CAPITAL AREA FINANCE AUTHORITY

DECEMBER 31, 2021

BATON ROUGE, LOUISIANA

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INDEPENDENT AUDITOR'S REPORT

To the Board of Trustees
Capital Area Finance Authority
Baton Rouge, Louisiana

Report on the Audit of the Financial Statements

Opinions

We have audited the financial statements of the business-type activities which include each of the individual programs, FutureVision, LLC, the unrestricted fund, and the 2021 combined financial statements of the Capital Area Finance Authority (the Authority) as of and for the year ended December 31, 2021, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the business-type activities of the Capital Area Finance Authority as of December 31, 2021, and the respective changes in financial position and cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

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*, 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 Financial Statements section of our report. We are required to be independent of the 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.

Responsibility of Management for the Audit of the Financial Statements

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

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority's ability to continue as a going concern for one year after the date that the financial statements are issued.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the 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. 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 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 financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the 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 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 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 financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the 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.

Report on Summarized Comparative Information

We have previously audited the Capital Area Finance Authority's December 31, 2020 financial statements, and we expressed an unmodified audit opinion on those audited financial statements in our report dated June 17, 2021. In our opinion, the summarized comparative information presented herein as of and for the year ended December 31, 2020 is consistent, in all material respects, with the audited financial statements from which it has been derived.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 4 through 15 be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued a report dated June 15, 2022, on our consideration of the Authority's internal control over financial reporting and 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 internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control over financial reporting and compliance.

Respectfully submitted,

Hannis T. Bourgeois, LLP

Baton Rouge, Louisiana
June 15, 2022

MANAGEMENT'S DISCUSSION AND ANALYSIS
(UNAUDITED)

The Management's Discussion and Analysis ("MD&A") of the Capital Area Finance Authority's (the "Authority") (formerly known as the East Baton Rouge Mortgage Finance Authority) financial performance presents a narrative overview and analysis of the Authority's financial activities for the year ended December 31, 2021 as well as commentary of general market trends, market conditions and the Authority's mortgage loan origination. This document focuses on the year ended December 31, 2021 activities, resulting changes, and currently known facts in comparison with the prior year's information. Please read this MD&A in conjunction with the Authority's audited financial statements for the year ended December 31, 2021 presented beginning on page 16.

The Authority's basic financial statements include the totals of the similar accounts of each of the Authority's various bond programs and FutureVision, LLC, as well as the Authority's Unrestricted Fund. Since the assets of each individual bond series are only pledged by the respective bond resolution and trust indenture to the respective individual bond series, the totaling of the accounts, including the assets therein, is for convenience purposes only and does not indicate that the combined assets are available in any manner other than what is provided for in the respective resolutions and indentures relating to each separate bond series. However, for the purpose of this analysis, we will refer to the combined totals in order to assist the reader in understanding the overall financial condition of the Authority.

A commentary of general economic trends, interest rate market conditions, as well as an overview of financial statements, an analysis of the Authority's activities for the year ended December 31, 2021, current economic factors, the Authority's 2022 budget and the Authority's mortgage lending programs are presented over the following pages.

- Mortgage loan interest rates had begun to rise prompted in part as a reaction to the rise in the Federal Reserve Interest Rates. That in connection with a tight inventory of homes in our borrower's price range have created a tight housing market.
- There is not sufficient improvement in the market for the Authority to consider issuing tax-exempt mortgage revenue bonds for first mortgages during 2022. However, if the Federal Reserve short-term interest rates stay the same or increase, the possibility of a tax-exempt mortgage revenue bond issue may be considered.
- The Authority has not issued any tax-exempt Mortgage Revenue Bonds for new first mortgages since 2011.
- In 2014, the Authority completed its mortgage lending program (the "GSE Mortgage Lending Program") utilizing the GSE bond proceeds. The bonds were issued in early 2010 and converted to a permanent rate late in 2011.
- The mortgage loan interest rates on the GSE Mortgage Lending Program ranged from 3.75% to 4.75% available to first-time homebuyers and included down payment and closing cost assistance. This assistance was in the form of a soft second mortgage forgivable over a five (5) year period which second mortgage loan has no monthly principal or interest payments required. The GSE bond issue was the first lending program in which the Authority offered soft second mortgages.

- In 2015 and 2016 the Authority issued taxable bonds to refund several prior bond issues. The purpose of the refundings was to lower the bond interest expense and to release surplus assets to the Unrestricted Fund. In each refunding the majority of the Mortgage-Backed Securities which had been the collateral for the prior issues were transferred to the new taxable bond issues as collateral for the new bonds. Excess Mortgage-Backed Securities and cash from the prior issues were transferred to the Authority's Unrestricted Fund.

- In 2020 the Authority issued taxable bonds to refund the 2009A1-A4 bonds and also to provide funds for reimbursing the Authority's Unrestricted Fund for soft second mortgage loans made in connection with the CAFA Gold Lending Program.

- In 2021 the Authority issued $5 million in taxable bonds to reimburse the Authority for soft second mortgage loans and to provide additional funds for continuing the soft second mortgage program in connection with the CAFA Gold Lending Program.

FINANCIAL HIGHLIGHTS

2021 Mortgage Loan Principal Paydowns for Mortgage Loans Made with Mortgage Revenue Bond Proceeds

Conventional market mortgage loan interest rates have leveled out due to the maintenance of low short-term rates by the Federal Reserve. Low mortgage loan rates generally speed the pace of prepayments caused by refinancing the first mortgages. The amount of paydowns decreased during 2021 resulting in $5.756 million in total mortgage loan paydowns as compared with $7.793 million in 2020, and paydowns are expected to continue to decline during 2022. No new first mortgage loans were originated during 2021 using mortgage revenue bond proceeds.

2021 New Mortgage Loan Originations

- **Capital Advantage Program – To Be Announced ("TBA") Program**

  In September of 2014, the Authority initiated the Capital Advantage Program ("CAP") a TBA Turnkey Mortgage Loan Program with Raymond James as Hedging Agent and US Bank as the Master Servicer. Loans are originated and funded by approved banks and mortgage companies and the loans are then purchased by US Bank. Down payment assistance is provided as a grant by a marginal increase in the first mortgage loan rate. The Authority earns a one-time fee at the time of the pooling of the loans into an MBS. The first pooling was conducted in February of 2015.

  In 2021, US Bank, on behalf of the Authority, pooled approximately $13.689 million in loans and the Authority earned approximately $56,236 in one-time fees of which $3,216 was earned in Parishes with which CAFA has Cooperative Endeavor Agreements ("CEA's") as compared to $6.984 million in loans and $23,330 in one-time fees in 2020. Half of the fees earned in CEA Parishes are shared with the Parish or with the local Home Mortgage Authority, if any. CAFA lowered its fees charged on each loan in order to lower the mortgage loan interest rate to the home buyer.

  Mortgage rates were stable during most of 2021 which made selling the Mortgage-Backed Securities ("MBS") somewhat easier as MBS with lower rates have less early prepayment risk.

- **<u>Purchase Advantage Powered by CAFA (PAC) Program - TBA Program</u>**

  In August of 2015, the Authority initiated the LA CAFA TBA Mortgage Loan Program in cooperation with GMFS Lending. During 2017 the name was changed at the request of GMFS to "Purchase Advantage Powered by CAFA ("PAC"). This program utilizes licensed financial institutions comprised of community banks, credit unions and mortgage brokers who choose to broker conventional and government mortgage loans. GMFS Lending serves as underwriter, funder, and Master Servicer for this program. Stifel Nicolaus & Company acquired George K. Baum during 2019 and now acts as hedging agent and Program Administrator for this program. Down payment assistance is provided as a grant by a marginal increase in the first mortgage loan rate. The Authority earns a one -time fee at the time of the closing of the loans.

  During 2021, no loans were closed and the Authority earned zero in one-time fees as compared to 2020, when $2.832 million in loans were closed and the Authority earned $14,159 in one-time fees (of which $7,147 was earned in CEA Parishes). Half of the fees earned in CEA Parishes are shared with the Parish or with the local Home Mortgage Authority, if any.

  GMFS suspended offering the PAC Program in June 2020 due to Covid-19 restrictions and has yet to re-initialize the Program.

- **<u>CAFA Gold Program - TBA Program</u>**

  In April 2017 CAFA initiated the CAFA Gold Program as a pilot program in cooperation with Freddie Mac. This program is a market rate program with down payment and closing cost assistance in the form of a soft second mortgage (a second lien on the property that has no interest and no payments which is forgiven over a period of 7 or 10 years). Freddie Mac Seller/Servicers in this program are allowed to originate and service their own loans. For 2018 Assurance Financial was the only Seller/Servicer originating loans in this program.

  Gateway Mortgage Group was added as a Seller/Servicer in 2019. Eustis Mortgage Co. was added in 2021. CAFA earns a one-time fee for these loans at the closing of the first mortgage. See the chart below for a year over year comparison of new loans and fees. The Authority also earns on the Assurance, Gateway and Eustis loans an ongoing fee from Freddie Mac on the Conventional loans and an ongoing fee from Assurance and Gateway on the Government loans, both of which fees are calculated on the outstanding balance of the first mortgage loans.

