revenue bonds. The 2024 Series A and B Bonds were issued for \$50 million at interest rates ranging from 3.40% - 6.10% with a premium of \$550,000 and a final maturity date of July 1, 2054. 2024 Series B Bonds are taxable bonds of \$10 million. The mortgage interest rate for the homeowner was 5.875% for all except one borrower at 6.125% due to closing the loan the first week of opening the mortgage program. IRS code allows up to a 1.125% spread between the bond yield and the mortgage interest rate to cover ongoing administrative costs. All excess spread above the allowable amount must be repurposed into the mortgage program in the form of lower interest rates or rebated back to the IRS.

**Management's Discussion and Analysis (cont.)**

**For the Year Ended June 30, 2025**

During the current fiscal year, the Authority issued 2024 Series C Bonds on September 24, 2024 for \$50 million at interest rates ranging from 3.2% - 5.0% with a premium of \$919,000 and maturing on January 1, 2055. The mortgage interest rate offered was 5.875% but on September 16, 2024, the mortgage interest rate was decreased to 5.50% and a conventional mortgage interest rate was offered with the mortgage interest rate of 5.875%. 2024 Series C Bonds proceeds funded the mortgage loans with these terms. On April 16, 2025, the Authority issued 2025 Series A Bonds for \$75 million at interest rates ranging from 2.95% - 5.50% with a premium of \$1.5 million and maturing January 1, 2056. On May 27, 2025, the Authority increased mortgage rates to 5.75% on governmental loans and 6.125% on conventional loans due to housing market changes. The Authority plans on continuing to issue tax-exempt bonds as long as the bond market is advantageous to do so.

**Credit Ratings**

The Issuer Credit Rating of ADFA from Standard & Poor's ("S&P") Global Ratings is currently "AA/Stable". Changes in state and federal legislation and statutes can play a role in ADFA achieving its goals and objectives.

The 1995 General Resolution Single Family mortgage revenue bonds are currently rated "AA+/Stable" from S&P.

The Authority also administers the Bond Guaranty Fund created by Act 505. The fund is currently rated "A+/Stable" from S&P. The obligations of the Authority as guarantor are limited to available monies in the ADFA Guaranty Reserve Account, created and maintained pursuant to the authority conferred in the ADFA Guaranty Act.

**Contacting the Authority's Financial Management**

This financial report is designed to provide bondholders, constituents, and business partners with a general overview of the Authority's finances and to show the Authority's accountability for the funds it administers. Questions about this report and requests for additional financial information should be directed to the Chief Financial Officer by telephoning 501.682.5900. The Authority's website is <https://adfa.arkansas.gov>.

**ARKANSAS DEVELOPMENT FINANCE AUTHORITY,  
A COMPONENT UNIT OF THE STATE OF ARKANSAS**

9

**Combined Statement of Net Position**

**June 30, 2025**

**(In Thousands)**

<u>Assets and Deferred Outflow of Resources</u>	<u>Authority</u>	<u>Component Unit</u>
<b>Current assets</b>		
Cash and cash equivalents	\$ 377,558	\$ 1,318
Accrued interest receivable	3,483	-
Accounts receivable	4,109	-
Current portion of		
Investments	2,989	-
Loans	2,847	-
Loans to Component Unit	1,658	-
Total current assets	<u>392,644</u>	<u>1,318</u>
<b>Noncurrent assets</b>		
Investments		
Unrestricted	44,744	-
Restricted	182,560	20,982
Loans, net of allowance for loan losses of \$81,976	516,372	4,700
Capital assets, net	2,080	-
Other assets	3,807	-
Total noncurrent assets	<u>749,563</u>	<u>25,682</u>
<b>Total assets</b>	<u>1,142,207</u>	<u>27,000</u>
<b>Deferred outflow of resources</b>		
Other postemployment benefits ("OPEB") difference in expected versus actual experience	318	-
Changes in OPEB actuarial assumptions and proportions	49	-
Pension contributions, net differences, and changes in share of contributions	525	-
Pension differences in expected versus actual experience	137	-
Net differences between expected and actual investment earnings	102	-
Changes in pension actuarial assumptions and proportions	123	-
Total deferred outflow of resources	<u>1,254</u>	<u>-</u>
<b>Total assets and deferred outflow of resources</b>	<u>\$ 1,143,461</u>	<u>\$ 27,000</u>

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

**ARKANSAS DEVELOPMENT FINANCE AUTHORITY,  
A COMPONENT UNIT OF THE STATE OF ARKANSAS**

10

**Combined Statement of Net Position (cont.)**

**June 30, 2025**

**(In Thousands)**

<u>Liabilities, Deferred Inflow of Resources, and Net Position</u>	<u>Authority</u>	<u>Component Unit</u>
<b>Current liabilities</b>		
Accounts payable	\$ 2,096	\$ 1
Accrued interest payable	4,499	24
Unearned fees	147	-
Contract obligations	3,294	-
Deferred gain on refinancing sale of asset	33	-
Current portion of bonds and notes payable	24,627	2,301
OPEB and pension liabilities	102	-
<b>Total current liabilities</b>	<u>34,798</u>	<u>2,326</u>
<b>Noncurrent liabilities</b>		
Unearned fees	373	-
Contract obligations	2,590	-
Bonds and notes payable, net of unamortized premiums and current portion	513,502	-
Deposits against financing arrangements	51,855	-
Deferred gain on refinancing sale of asset	188	-
OPEB and pension liabilities	5,441	-
Other liabilities	2,409	-
<b>Total noncurrent liabilities</b>	<u>576,358</u>	<u>-</u>
<b>Total liabilities</b>	<u>611,156</u>	<u>2,326</u>
<b>Deferred inflow of resources</b>		
OPEB difference in expected versus actual experience	71	-
Changes in OPEB actuarial assumptions and proportions	709	-
Pension difference in expected versus actual experience	144	-
Changes in employer pension contribution and share of contributions	64	-
Lease obligations	495	-
<b>Total deferred inflow of resources</b>	<u>1,483</u>	<u>-</u>
<b>Total liabilities and deferred inflow of resources</b>	<u>612,639</u>	<u>2,326</u>
<b>Net position</b>		
Investment in capital assets	2,080	-
Restricted expendable by bond resolution and programs	366,292	24,145
Restricted, nonexpendable, and minority interest	-	529
Unrestricted	162,450	-
<b>Total net position</b>	<u>530,822</u>	<u>24,674</u>
<b>Total liabilities, deferred inflow of resources, and net position</b>	<u>\$ 1,143,461</u>	<u>\$ 27,000</u>

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

**ARKANSAS DEVELOPMENT FINANCE AUTHORITY,  
A COMPONENT UNIT OF THE STATE OF ARKANSAS**

11

**Combined Statement of Revenues, Expenses, and Changes in Net Position**

**For the Year Ended June 30, 2025**

**(In Thousands)**

	<u>Authority</u>	<u>Component Unit</u>
Operating revenues (losses)		
Investment income (loss)		
Interest and dividends	\$ 18,987	\$ 211
Impairment loss	-	(2,370)
Loans and direct financing leases	17,716	11
Amortization of discounts on loans	1	-
Financing fees	6,025	-
Net appreciation of investments	2,860	-
Total investment income (loss)	45,589	(2,148)
Other income	82	-
Total operating revenues (losses)	<u>45,671</u>	<u>(2,148)</u>
Operating expenses		
Interest and amortization on bonds and notes	<u>18,302</u>	<u>92</u>
Administrative expenses		
Provision for loan losses	2,675	-
Federal financial assistance programs	2,998	-
Loan servicing and other contractual services	184	-
Salaries and benefits	4,335	-
Operations and maintenance	1,003	-
Other	3,641	254
Total administrative expenses	<u>14,836</u>	<u>254</u>
Total operating expenses	<u>33,138</u>	<u>346</u>
Operating income (loss)	<u>12,533</u>	<u>(2,494)</u>
Nonoperating revenues		
Federal grants	<u>18,420</u>	<u>-</u>
Income (loss) before transfers in (out), net	<u>30,953</u>	<u>(2,494)</u>
Transfers in (out), net	<u>(5,374)</u>	<u>4,360</u>
Changes in net position	<u>25,579</u>	<u>1,866</u>
Net position - beginning of year, as previously reported	<u>505,820</u>	<u>22,808</u>
Adoption of Governmental Accounting Standards Board Statement No. 101, "Compensated Absences"	<u>577</u>	<u>-</u>
Net position - beginning of year, as restated	<u>505,243</u>	<u>22,808</u>
Net position - end of year	<u>\$ 530,822</u>	<u>\$ 24,674</u>

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

**ARKANSAS DEVELOPMENT FINANCE AUTHORITY,  
A COMPONENT UNIT OF THE STATE OF ARKANSAS**

12

**Combined Statement of Cash Flows (Authority Only)**

**For the Year Ended June 30, 2025**

**(In Thousands)**

Cash flows from operating activities	
Financing fee income received	\$ 5,595
Other received	82
Cash paid to employees	(3,336)
Cash paid for program administration	<u>(8,471)</u>
Net cash used by operating activities	<u>(6,130)</u>
 Cash flows from noncapital financing activities	
Proceeds from issuance of bonds and notes payable	127,930
Repayments of bonds and notes payable	(26,525)
Cash paid for interest	(12,479)
Nonoperating revenues received	18,420
Transfers out, net	<u>(5,374)</u>
Net cash provided by noncapital financing activities	<u>101,972</u>
 Cash flows from investing activities	
Purchase of investments	(114,381)
Maturities of investments	31,883
Interest received on investments	18,762
Interest received on loans	14,226
Principal repayments on loans	43,566
Loan disbursements	(47,139)
Cash paid for financing arrangements	1,854
Purchase of capital assets	(43)
Investment in state facilities	<u>(2,986)</u>
Net cash used in investing activities	<u>(54,258)</u>
 Net increase in cash and cash equivalents	41,584
 Cash and cash equivalents - beginning of year	<u>335,974</u>
 Cash and cash equivalents - end of year	<u>\$ 377,558</u>

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

**ARKANSAS DEVELOPMENT FINANCE AUTHORITY,  
A COMPONENT UNIT OF THE STATE OF ARKANSAS**

13

**Combined Statement of Cash Flows (Authority Only) (cont.)**

**For the Year Ended June 30, 2025**

**(In Thousands)**

Reconciliation of changes in net position to net cash used by operating activities	
Operating income	\$ 12,533
Adjustments to reconcile operating income to net cash used by operating activities	
Amortization	(84)
Accreted deferred financing fees	(173)
Accreted interest on loans	(3,294)
Accreted interest on bonds	3,294
Depreciation of capital assets	84
Provision for loan losses	2,675
Net appreciation of investments	(2,860)
Interest income	(33,401)
Interest paid on bonds and notes	15,093
Changes in operating assets and liabilities	
Accounts receivable	(29)
Other assets	895
Accounts payable	(1,355)
Other liabilities	492
	<hr/>
Net cash used by operating activities	<hr/> <u>\$ (6,130)</u>

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

**Notes to Combined Financial Statements**

**June 30, 2025**

**1. Nature of Operations and Summary of Significant Accounting Policies**

- a. **Nature of operations and reporting entity** – The Arkansas Development Finance Authority (“ADFA” or the “Authority”), a component unit of the State of Arkansas, was created on May 1, 1985, by Act 1062 of 1985 (Arkansas Development Finance Authority Act) as a successor to the former Arkansas Housing Development Agency (created in 1977) whereby all records, funds, property, obligations, debts, functions, powers, and duties were transferred to the Authority. Pursuant to Act 1062 of 1985, the Authority is authorized and empowered to issue bonds and various other debt instruments for the purpose of financing qualified agricultural business enterprises, capital improvement facilities, educational facilities, health care facilities, housing developments, and industrial enterprises. In 2019, the General Assembly approved Act 910 of 2019, the Transformation and Efficiencies Act of 2019. Ten former state agencies and several boards and commissions were made part of the Arkansas Department of Commerce, including the Authority. Act 944 of 2025 removed the Authority from the Arkansas Department of Commerce effective July 1, 2025. The Authority now serves as an independent instrumentality of the State of Arkansas, whereby the Authority is still subject to State oversight but is given independence to better serve the public needs.

Effective July 1, 2017, Arkansas Student Loan Authority (“ASLA”) merged with the Authority. ASLA functions as a division of the Authority. ASLA was created to improve access to higher education funding for Arkansas students. As part of its mission, ASLA administers federal loans, provides loan servicing on behalf of the U.S. Department of Education, provides fee-based default management services to Arkansas colleges and universities, and provides free college planning services to college-bound high school students.

