NEW MEXICO MORTGAGE FINANCE AUTHORITY
(A COMPONENT UNIT OF THE STATE OF NEW MEXICO)

FINANCIAL STATEMENTS AND SUPPLEMENTARY INFORMATION

YEARS ENDED SEPTEMBER 30, 2019 AND 2018

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(A COMPONENT UNIT OF THE STATE OF NEW MEXICO)
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(A COMPONENT UNIT OF THE STATE OF NEW MEXICO)
BOARD OF DIRECTORS
SEPTEMBER 30, 2019

Name	Title
Angel Reyes	Chair
Derek Valdo	Vice Chair
Rebecca Wurzburger	Treasurer
Tim Eichenberg, New Mexico State Treasurer	Member
Howie Morales, New Mexico Lieutenant Governor	Member
Hector Balderas, New Mexico Attorney General	Member
Randy McMillan	Member

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INDEPENDENT AUDITORS' REPORT

Authority Members
New Mexico Mortgage Finance Authority
and Mr. Brian Colón
New Mexico State Auditor

Report on the Financial Statements

We have audited the accompanying financial statements of the New Mexico Mortgage Finance Authority (the Authority), a component unit of the State of New Mexico, as of and for the year ended September 30, 2019, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

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

Auditors' Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audits to obtain reasonable assurance about whether the financial statements are free from material misstatement.

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

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

Authority Members
New Mexico Mortgage Finance Authority
and Mr. Brian Colón
New Mexico State Auditor

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the New Mexico Mortgage Finance Authority as of September 30, 2019, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Emphasis of Matter

As discussed in Note 1, the financial statements present only the financial position and changes in financial position of the Authority. They do not purport to, and do not, present fairly the financial position of the State of New Mexico as of September 30, 2019, the changes in the financial position, or, where applicable, its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America. Our opinion is not modified with respect to this matter.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis on pages 5 through 14 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming an opinion on the Authority's basic financial statements. The accompanying supplementary schedules, as listed in the table of contents, are presented for purposes of additional analysis and are not a required part of the basic financial statements. The schedule of expenditures of federal awards is presented for purposes of additional analysis as required by *Title 2 U.S. Code of Federal Regulations (CFR) Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* and is not a required part of the basic financial statements.

The Supplementary Schedules and the Schedule of Expenditures of Federal Awards are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the basic financial statements taken as a whole.

Authority Members
New Mexico Mortgage Finance Authority
and Mr. Brian Colón
New Mexico State Auditor

Prior Year Financial Statements

The financial statements of the Authority as of September 30, 2018 were audited by other auditors whose report, dated November 29, 2018, expressed an unmodified opinion on those statements.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated November 26, 2019 on our consideration of the Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Authority's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control over financial reporting and compliance.

CliftonLarsonAllen LLP

CliftonLarsonAllen LLP

Albuquerque, New Mexico
November 26, 2019

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In 1975, the New Mexico State legislature created the New Mexico Mortgage Finance Authority (the Authority), as a governmental instrumentality of the State of New Mexico. The Authority is a component unit of the State of New Mexico. Component units are entities that are legally separate organizations from the state for which elected officials of the primary government are financially accountable. The purpose of the Authority is to raise funds from public and private investors in order to finance the acquisition, construction, rehabilitation and improvement of residential housing for New Mexicans of low to moderate income. The Authority secures resources through the sale of bonds and mortgage assets, as well as through federal and state affordable housing programs. The Authority's net position is also a source of funding for housing related programs. The Authority is led by seven board members. Four of the board members are from the private sector and are appointed by the governor with the advice and consent of the state senate. Three are ex-officio voting members who serve by virtue of their state office, including the lieutenant governor, the state's attorney general and the state treasurer.

This management discussion and analysis provides an overview of the Authority's financial position and changes in financial position for the fiscal years ended September 30, 2019, 2018, and 2017. This information is being presented to provide additional information regarding the activities and operations of the Authority and to meet the disclosure requirements of Governmental Accounting Standards Board (GASB) Statement No. 34, *Basic Financial Statements – and Management's Discussion and Analysis – for State and Local Governments* (GASB No. 34) and GASB Statement No. 37, *Basic Financial Statements – and Management's Discussion and Analysis – for State and Local Governments: Omnibus*. The Authority is a self-supporting entity and follows business type activity reporting; accordingly, the financial statements are presented using the economic resources measurement focus and the accrual basis of accounting. Enterprise fund statements offer short and long-term financial information about the Authority's financial activities. This analysis should be read in conjunction with the independent auditors' report, audited financial statements, and accompanying notes.

OVERVIEW OF THE FINANCIAL STATEMENTS

The annual financial report consists of four parts: management's discussion and analysis; the basic financial statements; the notes to the financial statements; and required and other supplementary information. The basic financial statements include the following:

> The statements of net position include all the Authority's assets and liabilities, presented in order of liquidity, along with deferred outflows and deferred inflows, which represent deferrals of resources related to future periods. The resulting net position presented in these statements is displayed as invested in capital assets, restricted or unrestricted. Net position is restricted when its use is subject to external limits such as bond indentures, legal agreements or statutes.
>
> All the Authority's current year revenues and expenses are recorded in the statements of revenues, expenses, and changes in net position. This statement measures the activities of the Authority's operations over the past year and presents the resulting change in net position.
>
> The final required financial statements are the statements of cash flows. The primary purpose of these statements is to provide information about the Authority's cash receipts and cash payments during the reporting period. These statements report cash receipts, cash payments and net changes in cash resulting from operating, noncapital financing, capital and related financing and investing activities. These statements also provide information regarding the sources and uses of cash and the change in the cash balance during the reporting period.

The notes to the financial statements provide additional information that is essential for a full understanding of the information provided in the financial statements. Required and other supplementary information is presented following the notes to financial statements to provide selected supplemental information, such as combining schedules for the Authority's programs.

FINANCIAL HIGHLIGHTS

The Authority's financial position and results of operations for the current and two most recent prior years are summarized below (in thousands):

	2019	2018	2017
Cash and Cash Equivalents (Unrestricted and Restricted)	$ 109,748	$ 132,023	$ 72,123
Notes Receivable	-	-	22,268
Investments (Unrestricted and Restricted)	71,316	70,553	61,071
Mortgage-Backed Securities and Mortgage Loans Receivable	1,185,355	897,192	775,794
Total Assets	1,385,980	1,115,401	942,204
Bonds Payable	1,045,344	815,322	646,567
Total Liabilities	1,110,083	880,769	695,260
Total Net Position	276,273	235,115	247,569
Total Operating Revenues	61,963	50,745	50,481
Total Operating Expenses	51,108	40,569	38,228
Operating Income	10,855	10,176	12,253
Total Nonoperating Revenues (Expenses)	30,303	(22,630)	(18,204)
Change in Net Position	41,158	(12,454)	(5,951)

The most impactful trends experienced by the Authority in this fiscal year's financial performance were the change in the Single Family Mortgage Program funding strategy and continued implementation of the new servicing business line. Due to the change in the economics of the mortgage program, the Authority issued tax-exempt bonds for all first-time homebuyer mortgage production. Rather than selling the mortgage-backed securities (MBS) originated through the Authority's mortgage program into the secondary market, the MBS were purchased with bond proceeds and recorded as assets on the statements of net position. The bond execution primarily produces long-term annuity cash flows in comparison to loan sales, which provide one-time administrative fee income. In addition, through the bond execution the Authority incurs bond cost of issuance expense. Since late 2016 the Authority has been purchasing the servicing rights associated with its loan originations as part of a new servicing business line. This asset earns long-term annuity revenue over the life of the MBS to support servicing functions. As this servicing asset portfolio grows, the income stream will continue to grow over time as well. Financial highlights are summarized as follows:

- Total assets were $1.4 billion, an increase of 24% from September 30, 2018. The increase primarily reflects growth in the Single Family Mortgage Program investments for which new production exceeded loan paydowns and prepayments.

- Fiscal year 2019 MBS purchases and originations totaled $318.8 million as compared to $165.3 million in fiscal year 2018.

- Revenue bonds issued for the Single Family Mortgage program totaled $348.8 million in fiscal year 2019 and totaled $259.2 million in 2018.

- Total liabilities were $1.1 billion, an increase of 26% from September 30, 2018 due to revenue bond activity.