Origination and Fees for CAFA Gold
2021 as Compared to 2020

	2021	2020	Increase (Decrease)
Assurance:			
First Mortgages	$ 1,045,910	$ 4,374,250	$ (3,328,340)
Total Fees (including CEA Fees)	$ 7,844	$ 21,549	$ (13,705)
Fees from CEA parishes	$ 1,688	$ -	$ 1,688
Gateway:			
First Mortgages	$ 178,527,386	$ 68,980,231	$ 109,547,155
Total Fees (including CEA Fees)	$ 892,644	$ 388,242	$ 504,402
Fees from CEA parishes	$ 399,313	$ 119,923	$ 279,390
Eustis:			
First Mortgages	$ 877,301	$ -	$ 877,301
Total Fees (including CEA Fees)	$ 4,387	$ -	$ 4,387
Fees from CEA parishes	$ 1,295	$ -	$ 1,295

- **Cooperative Endeavor Agreement Parishes (CEA Parishes)**

  In addition, CAFA has CEAs with 53 Parishes outside the nine parish Capital Area which allows mortgage loan originations utilizing CAFA's TBA programs. In exchange for the approval of each parish to allow CAFA to originate loans therein, CAFA shares 50% of the one-time fee generated from loans made in each particular CEA Parish.

2015 Taxable Single Family Mortgage Revenue Refunding Bonds Series 2015

In September 2015, the Authority conducted a Taxable Refunding of Single-Family Mortgage Revenue Bonds in the amount of $20.02 million in Bonds. The Authority collapsed multiple prior single-family bond issues. The proceeds of the 2015 Taxable Refunding Bonds were used to call the bonds of the prior single-family issues. The majority of the MBS collateral from the prior issues was transferred to the 2015 Taxable issue as collateral for the 2015 Bonds. The remaining MBS and residual cash from the refunded prior issues was transferred to the Unrestricted Fund. The 2015 Taxable Refunding released approximately $1.6 million in residual cash and approximately $2.816 million in MBS from the restricted refunded bond issues to the Unrestricted Fund. The average bond interest rate was reduced from approximately 5.90% on the refunded bonds to approximately 2.90% for the new bonds.

The $28,000 of "Deferred Inflow of Resources" represents legacy bond premiums from certain refunded prior single-family bond issues which were refunded using the 2015 taxable bond issues proceeds.

2016 Taxable Single Family Mortgage Revenue Refunding Bonds Series 2016

In November 2016, the Authority conducted a Taxable Refunding of Single-Family Mortgage Revenue Bonds in the amount of $9.725 million in Bonds. The Authority collapsed two prior single-family issues. The proceeds of the 2016 Taxable Refunding Bonds were used to call the bonds of the prior single-family issues. The majority of the MBS collateral from the prior issues was transferred to the 2016 Taxable issue as collateral for the 2016 Bonds. The remaining MBS and residual cash from the refunded prior issues were transferred to the Unrestricted Fund. The 2016 Taxable Refunding released approximately $301,125 in residual cash and approximately $191,316 in MBS from the restricted refunded bond issues to the Unrestricted Fund. The average bond interest rate was reduced from approximately 4.674% on the refunded bonds to approximately 2.375% for the new bonds.

The $49,000 of "Deferred Inflow of Resources" represents legacy bond premiums from certain refunded prior single-family bond issues which were refunded using the 2016 taxable bond issues proceeds.

2020 Taxable Single Family Mortgage Revenue Refunding Bonds Series 2020AB

In September 2020, the 2020AB Series Bonds were issued in the amount of $5,000,000. The issuance had a dual purpose: (1) refund the 2009A1-A4 Series Bonds, and (2) provide funds to reimburse the Authority for Unrestricted funds used to make soft second mortgage loans under the CAFA Gold Lending program.

The 2009A Bonds had several series of bonds, 2009 A-1, 2009 A-2, 2009 A-3 and 2009 A-4. Series A-1 through A-3 are senior bonds which are collateralized by the first mortgages in the MBS. The Series A-4 bonds were sub-ordinate bonds for which the Authority used its general bond rating to issue. The A-4 bond proceeds were used to make the second mortgages associated with this issue. This was the first issue in which the Authority began to make second mortgages rather than outright grants to provide the down payment and/or closing cost assistance to the first-time homebuyers. The initial second mortgages to be made were hard second mortgages which had a 10-year term and a 6% interest rate. The purpose of these hard seconds was to "monetize" an available federal tax credit for first-time home buyers. A total of $2 million was issued for the Series A-4 bonds, however only about $450,000 was made in hard seconds. A legal opinion was given, and bond holder approval was obtained to use these A-4 proceeds to also make soft second mortgages once the time period for the tax credits had expired. The soft second mortgages have no interest and no payments. A portion of the principal amount was forgiven each month over the five-year term. Since the Series A-4 bonds were subordinate and secured not only by the proceeds of the hard second mortgage payments but also secured by the Authority's Capital and Operating Account unrestricted fund balance, the remaining available proceeds from the Series A-4 bonds were used to also make a portion of the soft second mortgages that were provided to first time home buyers making first mortgage loans under the 2009GSE issue.

The MBS which had been collateral for the 2009A1-A4 Series Bonds were transferred to the 2020AB Series Bonds. Income from the former 2009A1-A4 Series MBS cover the debt service of the 2020A Series Bonds and a portion of the debt service for the 2020B Series Bonds. Additional funds for the debt service of the 2020B Series Bonds is provided by early payoffs of the soft second mortgages and the ongoing income stream from Freddie Mac and Gateway, as described above. The Authority's Unrestricted Fund is also pledged to cover shortfalls, if any occur.

2021 Taxable Single Family Mortgage Revenue Refunding Bonds Series 2021A

In February 2021 the 2021A Series Bonds were issued in the amount of $5,000,000. The issuance had a dual purpose: (1) provide funds to reimburse the Authority for Unrestricted funds used to make soft second mortgage loans under the CAFA Gold Lending program, and (2) provide funds to continue making soft second mortgage loans in connection with the CAFA Gold Lending Program. By December 2021 all funds had been utilized and plans were underway for a 2022 issue.

2021 Adjusted Net Position

- The Authority's assets exceeded its liabilities and deferred inflow of resources at the close of 2021 by $37.428 million, which represents a $2.123 million increase from the 2020 amount of $35.305 million.

- For the year ended December 31, 2021, the Authority had $1.046 million in unrealized losses in the Net Increase (Decrease) in the Fair Market Value of Investments as compared to a net unrealized gain of $608,000 in 2020.

2021 Adjusted Operating Revenues

- The Authority's adjusted revenues of $7.307 million in 2021 (exclusive of the $1.046 million Net Decrease in the Fair Value of Investments) increased by $2.967 million as compared to adjusted revenues of $4.340 million generated in 2020 (exclusive of the Net Increase in the Fair Value of Investments of $608,000).

- The Authority generated income earned on mortgage loans receivable/mortgage-backed securities of $1.234 million in 2021 as compared with $1.543 million in 2020 - a decrease of $309,000. This decrease is due in part to the early payoff of aging loans.

- The Authority realized a $111,000 decrease in income earned on other investments from $432,000 in 2020 to $321,000 in 2021. This decrease is due in part to lower interest rates on new investments which replaced matured investments.

- The Authority Fee Income in 2021 decreased by $99,000 from $486,000 in 2020 to $387,000 in 2021. This is primarily due to a decrease in the Mortgage Loan Receivable / MBS from regular and early principal payments. Authority Fees are calculated on the outstanding loan balances for those first mortgage loans made utilizing mortgage revenue bond proceeds.

- The income for 2021 from net fees earned on the three Market Rate Loan Programs which combined total $1.368 million as compared to $651,000 for 2020, an increase of $727,000 due to an increase in first mortgage loan production. Mortgage Loan rates were stable during most of 2021 and home sales increased.

- The PILOT Program fees decreased by $13,000 from $45,000 in 2020 to $32,000 in 2021. There were many projects approved in 2021 that will produce income in future years.

- The Authority had an increase in Miscellaneous Income of $3,000 from $1,000 in 2020 to $4,000 in 2021.

2021 Operating Expenses

- Interest Expense decreased by $39,000 from $881,000 in 2020 to $842,000 in 2021 due to a net decrease on the amount of bonds outstanding.

- The Market Rate Program Expense increased by $124,000 from $69,000 in 2020 to $193,000 in 2021 due to an increase in fee sharing for loans made outside the Authority's nine (9) Parish footprint.

- There was an increase of $212,000 for Forgiveness of Soft Second Mortgage Loans Receivable from $29,000 in 2020 to $241,000 in 2021. The increase is due primarily to the expiration of the lock-out period on the soft second mortgage loans with a seven (7) year maturity made in conjunction with the CAFA Gold Lending Program.

- The was an increase in Bad Debt Expense of $136,000 from Zero in 2020 to $136,000 in 2021. The bad debt is a construction loan made to a contractor for the renovation of a flood damaged property. The construction loan was made under an agreement with the Louisiana Housing Corporation (the "LHC") using the LHC Neighborhood Landlord Rental Program, a Federally funded program for the construction and rehabilitation of flood damaged affordable rental properties. The LHC program was to pay off the construction loan provided to the contractor by the Authority. The contractor was not able to provide all of the documentation required by the LHC and LHC refused to pay off the Authority's construction loan. The contractor was not able to pay off the construction loan.

- There was an increase in the Reserve for Loan Losses of $203,000 from Zero in 2020 to $203,000 in 2021. Recently the Authority has begun several programs for providing interim and permanent financing for local development and re-development projects. The Reserve for Loan Losses may be adjusted from time to time.

- There was a decrease of $143,000 in Operating Expenses from $2.093 million in 2020 as compared to $1.950 million in 2021.