The Authority is governed by a board of directors, including the secretary of the Arkansas Department of Finance and Administration (“DFA”), the Arkansas Treasurer of State, the secretary of the Arkansas Department of Commerce, and 11 members of the public who are appointed by the governor of Arkansas. The Authority is an independent instrumentality of the State of Arkansas (the “State”) and is created and governed by laws adopted by the State.

Bonds and other debt instruments issued by the Authority and included on the Authority’s combined financial statements are usually special obligations of the Authority, payable solely from, and collateralized by, a first lien on the proceeds, monies, revenues, rights, interests, and collections pledged therefore under the resolutions authorizing the particular issues. The Authority has issued bonds and other debt instruments, which are general obligations of the Authority, supported by the Authority’s general fund assets and/or pledge of the Authority’s issuer credit rating. The State is not obligated to pay the bonds and other debt instruments, and neither the faith and credit nor the taxing power of the State is pledged to the payment of the principal or redemption price of, or interest on, the bonds and other debt instruments. The Authority has no taxing power.

Component units are legally separate organizations for which the Authority’s management is financially accountable or for which the nature and significance of their relationship with the Authority are such that exclusion would cause the Authority’s combined financial statements to be misleading.

**Notes to Combined Financial Statements**

**June 30, 2025**

**1. Nature of Operations and Summary of Significant Accounting Policies (cont.)**

Three component units meet the criteria to be discretely presented in the combined financial statements. The financial information of the Arkansas Venture Capital Investment Trust (“AVCIT” or “Component Unit”), including its blended component units, the Arkansas Institutional Fund, LLC (“AIF”) and the Arkansas Venture Development Fund, LLC (“AVDF”), is presented in a separate column in the agency-wide financial statements to emphasize that the AVCIT (including AIF and AVDF) is legally separate from the Authority.

The Authority is financially accountable for the AVCIT because the Authority’s president is one of the three trustees, and the Authority is charged with daily operations and management of the programs within the trust.

The AVCIT, a public trust, was created in 2003 pursuant to the provisions of the laws of the State, including specifically Title 28, Chapter 72, Subchapter 2 of the Arkansas Code of 1987 Annotated. The General Assembly of the State adopted the Venture Capital Investment Act of 2001 (“VCI Act”), codified as Title 15, Chapter 5, Subchapter 14 of the Arkansas Code of 1987 Annotated, for the purpose of increasing the availability of equity and near-equity capital for emerging, expanding, relocating, and restructuring enterprises in the State. The trust is governed by three trustees: the President of the Authority, the Secretary of the DFA, and the Executive Director of the Arkansas Economic Development Commission (“AEDC”).

The AIF was formed in 2003 by AVCIT, which owns 99.8% of the limited liability company. The purpose of the AIF is to invest in private equity, seed, and venture funds and to support the growth and development of the venture capital industry in the State. Although AVCIT is the fund manager of AIF, it has contracted with the Authority to perform those duties. The AIF’s audited financial statements are accounted for on a calendar-year basis and reported under Financial Accounting Standards Board (“FASB”) standards. As such, AIF’s financial statement presentation was recast to be consistent with Governmental Accounting Standards Board (“GASB”) presentation features. No other modifications have been made to the AIF’s financial information in the Authority’s financial reporting entity for differences of FASB and GASB standards. Subsequent to 2016, the purposes of this entity were carried out through the AVDF.

The AVDF was formed in 2016 by AVCIT, which is the sole owner of the limited liability company. The primary purposes of the AVDF are to assist the Authority and the AVCIT in advancing the goals and objectives of the Authority by strengthening the economic base and creating jobs within the State, including carrying out the purposes and goals of the VCI Act.

Separately issued audited financial statements are not available for the AVDF or the Arkansas Venture Capital Development Fund (“AVC”). Separately issued audited financial statements for AIF can be obtained by contacting:

Arkansas Development Finance Authority  
1 Commerce Way, Suite 602  
Post Office Box 8023  
Little Rock, Arkansas 72202

**Notes to Combined Financial Statements**

**June 30, 2025**

**1. Nature of Operations and Summary of Significant Accounting Policies (cont.)**

- b. **Measurement focus and basis of accounting** – The Authority is accounted for as an enterprise fund for financial reporting purposes and utilizes the economic resource measurement focus and accrual basis of accounting, wherein revenues are recognized when earned and expenses when incurred.

Operating revenues and expenses are distinguished from nonoperating items in the Authority's combined statement of revenues, expenses, and changes in net position. Operating revenues and expenses generally result from providing services in connection with the principal ongoing operations. All revenues and expenses not meeting this definition are reported as nonoperating items.

- c. **Recently issued accounting pronouncements** – GASB Statement No. 101, “Compensated Absences.” The objective of this statement is to better meet the information needs of financial statement users by updating the recognition and measurement guidance for compensated absences. That objective is achieved by aligning the recognition and measurement guidance under a unified model and by amending certain previously required disclosures. The requirements of this statement are effective for fiscal years beginning after December 15, 2023, with earlier adoption encouraged. During the year ended June 30, 2025, the Authority adopted this statement, the effects of which are disclosed on the accompanying combined statement of revenues, expenses, and changes in net position and in Note 6.

GASB Statement No. 102, “Certain Risk Disclosures.” The objective of this statement is to provide users of government financial statements with essential information about risks related to a government’s vulnerabilities due to certain concentrations or constraints. The requirements of this statement will improve financial reporting by providing users of the combined financial statements with essential information that currently is not often provided. The disclosures will provide users with timely information regarding certain concentrations or constraints and related events that have occurred or have begun to occur that make a government vulnerable to a substantial impact. As a result, users will have better information with which to understand and anticipate certain risks to a government’s financial condition. The requirements of this statement are effective for fiscal years beginning after June 15, 2024, with earlier adoption encouraged. The Authority adopted this statement during the year ended June 30, 2025. After assessing its concentrations and constraints, the Authority determined there were no concentrations or constraints meeting the disclosure criteria as defined by GASB Statement No. 102. Therefore, no additional disclosures are required under this statement.

GASB Statement No. 103, “Financial Reporting Model Improvements.” The objective of this statement is to improve key components of the financial reporting model to enhance its effectiveness in providing information that is essential for decision-making and assessing a government’s accountability. For governments engaged in business-type activities, the primary impact of this statement will be changes to the combined statement of revenues, expenditures, and changes in net position (“SRECPNP”). This statement not only changes the required sections and subtotals to be included in the SRECPNP but creates new definitions for subsidies and operating and nonoperating revenues and expenses. Upon adoption, the new definitions may cause reclassifications of revenues and expenses within the SRECPNP. This statement also impacts other financial statement presentation requirements, including major component units, unusual or

**Notes to Combined Financial Statements**

**June 30, 2025**

**1. Nature of Operations and Summary of Significant Accounting Policies (cont.)**

infrequent items, and management's discussion and analysis. This statement is effective for fiscal years beginning after June 15, 2025, and all reporting periods thereafter, with earlier adoption encouraged. The Authority does not expect this statement to have a material impact on its combined financial statements.

GASB Statement No. 104, "Disclosure of Certain Capital Assets." The objective of this statement is to establish requirements for certain types of capital assets to be disclosed separately in the capital assets footnote disclosure required by GASB Statement No. 34, "Basic Financial Statements – and Management's Discussion and Analysis – for State and Local Governments." This statement also establishes requirements for capital assets held for sale, including additional disclosures for those capital assets. The requirements of this statement are effective for fiscal year beginning after June 15, 2025, and all reporting periods thereafter, with earlier adoption encouraged. The Authority has not determined the impact, if any, this statement could have on its combined financial statements.

- d. **Fund accounting** – The Authority utilizes internal funds, each of which accounts for the assets, liabilities, net position, revenues, and expenses of the Authority's programs and activities.

The following describes the nature of the operations and significant programs currently maintained by the Authority:

*Single Family Housing Programs*

**Single Family Mortgage Purchase Program** – Accounts for proceeds from single-family mortgage revenue bonds, the debt service requirements of the bonds, and the related mortgage-backed securities, or mortgage loans for single-family owner-occupied housing in the State. Included within this program are the Authority's Single Family Mortgage Revenue Bond General Resolution, adopted on July 20, 1995 (1995 General Resolution), and the Authority's Home Ownership Revenue Bond General Resolution, adopted on November 19, 2009 (2009 General Resolution).

*Federal Housing Programs*

**HOME Investment Partnerships Program** – Accounts for federal financial assistance received from the U.S. Department of Housing and Urban Development ("HUD") for the purpose of developing and supporting affordable housing through tenant based rental assistance, rental rehabilitation, new construction, or assistance to homebuyers and homeowners.

**Tax Credit Assistance Program ("TCAP")** – Accounts for federal financial assistance in the form of American Reinvestment and Recovery Act funds received from HUD for the purpose of providing additional financing in the form of loans to developers to ensure that developments have sufficient financing to provide quality affordable housing. Only developments that were awarded low-income housing tax credits under Section 42(h) of the Internal Revenue Code ("IRC") in federal fiscal years 2007, 2008, and 2009 were eligible for the sub-awards granted to the State from HUD for TCAP funding.

**Notes to Combined Financial Statements**

**June 30, 2025**

**1. Nature of Operations and Summary of Significant Accounting Policies (cont.)**

**Neighborhood Stabilization Programs (“NSP”)** – Accounts for federal financial assistance received from HUD for the purpose of stabilizing neighborhoods that have suffered the most from foreclosures and abandonment. The Authority participated in two of the three NSP offered by HUD. The first NSP was authorized by the Housing and Economic Recovery Act, which was signed into law on July 30, 2008. The third NSP was authorized by the Dodd-Frank Wall Street Reform and Consumer Protection Act of 2010. NSP provides loans to purchase and rehabilitate foreclosed or abandoned homes for sale or rent in order to stabilize neighborhoods and stem the decline of house values in neighboring homes.

**Preservation Revolving Loan Fund Program** – Accounts for federal financial assistance received from the U.S. Department of Agriculture (“USDA”) Rural Housing Service to loan funds to carry out a demonstration program that provides revolving loans for the preservation and revitalization of low-income multi-family housing.

**National Housing Trust Fund Program** – Accounts for federal financial assistance received from HUD for the purpose of expanding and preserving the supply of affordable housing, particularly rental housing, for extremely low-income to very low income households.

**Homeowner Assistance Fund (“HAF”) Program** – Accounts for federal financial assistance received from the U.S. Department of the Treasury as a grant under the American Rescue Plan Act of 2021 (“ARPA”) for the purpose of preventing homeowner mortgage delinquencies, defaults, foreclosures, loss of utilities or home energy services, and displacements of homeowners experiencing financial hardship after January 21, 2020 through reimbursement of qualified expenses related to mortgages and housing.

**Emergency Solutions Grant Program** – Accounts for federal assistance received from HUD Community Planning and Development to provide funding to engage homeless individuals and families, improve the number and quality of emergency shelters for homeless individuals and families, help operate these shelters, provide essential services to shelter residents, rapidly re-house homeless individuals and families, and prevent families and individuals from being homeless.

*Multi-Family Programs*

**Financing Adjustment Factor (“FAF”)/New BMIR Loan Programs** – Accounts for loans receivable funded by distributions the Authority received from an old multi-family bond issue, as well as from FAF distributions from the federally funded Section 8 Housing Assistance Payment Program.

**Affordable Housing Assistance Program** – Accounts for loans receivable funded for the use of down payment assistance, rental assistance, low-interest financing, land acquisition, new construction, rehabilitation constructions, and reconstruction.

**Notes to Combined Financial Statements**

**June 30, 2025**

**1. Nature of Operations and Summary of Significant Accounting Policies (cont.)**

*Economic Development Bond Guaranty Program*

**Economic Development Bond Guaranty Program** – Accounts for guaranty fees collected, interest earned on investments, and disbursements made in connection with bond guarantees provided by the Authority, as well as the proceeds from the sale of development revenue bonds issued by the Authority and guaranteed by the Bond Guaranty Fund, the debt service requirements of the bonds, and related loans and leases to private companies. The Bond Guaranty Fund was created by Act 505 of 1985, which authorized a grant of \$6 million from the State treasurer (which was subsequently repaid by the Authority) for the purpose of enhancing and supporting the creditworthiness of bonds and other debt instruments guaranteed by the Authority. At June 30, 2025, the fund had cash and cash equivalents and investments totaling \$18.5 million in the reserve account to collateralize Authority-guaranteed bonds and future issues under the bond guaranty program.

*State Facilities and Amendment 82 Programs*

**State Facilities Programs** – Accounts for the proceeds from the sale of development revenue bonds; the debt service requirements of the bonds, and related loans and leases to public and government bodies within the State; and includes certain assets not owned and related obligations not owed by the Authority.