- In fiscal year 2019 net position increased $41.2 million including the net change in fair value of investments and $10.9 million excluding the net change in fair value of investments.

FINANCIAL POSITION

The net position of the Authority increased $41.2 million from September 30, 2018 to September 30, 2019 and decreased $12.5 million from September 30, 2017 to September 30, 2018. The following table is a condensed summary of net position at September 30, 2019, 2018, and 2017 (in thousands):

	2019	2018	2017
Assets			
Current Assets	$ 69,832	$ 73,839	$ 92,579
Noncurrent Assets	1,316,148	1,041,562	849,625
Total Assets	1,385,980	1,115,401	942,204
Deferred Outflows of Resources			
Unamortized Loss on Refunding	376	483	625
Liabilities			
Current Liabilities	72,313	63,930	59,265
Noncurrent Liabilities	1,037,770	816,839	635,995
Total Liabilities	1,110,083	880,769	695,260
Net Position			
Investment in Capital Assets	1,184	1,223	1,054
Restricted	61,715	36,696	56,472
Restricted for Land Title Trust and Housing Trust	30,351	28,628	27,974
Unrestricted	183,023	168,568	162,069
Total Net Position	$ 276,273	$ 235,115	$ 247,569

COMPARISON OF YEARS ENDED SEPTEMBER 30, 2019 AND 2018

The decrease in cash and cash equivalents of $22.2 million reflects a decrease in restricted cash due to the timing of Single Family Mortgage Program bond transaction closings. Additionally, the Authority experienced a decrease in cash balances for funds obtained through borrowings from the Federal Home Loan Bank of Dallas made to warehouse single family mortgage loans originated through the Authority's mortgage programs.

During this fiscal year, the Authority purchased $318.8 million of MBS and $462.1 million in whole loans. MBS and whole loan purchases were offset by $66.4 million in repayments of securitized mortgage loans and $460.1 million of whole loan and down payment assistance loan repayments during the year, thus the financials reflect a $288.2 million net increase of MBS and mortgage loans receivable.

The purchased mortgage servicing rights portfolio associated with the loan originations increased $3.8 million for a total portfolio of $10.9 million at year end.

Over the past year due to increased tax-exempt bonding activity the Authority experienced a 26% increase in liabilities. Proceeds from the sale of bonds and notes payable were $726.5 million; bond and note repayments and refundings totaled $497.5 million, resulting in the net increase for the year.

COMPARISON OF YEARS ENDED SEPTEMBER 30, 2018 AND 2017

The increase in cash and cash equivalents of $59.9 million reflects an increase in restricted cash from a Single Family Mortgage Program bond transaction that closed in late September right before year-end. This increase is offset by a decrease in cash balances for funds obtained through borrowings from the Federal Home Loan Bank of Dallas made to warehouse single family mortgage loans originated through the Authority's mortgage programs.

During the 2018 fiscal year, the Authority purchased $165.3 million of MBS and $445.6 million in whole loans during the year. MBS and whole loan purchases were offset by $55.6 million in repayments of securitized mortgage loans and $410.5 million of whole loan and down payment assistance loan repayments during the year. This accounts for the $121.4 million net increase of MBS and mortgage loans receivable. For the first time since 2011, new MBS and loan activity outpaced repayments. As noted above these variances are due to the change in the economics of the Single Family Mortgage Program. Additionally, the servicing rights portfolio associated with the loan originations increased $3.6mm. The overall effect of these elements resulted in the 18% increase in total assets.

Due to increased tax-exempt bonding activity and increased borrowing from the Federal Home Loan Bank of Dallas to support mortgage loan warehousing activity, the Authority experienced a 27% increase in liabilities during 2018. Proceeds from the sale of bonds and notes payable were $555.5 million; bond and note repayments and refundings totaled $374.2 million, resulting in the net increase for the year.

CHANGE IN FINANCIAL POSITION

The operating income for the year increased by approximately $0.7 million when compared to fiscal year 2018. The following table is a condensed summary of changes in net position for the years ended September 30, 2019, 2018, and 2017 (in thousands):

	2019	2018	2017
Operating Revenues			
Interest on Loans and MBS	$ 42,488	$ 33,716	$ 33,928
Interest on Securities and Investments	3,940	2,753	2,355
Program Revenues	5,593	4,225	2,836
Loan and Commitment Fees	3,281	1,843	520
Administrative Fees	5,175	7,776	9,560
Other Revenues	1,486	432	1,282
Total Operating Revenues	61,963	50,745	50,481
Operating Expenses			
Interest Expense	31,873	23,857	24,435
Administrative Fees and Other Expenses	19,235	16,712	13,793
Total Operating Expenses	51,108	40,569	38,228
Operating Income	10,855	10,176	12,253
Nonoperating Revenues (Expenses)			
Net Increase (Decrease) in Fair Value of Investments	30,228	(22,697)	(18,195)
Grant Income	48,481	44,686	43,095
Grant Expense	(48,481)	(44,686)	(43,095)
Land Title Trust Contributions	107	75	28
Land Title Trust Distributions	(32)	(8)	(37)
Total Nonoperating Revenues (Expenses)	30,303	(22,630)	(18,204)
Change in Net Position	41,158	(12,454)	(5,951)
Total Net Position - Beginning of Year	235,115	247,569	253,520
Total Net Position - End of Year	$ 276,273	$ 235,115	$ 247,569

COMPARISON OF YEARS ENDED SEPTEMBER 30, 2019 AND 2018

Operating revenues increased $11.2 million from 2018 to 2019, approximately 22%, because of increased interest income, loan commitment fees and program revenues. As a result of the level of tax-exempt bond issuance and reduction of MBS loan sales into the secondary market during the year, interest income increased $8.8 million, loan commitment fees increased $1.4 million which were offset by decreases in administrative fees of $2.6 million. Program revenues increased by $1.4 million due to the growth of the servicing portfolio.

Operating expenses increased by $10.5 million in 2019, approximately 26%, primarily due to increases in bond interest expense of $7.8 million, $1.1 million in provision for loan loss and bond issuance costs of $0.6 million.

The change in fair value of securities for 2019 was an increase of $30.2 million compared to a decrease of $22.7 million in 2018. This represents an increase in the overall fair market value of investments, held at September 30, 2019 compared to September 30, 2018. These valuation changes are due to the interest rate sensitivity of these assets and they are adjusted as required by GASB Statement No. 31, *Accounting and Financial Reporting for Certain Investments and for External Investment Pools* (GASB No. 31) to fair value. The majority of the assets impacted by the GASB valuation requirement are the MBS held on the Authority's statement of net position that serve as collateral for the single family bonds issued and provide the revenue source to repay those debt obligations; legally the Authority cannot sell or trade the related securities unless the bonds are optionally redeemable and redeemed. Rating agencies do not include GASB No. 31 valuation adjustments in their analysis of a Housing Finance Agency's (HFA) performance; these adjustments represent unrealized gains or losses and the Authority considers these valuation changes nonoperating revenues.

COMPARISON OF YEARS ENDED SEPTEMBER 30, 2018 AND 2017

Operating revenues increased $0.3 million from 2017 to 2018, approximately 0.5%, because of increased interest income, loan commitment fees and program servicing fees offset by a decrease in administrative fees and gains on sales of assets. The increase in loan commitment fees was $1.3 million and the decrease in administrative fees was $1.8 million as a result of the change in single family program funding. Program servicing fees increased by $1.4 million due to the growth of the servicing portfolio. Lastly, in fiscal year 2017 the Authority realized one-time gains on sale of assets of $0.8 million that did not recur this year.

Operating expenses increased by $2.3 million in 2018, approximately 6%, primarily due to increased bond issuance costs of $1.4 million and administrative expenses of $1.8 million to support record mortgage production and expenses related to servicing. This was offset by decreased interest expense of $0.6 million because of lower debt service due to debt restructuring.

The change in fair value of securities for 2018 was a decrease of $22.7 million compared to a decrease of $18.2 million in 2017. This represents a decrease in the overall fair market value of investments, held at September 30, 2018 compared to September 30, 2017. These valuation changes are due to the interest rate sensitivity of these assets and they are adjusted as required by GASB Statement No. 31, *Accounting and Financial Reporting for Certain Investments and for External Investment Pools* (GASB No. 31) to fair value. The majority of the assets impacted by the GASB valuation requirement are the MBS held on the Authority's statement of net position sheet that serve as collateral for the single family bonds issued and provide the revenue source to repay those debt obligations; legally the Authority cannot sell or trade the related securities unless the bonds are optionally redeemable and redeemed. Rating agencies do not include GASB No. 31 valuation adjustments in their analysis of an HFA's performance; these adjustments represent unrealized gains or losses and the Authority considers these valuation changes nonoperating revenues.