- The Authority's 2021 Total Operating Expenses of $4.138 million increased by $382,000 from 2020 operating expenses of $3.756 million due primarily to the addition of the Bad Debt and the Reserve for Loan Losses line items.

2021 Adjusted Net Operating Income

- Excluding the realized and unrealized gains or losses in the Net Increase/Decrease in the Fair Value of Investments for 2021 and 2020 the Authority experienced a net operating gain of $3.169 million in 2021 compared with a $584,000 net operating gain in 2020.

2021 Unrestricted Fund Net Position

- As of December 31, 2021 in the Unrestricted Fund, the Authority had net position of $29.194 million (after adjusting for the unrealized loss of $364,000) as compared with net position of $29.635 million as of December 31, 2020 (after adjusting of for an unrealized gain of $223,000) representing decrease of $441,000.

Authority's Bond Credit Ratings

- The Authority has a "Aaa" rating from Moody's Investor Service ("Moody's") on substantially all of its separately secured series of bonds.

- The 2009 GSE Bonds are rated Aa+ by Standard and Poor's Corporation.

- In May 2002, the Authority had applied for an issuer rating from Moody's Investor Services ("Moody's"). Moody's awarded the Authority an 'A3' issuer general obligation rating which is the current rating.

  Moody's reaffirmed the Authority's 'A3' issuer general obligation rating on November 13, 2014. The "A3" rating remains the current credit rating. Moody's included as a part of its rating report certain operating and debt ratios in its rating report.

- Moody's issued a Aaa rating to the Taxable Single Family Mortgage Revenue Refunding Bonds Series 2015.

- Moody's issued a Aaa rating to the Taxable Single Family Mortgage Revenue Refunding Bonds Series 2016.

- Moody's issued a Aaa rating to the Taxable Single Family Mortgage Revenue Refunding Bonds Series 2020A Bonds and an A3 rating on the 2020B Subordinate Bonds based on the Authority's General Obligation rating.

- Moody's issued an A3 rating of the Taxable Single Family Mortgage Revenue Bonds Series 2021A bonds based on the Authority's General Obligation rating.

OVERVIEW OF THE FINANCIAL STATEMENTS

These basic financial statements consist of three sections - Management's Discussion and Analysis (this section), the basic financial statements (including the notes to the financial statements) and the supplemental information.

Basic Financial Statements

The basic financial statements include information on a combined basis for the Authority as a whole, in a format designed to make the statements easier for the reader to understand. The statements include the balance sheets; the statements of revenues, expenses, and changes in net position; and the statements of cash flows.

The balance sheets (page 15) present the assets and liabilities separately. The difference between total assets and total liabilities is net position and may provide a useful indicator of whether the financial position of the Authority is improving or deteriorating on an adjusted basis.

The statements of revenues, expenses, and changes in net position (page 16) present information showing how the Authority's net position changed as a result of the current year's operations. Regardless of when cash is affected, all changes in net position are reported when the underlying transactions occur. As a result, there are transactions included that will not affect cash until future fiscal periods.

The statements of cash flows (pages 18 - 19) present information showing how the Authority's cash changed as a result of the current year's operations. The combining cash flow statements are prepared using the direct method and include the reconciliation of net income (loss) to net cash provided by (used in) operating activities (indirect method) as required by Statement 34 of the Governmental Accounting Standards Board.

COMBINED STATEMENT OF NET ASSETS
AS OF DECEMBER 31, 2021 AND 2020
(In thousands)

	2021	2020	Change from Prior Year
Cash and Cash Equivalents	$ 12,416	$ 12,513	$ (97)
Brokered Certificates of Deposit	2,994	4,720	(1,726)
State, U.S. Government and Agency Securities	6,553	6,986	(433)
Mortgage-Backed Securities	25,959	31,945	(5,986)
Mortgage Loan Receivable - Net	12,200	3,742	8,458
Accrued Interest Receivable	165	179	(14)
Note Receivable - Net	3,501	1,678	1,823
Prepaid Insurance and Other Assets	81	63	18
Capital Assets (Net of Accumulated Depreciation)	1,755	1,798	(43)
Total Assets	$ 65,624	$ 63,624	$ 2,000
Accounts Payable and Accrued Liabilities	$ 218	$ 202	$ 16
Accrued Interest Payable	68	63	5
Bonds and Lines of Credit Payable - Net	27,821	27,959	(138)
Total Liabilities	28,107	28,224	(117)
Deferred Inflows - Related to Refunding of Bonds	89	95	(6)
Net Position:			
Net Investment in Capital Assets	1,755	1,798	(43)
Restricted *1	8,135	5,006	3,129
Unrestricted *2	27,538	28,501	(963)
Total Net Position	37,428	35,305	2,123
Total Liabilities and Net Position	$ 65,624	$ 63,624	$ 2,000

*1 'Restricted net assets' represent those net assets that are restricted and as a result are not available for general use due to the terms of the various bond trust indentures under which certain specified assets are held and pledged as security for the individual bonds of the Authority constituting its mortgage lending programs.

*2 'Unrestricted net assets' are those assets for which there is not a specific limitation pledge of any of the unrestricted net assets to a specific bond issue of the Authority.

Authority Debt

- The Authority had $27.821 million in mortgage revenue bonds on December 31, 2021, as compared to $27.959 million in mortgage revenue bonds as of December 31, 2020, as shown in the table below:

OUTSTANDING AUTHORITY DEBT AS OF DECEMBER 31, 2021 AND 2020

	2021 (millions)	2020 (millions)	Change from Prior Year (millions)
Mortgage Revenue Bonds	$27.821	$27.959	$(138)
Line of Credit (FHLB of Dallas)	-	-	-
Outstanding Debt (as of December 31)	$27.821	$27.959	$(138)

- Mortgage Revenue Bonded Debt outstanding decreased by $138,000 as of December 31, 2021 as compared with December 31,2020.

- The Authority had an outstanding line of credit as of December 31, 2021 with the Federal Home Loan Bank of Dallas with a zero balance.

Accounts Payable and Accrued Interest Payable

The Authority had Accounts Payable and Accrued Liabilities and Accrued Interest Payable of $286,000 outstanding on December 31, 2021(of which $68,000 is accrued interest payable on the bonds) compared with $265,000 for December 31, 2020 – an increase of $21,000.

Subsequent Events

- In 2018 CAFA began implementation of our Payment in Lieu of Taxes ("PILOT") program to financially assist developers of multi-family projects that provide quality affordable housing for low- and moderate-income families. CAFA will own the land and improvements and lease it back to the developer. CAFA's ownership allows the property to be exempt from local property tax increases for a period of time.

  The Authority completed its second PILOT Agreement with the developer of the Valencia Park Apartment new construction. The Authority received an upfront fee and will receive an annual Administrative Fee for the 20-year life of the PILOT agreement. Several other PILOT projects are in development.

  Several other projects began construction in 2021 including two (2) multi-family workforce housing developments and a warehouse distribution center. Planning is underway for 2022 for four (4) multi-family workforce housing developments and a solar farm.

- The Authority awarded a $200,000 grant to the Arts Council of Greater Baton Rouge in 2019. These funds were awarded as a part of their Capital Campaign to renovate the "Triangle Building" into a center for the arts. The Authority also provided the interim construction financing for the renovation. Renovation began in 2020 and the grand opening of the completely renovated building has occurred.

- The Authority is cooperating with the Louisiana Housing Corporation's Neighborhood Landlord Program, which assists landlords who rent to low- and moderate-income families renovate or build new single-family or small (less than 7 units) multi-family residences that were damaged or destroyed by the devastating floods in 2016. The Authority is providing the interim construction financing for the landlords. The final two projects under this program are nearing completion.

- The Authority approved a Line of Credit for Build Baton Rouge, The Redevelopment Authority of East Baton Rouge Parish. Build Baton Rouge used the Line of Credit to acquire properties along the Plank Road corridor, a dis-invested part of the city, for their significant re-development project in that area. The project planned for 2021 was put on hold due to a significant increase in construction cost. The project is in the process of reassessing and restructuring.

ECONOMIC FACTORS AND THE AUTHORITY'S 2022 BUDGET

The Authority's Board of Trustees considered the following factors and indicators when the Authority adopted its 2022 Operating Budget. These factors and indicators include, but are not limited to:

- The potential for stable to rising conventional first mortgage loan interest rates in 2022 will cause the early mortgage loans payoffs to slow. Potentially higher first mortgage loan rates may also cause new mortgage loan production in the TBA programs to slow.

- The Authority launched a Market Rate mortgage loan program with down payment and closing cost assistance with Raymond James as hedging agent and US Bank as Master Servicer in September 2014. Interest rates are published daily by 9:00am CST. The Authority conducted the first pooling of loans in January 2015. Mortgage loan rates are expected to be stable to rising through 2022 and decreased production is expected. Decreased mortgage loan production results in decreased fees for that production.

- The Authority created a parallel Market Rate mortgage program with down payment and closing cost assistance with GMFS Lending, LLC in August 2015. This program utilizes licensed financial institutions comprised of community banks, credit unions and mortgage brokers who choose to broker conventional and government mortgage loans. GMFS Lending serves as underwriter, funder, hedging agent and Master Servicer for this program. The Authority collects a one-time issue fee when the loans are closed. Due to the restrictions of Covid-19 GMFS suspended loan production in this program. They expected to reinitiate the loan program in mid to late 2021. However, that did not occur and the program is still suspended.