**Amendment 82 Programs** – Accounts for the proceeds from the sale of general obligation bonds of the State as authorized under Amendment 82 of the Arkansas Constitution; related loans and leases to private institutions and government bodies within the State, and includes certain assets not owned and related obligations not owed by the Authority.

*Other Economic Development Programs*

**State Small Business Credit Initiative Program** – The ARPA reauthorized and amended the Small Business Jobs Act of 2010, codified at 12 U.S.C. § 5701 et seq., to provide \$10 billion to fund the State Small Business Credit Initiative (“SSBCI”) as a response to the economic effects of the COVID-19 pandemic. SSBCI is a federal program administered by the U.S. Department of the Treasury that was created to strengthen capital programs that support private financing to small businesses, including capital access programs and other credit support programs (loan guarantees, loan participations, and venture capital investment programs) of eligible jurisdictions (i.e., states, the District of Columbia, territories, Tribal governments, and eligible municipalities).

Arkansas was awarded a potential allocation of \$81.6 million to support seven programs: Arkansas Capital Access Program, ADFA Bond Guaranty/Loan Participation Program, ADFA DBE MWOB/E - Loan Mobilization Revolving Fund, ADFA Small Business Revolving Loan Guaranty Program, ADFA Bond Guaranty/CDFI Loan Participation Program, and two programs to be carried out by the AVCIT: AVDF and AVC. The first tranche in the amount of \$24.0 million was received on December 16, 2022.

**Notes to Combined Financial Statements**

**June 30, 2025**

**1. Nature of Operations and Summary of Significant Accounting Policies (cont.)**

**Other Economic Development Programs** – Accounts for loan reserve programs, such as Capital Access and Disadvantaged Business Enterprise.

*Tobacco Settlement Revenue Bonds Program*

**Tobacco Settlement Revenue Bonds Program** – Accounts for the proceeds from the sale of tobacco settlement revenue bonds and the debt service requirements of the bonds and related disbursements of bond proceeds to participating colleges to be used to fund the construction and equipping of projects outlined by the Arkansas Tobacco Settlement Funds Act of 2000, as supplemented by Act 9 of the First Extraordinary Session of 2006 of the 85<sup>th</sup> General Assembly.

*Student Loan Programs*

**Student Loan Programs** – To provide private student loans at below-market interest rates to students and families, provide fee-based default management services to Arkansas colleges and universities, along with other financial aid office support services, and provide free financial literacy and college planning services to Arkansas students and families.

*General Fund Program*

**General Fund Program** – Accounts for direct obligations of the Authority; revenue earned by the Authority for issuing and administering various programs; operating expenses of the Authority; special initiatives of the Authority, such as direct loan programs, funding down payment assistance, and warehousing mortgage-backed securities created by its Single Family Housing Programs; and money or residual assets, such as investments and mortgages, transferred from other funds to the extent such transfers are permitted by the resolutions.

- e. **Estimates** – The preparation of combined 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, liabilities and deferred inflow and outflow of resources and disclosure of contingent assets and liabilities at the date of the combined financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.
- f. **Cash and cash equivalents** – The Authority considers all liquid investments with original maturities of three months or less to be cash equivalents. At June 30, 2025, cash equivalents of \$377.6 million consisted primarily of money market mutual funds with variable interest rates.
- g. **Investments and investment income** – Investments are carried at fair value with the exception of equity investments held by AVCIT.

**Notes to Combined Financial Statements**

**June 30, 2025**

**1. Nature of Operations and Summary of Significant Accounting Policies (cont.)**

Equity investments held by the AVCIT are carried at cost. The net accumulated earnings of individual investments subsequent to the date of acquisition are recognized by AVCIT only to the extent distributed as dividends. A decrease in the carrying value of an investment is recognized when a series of operating losses of an individual investment or other factors indicate that an other than temporary decline in value below cost has occurred.

Investment income includes dividend and interest income, realized gains and losses on investments, if any, and the net change for the year in the fair value of investments carried at fair value.

The fair value of the Authority's investments at June 30, 2025 was less than the cost basis by \$5.7 million.

- h. **Loans** – Loans that management has the intent and ability to hold for the foreseeable future or until maturity or payoff are reported at their outstanding principal balances adjusted for unearned income, charge-offs, and the allowance for loan losses. For loans amortized at cost, interest income is accrued based on the unpaid principal balance.

Generally, loans are placed on nonaccrual status at 180 days past due. Past due status is based on the contractual terms of the loan. All interest accrued but not collected for loans that are placed on nonaccrual or charged off are reversed against interest income unless the loan is well secured and in the process of collection. The interest on these loans is accounted for on the cash-basis or cost recovery method until qualifying for return to accrual. Loans are returned to accrual status when all the principal and interest amounts contractually due are brought current, and future payments are reasonably assured.

- i. **Allowance for loan losses** – The allowance for loan losses is established as losses are estimated to have occurred through a provision for loan losses charged to expense. Actual loan losses are charged against the allowance when management believes the uncollectibility of a loan balance is confirmed. Subsequent recoveries, if any, are credited to the allowance.

The allowance for loan losses is evaluated on a regular basis by management and is based upon management's periodic review of the collectibility of the loans in light of historical experience, the nature and volume of the loan portfolio, adverse situations that may affect the borrower's ability to repay, estimated value of any underlying collateral, and prevailing economic conditions. This evaluation is inherently subjective as it requires estimates that are susceptible to significant revision as more information becomes available.

The allowance consists of allocated and general components. The allocated component relates to loans that are classified as impaired and additional loans specifically reviewed by management. The general component covers non-classified loans and is based on historical charge-off experience and expected loss given default derived from the Authority's internal risk rating process. Other adjustments may be made to the allowance for pools of loans after an assessment of internal or external influences on credit quality that are not fully reflected in the historical loss or risk rating data.

**Notes to Combined Financial Statements**

**June 30, 2025**

**1. Nature of Operations and Summary of Significant Accounting Policies (cont.)**

Impaired loans are evaluated as part of the review of the allowance for loan losses. A loan is considered impaired when, based on current information and events, it is probable that the Authority will be unable to collect the scheduled payments of principal or interest when due according to the contractual terms of the loan agreement. Factors considered by management in determining impairment include payment status, collateral value, and the probability of collecting scheduled principal and interest payments when due. Loans that experience insignificant payment delays and payment shortfalls generally are not classified as impaired. Management determines the significance of payment delays and payment shortfalls on a case-by-case basis, taking into consideration all of the circumstances surrounding the loan and the borrower, including the length of the delay, the reasons for the delay, the borrower's prior payment record, and the amount of the shortfall in relation to the principal and interest owed. Impairment is measured on a loan-by-loan basis for commercial and construction loans by either the present value of expected future cash flows discounted at the loan's effective interest rate, the loan's obtainable market price, or the fair value of the collateral if the loan is collateral dependent.

Groups of loans with similar risk characteristics are collectively evaluated for impairment based on the group's historical loss experience adjusted for changes in trends, conditions, and other relevant factors that affect repayment of the loans.

- j. **Income taxes** – As an essential government function of the State, the Authority is exempt from income taxes under Section 115 of the IRC and a similar provision of state law.
- k. **Capital assets** – Premises and equipment are carried at cost, less accumulated depreciation. Depreciation for financial statement purposes is computed using the straight-line method over the estimated useful lives of the assets, ranging from 3 to 10 years. The Authority defines capital assets as assets with an initial, individual cost of more than \$5 thousand and a life greater than one year.
- l. **Pensions** – For purposes of measuring the net pension liability, deferred outflow of resources, and deferred inflow of resources related to pensions and pension expense, information about the fiduciary net position of the Arkansas Public Employees Retirement System (“APERS”), and additions to/deductions from APERS fiduciary net position have been determined on the same basis as they are reported by APERS. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.
- m. **Postemployment benefits other than pensions** – For purposes of measuring the net other postemployment benefits (“OPEB”) liability, deferred inflows of resources, and deferred outflows of resources related to OPEB and OPEB expense, information about the fiduciary net position of the benefit plan and additions to/deductions from the plan's fiduciary net position have been determined on the same basis as they were determined by a third-party actuarial report on the plan. For this purpose, benefit payments are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

**Notes to Combined Financial Statements**

**June 30, 2025**

**1. Nature of Operations and Summary of Significant Accounting Policies (cont.)**

- n. **Deferred outflow/inflow of resources** – The Authority reports increases in net position that relate to future periods as deferred outflow of resources in a separate section of its combined statement of net position. The Authority reports decreases in net position that relate to future periods as deferred inflow of resources in a separate section of its combined statement of net position. These amounts will be amortized as pension and OPEB expense over future periods as shown in Notes 9 and 10.
- o. **Deposits against financing arrangements** – Deposits against financing arrangements represent debt service funds and interest earned on funds created by trust indentures associated with bond issuances that are held by the Authority to be used by the borrower to pay debt service to the Authority. If not used to pay debt service, these funds are returned to the borrower at the end of the financing arrangement.
- p. **Contract obligations** – Contract obligations consist of payables on contracts the Authority entered into with the Arkansas Department of Corrections (“ADC”), a software subscription service agreement to administer the HAF program, and the remaining balance of the consulting service agreement for the HAF program.
- q. **Unearned guaranty fee** – The Authority receives guaranty fees from borrowers who participate in the Bond Guaranty Fund Programs. Nonrefundable fees are amortized into income ratably over the term of the respective programs.
- r. **Conduit debt obligations** – Conduit debt issued by the Authority is recorded on the Authority’s combined statement of net position if either (a) the Authority has a vested interest in the residual value of the bond issue after its retirement or (b) the Authority guarantees the debt through the Bond Guaranty Fund.

Additionally, the Authority reports conduit debt obligations of entities included in the State of Arkansas reporting entity on its combined statement of net position. At June 30, 2025, the principal balance of these bonds included on the Authority’s combined statement of net position totaled \$252.5 million.

- s. **Net position** – Net position represents the difference between assets and deferred outflow of resources, and liabilities and deferred inflow of resources on the accompanying combined statement of net position. Net position is classified in four components:

Restricted expendable by bond resolution and programs – Represents those funds restricted within the respective bond resolution or by specific provisions of the programs.

Restricted, nonexpendable, and minority interest – Represents the equity interest of the Component Unit held by a minority participant.

Investment in capital assets – Represents the balance of capital assets, net of depreciation. No related debt exists.

**Notes to Combined Financial Statements**

**June 30, 2025**

**1. Nature of Operations and Summary of Significant Accounting Policies (cont.)**

Unrestricted – Represents those funds used at the discretion of the Authority's Board of Directors to complement bond and loan programs and to provide for the Authority's operations.

The Authority first applies restricted net position when an expense or outlay is incurred for purposes for which both restricted and unrestricted net positions are available.

**2. Deposits and Investments**

*Deposits*

**The Authority** – Custodial credit risk is the risk that, in the event of a bank failure, the Authority's deposits may not be returned to it. The Authority's deposit policy for custodial credit risk requires compliance with the provisions of state law, including the State Board of Finance's Management of Cash Funds Rule 2012-A, the Authority's various bond indentures, and the Authority's general fund investment policy. Deposits are collateralized for those amounts exceeding federal depository insurance, typically with obligations of the U.S. Department of the Treasury, U.S. agencies or instrumentalities, municipal bonds, or bank purchase agreements having an aggregate value at least 105% of the amount of the deposits.

At June 30, 2025, the carrying value of the Authority's deposits was \$13.4 million. The balances, per the bank statements, totaled \$13.5 million. Of those deposits, \$92 thousand were exposed to custodial credit risk.

*(In thousands)*

Uninsured and uncollateralized	\$ <u>                  </u> 92
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The uninsured and uncollateralized balance represents deposits with the Federal Home Loan Bank ("FHLB") of Dallas.

*Investments*

**The Authority** – The Authority may legally invest in direct obligations of, and other obligations guaranteed as to principal by the U.S. Department of the Treasury and U.S. agencies and instrumentalities, mortgage-backed securities, guaranteed investment contracts, municipal bonds, and bank repurchase agreements.