DEBT ADMINISTRATION

Most of the debt maintained by the Authority to fund affordable housing activities in New Mexico is tax-exempt bonds that are issued under the Internal Revenue Code and Treasury Regulations governing either mortgage revenue bonds or residential rental projects. The Federal Tax Reform Act of 1986 imposes an annual ceiling on the aggregate amount of federally tax-exempt private activity bonds or Private Activity Bond Cap (Bond Cap). Each year, the New Mexico State Board of Finance receives and allocates Bond Cap based on the federal formula to both single and multifamily housing for tax-exempt bonding purposes.

In conjunction with bond issuance activities, the Authority continually investigates and utilizes financing and debt management techniques designed to achieve its goals of minimizing interest expense and efficiently utilizing Bond Cap while managing risk and responding to changing capital markets. The Authority evaluates other innovative bond financing structures and asset/liability management strategies as needed to maximize earnings in both the long and short-term. This includes evaluating tax-exempt housing bond structures, issuing taxable bonds when rates are beneficial, and reviewing callable bond programs to determine if earnings could be maximized by eliminating debt and using the assets to generate more income or as subsidy to upcoming bond issues creating mortgage rates that are more competitive. The Authority reviews and monitors indenture program parity, cash flow projections, and prepayment speeds. Management of the overall bond portfolio and related assets is an active and ongoing process.

During fiscal year 2019, the Authority issued $348.8 million of Single Family Mortgage Program revenue bonds of which approximately $48.9 million was related to bond refunding transactions. This is $89.6 million more than the $259.2 million issued in 2018. The issuance of debt increased during fiscal year 2019 due to favorable market conditions. The Authority also sold $107.1 million of single family mortgages into the secondary market during the year. Due to the improved interest rate environment and the continuous lending origination model, interest margin increased approximately $1.4 million this fiscal year in comparison to 2018. The Authority redeemed $109.6 million of Single Family Mortgage Program bonds due to repayments and maturities, compared to $98.3 million in 2018.

During fiscal year 2018, the Authority issued $259.2 million of Single Family Mortgage Program revenue bonds of which approximately $25.1 million was related to bond refunding transactions. This is $163.1 million more than the $96.1 million issued in 2017. The issuance of debt increased during fiscal year 2018 due to favorable market conditions. The Authority also sold $235.4 million of single family mortgages into the secondary market during the year. Due to the improved interest rate environment and the continuous lending origination model, interest margin increased approximately $0.4 million this fiscal year in comparison to 2017. The Authority redeemed $98.3 million of Single Family Mortgage Program bonds due to repayments and maturities, compared to $131.9 million in 2017.

During fiscal year 2019, the Authority issued $18.7 million of Rental Housing Bonds. During 2018 there were no Rental Housing Bonds issued. In 2019, $19.2 million of Rental Housing Bonds were redeemed due to repayments and maturities compared to $2.3 million in 2018.

During fiscal year 2018, the Authority did not issue any Rental Housing Bonds, while in 2017 $22.2 million Rental Housing Bonds were issued. In 2018, $2.3 million of Rental Housing Bonds were redeemed due to repayments and maturities compared to $32.1 million in 2017.

More detailed information about the Authority's outstanding debt obligations is presented in Notes 5, 6, and 7 of the notes to the basic financial statements.

In addition to issuing bonds to fund the Authority's Single Family Mortgage Program, the Authority also uses short-term borrowings from the Federal Home Loan Bank of Dallas to support the warehousing of single family mortgages originated through the mortgage program as noted in the discussions related to cash and cash equivalents. As of September 30, 2019, those notes outstanding total $35.0 million, in comparison to $36.0 million at the end of 2018. The Authority relies on this liquidity to purchase program mortgages.

ECONOMIC OUTLOOK

The Single Family Mortgage Program, administration of federal affordable housing programs, interest income on Authority loans and investments and servicing income are the primary sources of revenues for the Authority. During 2019, the Authority's programs achieved strong results due to the increase of earning assets on the balance sheet related to the bond execution and overall interest rates provided improved returns in comparison to previous years. We did continue to see better overall economic performance again this year due to rising interest rates, as well as stable gross domestic product, lower unemployment, and wage growth. The New Mexico housing market was strong and the Authority experienced record high demand for the Single Family Mortgage Program.

The Authority's Single Family Mortgage Programs rely on short-term liquidity to purchase the mortgage loans from the lenders which are then securitized into Federal National Mortgage Association (Fannie Mae) and Government National Mortgage Association (Ginnie Mae) MBS by the Authority's third-party sub-servicer. The underlying mortgage loans are all fixed-rate, 30-year loans meeting the criteria for guarantee by Fannie Mae and Ginnie Mae. The Fannie Mae and Ginnie Mae guarantees ensure that the holder of the security issued by the Authority receives the timely payment of scheduled monthly principal and any unscheduled recoveries of principal on the underlying mortgages, plus interest at the rate provided for in the securities. To date, Fannie Mae, Ginnie Mae, MBS and bond investors have continued to provide liquidity without interruption to the Authority's Single Family Mortgage Program.

The MBSs, which provide collateral for the Single Family Mortgage Program bonds, had previously been rated AAA. However, on August 5, 2011, Standard and Poor's Rating Services (S&P) downgraded the United States of America (U.S.) long-term rating to AA+ due to political risks and rising debt burden. A "Negative Outlook" was also placed on the rating. During 2015, S&P revised the outlook from negative to stable. As a result of the initial U.S. downgrade, S&P lowered its rating on certain publicly financed debt issues that are credit enhanced by Fannie Mae and Ginnie Mae. During 2015, the Authority changed its primary rating agency relationship to Moody's Investors Service (Moody's). Moody's has not downgraded the U.S. and provides a AAA rating for all bonds backed by Fannie Mae and Ginnie Mae credit enhanced securities. Currently, approximately 40% of the Authority's bonds outstanding reflect the AA+ S&P rating and approximately 60% reflect the AAA Moody's rating. The Authority's single family housing bonds moving forward will carry the AAA rating.

Bond proceeds and monthly MBS revenues received between debt service dates are invested in a government money market fund. The current interest rate environment has allowed the Authority to limit the negative arbitrage experienced for these programs. Restricted cash related to bond issuance remain fully invested and cash flows are monitored closely. All the Authority's single family bonds continue to meet all required rating agency cash flow stress tests.

The Authority's investments outside of the Single Family Mortgage Programs are also conservative and include the AAAm rated New Mexico State Treasurer's Local Government Investment Pool and internal loan warehousing for short-term investments. Liquid and marketable U.S. Treasury and agency obligations and Authority program MBS are maintained in the intermediate term investment portfolio. For long-term investment purposes the Authority invests in program MBS as well as the nonrated New Mexico State Investment Council Investment Funds Program (SIC). The Authority's SIC portfolio includes corporate investment grade bond funds (33%), a large cap equities fund (31%), a small/mid cap fund (14%), a non-U.S. developed markets fund (17%) and a non-U.S. emerging markets fund (5%). Several years ago, to improve investment returns, the Authority began investing in its own MBS as bond programs became callable and residual MBS from those bond programs became available.

Due to the strong investment returns associated with that asset class, the Authority now carries MBS in the long-term portion of the investment portfolio. Both the intermediate and long-term MBS portfolios yielded approximately 5.2%. During this fiscal year, the U.S. Treasury and agency obligations provided yields of 2.1%. Investments in the SIC experienced $1.2 million in fair market value gains in comparison to 2018 when fair market value gains were $0.3 million. Although year-over-year fluctuations were minimal, there continued to be extreme market volatility from month to month during the year. The overall rate of return on the Authority's SIC long-term portfolio for 2019 was 5.97%.