- During 2017 CAFA began a mortgage loan program which allows major mortgage loan companies to originate and then service their own loans. This is a pilot program in cooperation with Federal Home Loan Mortgage Corporation (Freddie Mac) and Stifel Nicolaus & Company. Freddie Mac is working with a few select local Housing Finance Agencies ("HFAs") across the country similar to CAFA to participate in this pilot program. In this program each HFA can select up to five (5) Freddie Mac Seller/Servicers to originate and service first mortgage loans under CAFA's Gold Program. It is a market rate program, but the structure of the program allows for a lower mortgage rate and increased down payment and closing cost assistance due to the use of soft second mortgage loans (second liens with zero interest and zero payments which are forgiven over a seven (7) or ten (10) year period). CAFA started with one Seller/Servicer in 2017, added one Seller/Servicer during 2018 and added another in 2019. With the increase in the number of Seller/Servicers and the increase in the number of Parishes that have allowed the Authority to offer the loan programs, stable to declining (based on potentially higher first mortgage rates) is expected.

- The current and future PILOT programs under development will provide the Authority with a continuing stream of income over the life of each PILOT agreement.

CONTACTING THE CAPITAL AREA FINANCE AUTHORITY

This Financial Report, including the MD&A, is designed to provide all citizens of the Capital Area Parishes, as well as the Authority's customers and creditors (i.e. bondholders) with a general overview of the Capital Area Finance Authority's finances and to show the Authority's accountability for the money it receives from its bond issue proceeds and other sources. The sources include income earned on mortgage loan receivables/mortgage-backed securities, income earned on other investments and Authority fee income. If you have any questions about this report or need additional financial information, please contact:

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CAPITAL AREA FINANCE AUTHORITY

INDIVIDUAL PROGRAMS AND UNRESTRICTED FUND BALANCE SHEETS

AS OF DECEMBER 31, 2021
(WITH COMPARATIVE TOTALS AS OF DECEMBER 31, 2020)

(In Thousands)

	2009 GSE Program	2015 Program	2016 Program	Second Mortgage Program	FutureVision, LLC	Unrestricted Fund	2021 Combined	2020 Combined
ASSETS								
Cash and Cash Equivalents	$ 1,301	$ 82	$ 37	$ 724	$ 48	$ 10,224	$ 12,416	$ 12,513
Brokered Certificates of Deposit	-	-	-	-	-	2,994	2,994	4,720
State, U.S. Government and Agency Securities	-	-	-	-	-	6,553	6,553	6,986
Mortgage-Backed Securities	8,962	7,378	4,817	2,116	-	2,686	25,959	31,945
Mortgage Loans Receivable - Net	-	-	-	10,626	-	1,574	12,200	3,742
Accrued Interest Receivable	24	30	20	10	-	81	165	179
Notes Receivable - Net	-	-	-	-	-	3,501	3,501	1,678
Inter-Program Receivable (Payable)	(14)	-	-	-	-	14	-	-
Prepaid Insurance and Other Assets	-	-	-	-	-	81	81	63
Capital Assets (Net of Accumulated Depreciation)	-	-	-	-	415	1,340	1,755	1,798
Total Assets	$ 10,273	$ 7,490	$ 4,874	$ 13,476	$ 463	$ 29,048	$ 65,624	$ 63,624
LIABILITIES, DEFERRED INFLOW OF RESOURCES, AND NET POSITION (DEFICIT)								
Liabilities:								
Accounts Payable and Accrued Liabilities	$ -	$ -	$ -	$ -	$ -	$ 218	$ 218	$ 202
Accrued Interest Payable	15	16	9	28	-	-	68	63
Bonds Payable - Net	7,740	6,756	4,390	8,935	-	-	27,821	27,959
Total Liabilities	7,755	6,772	4,399	8,963	-	218	28,107	28,224
Deferred Inflow of Resources:								
Deferred Inflows - Related to Refunding of Bonds	-	28	49	12	-	-	89	95
Net Position								
Net Investment in Capital Assets	-	-	-	-	415	1,340	1,755	1,798
Restricted	2,518	690	426	4,501	-	-	8,135	5,006
Unrestricted	-	-	-	-	48	27,490	27,538	28,501
Total Net Position	2,518	690	426	4,501	463	28,830	37,428	35,305
Total Liabilities, Deferred Inflow of Resources, and Net Position	$ 10,273	$ 7,490	$ 4,874	$ 13,476	$ 463	$ 29,048	$ 65,624	$ 63,624

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

CAPITAL AREA FINANCE AUTHORITY

INDIVIDUAL PROGRAMS AND UNRESTRICTED FUND
STATEMENTS OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION

FOR THE YEAR ENDED DECEMBER 31, 2021
(WITH COMPARATIVE TOTALS FOR THE YEAR ENDED DECEMBER 31, 2020)

(In Thousands)

	2009 GSE Program	2015 Program	2016 Program	Second Mortgage Program	FutureVision, LLC	Unrestricted Fund	2021 Combined	2020 Combined
REVENUES:								
Income Earned on Mortgage Loans Receivable/ Mortgage Backed Securities	$ 316	$ 394	$ 253	$ 135	$ -	$ 136	$ 1,234	$ 1,543
Income Earned on Other Investments	-	-	-	-	-	321	321	432
Net Increase (Decrease) in the Fair Value of Investments	(215)	(175)	(190)	(102)	-	(364)	(1,046)	608
Market Rate Loan Program Fees	-	-	-	512	-	856	1,368	641
Premiums on Gold Program Mortgages	-	-	-	3,246	-	613	3,859	1,098
Income from Construction Notes Receivable	-	-	-	-	-	67	67	59
Authority Fee Income	-	-	-	-	-	387	387	486
PILOT Program Fees	-	-	-	-	-	32	32	45
Rental Income	-	-	-	-	34	-	34	35
Miscellaneous Income	-	-	-	-	-	5	5	1
Total	101	219	63	3,791	34	2,053	6,261	4,948
EXPENSES:								
Interest	197	212	109	324	-	-	842	881
Market Rate Loan Program Expenses	-	-	-	-	-	193	193	69
Forgiveness Amortization of Second Mortgage Loans	-	-	-	186	-	55	241	29
Bond Issuance Costs	-	-	-	166	-	-	166	169
Authority Fees	61	184	142	-	-	-	387	486
Insurance Costs	-	-	-	-	-	20	20	19
Bad Debt	-	-	-	-	-	136	136	-
Reserve for Loan Losses	-	-	-	-	-	203	203	-
Loss on Sale of Asset	-	-	-	-	-	-	-	10
Operating Expenses	2	4	5	15	12	1,912	1,950	2,093
Total	260	400	256	691	12	2,519	4,138	3,756
Net Income (Loss)	(159)	(181)	(193)	3,100	22	(466)	2,123	1,192
Transfers Among Programs	-	-	-	562	-	(562)	-	-
Net Position - Beginning of Year	2,677	871	619	839	441	29,858	35,305	34,113
Net Position - End of Year	$ 2,518	$ 690	$ 426	$ 4,501	$ 463	$ 28,830	$ 37,428	$ 35,305

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

CAPITAL AREA FINANCE AUTHORITY

INDIVIDUAL PROGRAMS AND UNRESTRICTED FUND
STATEMENTS OF CASH FLOWS

FOR THE YEAR ENDED DECEMBER 31, 2021
(WITH COMPARATIVE TOTALS FOR THE YEAR ENDED DECEMBER 31, 2020)

(In Thousands)

	2009 GSE Program	2015 Program	2016 Program	Second Mortgage Program	FutureVision, LLC	Unrestricted Fund	2021 Combined	2020 Combined
Cash Flows From Operating Activities:								
Cash Receipts for:								
Mortgage Loans and Mortgage-Backed Securities Income	$ 321	$ 401	$ 257	$ 125	$ -	$ 138	$ 1,242	$ 1,584
Notes Receivable	-	-	-	-	-	125	125	148
Collections of Second Mortgage Loans	-	-	-	-	-	-	-	16
Collections of Mortgage-Backed Securities	1,909	1,282	782	693	-	326	4,992	8,223
Income on Other Investments	-	-	-	-	-	327	327	443
Rental Income	-	-	-	-	34	-	34	30
Cash Payments for:								
Funding of Notes Receivable	-	-	-	-	-	(2,220)	(2,220)	(570)
Funding of Second Mortgage Loans	-	-	-	(4,812)		(28)	(4,840)	(2,188)
Interest Paid	(201)	(216)	(111)	(309)	-	-	(837)	(933)
Other Items	(66)	(190)	(150)	330	(6)	(805)	(887)	(1,546)
Net Cash Provided by (Used in) Operating Activities	1,963	1,277	778	(3,973)	28	(2,137)	(2,064)	5,207
Cash Flows From Capital and Related Financing Activities:								
Acquisition of Capital Assets	-	-	-	-	-	(2)	(2)	(17)
Net Cash Used in Capital and Related Financing Activities	-	-	-	-	-	(2)	(2)	(17)
Cash Flows From Investing Activities:								
Investment Purchases, Sales, and Maturities - Net	-	-	-	-	-	2,107	2,107	1,751
Net Cash Provided by Investing Activities	-	-	-	-	-	2,107	2,107	1,751
Cash Flows From Noncapital Financing Activities:								
Proceeds from Bond Issues	-	-	-	5,000	-	-	5,000	5,000
Retirement of Notes and Bonds Payable	(1,805)	(1,349)	(988)	(996)	-	-	(5,138)	(11,300)
Interfund Activities	-	-	-	562	-	(562)	-	-
Net Cash Provided by (Used in) Noncapital Financing Activities	(1,805)	(1,349)	(988)	4,566	-	(562)	(138)	(6,300)
Net Increase (Decrease) in Cash and Cash Equivalents	158	(72)	(210)	593	28	(594)	(97)	641
Cash and Cash Equivalents at Beginning of Year	1,143	154	247	131	20	10,818	12,513	11,872
Cash and Cash Equivalents at End of Year	$ 1,301	$ 82	$ 37	$ 724	$ 48	$ 10,224	$ 12,416	$ 12,513