**Notes to Combined Financial Statements**

**June 30, 2025**

**2. Deposits and Investments (cont.)**

At June 30, 2025, the Authority had the following investments and maturities:

	Maturities in Years					<u>Total</u>
	<u>Less than 1</u>	<u>1 - 5</u>	<u>6 - 10</u>	<u>More than 10</u>		
<i>(In thousands)</i>						
U.S. agencies obligations	\$ 4,951	\$ 42,677	\$ 915	\$ -	\$ 48,543	
Mortgage-backed securities	20	3,630	13,549	161,370	178,569	
Mutual bond funds	<u>1,149</u>	<u>565</u>	<u>266</u>	<u>1,201</u>	<u>3,181</u>	
	<u><u>\$ 6,120</u></u>	<u><u>\$ 46,872</u></u>	<u><u>\$ 14,730</u></u>	<u><u>\$ 162,571</u></u>	<u><u>\$ 230,293</u></u>	

**Component Unit** – The mission of ACVIT is to increase the availability of equity and near-equity capital for emerging, expanding, relocation, and restructuring enterprises in the State, with the ultimate goal of strengthening the State's economic base and creating jobs. ACVIT can legally invest in equity capital and near equity capital and was created to invest in such. There are no scheduled maturities for these investments, nor are they rated investments. There is no limit on the amount that may be invested in any one company. There is only one investment that represented 5% or more of the total equity investments. This company focuses on diagnostic health testing, which is 6.67% of the total investments balance as of June 30, 2025. Total equity investments for ACVIT at June 30, 2025 were \$21.0 million.

- a. **Interest rate risk** – As a means of limiting its exposure to fair value losses due to rising interest rates, the Authority's investments typically match the term of the corresponding bonds or, in the case of general funds, limit the maturity to no greater than 15 years for municipal bonds and seven years for treasuries, agencies, and mortgage-backed securities.

The Authority invests in various asset and mortgage-backed securities. These securities are reported at fair value in the combined statement of net position. The Authority invests in these securities to enhance yields on investments. Changes in market interest rates could affect the cash flows of these securities and may result in changes in fair value. The overall return or yield on these securities depends on the changes in the interest and principal payment pattern and the market value of the underlying assets.

- b. **Credit risk** – Credit risk is the risk that the issuer or other counterparty to an investment will not fulfill its obligations. The Authority complies with various trust indentures or internal investment policy whereby investments and debt securities are typically rated "A" or higher. The Authority's investments in U.S. agencies obligations and mortgage-backed securities not directly guaranteed by the U.S. government were primarily rated "AA+" by Standard & Poor's ("S&P's") and "Aaa" by Moody's Investors Service at June 30, 2025. The Authority's amounts in money market mutual funds, or investments of those funds, were primarily rated "AAAm" by S&P's and "Aaa" by Moody's Investors Service.

**Notes to Combined Financial Statements**

**June 30, 2025**

**2. Deposits and Investments (cont.)**

- c. **Custodial credit risk** – For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the Authority will not be able to recover the value of its investment or collateral securities that are in the possession of an outside party. The Authority’s investments in mutual funds and guaranteed investment contracts are not classified by custodial risk category as they are not supported by securities in physical or book entry form.
- d. **Concentration of credit** – The Authority places no limit on the amount that may be invested in any one issuer. Investments of the Authority (not guaranteed by the U.S. government or considered a mutual fund) representing 5% or more of total investments at June 30, 2025 are as follows:

<u>Issuer</u>	<u>Fair Value</u>	<u>Percentage</u>
<i>(In thousands)</i>		
Federal Farm Credit Bank	\$ 20,992	9.15%
FHLB	25,657	11.18%

*Summary of Carrying Values*

The carrying values of deposits, money market mutual funds, the State Treasurer Money Management Trust Fund (“MMTF”), and investments are included on the accompanying combined statement of net position as follows:

	<u>Authority</u>	<u>Component Unit</u>
<i>(In thousands)</i>		
Carrying values		
Deposits	\$ 13,415	\$ 1,318
Money market mutual funds	269,741	-
State Treasurer MMTF	94,402	-
Investments	<u>230,293</u>	<u>20,982</u>
	<u>\$ 607,851</u>	<u>\$ 22,300</u>

**Notes to Combined Financial Statements**

**June 30, 2025**

**2. Deposits and Investments (cont.)**

Included in the following combined statement of net position captions:

	<u>Authority</u>	<u>Component Unit</u>
<i>(In thousands)</i>		
Current assets		
Cash and cash equivalents	\$ 377,558	\$ 1,318
Current portion of investments	2,989	-
Noncurrent assets		
Investments		
Unrestricted	44,744	-
Restricted	<u>182,560</u>	<u>20,982</u>
	<u><u>\$ 607,851</u></u>	<u><u>\$ 22,300</u></u>

The Authority's investments above are carried at their estimated fair market value. Unrealized gains and losses are included in investment income on the accompanying combined statement of revenues, expenses, and changes in net position and combined statement of cash flows. The Authority recorded unrealized gains of \$2.86 million for fiscal year 2025. As discussed in Note 11 for federated treasury obligations, money market obligations, and cash management fund, the carrying value approximates fair value. The Component Unit investments are carried at historical cost less any impairments. During the year ended June 30, 2025, the Component Unit recorded impairments of approximately \$2.37 million.

**Notes to Combined Financial Statements**

**June 30, 2025**

**3. Loans and Direct Financed Leases**

The following presents the breakdown of the Authority's portfolio of loans receivable:

*The Authority*

<u>Type of Loan</u>	<u>Balance</u>	<u>Allowance</u>	<u>Loans Net of Allowance</u>	<u>Stated Interest Rate</u>	<u>Impairments</u>
Federal Housing Programs	\$ 182,811	\$ 72,098	\$ 110,713	0.00% to 6.25%	\$ 82,692
Multi-Family Programs	6,012	2,853	3,159	0.00% to 4.00%	2,502
Economic Development Bond Guaranty Program	20,409	1,982	18,427	0.00% to 6.00%	3,080
State Facilities and Amendment 82 Programs	248,060	-	248,060	1.60% to 5.00%	-
Other Economic Development Programs	2,290	604	1,686	1.00% to 3.00%	758
Tobacco Settlement Revenue Bonds Program	68,110	-	68,110	4.89% to 5.10%	-
General Fund Program	55,984	3,124	52,860	0.00% to 7.875%	359
Student Loan Programs	<u>19,177</u>	<u>1,315</u>	<u>17,862</u>	<u>2.95% to 7.50%</u>	<u>-</u>
Totals	<u>\$ 602,853</u>	<u>\$ 81,976</u>	<u>\$ 520,877</u>		<u>\$ 89,391</u>

- Federal Housing Programs** – Includes loans funded by federal agencies, mainly HUD, and are either for multi-family housing or single-family housing loan assistance. The programs offer different types of loan structures, such as deferred loans and surplus cash loans, as well as loans with below market interest rates and standard amortization.
- Economic Development Bond Guaranty Program** – Loans and leases to private companies for financing the acquisition or expansion of facilities are collateralized by liens on and security interests in collateral granted by the companies and by guaranty agreements between the Authority and one or more guarantors. To a limited extent, and only when specified by a specific trust indenture, the payment of principal and interest on the bonds is guaranteed by the Authority under the ADFA Bond Guaranty Act (Act 505 of 1985).

Additionally, the Bond Guaranty Fund guarantees principal and interest on revenue bonds issued by municipalities within the State for economic development purposes. At June 30, 2025, revenue bonds outstanding of \$10.74 million were guaranteed by the Bond Guaranty Fund. Furthermore, the Bond Guaranty Fund guarantees bond anticipation notes. At June 30, 2025, the principal amount on these notes totaled \$1.3 million outstanding, with \$1.1 million guaranteed.

**Notes to Combined Financial Statements**

**June 30, 2025**

**3. Loans and Direct Financed Leases (cont.)**

- c. **State Facilities Programs** – Includes financing activities with various state agencies.
- d. **Tobacco Settlement Revenue Bonds Program** – Includes a loan agreement between the Authority and the University of Arkansas's Board of Trustees (the "University"), whereby the University agrees to provide for repayment in the event tobacco settlement revenues are not available.
- e. **General Fund Program** – Includes loans that are residual assets of the Single Family Mortgage Purchase Program, Multi-Family Mortgage Purchase Program, or funded by the general fund as special initiatives of the Authority. Mortgage loans purchased by the Authority under the Single Family Mortgage Purchase Program are typically Federal Housing Administration insured, guaranteed by USDA Rural Development, or U.S. Department of Veterans Affairs guaranteed. Included in the general fund program is a \$1.7 million loan to the component unit.
- f. **Student Loan Programs** – Includes private student loans with below-market interest rates for Arkansas residents attending higher education institutions either in Arkansas or out-of-state. Non-Arkansas residents are eligible to receive private student loans from the Authority when attending an eligible Arkansas higher education institution.
- g. **Delinquent loans** – At June 30, 2025, accruing loans delinquent 180 days or more, where payment is anticipated due to current payment activity, totaled approximately \$218 thousand. At June 30, 2025, nonaccruing loans were \$11.9 million.

*Component Unit – AVCIT*

At June 30, 2025, the Component Unit had no nonaccruing loans.

- h. **Direct financing leases** – The Authority is the lessor under various leases whereby the Authority issued bonds for the acquisition or construction of certain facilities and then leased the facilities to other state agencies or private companies. At the end of the lease terms, these leases either transfer ownership to the other agencies or contain bargain purchase options.

**4. Loan to Component Unit**

*AVCIT*

The Authority finances a line of credit to the AIF, a blended component unit of the AVCIT, and the total is not to exceed \$24 million. The balance was \$1.7 million for the year ended June 30, 2025 (see Note 7).

**Notes to Combined Financial Statements**

**June 30, 2025**

**5. Capital Assets**

Premises and equipment activity consists of the following:

	<u>June 30, 2024</u>	<u>Additions</u>	<u>Disposals</u>	<u>Transfers and</u> <u>June 30, 2025</u>
<i>(In thousands)</i>				
Premises and equipment	\$ 4,047	\$ -	\$ 72	\$ 4,119
Less accumulated depreciation	1,926	84	29	2,039
Capital assets, net	\$ 2,121	\$ 84	\$ 43	\$ 2,080

Depreciation expense was approximately \$84 thousand for the year ended June 30, 2025.

**6. Noncurrent Liabilities**

Changes in noncurrent liabilities, other than bonds and notes payable discussed in Note 7, consist of the following:

*The Authority*

	<u>June 30,</u> <u>2024</u>	<u>Adoption</u> <u>of GASB</u>	<u>June 30,</u> <u>2024,</u> <u>As Restated</u>	<u>Increases</u>	<u>Decreases</u>	<u>June 30,</u> <u>2025</u>	<u>Amount</u> <u>Due</u> <u>Within</u> <u>One Year</u>
<i>(In thousands)</i>							
Unearned fees	\$ 727	\$ -	\$ 727	\$ -	\$ 207	\$ 520	\$ 147
Contract obligations	6,758	-	6,758	2,000	2,874	5,884	3,294
Deposits against financing arrangements	49,127	-	49,127	27,845	25,117	51,855	-
Deferred gain on refinancing sale of asset	243	-	243	-	22	221	33
OPEB liability	1,915	-	1,915	109	-	2,024	102
Pension liability	4,138	-	4,138	-	619	3,519	-
Compensated absences	412	577	989	219	-	1,208	1,140
Other liabilities	1	-	1	2,342	2	2,341	-
	<u>\$ 63,321</u>	<u>\$ 577</u>	<u>\$ 63,898</u>	<u>\$ 32,515</u>	<u>\$ 28,841</u>	<u>\$ 67,572</u>	<u>\$ 4,716</u>

**Notes to Combined Financial Statements**

**June 30, 2025**

**7. Bonds and Notes Payable**

Bonds and notes payable consist of the following:

*The Authority*

*(In thousands)*

Total Single Family bonds payable, with interest rates ranging from 2.49% - 6.1% and final maturity at varying dates through January 1, 2056.	\$ 187,825
Plus unamortized premiums	<u>3,391</u>
 Total Single Family bonds payable, net	191,216
 Total Federal Housing notes payable, with interest rates of 1.00% and final maturity at varying dates through July 29, 2045.	2,960
 Total Economic Development bonds payable, guaranteed by the Bond Guaranty Fund, with interest rates ranging from 2.25% - 6.00% and final maturity at varying dates through January 1, 2040.	23,327
 Total State Facilities bonds payable, with interest rates ranging from 1.6% - 5.00% and final maturity at varying dates through December 1, 2050.	252,516
 Tobacco bonds payable, with interest rates ranging from 4.89% - 5.10% and final maturity at varying dates through July 1, 2046.	<u>68,110</u>
 Total all bonds and notes payable, net	\$ <u>538,129</u>

*Component Unit*

*(In thousands)*

Note payable to the Authority, with an interest rate of 3.50% and maturing in March 2027.	\$ 2,301
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**Notes to Combined Financial Statements**

**June 30, 2025**

**7. Bonds and Notes Payable (cont.)**

Activity in bonds and notes payable consists of the following:

*The Authority*

	<u>Beginning Balance</u>	<u>Additions Including Accretion</u>	<u>Reductions</u>	<u>Ending Balance</u>	<u>Amount Due Within One Year</u>
<i>(In thousands)</i>					
Bonds payable	\$ 429,867	\$ 128,294	\$ (26,383)	\$ 531,778	\$ 24,484
Notes payable	3,102	-	(142)	2,960	143
	432,969	128,294	(26,525)	534,738	24,627
Unamortized premiums	546	2,930	(85)	3,391	-
Total	<u>\$ 433,515</u>	<u>\$ 131,224</u>	<u>\$ (26,610)</u>	<u>\$ 538,129</u>	<u>\$ 24,627</u>

*Component Unit*

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Reductions</u>	<u>Ending Balance</u>	<u>Amount Due Within One Year</u>
<i>(In thousands)</i>					
Note payable	\$ 2,772	\$ 126	\$ (597)	\$ 2,301	\$ 2,301

The future amount of principal and interest due is undeterminable at this time because the balances will fluctuate with draws needed for capital calls and reductions for distributions by investee companies.