Moving into fiscal year 2020, the Authority expects to continue to utilize both the secondary market and bond issuance to fund the Single Family Mortgage Program depending on market conditions. Based on the economic forecasts, the cost of funds in the traditional tax-exempt bond market is expected to be less prohibitive and more advantageous to the Authority and potential borrowers. This not only provides a mechanism for growing the Authority's earning asset base but also provides long-term administrative fee cash flows rather than one-time transaction fees related to loan sales. There will still be challenges in competing with the historically low mortgage interest rates currently offered in the traditional mortgage market. If borrowers have good credit and are not in need of down payment assistance, they may be able to get better mortgage rates elsewhere. The Authority does, however, believe that the down payment assistance programs will help in maintaining program demand and viability. Additionally, the Authority will continue to purchase the mortgage servicing rights associated with the Single Family Mortgage Program growing that new revenue base for the organization.

Market interest rates have an effect on both the Single Family Mortgage Programs and investment income revenues. During the last part of the fiscal year, federal fiscal policy in relation to interest rates began to shift downward again. If interest rates increase, the Authority expects interest income on loans and investment income to increase as new loans are originated and new investments are purchased at a higher level. If interest rates fall, the Authority expects interest income on loans, and investment income to decrease as new loans are originated and new investments are purchased at lower levels. Market forecasts indicate that traditional mortgage and reinvestment rates will continue at current levels. In regard to prepayments, with the increase in mortgage rates, prepayments will stabilize or even continue to decrease. Conversely, a decrease in mortgage interest rates could cause an increase in prepayments. As previously discussed, the Authority will continue to issue bonds to fund the Single Family Mortgage Program as long as capital markets provide the current economic benefits. If so, revenues related to the program will flow to the Authority as long-term annuity revenue over time. The Authority anticipates that federal funding levels for affordable housing programs will remain stable or increase slightly, providing administrative fee income related to those programs at the current levels.

This financial report is presented to provide our constituents and investors with a general overview of the Authority's finances and to demonstrate the Authority's financial accountability over its resources. If you have questions about the report or need additional financial information, please contact the Deputy Director of Finance and Administration at New Mexico Mortgage Finance Authority, 344 Fourth Street SW, Albuquerque, New Mexico 87102, or visit our website at www.housingnm.org.

BASIC FINANCIAL STATEMENTS

NEW MEXICO MORTGAGE FINANCE AUTHORITY
(A COMPONENT UNIT OF THE STATE OF NEW MEXICO)
STATEMENTS OF NET POSITION
SEPTEMBER 30, 2019 AND 2018
(IN THOUSANDS)

	2019	2018
ASSETS		
CURRENT ASSETS		
Cash and Cash Equivalents:		
Unrestricted	$ 29,812	$ 37,924
Restricted	21,949	17,864
Restricted Cash Held in Escrow	10,679	10,921
Total Cash and Cash Equivalents	62,440	66,709
Accrued Interest Receivable	4,183	3,435
Other Current Assets	3,209	3,695
Total Current Assets	69,832	73,839
NONCURRENT ASSETS		
Restricted Cash and Cash Equivalents	47,308	65,314
Investments:		
Restricted Investments	13,815	14,139
Unrestricted Investments	56,771	56,263
Unrealized Gain on Restricted and Unrestricted Investments	730	151
Total Investments, Net	71,316	70,553
Restricted Securitized Mortgage Loans, Net:		
Securitized Mortgage Loans, Net	923,608	666,320
Unrealized Gain on Securitized Mortgage Loans	29,810	160
Restricted Securitized Mortgage Loans, Net	953,418	666,480
Mortgage Loans, Net:		
Restricted Mortgage Loans, Net	88,001	103,973
Restricted Trust Funds Mortgage Loans, Net	15,078	13,932
Unrestricted Mortgage Loans, Net	128,858	112,807
Total Mortgage Loans, Net	231,937	230,712
Capital Assets, Net	1,184	1,223
Intangible Assets	10,960	7,179
Other Noncurrent Assets	25	101
Total Noncurrent Assets	1,316,148	1,041,562
Total Assets	1,385,980	1,115,401
DEFERRED OUTFLOWS OF RESOURCES		
Unamortized Loss on Refunding Bonds	376	483
Total Assets and Deferred Outflows of Resources	$ 1,386,356	$ 1,115,884

See accompanying Notes to Financial Statements.

NEW MEXICO MORTGAGE FINANCE AUTHORITY
(A COMPONENT UNIT OF THE STATE OF NEW MEXICO)
STATEMENTS OF NET POSITION (CONTINUED)
SEPTEMBER 30, 2019 AND 2018
(IN THOUSANDS)

LIABILITIES AND NET POSITION	2019	2018
CURRENT LIABILITIES		
Escrow Deposits and Reserves	$ 10,575	$ 10,814
Accrued Interest Payable	5,880	3,265
Accounts Payable and Other Accrued Expenses	9,439	11,411
Compensated Absences	403	414
Current Portion of Bonds Payable	20,942	16,952
Current Portion of Notes Payable	25,074	21,074
Total Current Liabilities	72,313	63,930
NONCURRENT LIABILITIES		
Bonds Payable	1,024,402	798,370
Notes Payable	13,202	18,270
Other Noncurrent Liabilities	166	199
Total Noncurrent Liabilities	1,037,770	816,839
Total Liabilities	1,110,083	880,769
NET POSITION		
Investment in Capital Assets	1,184	1,223
Restricted for Debt Service	61,715	36,696
Restricted for Land Title Trust and Housing Trust	30,351	28,628
Unrestricted	183,023	168,568
Total Net Position	276,273	235,115
Total Liabilities and Net Position	$ 1,386,356	$ 1,115,884

See accompanying Notes to Financial Statements.

NEW MEXICO MORTGAGE FINANCE AUTHORITY
(A COMPONENT UNIT OF THE STATE OF NEW MEXICO)
STATEMENTS OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
YEARS ENDED SEPTEMBER 30, 2019 AND 2018
(IN THOUSANDS)

	2019	2018
OPERATING REVENUES		
Interest on Mortgage Loans and Securitized Mortgage Loans	$ 42,488	$ 33,716
Interest on Securities and Investments	3,940	2,753
Housing Program Income	1,196	1,157
Program Servicing Fees	4,397	3,068
Loan and Commitment Fees	3,281	1,843
Administrative Fees	5,175	7,776
Other Revenues	1,486	432
Total Operating Revenues	61,963	50,745
OPERATING EXPENSES		
Interest Expense	31,873	23,857
Bond Issuance Costs	3,033	2,398
Provision for (Recovery of) Loan Losses	839	(218)
Administrative and Other Expenses	15,363	14,532
Total Operating Expenses	51,108	40,569
OPERATING INCOME	10,855	10,176
NONOPERATING REVENUES (EXPENSES)		
Net Decrease in Fair Value of Investments	30,228	(22,697)
Grant Income	48,481	44,686
Grant Expense	(48,481)	(44,686)
Land Title Trust Contributions	107	75
Land Title Trust Distributions	(32)	(8)
Total Nonoperating Income (Expense)	30,303	(22,630)
CHANGE IN NET POSITION	41,158	(12,454)
Total Net Position - Beginning of Year	235,115	247,569
TOTAL NET POSITION - END OF YEAR	$ 276,273	$ 235,115

See accompanying Notes to Financial Statements.