(CONTINUED)

CAPITAL AREA FINANCE AUTHORITY

INDIVIDUAL PROGRAMS AND UNRESTRICTED FUND
STATEMENTS OF CASH FLOWS (CONTINUED)

FOR THE YEAR ENDED DECEMBER 31, 2021
(WITH COMPARATIVE TOTALS FOR THE YEAR ENDED DECEMBER 31, 2020)

(In Thousands)

	2009 GSE Program	2015 Program	2016 Program	Second Mortgage Program	FutureVision, LLC	Unrestricted Fund	2021 Combined	2020 Combined
Reconciliation of Net Income (Loss) to Net Cash Provided by Operating Activities:								
Net Income (Loss)	$ (159)	$ (181)	$ (193)	$ 3,100	$ 22	$ (466)	$ 2,123	$ 1,192
Adjustments to Reconcile Net Income (Loss) to Net Cash Provided by Operating Activities:								
Depreciation	-	-	-	-	1	44	45	43
Bad Debt	-	-	-	-	-	136	136	-
Reserve for Loan Losses	-	-	-	-	-	203	203	-
Loss on Sale of Asset	-	-	-	-	-	-	-	10
Amortization of Bond Premiums	-	-	-	-	-	-	-	(1)
Unrealized and Realized (Gains) Losses on Investments	215	175	190	102	-	364	1,046	(608)
Forgiveness of Second Mortgage Loans Receivable	-	-	-	186	-	55	241	29
CAFA Gold Program Mortgages Sold at Premium	-	-	-	(3,246)	-	(613)	(3,859)	(1,098)
Changes in Assets and Liabilities:								
Funding of Second Mortgage Loans	-	-	-	(4,812)	-	(28)	(4,840)	(2,172)
Collections of Mortgage-Backed Securities	1,909	1,282	782	693	-	326	4,992	8,223
Funding of Notes Receivable	-	-	-	-	-	(2,162)	(2,162)	(481)
Other - Net	(2)	1	(1)	4	5	4	11	70
Net Cash Provided by (Used in) Operating Activities	$ 1,963	$ 1,277	$ 778	$ (3,973)	$ 28	$ (2,137)	$ (2,064)	$ 5,207

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

(1) Summary of Significant Accounting Policies -

(A) Organization of Authority

The Capital Area Finance Authority was created through a Trust Indenture dated August 14, 1974, pursuant to provisions of the Louisiana Revised Statutes of 1950, as amended. The initial legislation and subsequent amendments grant the Authority the power to obtain funds and to use the proceeds to promote the financing and development of any essential program conducted in the public interest within the boundaries of East Baton Rouge Parish, Louisiana.

At the September 18, 2014 meeting of the Louisiana State Bond Commission, the Amended and Restated Capital Area Finance Authority Trust Indenture was approved. The Amended and Restated Trust Indenture changed the name of the Authority from the East Baton Rouge Mortgage Finance Authority to the Capital Area Finance Authority and changed the geographic area in which the Authority can issue bonds for public purpose projects allowed in the Public Trust Act from East Baton Rouge Parish to the nine (9) Parish Capital Region consisting of the Parishes of East Baton Rouge, Ascension, East Feliciana, Iberville, Livingston, Pointe Coupee, St. Helena, West Baton Rouge and West Feliciana.

The Authority's operations consist primarily of single-family mortgage revenue or refunding bond programs under which the Authority promotes residential home ownership through the acquisition of mortgage loans secured by first mortgage liens on single family residential housing and funding down payment and closing cost assistance for first-time home buyers. Under the 2009 GSE, 2015, 2016 and Second Mortgage Programs, the first mortgage loans are pooled and sold to the Government National Mortgage Association (GNMA), the Federal National Mortgage Association (FNMA) or the Federal Home Loan Mortgage Corporation (FHLMC) in exchange for mortgage-backed securities (MBS) on which GNMA, FNMA, or FHLMC guarantees payment of principal and interest when due. These securities are collateralized by the related loans. The Authority also issues short-term convertible program notes, which are securitized by government agency securities during the interim in preparation of long-term issues. The funds for the Authority's current programs were obtained through the issuance of bonds in the following face value amounts (in thousands):

2009 GSE Program, dated November 22, 2011	25,000
2015 Program, dated September 24, 2015	20,000
2016 Program, dated November 3, 2016	9,725
Second Mortgage Program, dated September 30, 2020 (Series 2020A and Series 2020B)	5,000
Second Mortgage Program, dated February 11, 2021 (Series 2021A)	5,000

The bonds issued by the Authority are general obligations of the Authority and are not obligations of the State of Louisiana or any other political subdivision thereof.

The Authority's Board of Trustees is empowered under the bond trust indentures and the bond program agreements to contract with outside parties to conduct the day-to-day operations of the Authority and the programs it initiates. Under each of its single-family mortgage revenue or refunding bond programs, the Authority utilizes area financial institutions to originate and service the mortgage loans acquired. In addition, a bank has been designated as the Trustee of the separate bond programs and has the fiduciary responsibility for the custody and investment of funds. The President & CEO is responsible for the development of each new bond issue and loan program. Once the bond issue is closed, the President & CEO supervises the origination of the mortgage loans, underwrites (reviews and approves) the new mortgage loans for purchase under each program, maintains computerized current records on all loans, and supervises the servicing and trustee functions for each program.

Blended Component Unit - Blended component units, although legally separate entities, are, in substance, part of an entity's operations. FutureVision, LLC was created on October 11, 2001 to serve only the Authority and is governed by management of the Authority. Its purpose is to acquire and hold capital assets. The creation of FutureVision, LLC created a financial benefit/burden relationship between the Authority and FutureVision, LLC. Management has determined that FutureVision, LLC is to be reported as a blended component unit as a proprietary fund within these financial statements.

(B) **Basis of Presentation - Fund Accounting** - The proprietary funds are used to account for the Authority's ongoing operations and activities which are similar to those in the private sector. Proprietary funds are accounted for using a flow of economic resource measurement focus under which all assets and all liabilities associated with the operation of these funds are included in the balance sheet. The operating statements present increases (revenues) and decreases (expenses) in total net position. The Authority follows the guidance included in GASB Statement No. 62, *Codification of Accounting and Financial Reporting Guidance*, contained in pre-November 1989 FASB and AICPA pronouncements.

Basis of Accounting - The Authority prepares financial statements in accordance with accounting principles generally accepted in the United States of America. Such principles require management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from these estimates.

Basis of Reporting - The Authority follows GASB Statement No. 34, *Basic Financial Statements- and Management's Discussion and Analysis - for State and Local Governments*, and the required portions of GASB Statements No. 37 and 38, which modified the disclosure requirements of GASB No. 34. GASB No. 34 establishes standards for external financial reporting for all state and local governmental entities. It requires the classification of net position in three components - net investment in capital assets, restricted, and unrestricted. These classifications are defined as follows:

- *Net Investment in Capital Assets* - This component of net position consists of capital assets, including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvements of those assets.
- *Restricted* - This component of net position consists of constraints placed on net position use through external constraints imposed by creditors (such as through debt covenants), grantors, contributors, or laws or regulations of other governments or constraints imposed by law through constitutional provisions or enabling legislation.

- *Unrestricted* - This component of net position consists of net position that do not meet the definition of "restricted" or "net investment in capital assets."

The net position of FutureVision, LLC and the Unrestricted Fund are net investment in capital assets or unrestricted. The net positions of all other programs are substantially restricted under the terms of the various bond indentures.

Combined Totals - The combined financial statements include the totals of the similar accounts of each of the Authority's bond programs, FutureVision, LLC, and the Authority's Unrestricted Fund. Because the assets of the bond programs are restricted by the related bond resolutions and indentures, the totaling of the accounts, including the assets therein, is for convenience only and does not indicate that the combined assets are available in any manner other than that provided for in the resolutions and indentures relating to the separate programs.

GASB Statement No. 31 - The Governmental Accounting Standards Board (GASB) issued Statement No. 31, *Accounting and Financial Reporting for Certain Investments and for External Investment Pools*. The statement requires that most investments be recorded at fair value. Fair value is defined as the amount at which a financial instrument could be exchanged in a current transaction between willing parties and has generally been based upon quoted values. This method of accounting causes fluctuations in reported investment values based on fluctuations in the investment market.

Fluctuations in the fair value of investments are recorded as income or expense in the statements of revenues, expenses, and changes in net position, and the amount is disclosed in the statements of cash flows as unrealized gain or losses on investments. The Authority applies the provisions of the Statement to brokered certificates of deposit, U.S. Government securities and mortgage-backed securities. The sale of these investments by the Authority is generally subject to certain restrictions as described in the individual bond indentures.

GASB Statement No. 72 - In February 2015, GASB issued Statement No. 72 (GASB 72), *Fair Value Measurement and Application*. GASB 72 addresses accounting and financial reporting issues related to fair value measurements. The definition of 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. This Statement provides guidance for determining a fair value measurement for financial reporting purposes. This statement also provides guidance for applying fair value to certain investments and disclosures related to all fair value measurements. Additional disclosures are included in Note 2.