**Notes to Combined Financial Statements**

**June 30, 2025**

**7. Bonds and Notes Payable (cont.)**

*The Authority*

Future amounts required for principal and interest on all bonds and notes payable at June 30, 2025 were as follows:

<i>(In thousands)</i>	<u>Principal</u>	<u>Interest</u>
Fiscal Year Ending		
2026	\$ 24,627	\$ 16,850
2027	25,780	17,216
2028	30,503	16,351
2029	23,597	15,516
2030	23,703	14,877
2031 - 2035	133,105	63,924
2036 - 2040	112,442	46,401
2041 - 2045	91,846	31,924
2046 - 2050	58,858	19,087
2051 - 2055	48,710	7,174
2056 - 2059	3,075	93
Unamortized premiums	3,391	-
Accreted interest	<u>(41,508)</u>	<u>41,508</u>
Total	<u><u>\$ 538,129</u></u>	<u><u>\$ 290,921</u></u>

Under certain bond resolutions, the Authority has the option to redeem bonds early at various premium rates. Generally, the redemption option cannot be exercised prior to the time the bonds have been outstanding for 6 to 10 years. Certain special redemptions, as governed by the bond resolutions, are permitted or required prior to such time. During fiscal 2025, \$3.5 million of bonds were redeemed at par early.

The bonds and notes are collateralized, as described in the applicable bond and note resolutions, by the revenues, monies, investments, mortgage loans, and other assets in the funds and accounts established by the respective bond and note resolutions.

During the normal course of business, the Authority issues Economic Development Revenue Bonds and Multi-Family Housing Revenue Bonds on behalf of private companies within the State. The bonds are payable solely from, and secured by, a pledge of revenues from the private companies to which the bond proceeds were remitted and, accordingly, have been excluded from the Authority's combined financial statements. At June 30, 2025, the bonds outstanding issued under these programs aggregated \$2.8 billion.

On August 7, 2025, the Authority issued 2025 Series B Single Family Bonds for \$65 million, at rates ranging between 2.95% - 5.50%, with a premium of \$1.5 million, and maturing on January 1, 2056. The proceeds from these bonds will be used to fund loans with a weighted-average mortgage interest rate of 5.788% per annum.

**Notes to Combined Financial Statements**

**June 30, 2025**

**8. Concentration of Risk in Lending and Loan Receivable**

The Authority, through its normal lending activity, originates and maintains loans receivable that are concentrated primarily in Arkansas. The Authority's policy calls for collateral or other forms of repayment assurance to be received from the borrower at the time of loan origination. Such collateral or other forms of repayment assurance are subject to changes in economic value due to various factors beyond the control of the Authority, and such changes could be significant.

The Authority's private student loans are not collateralized; therefore, uncollectible student loans are expected to be covered with loan loss reserves.

Additionally, the Authority is dependent on private insurers for recovery of loan principal should a borrower or borrowers not pay the principal and should any collateral prove to be insufficient in value to provide for full recovery of principal and accrued interest. This dependency is concentrated in a limited number of insurers, and the Authority's ability to monitor closely the insurers' financial condition is limited.

**9. Retirement Plan**

*Plan Descriptions*

The officials and employees of the Authority participate in a statewide, cost sharing, multiple employer, defined benefit pension plan administered by APERS. There is no legal obligation imposed upon the member agencies relative to the operation of APERS other than the payment of a percentage of the gross salaries of eligible employees participating in the Plan as an employer contribution. APERS consists of both a contributory plan and a noncontributory plan. The noncontributory plan was created by Act 793 of 1977 and was effective January 1, 1978. It automatically applied to all members hired from January 1, 1978 to June 30, 2005. Act 2084 of 2005 requires that, beginning July 1, 2005, all new hires become contributory members and are required to contribute 5% of their earnings to APERS. Beginning on July 1, 2022, the contribution rate was increased by .25% and will increase each July 1<sup>st</sup> until a max of 7% is reached. All other noncontributory members were given the opportunity to become contributory if they so elected by December 31, 2005. Employees joining APERS prior to July 1, 1997 are vested after 10 years of employment. Beginning July 1, 1997, the vesting period for new members was reduced to five years; however, this act was not retroactive. APERS is audited separately, and included therein is financial data and trend information, which gives an indication of the extent to which APERS is accumulating sufficient assets to pay benefits when due.

Eligible employees of the Authority are provided with pensions through APERS, administered by APERS's Board of Trustees. APERS is a cost sharing multiple employer defined benefit plan. Benefit provisions are established and amended by Arkansas Code Title 24.

The plan issues a publicly available financial report, which may be obtained by contacting:

Arkansas Public Employees Retirement System  
124 W. Capitol Avenue, Suite 400  
Little Rock, Arkansas 72201-3704  
(501) 682-7800  
<http://www.apers.org/publications>

**Notes to Combined Financial Statements**

**June 30, 2025**

**9. Retirement Plan (cont.)**

*Benefits Provided*

APERS provides retirement, disability, and death benefits and annual adjustments to plan members and beneficiaries, as follows:

The normal retirement benefit, paid on a monthly basis, is determined based on (1) the member's final average compensation (an average of the highest 36 months' earnings) and (2) the number of years of credited service. Retiree benefit increases are calculated each year on July 1 for the following 12 months. The re-determined amount is the amount of the benefit payable as of the immediately preceding July 1, increased by 3%. Members are eligible for full retirement benefits (1) at any age with 28 years of credited service; (2) at age 65 with five years of actual service, except for members of the General Assembly who must have 10 years of actual service if the member only has service as a member of the General Assembly; or (3) at age 55 with 35 years of credited service as an elected official or public safety member. Members are eligible for reduced benefits (1) at any age with at least 25 years but less than 28 years of actual service; or (2) at age 55 with five years of actual service. Members who are defined as a public safety member are eligible for a reduced benefit with five years of actual service if the member is within 10 years of normal retirement age.

*Contributions*

Arkansas Code Title 24 establishes the contribution requirements of active members and participating employers. Contribution rates are as follows:

Contribution provisions applicable to the participating employers are established by APERS's Board of Trustees and should be based on an independent actuary's determination of the rate required to fund APERS. The General Assembly and certain agencies employing individuals in public safety positions must also remit additional amounts. For the fiscal year ended June 30, 2024, the employer contribution rates, as a percentage of active member payrolls, ranged from 4.00% to 67.13%. Contributions to APERS from the Authority were approximately \$509 thousand for the year ended June 30, 2025.

During a member's participation in APERS deferred retirement option plan, the employer continues to contribute and the employee ceases to contribute.

*Net Pension Liability*

The collective net pension liability of \$2.5 billion was measured as of June 30, 2024, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. Each employer's proportion of the net pension liability was based on the employers' share of contributions to the pension plan relative to the total contributions of all participating employees. At June 30, 2024, the Authority's proportion was 0.1414% for APERS. At June 30, 2025, the Authority reported liabilities of \$3.5 million for its proportionate share of the net pension liability and has been recognized in the Authority's accompanying combined statement of net position.

**Notes to Combined Financial Statements**

**June 30, 2025**

**9. Retirement Plan (cont.)**

The net pension liability in the cost-sharing pension plan at June 30, 2025, using the 2024 measurement date, is as follows:

	Total		
	APERS	ADFA's	
	Pension	Liability	
	<u>Liability</u>	<u>Portion</u>	
<i>(In thousands)</i>			
Total pension liability	\$ 13,533,079	\$ 19,140	
Plan net position	<u>11,044,957</u>	<u>15,621</u>	
Net pension liability	<u>\$ 2,488,122</u>	<u>\$ 3,519</u>	
Plan net position as a % of total pension liability	81.61%	81.61%	

*Pension Liabilities, Pension Expense, Deferred Outflow of Resources, and Deferred Inflow of Resources to Pensions*

For the year ended June 30, 2025, the Authority recognized pension expense of approximately \$415 thousand. For the year ended June 30, 2025, the Authority reported deferred outflow of resources and deferred inflow of resources related to pensions as follows:

	Deferred	Deferred
	Outflow of	Inflow of
	<u>Resources</u>	<u>Resources</u>
<i>(In thousands)</i>		
Differences between expected and actual experience	\$ 137	\$ 144
Changes of assumptions	123	-
Net differences between projected and actual earnings on pension plan investments	102	-
Changes in proportion and differences between the Authority's contributions and proportionate share of contributions	16	64
The Authority's contributions subsequent to the measurement date	<u>509</u>	<u>-</u>
Total	<u>\$ 887</u>	<u>\$ 208</u>

## **Notes to Combined Financial Statements**

June 30, 2025

## 9. Retirement Plan (cont.)

At June 30, 2025, the Authority reported approximately \$509 thousand as deferred outflow of resources related to pensions resulting from the Authority's contributions subsequent to the measurement date that will be recognized as a reduction of the net pension liability in the fiscal year ended June 30, 2025. Other amounts reported as deferred outflow of resources and deferred inflow of resources related to pensions will be recognized in pension expense as follows:

(In thousands)

Fiscal Year Ending	\$	(80)
2026	\$	(80)
2027		489
2028		(155)
2029		<u>(84)</u>
	\$	170

## *Actuarial Assumptions*

For fiscal 2025, the total pension liability in the actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement, (a) an inflation rate of 3.25%, (b) salary increases in the range of 3.25% to 11.00%, including inflation, (c) an investment rate of return of 7.00%, and (d) the PubG-2010 Amount-Weighted Below-Median Income General Retiree Mortality tables, were used. The healthy retiree mortality tables, for postretirement mortality, used in evaluating allowances to be paid were 114% for males and 132% for females. The disabled retiree mortality tables, for postretirement disabled mortality, used in evaluating allowances to be paid were 114% and 132% of the PubNS-2010 Amount-Weighted Disabled Retiree Mortality tables for males and females, respectively. The preretirement mortality tables used were 75% of the PubG-2010 Amount-Weighted Below-Median General Employee Mortality tables for active mortality experience. Mortality rates for a particular calendar year are determined by applying the MP-2021 mortality improvement scale to the tables described above.

The actuarial assumptions used in the June 30, 2024 valuation were based on the period July 1, 2017 through June 30, 2022.

### *Long-Term Expected Return on Plan Assets*

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 asset class. These ranges are combined to produce the long-term expected rate of return by weighing the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The best estimates of arithmetic real rates of return for the 10-year period from 2024 - 2033 were provided by the plan investment consultant.

**Notes to Combined Financial Statements**

**June 30, 2025**

**9. Retirement Plan (cont.)**

For each major asset class that is included in the pension plans' target asset allocation, these best estimates are summarized in the following table:

<u>Asset Class</u>	<u>Target Allocation</u>	<u>Long-Term Expected Rate of Return</u>
Broad domestic equity	39%	5.03%
International equity	17%	6.34%
Real assets	16%	4.51%
Private equity	5%	9.00%
Hedge funds	2%	3.63%
Domestic fixed	<u>21%</u>	3.38%
Total	<u>100%</u>	

*Discount Rate*

The discount rate for the plan was determined as follows:

The discount rate used to measure the total pension liability was 7.00% for the year ended June 30, 2025. The projection of cash flows used to determine the discount rate assumed that plan member contributions will be made at the current contribution rate and that employer contributions will be made at rates equal to the difference between actuarially determined contribution rates and the member rate. Based on these assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of 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.

*Sensitivity of the Authority's Proportionate Share of the Net Pension Liability to Changes in the Discount Rate*

The following presents the Authority's proportionate share of the net pension liability for the plan calculated using the discount rate stated above, as well as what the Authority's proportionate share of net pension liability would be if it were calculated using a single discount rate that is 1% lower or 1% higher than the current rate:

	<u>1% Decrease</u>	<u>Current</u>	<u>Discount Rate</u>	<u>1% Increase</u>
APERS - current discount rate 7.00%	\$ 6,005	\$ 3,519	\$ 1,470	

**Notes to Combined Financial Statements**

**June 30, 2025**

**9. Retirement Plan (cont.)**

*Pension Plan Fiduciary Net Position*

Detailed information about the pension plan's fiduciary net position is available in the separately issued financial report of the plan.