NEW MEXICO MORTGAGE FINANCE AUTHORITY
(A COMPONENT UNIT OF THE STATE OF NEW MEXICO)
STATEMENTS OF CASH FLOWS (CONTINUED)
YEARS ENDED SEPTEMBER 30, 2019 AND 2018
(IN THOUSANDS)

	2019	2018
CASH FLOWS FROM OPERATING ACTIVITIES		
Purchase of Loans	$ (462,071)	$ (445,599)
Receipts of Loan Repayments	460,076	410,450
Discount (Premium) on Loans	(9)	-
Loan and Commitment Fees	3,281	1,843
Mortgage Interest Received	41,740	34,829
Purchase of Securitized Mortgage Loans	(318,807)	(165,335)
Discount (Premium) on MBS	(4,900)	-
Principal Repayment of Securitized Mortgage Loans	66,420	55,611
Restricted Escrow and Reserves, Net	(239)	567
Receipts for Services	8,515	14,186
Payments to Employees for Services	(7,308)	(6,661)
Payments to Suppliers of Goods or Services	(5,039)	(5,625)
Other Payments	(3,860)	(3,334)
Net Cash Used by Operating Activities	(222,201)	(109,068)
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES		
Proceeds from Sale of Bonds and Notes Payable	726,499	555,465
Repayment and Refunding of Bonds and Notes Payable	(497,545)	(374,247)
Payment of Interest on Bonds and Notes	(31,873)	(25,244)
Payment for Bond Issuance Costs	(3,033)	(2,398)
Receipt of Grant Income	48,541	44,751
Payment of Grant to Subrecipients	(48,541)	(44,751)
Contributions to Land Title Trust	107	76
Land Title Trust Distribution	(32)	(7)
Net Cash Provided by Noncapital Financing Activities	194,123	153,645
CASH FLOWS FROM CAPITAL FINANCING ACTIVITIES		
Purchases of Capital Assets	(147)	(298)
Proceeds from the Sale of Capital Assets	-	2
Net Cash Used by Capital Financing Activities	(147)	(296)
CASH FLOWS FROM INVESTING ACTIVITIES		
Payments of Notes Receivable	-	22,268
(Purchase) Sale of Other Real Estate Owned	(52)	228
Purchase of Investments	(29,806)	(64,294)
Proceeds from Maturity and Sale of Investments	32,212	55,764
Investment Interest Income	3,382	1,776
Premium on Investments	(30)	(122)
Gain (Loss) on Sale of Securities	244	(1)
Net Cash Provided by Investing Activities	5,950	15,619
NET CHANGE IN CASH AND CASH EQUIVALENTS	(22,275)	59,900
Cash and Cash Equivalents - Beginning of Year	132,023	72,123
CASH AND CASH EQUIVALENTS - END OF YEAR	$ 109,748	$ 132,023
Current Cash and Cash Equivalents	$ 62,440	$ 66,709
Noncurrent Cash and Cash Equivalents	47,308	65,314
Cash and Cash Equivalents - End of Year	$ 109,748	$ 132,023

See accompanying Notes to Financial Statements.

NEW MEXICO MORTGAGE FINANCE AUTHORITY
(A COMPONENT UNIT OF THE STATE OF NEW MEXICO)
STATEMENTS OF CASH FLOWS (CONTINUED)
YEARS ENDED SEPTEMBER 30, 2019 AND 2018
(IN THOUSANDS)

	2019	2018
RECONCILIATION OF OPERATING INCOME TO NET CASH USED BY OPERATING ACTIVITIES		
Operating Income	$ 10,855	$ 10,176
Adjustments to Reconcile Operating Income to Net Cash Used by Operating Activities:		
Bond Issuance Costs	3,033	2,398
Loan and Commitment Fees	(3,281)	(1,843)
Amortization of Securitized Mortgage Loans and Mortgage Loan Discounts/Premiums	1,419	1,443
Loss (Gain) on Sale of Assets	125	(415)
Depreciation Expense	186	415
Provision (Recovery) of Loan Losses	839	(218)
Investment Interest Income	(3,940)	(2,753)
Interest Expense on Bonds and Notes Payable	31,873	23,857
Changes in Assets and Liabilities:		
Accrued Interest Receivable on Securitized Mortgage Loans and Mortgage Loans	(748)	(351)
Other Current Assets	486	(781)
Other Noncurrent Assets	(3,705)	(3,384)
Accounts Payable and Other Accrued Expenses	(1,972)	5,297
Other Noncurrent Liabilities	(33)	46
Securitized Mortgage Loans, Net Cost	(256,113)	(107,587)
Mortgage Loans	(1,225)	(35,368)
Net Cash Used by Operating Activities	$ (222,201)	$ (109,068)

See accompanying Notes to Financial Statements.

NOTE 1 BASIS OF ACCOUNTING AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Reporting Entity

New Mexico Mortgage Finance Authority (the Authority) is a semi-autonomous instrumentality of the State of New Mexico (the State), created April 10, 1975 under the Mortgage Finance Authority Act (the Act) enacted as Chapter 303 of the Laws of 1975 of the State. Pursuant to the Act, the Authority is authorized to undertake various programs to assist in the financing of housing for persons of low and moderate income in the State. The Authority is led by seven board members. Four of the board members are from the private sector and are appointed by the governor with the advice and consent of the state senate. Three are ex-officio voting members who serve by virtue of their state office, including the lieutenant governor, the state's attorney general and the state treasurer.

On September 19, 2007, the Authority established the nonprofit legally separate entity of the New Mexico Affordable Housing Charitable Trust (the Trust), which was created to support the purpose and programs of the Authority. The Authority acting through its board of directors in accordance with the Act, is the trustee. The Authority supports the ongoing operations of the Trust with an annual contribution in the amount of the cost of operations. As such, the Trust is determined to be a blended component unit of the Authority.

For financial reporting purposes, the Authority is considered a discretely presented component unit of the State of New Mexico in accordance with Governmental Accounting Standards Board (GASB) No. 14 and No. 61.

Bonds and other obligations issued by the Authority under the provisions of the Act are not a debt or liability of the State or any subdivision thereof.

Basis of Presentation

The Authority presents its financial statements in accordance with GASB Statement No. 34, *Basic Financial Statements – and Management's Discussion and Analysis – for State and Local Governments* (GASB No. 34); GASB Statement No. 37, *Basic Financial Statements – and Management's Discussion and Analysis – for State and Local Governments: Omnibus*; and GASB Statement No. 38, *Certain Financial Statement Note Disclosures*.

Basis of Accounting

For financial purposes, the Authority is considered a special-purpose government engaged in business-type activities. The financial statements are prepared using the economic resources measurement focus and the accrual basis of accounting in conformity with U.S. generally accepted accounting principles. Under the accrual basis, revenues are recognized when earned, and expenses are recorded when incurred. All significant intra-entity transactions have been eliminated.

NOTE 1 BASIS OF ACCOUNTING AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities 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. Significant estimates to the Authority's financial statements include the allowance for loan losses and fair value estimates. Actual results could differ from those estimates.

Programs

The following describes the nature of the programs maintained by the Authority:

- Single Family Mortgage Programs – Accounts for the proceeds from bonds, the debt service requirements of the bonds, and the related mortgage loans for single-family, owner-occupied housing in New Mexico. Management expects to be able to securitize single family mortgage loans to maturity with no funding requirement necessary from the Authority. Each single family bond indenture is accounted for as a segment. (See supplementary schedules.)

- Rental Housing Programs – Accounts for the proceeds from bonds, the debt service requirements of the bonds, and the related loans to qualified lenders for the purpose of financing multifamily rental housing facilities in New Mexico. Each multifamily bond indenture is accounted for as a segment. (See supplementary schedules.)

- General Accounts – Accounts for assets, liabilities, revenues, and expenses not directly attributable to a bond program. Most of the bond resolutions of the programs permit the Authority to make cash transfers to the general accounts after establishing reserves required by the bond resolutions. The general accounts financially support the bond programs when necessary. The general accounts include proprietary loan programs developed by the Authority to meet the needs of low- and moderate-income borrowers not served by traditional lending programs. This group of accounts is referred to as the Housing Opportunity Fund and includes the ACCESS Loan program, HERO Loan program, Primero program, Partners program, and several down payment assistance programs.

NOTE 1 BASIS OF ACCOUNTING AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Programs (Continued)

- Housing Programs – Accounts for activities and programs financed by federal and state grants over which the Authority exercises fiscal and administrative control. The following is a brief description of the significant programs:

  - *Low-Income Housing Tax Credit Program (LIHTC)* – The LIHTC program was established to promote the development of low-income rental housing through tax incentives rather than direct subsidies. The LIHTC is a 10-year federal tax credit against a taxpayer's ordinary income tax liability that is available to individuals (directly or through partnerships) and corporations who acquire or develop and own qualified low-income rental housing.

  - *HOME Investment Partnership Program (HOME)* – Congress created the HOME program as part of the National Affordable Housing Act of 1991. The Authority administers the federal funds to carry out program activities related to down payment assistance, homeowner and rental rehabilitation, and multifamily rental housing finance.

  - *Section 8 Program* – The Section 8 program provides housing assistance payments to participating owners on behalf of eligible tenants to provide decent, safe, and sanitary housing for very low-income families at rents they can afford.

  - *The Weatherization Assistance Program (WAP)* – WAP is a long term grant program funded by the U.S. Department of Energy and utility companies. The purpose of the program is to make low income households more energy efficient, thereby reducing the utility bills of these families. The funds may be used for leakage reduction, incidental repairs, health and safety measures, insulation, storm windows and doors, and energy efficiency training.