GASB Statement No. 88 - In March 2018, the GASB issued Statement No. 88, *Certain Disclosures Related to Debt, including Direct Borrowings and Direct Placements*. The objective of this Statement is to improve the information that is disclosed in notes to government financial statements related to debt, including direct borrowings and direct placement. Disclosures relating to Authority debt are included in Note 6.

Estimates - The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates, particularly given the significant social and economic disruptions and uncertainties associated with the ongoing COVID-19 pandemic and the related control responses, and such differences may be material.

COVID-19 Pandemic - The COVID-19 outbreak in the United States and globally has caused an economic downturn on a global scale, disrupted global supply chains, and created significant uncertainty, volatility, and disruption across economies and financial markets. Therefore, uncertainty remains regarding the ongoing impact of the COVID-19 outbreak upon the Authority's financial condition and future results of operations, as well as upon the significant estimates and assumptions that may be utilized in reporting certain assets and liabilities.

Reclassification of Prior Year Amounts - Certain prior year balances may have been reclassified to conform to the current year presentation.

Statement of Cash Flows - For purposes of the statement of cash flows, the Authority considers all highly liquid investments purchased with a maturity of three months or less to be cash equivalents.

Summary Financial Information for 2020 - The financial statements include certain prior year summarized information in total. Such information does not include sufficient details to constitute a presentation in conformity with generally accepted accounting principles. Accordingly, such information should be read in conjunction with the Authority's financial statements for the year ended December 31, 2020 from which the summarized information was derived.

(2) Cash and Investments -

The Authority recognizes all purchases of investments with a maturity of three months or less, except for short term repurchase agreements, as cash equivalents.

Custodial Credit Risk – Deposits

In the case of deposits, this is the risk that in the event of a bank failure, the Authority's deposits may not be returned to it.

To mitigate this risk, state law requires for these deposits (of the resulting bank balances) to be secured by federal deposit insurance or the pledge of securities by the fiscal agent bank. The market value of the pledged securities plus the federal deposit insurance must at all times equal the amount on deposit with the fiscal agent bank. These securities are held in the name of the pledging fiscal agent bank in a holding or custodial bank that is mutually acceptable to both parties. The pledged securities are deemed by Louisiana State Law to be under the control and possession and in the name of the Authority regardless of its designation by the financial institution in which it is deposited. As of December 31, 2021, none of the Authorities bank balance of $12.852 million was exposed to custodial credit risk.

Statutes authorize the Authority to invest in the following types of investment securities;

(1) Fully collateralized certificates of deposit issued by qualified commercial banks, federal credit unions and savings and loan associations located within the State of Louisiana.

(2) Direct obligations of the U.S. Government, including such instruments as treasury bills, treasury notes and treasury bonds and obligations of U.S. Government agencies that are deliverable on the Federal Reserve Systems.

(3) Repurchase agreements in government securities in (2) above made with the 25 primary dealers that report to and are regulated by the Federal Reserve Bank of New York.

(4) Guaranteed Investment Contracts with companies with good credit ratings.

The Authority has no investment policy that would further limit its investment choices beyond the restrictions imposed by the State of Louisiana. At December 31, 2021, the Authority's investments in MBS with GNMA, FNMA, and FHLMC are rated AAA by taking the average of the Moody's Investors Services, Standard and Poor, and Fitch ratings. The Authority has no limit on the amount it may invest in any one issuer so long as the State of Louisiana's restrictions are followed.

The Authority has a portion of its assets as of December 31, 2021, invested in GNMA, FNMA, and FHLMC obligations, including MBS, totaling approximately $25.959 million. GNMA is an instrumentality of the Federal government. Its obligations carry the full faith and credit of the United States of America. Neither FNMA nor FHLMC are instrumentalities of the federal government and as such do not carry the full faith and credit of the United States of America. FNMA is a federally chartered and stockholder-owned corporation. FNMA was originally established in 1938 as a United States government agency and was transformed into a stockholder-owned and privately managed corporation in 1968. FHLMC is a stockholder-owned government sponsored corporation created in 1970. The Authority's total investment in FNMA and FHLMC obligations (including MBS) as of December 31, 2021, was approximately $6.027 million. Any potential downgrade in the credit rating of either FNMA and/or FHLMC could have an adverse impact on the market value of the obligations of FNMA and/or FHLMC (including MBS) owned by the Authority. In connection with the approximately $6.027 million of FNMA and FHLMC MBS, which the Authority has pledged to bondholders pursuant to separate trust indentures authorizing various bond issues, the asset portion of these various balance sheets could be adversely affected while the liabilities are not since the liabilities are not marked to market. However, any financial risk to the Authority is entirely mitigated since the bond indentures authorizing the Authority's bonds do not provide any acceleration of the Authority's bonded debt as a result of potential downgrade of either FNMA and/or FHLMC credit rating.

Interest Rate Risk

As a means of limiting its exposure to fair value losses from rising interest rates, the Authority's Interest Rate Risk Program generally restricts investments to those whose terms are no longer than the terms of the related bonds.

The Authority's programs have investments in mortgage-backed securities which have maturities that approximate the terms of the related debt. Therefore, the Authority balances its interest rate risk against the related debt. By using this method, the Authority believes that it will mitigate its interest rate risk.

Custodial Credit Risk - Investments

Custodial credit risk is the risk that, in the event of the failure of the counterparty, the Authority would not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. At December 31, 2021, the Authority is not exposed to custodial credit risk with respect to its investments because all investments are either insured by federal depository insurance, registered in the name of the Authority, or collateralized by other investments pledged in the name of the Authority.

Fair Value of Financial Instruments

The Authority categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs.

The Authority has the following recurring fair value measurements (in thousands) as of December 31, 2021:

	Level 1	Level 2	Level 3	Total
Brokered Certificates of Deposit	$ 2,994	$ -	$ -	$ 2,994
State, U.S. Government and Agency Securities	-	6,553	-	6,553
Mortgage-Backed Securities	-	25,959	-	25,959
Total Investments at Fair Value	$ 2,994	$ 32,512	$ -	$ 35,506

(3) Mortgage Loans Receivable and Mortgage-Backed Securities -

During 2017, the Authority began the Gold Program as a pilot program in cooperation with Freddie Mac. The program is a market rate mortgage loan program with down payment and closing cost assistance in the form of a soft second mortgage (a second lien on the property that has no interest and no payments and is forgiven over a period of 5 to 10 years). The use of soft second mortgages allow for a lower mortgage rate for the homeowner. The Authority earns a one-time fee for these loans at the closing of the first mortgage, while the participating Freddie Mac mortgage loan companies originate and then service the loans. The Authority also earns an excess servicing fees throughout the life of the respective first mortgage. Fees from this program are included in Market Rate Loan Program Fees in the accompanying statements of revenues, expenses, and changes in net position.

After the closing of the first mortgages in the CAFA Gold Program, the loans are sold on the secondary market for a premium, which funds a portion of the down payment and closing cost assistance to the borrowers. Premiums from this program are included in Premium on Gold Program Mortgages in the accompanying statements of revenues, expenses, and changes in net position.

Costs related to this program are capitalized and are being forgiven based upon the average lives of the underlying assets. The majority of underlying assets have "lock out" periods ranging from 2 to 5 years, during which loan forgiveness is not permitted. The remaining unamortized balance totaling $12.185 million is classified as mortgage loans receivable on the accompanying balance sheets. During the year ended December 31, 2021, forgiveness amortization totaling $240,645 was recorded in the accompanying statements of revenues, expenses, and changes in net position.

All of the single-family first mortgage loans are originated by participating mortgage lenders through conventional, FHA or VA programs sponsored by the mortgage lenders and are sold to the Authority without recourse. The participating mortgage lenders service the mortgage loans for the Authority and receive monthly compensation based upon the unpaid principal balance of the mortgage loans serviced.

In addition to the customary insurance required of the mortgagors, the mortgage loans are insured under special hazard policies, and supplemental mortgage trust policies for mortgagor defaults. Premiums for these policies are paid through the applicable Program's funds.

Mortgage-Backed Securities - As discussed in Note 1, the mortgage loans originated under certain Authority programs are pooled and sold to GNMA, FNMA, or FHLMC in exchange for mortgage-backed securities on which GNMA, FNMA, or FHLMC guarantees payment of principal and interest when due. These securities bear the following terms and interest rates:

	Term	Pass Through Interest Rate
2009 GSE Program	30 years	3.250% - 4.125%
2015 Program	30 years	4.250% - 7.000%
2016 Program	30 years	5.125% - 5.475%
Second Mortgage Program	30 years	4.875% - 7.100%
Unrestricted Fund	30 years	3.000% - 7.000%

The change to the mortgage-backed securities type of program was prompted by various factors including the unavailability of mortgage pool and related insurance coverage required for conventional mortgage loan programs. The guarantees by GNMA, FNMA, and/or FHLMC, which the Authority receives under this type of program, replaces the pool and related insurance coverage of the previous programs. Development of the new programs, origination of the mortgage loans and supervision of the servicing of the mortgage loans for compliance with federal mortgage bond tax laws by the Authority remain essentially the same.