**10. Postemployment Benefits Other Than Pensions**

*Plan Description*

The Authority contributes to the single-employer defined benefit healthcare plan for eligible state employees, Arkansas State Employee Health Plan (“ASE”) (administered by the Department of Finance and Administration – Employee Benefits Division).

*Benefits Provided*

The plan provides medical and prescription drug benefits to plan members and beneficiaries as established by state law Arkansas Code § 21-5-401 to § 21-5-414.

ASE covers state employees who are members of APERS and are eligible to be in ASE on their last day of employment and their dependents. Retirees and their spouses are eligible to continue participation in ASE until the death of each covered individual. Retirees who are Medicare eligible will have their benefits coordinated with Medicare Part A and B, with ASE being the secondary payer.

*Employees Covered by Benefit Terms*

The Authority had 43 active employees as of June 30, 2025. Inactive employees still receiving benefits are not maintained at each agency's level.

*Annual OPEB Cost and Net OPEB Obligation*

At June 30, 2025, the Authority reported the following liability as determined as of the date listed:

	Measurement <u>Date</u>	Total OPEB <u>Liability</u>
<i>(In thousands)</i>		
Authority	June 30, 2025	\$ <u>2,024</u>

*Actuarial Assumptions and Other Inputs*

The total OPEB liability was determined by an actuarial valuation as of the valuation date of June 30, 2025, calculated based on the discount rate and actuarial assumptions below. Any significant changes during the period have been reflected as prescribed by GASB Statement No. 75, “Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions.” The actuarial valuations used are included in the State’s report.

**Notes to Combined Financial Statements**

**June 30, 2025**

**10. Postemployment Benefits Other Than Pensions (cont.)**

The discount rate was 5.20% and was based on the Bond Buyer 20-Bond GO Index. The inflation rate was 2.30% and salary increases, including both wage growth in addition to promotion and longevity, ranged from 11.00% to 3.45% for ages ranging from 20 years to 65 years.

Mortality rates were based on the PUBG-2010 amount-weighted below-median income general, retiree, and disabled retiree mortality tables for males and females. Mortality rates are multiplied by 114% for males and 132% for females. The healthy annuitant tables are adjusted for fully generational mortality improvements using Scale MP-2021.

*Long-Term Expected Rate of Return*

Since there are no plan assets held in trust, the expected long-term rate of return is zero. Therefore, the required supplementary information associated with the schedule of contributions of investment returns is not included.

*Changes in the Total OPEB Liability*

The following table provides the changes in the total OPEB liability for the Authority:

	<u>Total OPEB Liability</u>
<i>(In thousands)</i>	
Balance - June 30, 2024	\$ 1,915
Changes for the current fiscal year	
Service cost	69
Interest	77
Effect of economic/demographic gains or losses	291
Changes in assumptions or other inputs	(256)
Changes in proportion	13
Benefit payments	(85)
Net changes	109
Balance - June 30, 2025	\$ 2,024

**Notes to Combined Financial Statements**

**June 30, 2025**

**10. Postemployment Benefits Other Than Pensions (cont.)**

*Sensitivity of the Total OPEB Liability to Changes in the Discount Rate*

The following table presents the total OPEB liability of the Authority, as well as what the Authority's total OPEB liability would be if it were calculated using a discount rate that is one percentage-point lower or one percentage-point higher than the current discount rate for the plan:

<i>(In thousands)</i>	1% Decrease		Current Discount Rate		1% Increase	
	<u>Rate</u>	<u>Total OPEB Liability</u>	<u>Rate</u>	<u>Total OPEB Liability</u>	<u>Rate</u>	<u>Total OPEB Liability</u>
Authority	4.20%	\$ 2,279	5.20%	\$ 2,024	6.20%	\$ 1,810

*Sensitivity of the Total OPEB Liability to Changes in the Healthcare Cost Trend Rates*

The following table presents the total OPEB liability of the Authority, as well as what the Authority's total OPEB liability would be if it were calculated using healthcare costs trend rates that are one percentage-point lower or one percentage-point higher than the current healthcare cost trend rates for the plan:

<i>(In thousands)</i>	1% Decrease		Current Health Care Cost Trend Rate		1% Increase	
	<u>Total OPEB Liability</u>	<u>Total OPEB Liability</u>	<u>Total OPEB Liability</u>	<u>Total OPEB Liability</u>	<u>Total OPEB Liability</u>	<u>Total OPEB Liability</u>
Authority	4.20%	\$ 1,777	5.20%	\$ 2,024	6.20%	\$ 2,327

*OPEB Expense and Deferred Outflow of Resources and Deferred Inflow of Resources Related to OPEB*

For the year ended June 30, 2025, the Authority recognized OPEB expense for the plan as follows:

<i>(In thousands)</i>	<u>Total OPEB Expense</u>
Authority	\$ <u>(272)</u>

**Notes to Combined Financial Statements**

**June 30, 2025**

**10. Postemployment Benefits Other Than Pensions (cont.)**

At June 30, 2025, the Authority reported deferred outflow of resources and deferred inflow of resources related to OPEB for the plan:

	<b>Authority</b>	
	<u>Deferred Outflow of Resources</u>	<u>Deferred Inflow of Resources</u>
<i>(In thousands)</i>		
Difference between expected and actual experience	\$ 318	\$ 71
Changes of assumptions and other inputs	<u>49</u>	<u>709</u>
 Total	 <u>\$ 367</u>	 <u>\$ 780</u>

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

	<i>(In thousands)</i>
	<b>Fiscal Year Ending</b>
2026	\$ (300)
2027	(95)
2028	<u>(18)</u>
 Total	 <u>\$ (413)</u>

**11. Fair Value of Financial Instruments**

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. Fair value measurements must maximize the use of observable inputs and minimize the use of unobservable inputs. There is a hierarchy of three levels of inputs that may be used to measure fair value:

- **Level I** – Unadjusted quoted prices in active markets that are accessible at the measurement date for identical, unrestricted assets or liabilities.
- **Level II** – Quoted prices in markets that are not active or inputs, which are observable, either directly or indirectly, for substantially the full term of the asset or liability.
- **Level III** – Prices or valuation techniques that require inputs that are both significant to the fair value measurement and unobservable (i.e., supported by little or no market activity).

**Notes to Combined Financial Statements**

**June 30, 2025**

**11. Fair Value of Financial Instruments (cont.)**

*Recurring Measurements*

The following table presents the fair value measurements of assets recognized on the accompanying combined financial statements measured at fair value on a recurring basis and the level within the fair value hierarchy in which the fair value measurements fall:

	<u>Fair Value</u>	<u>Quoted Prices in Active Markets for Identical Assets</u>	<u>Significant Other Observable Inputs</u>	<u>Significant Unobservable Inputs</u>
<i>(In thousands)</i>		<u>(Level I)</u>	<u>(Level II)</u>	<u>(Level III)</u>
U.S. agencies obligations	\$ 48,543	\$ -	\$ 48,543	\$ -
Mortgage-backed securities	178,569	-	178,569	-
Mutual bond funds	<u>3,181</u>	<u>-</u>	<u>3,181</u>	<u>-</u>
	<u><u>\$ 230,293</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 230,293</u></u>	<u><u>\$ -</u></u>

The following is a description of the valuation methodologies and inputs used for assets measured at fair value on a recurring basis and recognized on the accompanying combined financial statements, as well as the general classification of such assets pursuant to the valuation hierarchy. There have been no significant changes in the valuation techniques during the year ended June 30, 2025.

*Investments*

Where quoted market prices are available in an active market, securities are classified within Level I of the valuation hierarchy. The Authority did not have any Level I securities at June 30, 2025. Level II securities include U.S. Government and federal agencies, mortgage-backed securities, negotiable certificates of deposit, and mutual bond fund. If quoted market prices are not available, then fair values are estimated by an independent third-party pricing service using pricing models, quoted prices of securities with similar characteristics, or discounted cash flows. For these investments, the inputs used by the pricing service to determine fair value may include one or a combination of observable inputs such as benchmark yields, reported trades, broker/dealer quotes, issuer spreads, two-sided markets, benchmark securities, bids, offers, and reference data market research publications and are classified within Level II of the valuation hierarchy. In certain cases where Level I or Level II inputs are not available, securities are classified within Level III of the hierarchy. The Authority did not have any Level III securities at June 30, 2025.

**Notes to Combined Financial Statements**

**June 30, 2025**

**12. Commitments and Contingencies**

*The Authority*

The Authority participates in numerous state and federal grant programs, which are governed by various rules and regulations of the grantor agencies. Costs charged to the respective grant programs are subject to audit and adjustment by the grantor agencies; therefore, to the extent the Authority has not complied with the rules and regulations governing the grants, refunds of any money received may be required, and the collectibility of any related receivable at June 30, 2025 may be impaired. In the opinion of the Authority, there are no significant contingent liabilities relating to compliance with the rules and regulations governing the respective grants; therefore, no provision has been recorded on the accompanying combined financial statements for such contingencies.

The Authority has \$16.7 million of amounts recorded as cash and investments on the accompanying combined statement of net position that may be disbursed to borrowers under loan and lease agreements closed prior to June 30, 2025.

*Component Unit*

Outstanding commitments to various funds/companies by the AVCIT were \$7.7 million for the year ended June 30, 2025.

From time to time, the Authority may be a defendant in legal actions related to its business operations and mission. While the final outcome of these legal actions may vary, management is of the opinion that the ultimate liability, if any, will not have a material effect on the Authority's financial position.

The Authority is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; workers' compensation claims; fiduciary liability; and fidelity for which the Authority either carries commercial insurance or participates in insurance through the State. There have been no settlements exceeding insurance coverage in the past three years.

The IRC of 1986 establishes rules and regulations for arbitrage rebates. The Authority has made provisions for revenues above the rebate limit, which must be remitted to the federal government.

In 2003, the Authority initiated funding for the AIF, an institutional fund of funds venture capital program created by the Arkansas General Assembly in 2001. The VCI Act authorizes the Authority to assist in increasing the availability of equity and near-equity capital for emerging, expanding, relocating, and restructuring enterprises in the state through the creation of an institutional partnership fund. The Bond Guaranty Fund is subject to the first \$10 million of losses incurred by the AIF. The funding is structured as a guaranteed line of credit with the Authority, and draws occur on an as-needed basis. The outstanding balance on the guaranteed line of credit was \$1.7 million as of June 30, 2025.

The Bond Guaranty Fund guarantees a letter of credit with a financial institution for up to \$3.75 million in the event of non-performance by the borrower. This guaranty is renewed annually.

**Notes to Combined Financial Statements**

**June 30, 2025**

**12. Commitments and Contingencies (cont.)**

*Third-Party Servicers*

The Authority has contracted with and utilizes the services of Aspire Resources Inc. (“Aspire”) to originate and service private student loans. The third party, Aspire, performs virtually all student loan servicing activities on behalf of the Authority, including maintenance of borrower files, payment processing, and processing loan applications. The Authority has contracted with EdFinancial Services, Inc. to perform a variety of administrative activities related to marketing the Authority’s private student loan programs, providing fee-based support services to Arkansas financial aid offices, and certain other administrative functions on behalf of the Authority’s Student Loan Programs.

**13. Subsequent Events**

The Authority evaluated the events and transactions subsequent to its June 30, 2025 combined statement of net position date and determined there were no additional significant events, other than disclosed in Notes 1.a. and 7, to report through December 8, 2025, which is the date the Authority issued its combined financial statements.

**ARKANSAS DEVELOPMENT FINANCE AUTHORITY, A COMPONENT UNIT OF THE STATE OF ARKANSAS**

**Schedule of the Authority's Proportionate Share of the Net Pension Liability – Arkansas Public Employees Retirement System**

**June 30, 2025 – June 30, 2016**

	<u>2025</u>	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>
Authority's proportion of net pension liability	0.1414%	0.1420%	0.1403%	0.1525%	0.1700%	0.1785%	0.1790%	0.1996%	0.1880%	0.1941%
Authority's proportionate share of the net pension liability	\$ 3,519,034	\$ 4,137,828	\$ 3,783,369	\$ 1,172,128	\$ 4,868,576	\$ 4,306,471	\$ 3,947,934	\$ 5,156,742	\$ 4,496,128	\$ 3,575,061
Authority's covered payroll, cash basis	3,335,804	3,318,249	2,944,747	2,948,277	3,366,431	3,418,710	3,394,031	3,250,192	3,408,161	3,444,062
Authority's proportionate share of the net pension liability as a percentage of its covered-employee payroll	105.49%	124.70%	128.48%	39.76%	144.62%	125.97%	116.32%	158.66%	131.92%	103.80%
Plan fiduciary net position as a percentage of total pension liability	81.61%	77.94%	78.31%	93.57%	75.38%	78.55%	79.59%	75.65%	75.50%	80.39%

Information in this schedule has been determined as of the measurement date (June 30 of the year prior to the most recent fiscal year-end) of the Authority's net pension liability.