  - *The Low-Income Home Energy Assistance Program (LIHEAP)* – LIHEAP provides low-income households with a one-time cash benefit to help pay their utility bills. Up to 15% of the program grant, the only portion administered by the Authority, can be used for rehabilitation and can be combined with the WAP funds.

  - *The Emergency Solutions Grants Program (ESG)* – ESG provides assistance to units of local government or nonprofit organizations to improve the quality of existing emergency shelters, to help meet the costs of operating emergency shelters, and to provide certain essential social services to homeless individuals and families.

NOTE 1 BASIS OF ACCOUNTING AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Programs (Continued)

- *Housing Opportunities for Persons with AIDS Program (HOPWA)* – The HOPWA program is designed to provide states and localities with resources and incentives to devise long-term strategies for meeting the housing needs of persons with acquired immune deficiency syndrome (AIDS) or related diseases.

- *Tax Credit Assistance Program (TCAP) (Recovery Act Funded)* – TCAP provided grant funds to state housing credit agencies for capital investments in rental projects that received an award of LIHTC during the period from October 1, 2006 to September 30, 2009, and required additional funding to be completed and placed into service in accordance with the LIHTC requirements of Section 42 of the Internal Revenue Code (IRC).

- *Federal Housing Trust Fund (HTF)* – The HTF, funded by an assessment on loans made by Fannie Mae and Freddie Mac and administered by HUD, was established under the Housing and Economic Recovery Act of 2008. The purpose of the HTF is to increase and preserve the supply of decent, safe, and sanitary affordable housing for extremely low-income and very low-income households, including homeless families. The Authority's program provides funds for the production, preservation, and rehabilitation of affordable rental housing units for families earning no more than 30% of the area median income.

- *Capital Magnet Fund (CMF)* – The CMF, funded by United States Treasury grants, is to attract financing for and increase investment in affordable housing for low-income, very low-income, and extremely low-income people and certain related economic and community development activities. The Authority's program provides down payment assistance to first-time homebuyers who meet the program qualifications.

- *New Mexico Housing Trust Fund (NMHTF)* – The NMHTF's purpose is to provide flexible funding for housing initiatives in order to produce significant additional housing investment in the State. The fund consists of all distributions and appropriations made to the fund. Earnings of the fund shall be credited to the fund, and unexpended and unencumbered balances in the fund shall not revert to any other fund. The Authority is the trustee for the fund. The fund receives revenue from the following recurring sources: 1) appropriations and transfers from the State; 2) any other money appropriated or distributed to the fund; 3) any private contributions to the fund; or 4) earnings of the fund. Money in the fund is appropriated to the Authority for the purposes of carrying out the provisions of the New Mexico Housing Trust Fund Act, which are to provide affordable residential housing to persons of low or moderate income.

NOTE 1 BASIS OF ACCOUNTING AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Programs (Continued)

- *Land Title Trust Fund (LTTF)* – Pursuant to the Land Title Trust Fund Act, depository institutions that maintain trust or escrow accounts for customers may establish and make available pooled interest-bearing transaction accounts for title company escrows. The interest earned from this program is forwarded to the LTTF. The account agreement between the depositor and the financial institution shall expressly provide for the required remittance of interest. The Authority is trustee for the fund. The trustee shall deposit in the fund money received by it pursuant to the Low-Income Housing Trust Act and the Land Title Trust Fund Act, and use funds to finance in whole or part any loans or grant projects that will provide housing for low-income persons or for other uses specified in the Land Title Trust Fund Act.

Cash and Cash Equivalents

Certain cash, cash equivalents, and investments are designated by the board of directors of the Authority for specific purposes (Note 12). For purposes of the statements of cash flows, the Authority considers all cash on hand and in banks and all highly liquid securities and investments purchased with an original maturity of three months or less held in accounts used primarily for the payment of debt service to be cash equivalents.

Restricted cash and cash equivalents include fixed-rate investment agreements, which represent funds invested in unsecured nonparticipating contracts with financial institutions, and are valued at the contract amounts. Such investments are considered highly liquid with an original maturity of three months or less held in accounts, which are used primarily for the payment of debt service. Accordingly, such investments are treated as cash equivalents. Also included in restricted cash are escrow balances held in deposit on behalf of mortgages for whom the Authority acts as servicer.

Unrestricted and Restricted Investments

Unrestricted and restricted investments include U.S. government obligations, obligations of government-sponsored entities, mortgage-backed securities (MBSs), and amounts in investment pools of the New Mexico State Investment Council. These securities are stated at fair value based upon quoted market prices and changes in the fair value are reported in the statements of revenue, expenses, and changes in net position as net increase (decrease) in fair value of investments, in accordance with GASB Statement No. 31, *Accounting and Financial Reporting for Certain Investments and for External Investment Pools* (GASB No. 31) and GASB Statement No. 72, *Fair Value Measurement and Application* (GASB No. 72).

NOTE 1 BASIS OF ACCOUNTING AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Securitized Mortgage Loans

Securitized mortgage loans consist primarily of Fannie Mae and Ginnie Mae MBSs, which were pooled and securitized by a contract servicer utilizing Single Family Mortgage Program loans purchased by the Authority. These securities are stated at fair value, and changes in the fair value are reported as nonoperating revenues (expenses) in the statements of revenues, expenses, and changes in net position as net increase (decrease) in fair value of investments, in accordance with GASB No. 31 and GASB No. 72. The bond issue trustees use a third-party pricing service to compute the MBS fair value.

Mortgage Loans

Mortgage loans receivable are carried at the unpaid principal balance outstanding less an allowance for estimated loan losses. Mortgage loans are secured by first liens on the related properties, with the exception of down payment and closing cost assistance (DPA) loans. Mortgage loans purchased by the Authority are required to be insured by the Federal Housing Administration (FHA) or private mortgage insurance, or guaranteed by the Veterans' Administration (VA). Conventional loans with a loan-to-value ratio of 80% or less do not require insurance. These policies insure, subject to certain conditions, mortgage loans against losses not otherwise insured, generally for specified percentages of the principal balance due plus accrued interest and other expenses sustained in preservation of the property.

For qualifying borrowers in the Single Family Mortgage Programs, the Authority offers loans to provide DPA. DPA loans are secured by second liens. Additionally, included in mortgage loans as of September 30, 2019 and 2018 were $4.0 million of loans to borrowers of certain nonprofit organizations, which are subject to reimbursement provisions in lieu of insurance.

Allowance for Mortgage Loan Losses

Losses incurred on mortgage loans are charged to the allowance for mortgage loan losses. The provision for loan losses is charged to expense when, in management's opinion, the realization of all or a portion of the loans or properties owned is doubtful.

In evaluating the provision for loan losses, management considers the age of the various loan portfolios, the relationship of the allowances to outstanding mortgage loans, collateral values, insurance claims, government guarantees, and economic conditions.

Management of the Authority believes that the allowance for mortgage loan losses is adequate. While management uses available information to recognize losses on mortgage loans, future additions to the allowance may be necessary based on changes in economic conditions.

NOTE 1 BASIS OF ACCOUNTING AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Interest on Mortgage Loans

Interest on mortgage loans is accrued based upon the principal amounts outstanding net of service fee expenses of approximately $85,000 and $86,000 as of September 30, 2019 and 2018, respectively. Mortgage loans are placed on nonaccrual after 90 days' delinquency.

Loan Origination and Commitment Fees

Origination and commitment fees, net of costs, represent compensation received for designating funds for lenders. The Authority recognizes these on an accrual basis.

Bond Issuance Costs

Bond issuance costs are expensed in the period incurred.

Capital Assets

Capital assets are stated at cost, less accumulated depreciation. Furniture, equipment, and software purchased with a unit cost of $5,000 or more and an estimated useful life greater than 1 year are capitalized and depreciated based on the straight-line or the sum-of-the-years' digits method over the estimated useful lives of the assets, which range from 1 to 25 years. Assets under construction are capitalized on the statement of financial position as capital assets, net. However, depreciation expense is not computed on assets under construction until the asset is put into service. Furniture and equipment purchases less than $5,000 or with lives of one year or less, and maintenance and repairs, which do not extend the useful lives of premises and equipment, are charged to expense as incurred.