(4) Changes in Capital Assets -

Capital asset activity for the year ended December 31, 2021 (in thousands):

Governmental Activities	Balance 12/31/2020	Additions	Deletions	Balance 12/31/2021
Capital Assets not being Depreciated:				
Land	$ 1,006	$ -	$ -	$ 1,006
Total	1,006	-	-	1,006
Capital Assets being Depreciated:				
Furniture and Fixtures	191	2	1	192
Building and Improvements	937	-	-	937
Total	1,128	2	1	1,129
Less Accumulated Depreciation for:				
Furniture and Fixtures	139	21	1	159
Building and Improvements	197	24	-	221
Total Accumulated Depreciation	336	45	1	380
Total Capital Assets being Depreciated, Net	792	(43)	-	749
Capital Assets, Net	$ 1,798	$ (43)	$ -	$ 1,755

Depreciation is being calculated using the straight-line method over the estimated useful life of capital assets. Depreciation expense was $45,229 for the year ended December 31, 2021.

(5) Notes Receivable -

On April 27, 2016, the Authority entered into an $84,000 mortgage note receivable agreement with McGlynn Corp., LLC, which is secured by land, building and improvements located in East Baton Rouge Parish. The note is payable in 360 monthly installments beginning on June 1, 2016. The interest rate is fixed at 5% for each year set forth in the Schedule of Payments. The balance at December 31, 2021, is $76,219.

During 2018, the Authority entered into an agreement with Louisiana Housing Corporation (LHC) in which the Authority is the secondary lender to various contractors working to repair and rebuild flooded homes in the area. The contractors work under the terms of a grant issued to LHC. There are no formal defined terms between the Authority and LHC; however, payments to the Authority are generally due upon completion of construction and following occupancy of the property. As of December 31, 2021, outstanding amounts due to the Authority from two contractors totaled $1,025,184 and are included as due in the year ended December 31, 2022 in the Schedule of Payments.

On April 1, 2018, the Authority entered into a $403,652 permanent loan agreement with Urban Restoration Enhancement Corporation, which is secured by a mortgage and assignment of leases and rents on land, building and improvements located in East Baton Rouge Parish. The note is payable in monthly installments commencing the month following completion of construction of the project and pay-off of the related construction loan using funds disbursed by the Authority. The loan was funded in February 2019 and matures on April 24, 2038. The interest rate is fixed at 4.25% for each year set forth in the Schedule of Payments. The balance at December 31, 2021 is $366,268.

On May 23, 2019, the Board of Trustees authorized a line of credit to The East Baton Rouge Redevelopment Association (Build Baton Rouge) for property acquisition and redevelopment totaling $300,000. The line of credit was later increased to $865,000 effective October 7, 2019. Each draw on the line of credit is secured by a separate promissory note and mortgage. Each note is payable in 36 monthly interest-only installments, with one final installment of all unpaid principal and interest due at the maturity. As of December 31, 2021, outstanding amounts due to the Authority under the line of credit totaled $865,000 and mature on various dates ranging from July of 2022 to September of 2023. The interest rate is fixed at 4% for each year set forth in the Schedule of Payments. There are no undisbursed amounts under this line of credit agreement as of December 31, 2021, and the balance at December 31, 2021 is $865,000.

On June 2, 2020, the Authority entered into a note agreement with the Arts Council of Greater Baton Rouge (the “Arts Council”) in order to finance construction of a new arts center. The original amount available was $2,400,000 and was based on estimated cost of construction. The note is payable in monthly installments of principal and interest and is secured by a continuing security interest in any and all monies deposited into the Art Council’s Capital Campaign Deposit Account. Each principal payment shall be equal to 90% of all contributions made to the Capital Campaign of the Arts Council. Funding began in January 2021 and the note matures on December 31, 2025. The interest rate is fixed at 3% for each year set forth in the Schedule of Payments. There are no undisbursed amounts under this agreement as of December 31, 2021, and the balance at December 31, 2021 is $1,371,396.

Allowances for uncollectible notes receivable are based upon historical trends and the periodic aging and write-off of notes receivable. As of December 31, 2021 the allowance for uncollectible notes receivable is $203,000.

The Schedule of Payments is as follows (in thousands):

Year Ended	Amount
December 31, 2022	$ 1,337
December 31, 2023	587
December 31, 2024	18
December 31, 2025	1,390
December 31, 2026	19
Thereafter	353
	3,704
Less Allowance for Uncollectible Notes Receivable	(203)
	$ 3,501

(6) Bonds Payable -

The net proceeds obtained from the bond issues are used to establish funds authorized by the Bond Trust Indentures to purchase or fund eligible mortgage loans, secured by first and second mortgage liens on single family owner-occupied residences, or to purchase GNMA, FNMA, and/or FHLMC mortgage-backed securities from qualified mortgage lenders accepted for participation in the programs by the Authority.

The Bond Trust Indentures provide that bond principal and interest are secured by pledges of all mortgage loans and mortgage-backed securities acquired, all revenues and collections with respect to such loans and securities and all funds established by the Indenture, together with all of the proceeds generated therefrom. Additionally, the Second Mortgage Program Bonds are secured by and payable from an irrevocable pledge of the Authority's money and securities or other investments in the Unrestricted Fund and also from interest-only revenue streams received by the Authority from Freddie Mac or the Servicer in connection with First Mortgage Loans and certain principal payments on forgivable Second Mortgage Loans when the borrowers failed to satisfy the conditions of forgiveness.

On February 21, 2021, the Authority issued $5,000,000 of additional bonds (Series 2021A) relating to the Second Mortgage Program for the purpose of continued financing for forgivable soft second mortgage loans in connection with its CAFA Gold Program.

Outstanding bonds and lines of credit payable consist of the following at December 31, 2021 (in thousands):

2009 GSE Program (Escrow bond), due 2042, bearing interest at 2.32% payable monthly	$ 7,740
2015 Program, due 2038, bearing interest at 2.90% payable monthly	6,756
2016 Program, due 2038, bearing interest at 2.38% payable monthly	4,390
Second Mortgage Program, due serially and term from 2040 through 2042, bearing interest at 2.25% to 4.50% payable monthly	8,935
Total Bonds - at December 31, 2021	$ 27,821

The bonds are subject to early redemption provisions as described in the Bond Trust Indentures at redemption prices equal to the principal amounts of the bonds redeemed plus accrued interest to the applicable call dates.

A summary of changes in debt during the year ended December 31, 2021 (in thousands), is as follows:

Balance - January 1	$ 27,959
Repayments and Maturities	(5,138)
Proceeds from Issuance of Bonds	5,000
Balance - December 31	$ 27,821

Following is a schedule of the future principal and interest payments of the Authority's debt based on the stated maturity dates of the debt. Actual repayment dates will likely occur earlier since substantially all of the debt is subject to early redemption provisions. These early redemption provisions relate to payments received on the mortgage-backed securities and mortgage loans receivable and certain other factors. These early redemptions will also reduce future interest payments.

Scheduled principal payments for the years subsequent to December 31, 2021, are as follows (in thousands):

	2022	**2023**	**2024**	**2025**	**2026**	**Thereafter**	**Total**
2009 GSE Program	$ -	$ -	$ -	$ -	$ -	$ 7,740	$ 7,740
2015 Program	-	-	-	-	-	6,756	6,756
2016 Program	-	-	-	-	-	4,390	4,390
Second Mortgage Program	180	240	240	240	255	7,780	8,935
	$ 180	$ 240	$ 240	$ 240	$ 255	$ 26,666	$ 27,821

Scheduled interest payments for the years subsequent to December 31, 2021, are as follows (in thousands):

	2022	2023	2024	2025	2026	Thereafter	Total
2009 GSE Program	$ 180	$ 180	$ 180	$ 180	$ 180	$ 2,830	$ 3,730
2015 Program	196	196	196	196	196	2,206	3,186
2016 Program	104	104	104	104	104	1,229	1,749
Second Mortgage Program	111	111	111	111	111	4,883	5,438
	$ 591	$ 591	$ 591	$ 591	$ 591	$ 11,148	$ 14,103

The Authority has an outstanding line of credit as of December 31, 2021, with the Federal Home Loan Bank of Dallas with a zero balance.

(7) Deferred Inflow of Resources -

The Individual Programs and Unrestricted Fund Balance Sheets report a separate section for deferred inflows of financial resources. Deferred inflows of resources represent an acquisition of a net position that applies to future periods and so will not be recognized in an inflow of resources until that time. The Authority has deferred inflows of resources that are a result of the refunding of the 2004A, 2006A and 2009A programs. The net carrying amount exceeded the reacquisition price of the old debt by a total of $118,386. This amount is reported as a deferred inflow of resources and amortized over the remaining life of the refunded debt, which is shorter than the life of the new debt issued. At December 31, 2021, the unamortized balance is $89,204.

(8) Operating Expenses -

The members of the Authority's Board of Trustees receive a per diem fee for all committee and board meetings attended. For the year ended December 31, 2021, payments to the Authority's Board members were as follows:

Board Member	
Cheri Ausberry	$ 4,600
Dennis Blunt	3,200
Astrid Clements	2,400
Helena Cunningham	3,800
Jay Gaudet	1,200
Blaine Grimes	5,000
Russell Mosely	3,800
Sharon Perez	5,200
Valerie Shexnayder	4,600
Jason Thrower	4,600
Total	$ 38,400

These amounts are paid through the Unrestricted Fund and included in operating expenses in the accompanying statements of revenues, expenses, and changes in net position.