For 2025 through 2018, information for ASLA is included.

See independent auditor's report.

**ARKANSAS DEVELOPMENT FINANCE AUTHORITY, A COMPONENT UNIT OF THE STATE OF ARKANSAS**

**Schedule of the Authority's Contributions – Arkansas Public Employees Retirement System**

**For the Years Ended June 30, 2025 – June 30, 2016**

	<u>2025</u>	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>
Contractually required contribution	\$ 509,354	\$ 492,223	\$ 482,131	\$ 449,326	\$ 466,396	\$ 508,214	\$ 523,322	\$ 494,459	\$ 471,153	\$ 493,947
Contributions in relation to the contractually required contribution	<u>509,354</u>	<u>492,223</u>	<u>482,131</u>	<u>449,326</u>	<u>466,396</u>	<u>508,214</u>	<u>523,322</u>	<u>494,459</u>	<u>471,153</u>	<u>493,947</u>
Contribution deficiency	<u>\$ -</u>									
Authority's covered employee payroll	\$ 3,335,804	\$ 3,187,155	\$ 3,318,249	\$ 2,944,747	\$ 2,948,277	\$ 3,366,431	\$ 3,418,710	\$ 3,394,031	\$ 3,250,192	\$ 3,408,161
Contributions as a percentage of covered employee payroll	15.27%	15.44%	14.53%	15.26%	15.82%	15.32%	15.31%	14.57%	14.50%	14.49%

Information in this schedule has been determined as of the Authority's most recent fiscal year-end.

For 2025 through 2018, information for ASLA is included.

See independent auditor's report.

**ARKANSAS DEVELOPMENT FINANCE AUTHORITY, A COMPONENT UNIT OF THE STATE OF ARKANSAS**

**Schedule of Changes in Total Other Postemployment Benefits Liability**

**For the Years Ended June 30, 2025 – June 30, 2018**

**(In Thousands)**

Plan

Measurement date	<u>2025</u>	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>
Service cost	\$ 69	\$ 82	\$ 90	\$ 214	\$ 206	\$ 114	\$ 104	\$ 132
Interest	77	76	77	95	93	112	122	137
Effect of plan changes	-	-	-	(1,089)	-	-	-	-
Effect of economic/demographic gains or losses	291	110	39	(354)	12	(108)	20	(55)
Changes in assumptions or other inputs	(256)	(310)	(158)	(946)	(177)	1,020	(305)	(144)
Changes in proportion	13	(52)	49	(33)	104	120	(661)	-
Benefit payments	<u>(85)</u>	<u>(82)</u>	<u>(93)</u>	<u>(109)</u>	<u>(92)</u>	<u>(87)</u>	<u>(94)</u>	<u>(109)</u>
Net changes	109	(176)	4	(2,222)	146	1,171	(814)	(39)
Total OPEB liability - beginning	<u>1,915</u>	<u>2,091</u>	<u>2,087</u>	<u>4,309</u>	<u>4,163</u>	<u>2,992</u>	<u>3,806</u>	<u>3,845</u>
Total OPEB liability - ending	<u>\$ 2,024</u>	<u>\$ 1,915</u>	<u>\$ 2,091</u>	<u>\$ 2,087</u>	<u>\$ 4,309</u>	<u>\$ 4,163</u>	<u>\$ 2,992</u>	<u>\$ 3,806</u>
Covered employee payroll	\$ 3,336	\$ 3,187	\$ 3,318	\$ 2,945	\$ 2,948	\$ 3,366	\$ 3,419	\$ 3,394
Total as a percentage of covered employee payroll	60.70%	60.09%	63.02%	70.87%	146.17%	123.68%	87.51%	112.14%

The State implemented GASB Statement No. 75, “Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions,” in fiscal year 2018. Information for the schedule was not available prior to fiscal year 2018.

See independent auditor’s report.

**ARKANSAS DEVELOPMENT FINANCE AUTHORITY, A COMPONENT UNIT OF THE STATE OF ARKANSAS**

**Combining Statement of Net Position**

**June 30, 2025**

**(In Thousands)**

<u>Assets and Deferred Outflow of Resources</u>	Single Family Housing Programs	Federal Housing Programs	Multi-Family Programs	Economic Development Bond Guaranty Program	State Facilities and Amendment 82 Programs	Other Economic Development Programs	Tobacco Settlement Revenue Bonds Program	General Fund Program	Student Loan Programs	Eliminations	Total
Current assets											
Cash and cash equivalents	\$ 130,515	\$ 34,696	\$ 7,042	\$ 16,880	\$ 55,617	\$ 18,409	\$ 5,408	\$ 67,408	\$ 41,583	\$ -	\$ 377,558
Accrued interest receivable	1,112	156	26	111	833	65	18	639	523	-	3,483
Accounts receivable	-	3,733	-	40	3	-	-	1,090	26	(783)	4,109
Current portion of											
Investments	-	-	-	-	-	-	-	2,989	-	-	2,989
Loans	-	-	-	-	-	-	-	2,847	-	-	2,847
Loans to Component Unit	-	-	-	-	-	-	-	1,658	-	-	1,658
Total current assets	<u>131,627</u>	<u>38,585</u>	<u>7,068</u>	<u>17,031</u>	<u>56,453</u>	<u>18,474</u>	<u>5,426</u>	<u>76,631</u>	<u>42,132</u>	<u>(783)</u>	<u>392,644</u>
Noncurrent assets											
Investments											
Unrestricted	-	-	-	-	-	-	-	44,744	-	-	44,744
Restricted	170,721	-	8,658	-	-	-	-	-	3,181	-	182,560
Loans, net of allowance for loan losses of \$81,976	-	110,713	3,159	18,427	248,060	1,686	68,110	48,355	17,862	-	516,372
Capital assets, net	-	-	-	-	-	-	-	83	1,997	-	2,080
Other assets	-	287	-	-	-	-	-	2,986	534	-	3,807
Total noncurrent assets	<u>170,721</u>	<u>111,000</u>	<u>3,159</u>	<u>27,085</u>	<u>248,060</u>	<u>1,686</u>	<u>68,110</u>	<u>96,168</u>	<u>23,574</u>	-	<u>749,563</u>
Total assets	<u>302,348</u>	<u>149,585</u>	<u>10,227</u>	<u>44,116</u>	<u>304,513</u>	<u>20,160</u>	<u>73,536</u>	<u>172,799</u>	<u>65,706</u>	<u>(783)</u>	<u>1,142,207</u>
Deferred outflow of resources											
OPEB difference in expected versus actual experience	-	-	-	-	-	-	-	318	-	-	318
Changes in OPEB actuarial assumptions and proportions	-	-	-	-	-	-	-	49	-	-	49
Pension contributions, net differences, and changes in share of contributions	-	-	-	-	-	-	-	525	-	-	525
Pension differences in expected versus actual experience	-	-	-	-	-	-	-	137	-	-	137
Net differences between expected and actual investment earnings	-	-	-	-	-	-	-	102	-	-	102
Changes in pension actuarial assumptions and proportions	-	-	-	-	-	-	-	123	-	-	123
Total deferred outflow of resources	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,254</u>	<u>-</u>	<u>-</u>	<u>1,254</u>
Total assets and deferred outflow of resources	<u>\$ 302,348</u>	<u>\$ 149,585</u>	<u>\$ 10,227</u>	<u>\$ 44,116</u>	<u>\$ 304,513</u>	<u>\$ 20,160</u>	<u>\$ 73,536</u>	<u>\$ 172,799</u>	<u>\$ 65,706</u>	<u>\$ (783)</u>	<u>\$ 1,142,207</u>

See independent auditor's report.

**ARKANSAS DEVELOPMENT FINANCE AUTHORITY, A COMPONENT UNIT OF THE STATE OF ARKANSAS**

**Combining Statement of Net Position (cont.)**

**June 30, 2025**

**(In Thousands)**

	Single Family Housing Programs	Federal Housing Programs	Multi-Family Programs	Economic Development Bond Guaranty Program	State Facilities and Amendment 82 Programs	Other Economic Development Programs	Tobacco Settlement Revenue Bonds Program	General Fund Program	Student Loan Programs	Eliminations	Total
<b>Liabilities, Deferred Inflow of Resources, and Net Position</b>											
Current liabilities											
Accounts payable	\$ -	\$ 402	\$ -	\$ -	\$ -	\$ 25	\$ -	\$ 2,363	\$ 89	\$ (783)	\$ 2,096
Accrued interest payable		3,252	18		257	972					4,499
Unearned fees		-	-	113	-	-		34	-	-	147
Contract obligations		-	-	-	3,294	-		-	-	-	3,294
Deferred gain on refinancing sale of asset		-	-	-	-	15	-	18	-	-	33
Current portion of bonds and notes payable	1,800	143	-	2,277	15,442	-	4,965	-	-	-	24,627
OPEB and pension liabilities	-	-	-	-	-	-	-	102	-	-	102
Total current liabilities	5,052	563	-	2,647	19,708	40	4,965	2,517	89	(783)	34,798
Noncurrent liabilities											
Unearned fees	-	-	-	373	-	-	-	-	-	-	373
Contract obligations	-	-	-	-	2,590	-	-	-	-	-	2,590
Bonds and notes payable, net of unamortized premiums and current portion	189,416	2,817	-	21,050	237,074	-	63,145	-	-	-	513,502
Deposits against financing arrangements	-	-	-	1,288	45,141	-	5,426	-	-	-	51,855
Deferred gain on refinancing sale of asset	-	-	-	-	-	23	-	165	-	-	188
OPEB and pension liabilities	-	-	-	-	-	-	-	5,441	-	-	5,441
Other liabilities	-	-	-	-	-	-	-	2,409	-	-	2,409
Total noncurrent liabilities	189,416	2,817	-	22,711	284,805	23	68,571	8,015	-	-	576,358
Total liabilities	194,468	3,380	-	25,358	304,513	63	73,536	10,532	89	(783)	611,156
Deferred inflow of resources											
OPEB difference in expected versus actual experience	-	-	-	-	-	-	-	71	-	-	71
Changes in OPEB actuarial assumptions and proportions	-	-	-	-	-	-	-	709	-	-	709
Pension difference in expected versus actual experience	-	-	-	-	-	-	-	144	-	-	144
Changes in employer pension contribution and share of contributions	-	-	-	-	-	-	-	64	-	-	64
Lease obligations	-	-	-	-	-	-	-	-	495	-	495
Total deferred inflow of resources	-	-	-	-	-	-	-	988	495	-	1,483
Total liabilities and deferred inflow of resources	194,468	3,380	-	25,358	304,513	63	73,536	11,520	584	(783)	612,639
Net position											
Investment in capital assets	-	-	-	-	-	-	-	83	1,997	-	2,080
Restricted expendable by bond resolution and programs	107,880	146,205	10,227	18,758	-	20,097	-	-	63,125	-	366,292
Unrestricted	-	-	-	-	-	-	-	162,450	-	-	162,450
Total net position	107,880	146,205	10,227	18,758	-	20,097	-	162,533	65,122	-	530,822
Total liabilities, deferred inflow of resources, and net position	\$ 302,348	\$ 149,585	\$ 10,227	\$ 44,116	\$ 304,513	\$ 20,160	\$ 73,536	\$ 174,053	\$ 65,706	\$ (783)	\$ 1,143,461

See independent auditor's report.