Intangible Assets

Intangible assets represent 1) Purchased servicing rights – the fees the Authority pays to acquire the servicing of loan portfolios. The purchased servicing rights are capitalized and amortized on the effective-interest method over the estimated remaining life of the acquired portfolio and are carried at lower of cost or market; and 2) Internally generated computer software and commercially available software modified using more than minimal incremental effort before being placed into service that would be capitalized if it meets the $5,000 capitalization threshold and has a useful life of more than one year. If not, related outlays are expensed. The assets are recorded at historical cost and amortized over its useful life once it has been placed in service (three years).

Deferred Outflow of Resources

For current and advance refundings resulting in defeasance of debt, the difference between the reacquisition price and the net carrying amount of the old debt is deferred and amortized as a component of interest expense over the remaining life of the old or new debt, whichever is shorter. The difference is amortized using the effective interest method. The deferred refunding amounts are classified as a component of deferred outflows on the statements of net position.

NOTE 1 BASIS OF ACCOUNTING AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Accrued Arbitrage Rebate

Earnings on certain investments are subject to the arbitrage rebate requirements of the IRC. Accrued arbitrage rebate represents the estimated excess earnings on these investments that must be rebated to the U.S. Treasury Department.

Arbitrage rebate amounts that are the result of investment yields are recorded as a reduction of interest income. Arbitrage rebate amounts that result from gains on sales of investment securities are recorded as a reduction to the net increase (decrease) in the fair value of investments.

Advances on Revenue

Advances on revenue consist primarily of advances from contracts and grants. Revenues are recognized when all applicable eligibility requirements have been met. Advances on revenue are reflected in current liabilities in the accompanying statements of net position.

Compensated Absences

Qualified Authority employees are entitled to accrue vacation leave and sick leave based on their full-time equivalent status.

Vacation Leave

Full-time and part-time employees are eligible to accrue vacation leave based on their length of employment and hours regularly scheduled up to a maximum of 280 hours. At September 30 of each year, any accumulated hours in excess of 280 not taken are forfeited. Accrued vacation leave will be paid to an employee upon termination only after six months of employment. Accrued vacation leave is computed by multiplying each employee's current hourly rate by the number of hours accrued.

Sick Leave

Full-time and part-time employees are eligible to accrue sick leave each pay period based on hours regularly scheduled. Accrued sick leave may be carried over to the next fiscal year. Full-time employees may be paid in cash for accrued sick leave in excess of 400 hours (120 hours maximum) on the first full pay period in January and/or July. The hours will be paid at a rate equal to 50% of the employee's hourly wage. Unused sick leave will not be paid to an employee upon termination. Accrued sick leave is computed by multiplying 50% of each employee's hourly rate by the number of hours accrued in excess of 400.

Net Position

Net position is classified as follows:

Net investments in capital assets represent the Authority's total investment in capital assets, net of outstanding debt related to those capital assets.

NOTE 1 BASIS OF ACCOUNTING AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Net Position (Continued)

Restricted for debt service represents those operating funds on which external restrictions have been imposed that limit the purposes for which such funds can be used. The Authority is legally or contractually obligated to spend these funds in accordance with the restrictions imposed by third parties.

Restricted for land title trust and housing trust represents those funds on which restrictions have been imposed that limit the purposes for which such funds can be used. The Authority is legally or contractually obligated to spend these funds for the purposes of carrying out the provisions of the New Mexico Housing Trust Fund Act, the Low-Income Housing Trust Act, and the Land Title Trust Fund Act.

Unrestricted consist of those operating funds over which the board of directors retains full control to use in achieving any of its authorized purposes.

When an expense is incurred that can be paid using either restricted or unrestricted resources, the Authority's policy is to first apply the expense toward restricted resources and then toward unrestricted resources.

Revenues and Expenses

Revenues are classified as operating or nonoperating according to the following criteria:

Operating revenues include activities that have the characteristics of an exchange transaction as well as those that relate directly to programs to assist in the financing of housing for persons of low and moderate income in the State of New Mexico such as a) loan origination and commitment fees; b) program servicing fees; and c) administration fees. Operating revenues also include interest income since lending activities constitute the Authority's principal ongoing operations.

Nonoperating revenues include activities that have the characteristics of nonexchange transactions such as grant award revenues and adjustments to fair market values in accordance with GASB No. 31. Grant award revenue streams are recognized under GASB Statement No. 33, *Accounting and Financial Reporting for Nonexchange Transactions* (GASB No. 33). Revenues are recognized when all applicable eligibility requirements have been met, specifically when expenditures related to the grant awards have been incurred, submitted, and approved for payment.

Expenses are classified as operating or nonoperating according to the following criteria:

Operating expenses include activities that have the characteristics of an exchange transaction such as a) employee salaries, benefits, and related expense; b) utilities, supplies, and other services; c) professional fees; and d) depreciation expenses related to capital assets. Operating expenses also include interest expense since lending activities constitute the Authority's principal ongoing operations.

NOTE 1 BASIS OF ACCOUNTING AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Nonoperating expenses include activities that have the characteristics of nonexchange transactions such as grant award expenses, which are defined as nonoperating expenses by GASB Statement No. 9, *Reporting Cash Flows of Proprietary and Non-Expendable Trust Funds and Governmental Entities That Use Proprietary Fund Accounting,* and GASB No. 34 and adjustments to fair market values in accordance with GASB No. 31.

Income Taxes

The income the Authority earns in the exercise of its essential government functions is excluded from federal income tax under Section 115(l) of the IRC. The Trust is exempt from federal income tax under Section 501(c)(3) of the IRC. Accordingly, no provision for income taxes has been included in the accompanying financial statements.

NOTE 2 CASH, CASH EQUIVALENTS, AND INVESTMENTS

As of September 30, the carrying value of cash and cash equivalents includes the following (in thousands):

	2019	2018
Cash on Deposit at Financial Institutions	$ 21,498	$ 32,199
Cash on Deposit at New Mexico State Treasurer	6,096	5,870
Cash on Deposit Held in Escrow (Note 17)	10,679	10,921
Cash Equivalents Not Considered Deposits:		
Money Market Funds	65,222	79,289
Repurchase Agreements	3,645	1,172
Guaranteed Investment Contracts	2,608	2,572
Total	$ 109,748	$ 132,023

Investment Policy

The Authority's investment policy requires all investments be made in accordance with the prudent person rule whose primary objectives are to preserve capital, provide needed liquidity and achieve the highest market yield. Investments will be diversified to the extent permitted in Section 58, NMSA 1978 (MFA Act), Section 6-8-7, NMSA 1978, and Section 6-10-10.1 NMSA 1978 and as prescribed in its various bond resolutions and trust indentures.

Investments may be made in any investment instrument acceptable under and/or required by any bond resolution or indenture; in obligations of any municipality of New Mexico or the State of New Mexico or the United States of America, rated "AA" or better; in obligations guaranteed by the State of New Mexico or the United States of America; in obligations of any corporation wholly owned by the United States of America; in obligations of any corporation sponsored by the United States of America, which are or may become eligible as collateral for advances to member banks as determined by the board of governors of the Federal Reserve System; in certificates of deposit or time deposits in banks qualified to do

NOTE 2 CASH, CASH EQUIVALENTS, AND INVESTMENTS (CONTINUED)

Investment Policy (Continued)

business in New Mexico; as otherwise provided in any trust indenture securing the issuance of the Authority's bonds; in contracts for the purchase and sale of obligations of any municipality of New Mexico or the State of New Mexico or the United States of America; in the State of New Mexico Office of the Treasurer Local Short-Term Investment Fund; or in the State of New Mexico State Investment Council Investment Funds Program.

The State Treasurer Local Government Investment Pool (LGIP) is not U.S. Securities and Exchange Commission (SEC) registered. The State Treasurer is authorized to invest the short-term investment funds, with the advice and consent of the State Board of Finance, in accordance with Sections 6-10-10(I) through 6-10-10(O) and Sections 6-10-10(1)A and E NMSA 1978. The pool does not have unit shares. At the end of each month, all interest earned is distributed by the State Treasurer to the contributing entities in amounts directly proportionate to the respective amounts deposited in the fund and the length of time the fund amounts were invested. The end of the fiscal year credit risk rating and the weighted average maturity (interest rate risk in number of days) is available on the State Treasurer's Website at www.nmsto.gov. Participation in the local government pool is voluntary.