(9) Authority Fees -

Beginning with the 1992 Programs and continuing until the 2016 Program, the Authority instituted an authority fee which is paid to the Unrestricted Fund by the individual programs. The Unrestricted Fund recognizes authority fee income related to the fees paid by the individual programs. The fee income received by the Unrestricted Fund is currently being used to provide the upfront funds required of the Authority's annual programs in order to finance such things as costs of issuance of bonds, subsidizing lower income mortgagors with waivers of discount points and providing down payment assistance to mortgagors. The actual fees paid by each program vary in accordance with the provisions of the respective program’s indenture agreement. Authority fee income recognized by the Unrestricted Fund and Authority fee expense recognized by the individual programs are disclosed separately in the accompanying statements of revenues, expenses, and changes in net position.

(10) PILOT Programs -

The Authority has entered into multiple payment in lieu of taxes (“PILOT”) agreements with various companies and local taxing authorities. Each arrangement includes an act of transfer of property and improvements agreement and a ground and building lease agreement. Each company transfers all rights, title, and interest in the associated property to the Authority in order to take advantage of the Authority’s tax-exempt status. As part of these agreements, the companies receive several benefits, including 100% ad valorem tax exemptions on future property improvements and a freeze on current ad valorem taxes. Also, the companies may receive sales taxes exemptions on purchases of construction materials purchased during the construction of their project. Under the lease agreements, the Authority leases the land and buildings back to the companies. The companies agree to make certain lease payments and payments in lieu (PILOT) of taxes to the appropriate taxing authorities. At all times during the term of the leases, the companies shall be entitled to all of the tax attributes of ownership, including the right to claim depreciation or cost recovery deductions, the right to claim the low-income housing tax credit, and the right to amortize capital cost and to claim any other federal or state tax benefits. Pursuant to the terms of the leases, the companies pay an upfront fee of $20,000 to the Authority and an annual administrative fee to the authority on or before January 31 of each year.

The terms of each PILOT agreement in place at December 31, 2021 are as follows:

Project	Annual PILOT Payment (Ad Valorem)	Annual Rent Payment	Lease Termination Date	Annual CAFA Administrative Fee	Early Termination Payment
La Playa	$50,400	$0	12/31/2039	$5,000 + 3% Annual Increase	$1,000
Valencia Park:			6/30/2071		$1,000
10/16/2020 to 12/31/2043	$583	$1		$5,000 + 3% Annual Increase	
1/1/2044 to 6/30/2071	100% of Ad Valorem Tax Due	$20,000		$5,000	
Sales Tax PILOT - One time payment of 25% of the sales tax due on materials due the year following substantial completion of the project.					
GCHP-Elysian III:	$1,685	$0	12/31/2035	$ 7,106 + 3% Annual Increase	$1,000
Sales Tax PILOT - One time payment of 25% of the sales tax due on materials due the year following substantial completion of the project.					
Capstone at Scotlandville:			12/31/2120	$10,500 + 3% Annual Increase	$1,000
12/1/2021 to 12/31/2041	$6,768	$1			
1/1/2042 to 12/31/2120	100% of Ad Valorem Tax Due	$25,000			
Sales Tax PILOT - One time payment of 25% of the sales tax due on materials due the year following substantial completion of the project.					

During the year ended December 31, 2021, one-time upfront fees and recurring administrative fees associated with the PILOT programs totaling $32,256 were recorded in the accompanying statements of revenues, expenses, and changes in net position.

There are no fixed assets recorded on the books of the Authority in relation to these agreements because the purpose of these agreements is for the ad valorem tax savings to the participating companies.

(11) Lease Income -

Effective March 1, 2020, FutureVision, LLC began leasing its land and building to a tenant under an operating lease for a term of 3 years. At December 31, 2021, the cost of the land and building on lease was $425,070, with accumulated depreciation of $10,204 recorded for a carrying cost of $414,866. During the year ended December 31, 2021, rental income totaling $33,650 was recorded in the accompanying statements of revenues, expenses, and changes in net position.

Future minimum lease rentals under the operating lease are as follows (in thousands):

2022	$	42
2023		7
	$	49

(12) Commitments -

The Capital Area Finance Authority promotes economic development in the parish through its community grants program for non-profit organizations. The program provides grant funds and capital funds to be used for projects by non-profit organizations that advance the Authority's mission in increasing home ownership. Grants are awarded to organizations and agencies within East Baton Rouge Parish for use in East Baton Rouge Parish. At December 31, 2021, the Authority had no outstanding grants for the 2022 fiscal year.

(13) Transfers Among Programs -

Transfers among programs generally consist of nonrecurring transfers associated with (1) the initial issuance of bonds, (2) transfers to the unrestricted fund of remaining fund assets of closed funds once bonds are redeemed, (3) balances in the cost of issuance accounts, and (4) transfers of unrestricted assets for the purchase of capital assets or to supplement operating expenses.

(14) Schedule of Compensation, Benefits and Other Payments to President & CEO -

In accordance with Louisiana Revised Statute 24:513A, the following is a Schedule of Compensation and Benefits received by Mark Drennen, President & CEO, for the year ended December 31, 2021:

Salary	$	415,625
Benefits - Health Insurance		20,825
Benefits - Retirement		12,469
Mileage and Parking Reimbursement		19
Conference Registration Fees		15
Meals Reimbursement		1,206
	$	450,159

(15) Employee Benefits - Health Insurance and Simple IRA -

The Authority has a health insurance plan, administered by Blue Cross Blue Shield of Louisiana, which pays 100% of the premium for all employees and their families. In addition to the health insurance, the Authority has a Simple IRA plan for all employees which provides matching of employee contributions of up to 3% of the employee's annual salary and maximum employee contribution of $13,500 per employee with an additional $3,000 catch-up contribution for employees 50 and older, per IRS limits. The Authority contributed $28,711 to the plan in 2021.

(16) Current Accounting Pronouncements -

In May 2017, the Governmental Accounting Standards Board issued GASB Statement No 87, *Leases*. The objective of this Statement is to better meet the information needs of financial statement users by improving accounting and financial reporting for leases by governments. This Statement increases the usefulness of governments' financial statements by requiring recognition of certain lease assets and liabilities for leases that previously were classified as operating leases and recognized as inflows of resources or outflows of resources based on the payment provisions of the contract. It establishes a single model for lease accounting based on the foundational principle that leases are financings of the right to use an underlying asset. Under this Statement, a lessee is required to recognize a lease liability and an intangible right-to-use lease asset, and a lessor is required to recognize a lease receivable and a deferred inflow of resources, thereby enhancing the relevance and consistency of information about governments' leasing activities.

The requirements of this Statement are effective for reporting periods beginning after June 15, 2021. Earlier application is encouraged. Leases should be recognized and measured using the facts and circumstances that exist at the beginning of the period of implementation (or, if applied to earlier periods, the beginning of the earliest period restated). However, lessors should not restate the assets underlying their existing sales-type or direct financing leases. Any residual assets for those leases become the carrying values of the underlying assets.

In May 2020, the Governmental Accounting Standards Board issued GASB Statement No 96 *Subscription-Based Information Technology Arrangements*. This Statement provides guidance on the accounting and financial reporting for subscription-based information technology arrangements (SBITAs) for government end users (governments). This Statement (1) defines a SBITA; (2) establishes that a SBITA results in a right-to-use subscription asset-an intangible asset-and a corresponding subscription liability; (3) provides the capitalization criteria for outlays other than subscription payments, including implementation costs of a SBITA; and (4) requires note disclosures regarding a SBITA. To the extent relevant, the standards for SBITAs are based on the standards established in Statement No. 87, Leases, as amended. The requirements of this Statement are effective for fiscal years beginning after June 15, 2022, and all reporting periods thereafter. Earlier application is encouraged.

Management is currently evaluating the effects of the new GASB pronouncements.

(17) Subsequent Events -

On January 20, 2022, the Authority issued $6,500,000 of additional bonds (Series 2022A) relating to the Second Mortgage Program for the purpose of continued financing for forgivable soft second mortgage loans in connection with its CAFA Gold Program.

The Authority evaluated subsequent events and transactions for potential recognition or disclosure in the finance statements through June 15, 2022, the date which the financial statements were available to be issued.

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*

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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*

To the Board of Trustees
Capital Area Finance Authority
Baton Rouge, Louisiana

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the business-type activities which include each of the individual programs, FutureVision, LLC, the unrestricted fund, and the 2021 combined financial statements of the Capital Area Finance Authority (the Authority) as of and for the year ended December 31, 2021, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements, and have issued our report thereon dated June 15, 2022.

Internal Control Over Financial Reporting

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

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Authority's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the 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 *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Authority's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control and compliance. Accordingly, this communication is not suitable for any other purpose; however, under Louisiana Revised Statue 24:513, this report is distributed by the Legislative Auditor as a public document.

Respectfully submitted,

Hannis T. Bourgeois, LLP

Baton Rouge, Louisiana
June 15, 2022

CAPITAL AREA FINANCE AUTHORITY

SCHEDULE OF FINDINGS AND RESPONSES

DECEMBER 31, 2021

A. Summary of Auditor's Results

Financial Statements

Type of auditor's report issued: Unmodified

Internal control over financial reporting:

• Material weaknesses identified?	______ Yes	__x__ No
• Significant deficiencies identified?	______ Yes	__x__ No
Noncompliance material to financial statements noted?	______ Yes	__x__ No

B. Internal Control Over Financial Reporting

None

C. Compliance and Other Matters

None

CAPITAL AREA FINANCE AUTHORITY

SCHEDULE OF PRIOR YEAR FINDINGS

DECEMBER 31, 2021

A. Internal Control Over Financial Reporting

None

B. Compliance and Other Matters

None