**ARKANSAS DEVELOPMENT FINANCE AUTHORITY, A COMPONENT UNIT OF THE STATE OF ARKANSAS**

**Combining Statement of Revenues, Expenses, and Changes in Net Position**

**For the Year Ended June 30, 2025**

**(In Thousands)**

	Single Family Housing Programs	Federal Housing Programs	Multi-Family Programs	Economic Development Bond Program	State Facilities and S2 Programs	Other Economic Development Programs	Tobacco Settlement Revenue Bonds Program	General Fund Program	Student Loan Programs	Eliminations	Total
<b>Operating revenues</b>											
Investment income											
Interest and dividends	\$ 10,127	\$ 1,107	\$ 293	\$ 511	\$ -	\$ 918	\$ -	\$ 3,731	\$ 2,300	\$ -	\$ 18,987
Loans and direct financing leases	-	1,016	53	1,102	8,696	28	3,294	2,688	839	-	17,716
Amortization of discounts on loans	-	-	-	-	-	-	-	1	-	-	1
Financing fees	-	-	-	263	-	79	-	7,151	-	(1,468)	6,025
Net appreciation (depreciation) of investments	181	-	-	410	-	-	-	2,309	(40)	-	2,860
Total investment income	10,308	2,123	346	2,286	8,696	1,025	3,294	15,880	3,099	(1,468)	45,589
Other income	-	-	-	-	-	-	-	56	26	-	82
<b>Total operating revenues</b>	<b>10,308</b>	<b>2,123</b>	<b>346</b>	<b>2,286</b>	<b>8,696</b>	<b>1,025</b>	<b>3,294</b>	<b>15,936</b>	<b>3,125</b>	<b>(1,468)</b>	<b>45,671</b>
<b>Operating expenses</b>											
Interest and amortization on bonds and notes	5,183	33	-	1,050	8,739	-	3,294	3	-	-	18,302
Administrative expenses											
Provision for (recovery of) loan losses	-	1,839	(64)	(272)	-	44	-	476	652	-	2,675
Federal financial assistance programs	-	2,998	-	-	-	-	-	-	-	-	2,998
Loan servicing and other contractual services	-	-	-	-	-	-	-	-	-	-	184
Salaries and benefits	-	-	-	-	-	-	-	3,864	471	-	4,335
Operations and maintenance	-	1,477	2	-	-	93	-	611	172	(1,352)	1,003
Other	1,687	277	58	37	-	162	-	917	619	(116)	3,641
<b>Total administrative expenses</b>	<b>1,687</b>	<b>6,591</b>	<b>(4)</b>	<b>(235)</b>	<b>-</b>	<b>299</b>	<b>-</b>	<b>5,868</b>	<b>2,098</b>	<b>(1,468)</b>	<b>14,836</b>
<b>Total operating expenses</b>	<b>6,870</b>	<b>6,624</b>	<b>(4)</b>	<b>815</b>	<b>8,739</b>	<b>299</b>	<b>3,294</b>	<b>5,871</b>	<b>2,098</b>	<b>(1,468)</b>	<b>33,138</b>
Operating income (loss)	3,438	(4,501)	350	1,471	(43)	726	-	10,065	1,027	-	12,533
<b>Nonoperating revenues</b>											
Federal grants	-	18,377	-	-	43	-	-	-	-	-	18,420
Income before transfers in (out), net	3,438	13,876	350	1,471	-	726	-	10,065	1,027	-	30,953
Transfers in (out), net	5,657	(73)	-	-	-	(5,157)	-	(5,801)	-	-	(5,374)
Changes in net position	9,095	13,803	350	1,471	-	(4,431)	-	4,264	1,027	-	25,579
Net position - beginning of year, as previously reported	98,785	132,402	9,877	17,287	-	24,528	-	158,846	64,095	-	505,820
Adoption of Governmental Accounting Standards Board Statement No. 101, "Compensated Absences"	-	-	-	-	-	-	-	577	-	-	577
Net position - beginning of year, as restated	98,785	132,402	9,877	17,287	-	24,528	-	158,269	64,095	-	505,243
Net position - end of year	\$ 107,880	\$ 146,205	\$ 10,227	\$ 18,758	\$ -	\$ 20,097	\$ -	\$ 162,533	\$ 65,122	\$ -	\$ 530,822

See independent auditor's report.

**Independent Auditor's 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 Directors  
Arkansas Development Finance Authority  
A Component Unit of the State of Arkansas  
Little Rock, Arkansas

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* ("GAS") issued by the Comptroller General of the United States, the combined financial statements of the business-type activities and the aggregate discretely presented component unit of Arkansas Development Finance Authority as of and for the year ended June 30, 2025, and the related notes to the combined financial statements, which collectively comprise Arkansas Development Finance Authority's basic combined financial statements, and have issued our report thereon dated December 8, 2025.

**Report on Internal Control Over Financial Reporting**

In planning and performing our audit of the combined financial statements, we considered Arkansas Development Finance Authority's internal control over financial reporting ("internal control") as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the combined financial statements, but not for the purpose of expressing an opinion on the effectiveness of Arkansas Development Finance Authority's internal control. Accordingly, we do not express an opinion on the effectiveness of Arkansas Development Finance Authority's internal control.

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

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

### **Report on Compliance and Other Matters**

As part of obtaining reasonable assurance about whether Arkansas Development Finance Authority's combined 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 combined financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *GAS*.

### **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 Arkansas Development Finance Authority's internal control or on compliance. This report is an integral part of an audit performed in accordance with *GAS* in considering Arkansas Development Finance Authority's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

*Frost, PLLC*

Certified Public Accountants

Little Rock, Arkansas  
December 8, 2025

**Independent Auditor's Report on Compliance for Each Major Federal Program and Report on Internal Control Over Compliance in Accordance With the Uniform Guidance**

Board of Directors  
Arkansas Development Finance Authority  
A Component Unit of the State of Arkansas  
Little Rock, Arkansas

**Report on Compliance for Each Major Federal Program**

*Opinion on Each Major Federal Program*

We have audited Arkansas Development Finance Authority's compliance with the types of compliance requirements identified as subject to audit in the OMB *Compliance Supplement* that could have a direct and material effect on each of Arkansas Development Finance Authority's major federal programs for the year ended June 30, 2025. Arkansas Development Finance Authority's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

In our opinion, Arkansas Development Finance Authority complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended June 30, 2025.

*Basis for Opinion on Each Major Federal Program*

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America ("GAAS"); the standards applicable to financial audits contained in *Government Auditing Standards* ("GAS") issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, ("Uniform Guidance"). Our responsibilities under those standards and the Uniform Guidance are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of Arkansas Development Finance Authority and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for each major federal program. Our audit does not provide a legal determination of Arkansas Development Finance Authority's compliance with the compliance requirements referred to above.

*Responsibilities of Management for Compliance*

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules, and provisions of contracts or grant agreements applicable to Arkansas Development Finance Authority's federal programs.

*Auditor's Responsibilities for the Audit of Compliance*

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on Arkansas Development Finance Authority's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS, GAS, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material, if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about Arkansas Development Finance Authority's compliance with the requirements of each major federal program as a whole.

In performing an audit in accordance with GAAS, GAS, and the Uniform Guidance, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding Arkansas Development Finance Authority's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of Arkansas Development Finance Authority's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of Arkansas Development Finance Authority's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

### **Report on Internal Control Over Compliance**

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

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

*Frost, PLLC*

Certified Public Accountants

Little Rock, Arkansas  
December 8, 2025

**Schedule of Findings and Questioned Costs**

**For the Year Ended June 30, 2025**

**Section I – Summary of Auditor’s Results**

***Combined Financial Statements***

Type of auditor’s report issued: Unmodified

Internal control over financial reporting:

- Material weakness(es) identified? \_\_\_\_\_ Yes  No
- Significant deficiency(ies) identified? \_\_\_\_\_ Yes  None Reported

Noncompliance material to combined financial statements noted? \_\_\_\_\_ Yes  No

***Federal Awards***

Internal control over major programs:

- Material weakness(es) identified? \_\_\_\_\_ Yes  No
- Significant deficiency(ies) identified? \_\_\_\_\_ Yes  None Reported

Type of auditor’s report issued on compliance for major federal programs: Unmodified

Are any audit findings disclosed that are required to be reported in accordance with 2 CFR 200.516(a)? \_\_\_\_\_ Yes  No

Identification of major federal programs:

Federal Assistance Listing (“FAL”) Number(s) and Name of Federal Program or Cluster

HOME Investment Partnerships Program	14.239
HOME Investment HOME-ARP Program	14.239

Dollar threshold used to distinguish between type A and type B programs: \$ 750,000

Auditee qualified as a low-risk auditee?  Yes \_\_\_\_\_ No

**Summary Schedule of Prior Audit Findings**

**For the Year Ended June 30, 2025**

<u>Reference Number</u>	<u>Summary of Finding</u>	<u>Status</u>
No matters were reported in the June 30, 2024 Schedule of Findings and Questioned Costs.		

**ARKANSAS DEVELOPMENT FINANCE AUTHORITY,  
A COMPONENT UNIT OF THE STATE OF ARKANSAS**

59

**Schedule of Expenditures of Federal Awards**

**For the Year Ended June 30, 2025**

<u>Federal Grantor/Pass-Through Grantor Program or Cluster Title</u>	<u>FAL Number</u>	Pass-Through			<u>Total Federal Expenditures</u>
		<u>Entity Identifying Number</u>	<u>Pass-Through Through to Subrecipients</u>	<u>Pass-Through</u>	
U.S. Department of Agriculture Development/Preservation Revolving Loan Fund	10.415	N/A	\$ -	\$ -	\$ 3,101,980
U.S. Department of Housing and Urban Development/Emergency Solutions Grant Program	14.231	N/A	-	-	87,745
U.S. Department of Treasury/American Rescue Plan/Home Owner Assistance Fund	21.026	N/A	-	-	86,670
U.S. Department of Housing and Urban Development/Housing Trust Fund	14.275	N/A	-	-	4,153,721
U.S. Department of Housing and Urban Development/HOME Investment Partnerships Program	14.239	N/A	17,493	17,493	10,738,701
HOME-ARP Program	14.239	N/A	<u>3,027,751</u>	<u>3,027,751</u>	<u>3,397,223</u>
			<u>\$ 3,045,243</u>	<u>\$ 3,045,243</u>	<u>\$ 21,566,039</u>

The accompanying notes are an integral part of the schedule of expenditures of federal awards.

**Notes to Schedule of Expenditures of Federal Awards**

**For the Year Ended June 30, 2025**

1. The accompanying schedule of expenditures of federal awards (“SEFA”) includes the federal award activity of the Arkansas Development Finance Authority (the “Authority”), a component unit of the State of Arkansas, under programs of the federal government for the year ended June 30, 2025. The information in the SEFA is presented in accordance with the requirements of Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (“Uniform Guidance”). Because the SEFA presents only a selected portion of the operations of the Authority, it is not intended to and does not present the financial position, changes in net assets, or cash flows of the Authority.
2. Expenditures reported on the SEFA are reported on the accrual basis of accounting. Such expenditures are recognized following, as applicable, the cost principles in Office of Management and Budget A-110 or the cost principles contained in the Uniform Guidance, wherein certain types of expenditures are not allowable or are limited as to reimbursement. The Authority has elected not to use the 10% de minimis indirect cost rate allowed under the Uniform Guidance.
3. Expenditures reflected in FAL 10.415, Preservation Revolving Loan Fund, include loans to contractors for the development of multi-family housing. The funding sources for these loans are two \$2,125,000 promissory notes executed between the Authority and the U.S. Department of Agriculture Rural Development during fiscal year 2013 and fiscal year 2016. When received, the funds were used to make new loans for program activities. The outstanding loan receivable balance was \$3,089,688 for the year ended June 30, 2025. There were no disbursements for loans made during the year ended June 30, 2025, as all funding commitments have been fully disbursed for this program in prior years.
4. Expenditures reflected in FAL 14.239, HOME Investment Partnerships Program, include loans to contractors and borrowers for the development of single-family and multi-family housing. The funding source for these loans includes federal grant funds and revolving program funds. The funds are disbursed after expenses have been incurred as forgiveness of principal and repayable loans. The outstanding loan receivable balance was \$138,155,098 for the year ended June 30, 2025. Total disbursements of federal funds for repayable loans totaled \$9,709,756 during the year ended June 30, 2025.
5. The federal loan programs listed subsequently are administered directly by the Authority, and balances and transactions relating to the programs are included in the Authority’s basic combined financial statements. Notes payable outstanding at the beginning of the year and federal expenditures during the year are included in the federal expenditures presented in the SEFA. The balance of the notes payable outstanding at June 30, 2025 consists of:

Reference Number	Program Name	Outstanding Balance at June 30, 2025
10.415	Preservation Revolving Loan Fund	\$2,960,316

**Notes to Schedule of Expenditures of Federal Awards (cont.)**

**For the Year Ended June 30, 2025**

6. Expenditures reflected in FAL 14.275, Housing Trust Fund, include loans to contractors for development or redevelopment of affordable housing, particularly rental housing for extremely low income and very low income households. The funding source for these loans is federal grant funds. The funds are disbursed after expenses have been incurred as forgiveness of principal and repayable loans. The outstanding loan receivable balance was \$18,109,135 for the year ended June 30, 2025. Total disbursements for repayable loans made were \$3,923,754 during the year ended June 30, 2025.
7. Expenditures reflected in FAL 21.026, Homeowner Assistance Fund, include disbursements to prevent homeowner mortgage delinquencies, defaults, utilities delinquencies, and expenses for the administration of this program. The funding source for these expenses was federal grant funds.