Custodial Credit Risk

The custodial credit risk for deposits is the risk that in the event of a bank failure, the Authority's deposits may not be recovered. The investment policy requires consideration of the creditworthiness in selecting financial institutions. At September 30, 2019 and 2018, the Authority's bank balance was approximately $22,000,000 and $29,100,000, respectively. The Federal Deposit Insurance Corporation (FDIC) insures each depositor up to $250,000 per insured bank. The total amounts subject to custodial credit risk at September 30, 2019 and 2018 are approximately $8,600,000 and $15,440,000, respectively. Management does not believe the remaining approximately $12,900,000 and $13,160,000 is subject to custodial credit risk at September 30, 2019 and 2018, respectively.

All of the Authority's investments are insured, registered, or held by the Authority or its agent.

Investment Interest and Credit Risk

Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of an investment. The Authority's investment policy requires 1) staggered maturities to avoid undue concentrations of assets in a specific maturity sector, 2) stable income, 3) adequate liquidity to meet operations and debt service obligations, and 4) diversification to avoid overweighting in any one type of security.

The Authority's securitized mortgage loans are primarily mortgage loans originated under various bond resolutions that have been pooled and securitized by a servicer under contract to the Authority. Upon securitization, these primarily Ginnie Mae and Fannie Mae securities are then purchased by the bond issue trustee utilizing the proceeds of the respective bonds. The bonds in turn are secured, respectively, by the securities purchased with the bond proceeds (Note 5). The fixed-rate securitized mortgage loans are sensitive to changes in interest rates, which may result in prepayments of the underlying mortgages.

NOTE 2 CASH, CASH EQUIVALENTS, AND INVESTMENTS (CONTINUED)

Investment Interest and Credit Risk (Continued)

The Authority had the following cash and cash equivalents and investments and maturities at September 30 (in thousands):

	September 30, 2019					
		Investment Maturities (in Years)				
Investment Type	Fair Value	Less than 1	1 - 5	6 - 10	More Than 10	Not Available
Money Market Funds	$ 65,222	$ 64,871	$ -	$ -	$ 351	$ -
Repurchase Agreements	3,645	3,645	-	-	-	-
Guaranteed Investment Contracts	2,608	678	-	-	1,930	-
Internal State Investment Pools:						
State Treasurer	6,096	6,096	-	-	-	-
State Investment Council	39,648	-	-	-	-	39,648
U.S. Agencies	19,147	10,009	9,138	-	-	-
Securitized Mortgage Loans:						
Unrestricted	12,198	-	51	1,732	10,415	-
Restricted	953,418	-	-	10,930	942,488	-
Total	$ 1,101,982	$ 85,299	$ 9,189	$ 12,662	$ 955,184	$ 39,648

	September 30, 2018					
		Investment Maturities (in Years)				
Investment Type	Fair Value	Less than 1	1 - 5	6 - 10	More Than 10	Not Available
Money Market Funds	$ 79,289	$ 79,289	$ -	$ -	$ -	$ -
Repurchase Agreements	1,172	1,172	-	-	-	-
Guaranteed Investment Contracts	2,572	642	-	-	1,930	-
Internal State Investment Pools:						
State Treasurer	5,870	5,870	-	-	-	-
State Investment Council	39,173	-	-	-	-	39,173
U.S. Agencies	19,854	6,948	12,906	-	-	-
Securitized Mortgage Loans:						
Unrestricted	6,205	-	-	2,007	4,198	-
Restricted	671,756	-	-	7,781	663,975	-
Total	$ 825,891	$ 93,921	$ 12,906	$ 9,788	$ 670,103	$ 39,173

The following tables provide information on the credit ratings associated with the Authority's cash and cash equivalents and investments at September 30 (in thousands):

	September 30, 2019							
	Fair Value	AAA	AA	A	BBB	U.S. Government Guaranteed	Not Rated	Not Available
Money Market Funds	$ 65,222	$ 65,015	$ 142	$ 65	$ -	$ -	$ -	$ -
Repurchase Agreements	3,645	-	3,645	-	-	-	-	-
Guaranteed Investment Contracts	2,608	-	1,640	463	505	-	-	-
Internal State Investment Pools:								
State Treasurer	6,096	6,096	-	-	-	-	-	-
State Investment Council	39,648	-	-	-	-	-	4,032	35,616
U.S. Agencies	19,147	-	19,147	-	-	-	-	-
Securitized Mortgage Loans:								
Unrestricted	12,198	-	3,675	-	-	8,523	-	-
Restricted	953,418	-	165,460	-	-	787,958	-	-
Total	$ 1,101,982	$ 71,111	$ 193,709	$ 528	$ 505	$ 796,481	$ 4,032	$ 35,616

NOTE 2 CASH, CASH EQUIVALENTS, AND INVESTMENTS (CONTINUED)

Investment Interest and Credit Risk (Continued)

	September 30, 2018							
	Fair Value	AAA	AA	A	BBB	U.S. Government Guaranteed	Not Rated	Not Available
Money Market Funds	$ 79,289	$ 78,621	$ 537	$ 65	$ 66	$ -	$ -	$ -
Repurchase Agreements	1,172	-	1,172	-	-	-	-	-
Guaranteed Investment Contracts	2,572	-	1,613	459	500	-	-	-
Internal State Investment Pools:								
State Treasurer	5,870	5,870	-	-	-	-	-	-
State Investment Council	39,173	-	-	-	-	-	4,094	35,079
U.S. Agencies	19,854	-	19,854	-	-	-	-	-
Securitized Mortgage Loans:								
Unrestricted	6,205	-	3,423	-	-	2,782	-	-
Restricted	671,756	-	106,644	-	-	565,112	-	-
Total	$ 825,891	$ 84,491	$ 133,243	$ 524	$ 566	$ 567,894	$ 4,094	$ 35,079

Concentration of Credit Risk

Concentration of credit risk is the risk of loss attributable to the magnitude of the Authority's investment in a single issuer. The following issuers and their respective percentage of total investments represent greater than 5% of the Authority's total investments reported on the statements of net position as of September 30, 2019 and 2018, respectively: Ginnie Mae: 78% and 77%, and Fannie Mae: 17% and 15%.

Fair Value Reporting

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 assets. 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.

All investments are valued using quoted market prices (Level 1 inputs), except for the State Investment Council internal state investment pool, which is valued using Level 2 inputs.

NOTE 3 MORTGAGE LOANS, NET

Mortgage loans reflected in the statements of net position consist of the following as of September 30 (in thousands):

	2019	2018
Total Mortgage Loan Principal Outstanding	235,237	$ 232,103
Less: Allowance for Mortgage Loan Losses	(3,300)	(1,391)
Mortgage Loans, Net	$ 231,937	$ 230,712

NOTE 3 MORTGAGE LOANS, NET (CONTINUED)

An analysis of the allowance for mortgage loan and real estate owned losses is as follows for the years ended September 30 (in thousands):

	2019	2018
Beginning Balance	$ 1,391	$ 2,264
Provision (Recovery) for Loan Losses	839	(218)
Specific Reserves	1,651	-
Loans Written Off Net of Recoveries	(581)	(655)
Ending Balance	$ 3,300	$ 1,391

The mortgage loans have repayment terms ranging from 10 to 40 years. The stated interest rates for these programs are as follows:

Rental Housing Programs	2.50% to 7.02%
Other Mortgage Loans	0.00% to 8.85%
Second Mortgage DPA Loans	0.00% to 6.59%

MBSs have stated interest rates ranging from 2.75% and 7.49%.

As of September 30, 2019 and 2018, mortgage loans with pending foreclosure actions have aggregate principal balances of approximately $220,000 and $170,000, respectively. As of September 30, 2019 and 2018, mortgage loans' total delinquent aggregate principal balances are approximately $7,191,000 and $6,515,000, respectively.

As of September 30, the Authority acts as servicer for loans owned by the following entities that are not recorded in the Authority's financial statements (in thousands):

	2019	2018
Southwest Neighborhood Housing Services	$ 237	$ 247
TIWA Lending Services	7,110	6,175
AFL-CIO	-	2,736
Fannie Mae Loans	197,220	124,898
Ginnie Mae Loans	942,059	657,300
Nambe	261	266
Southwest Community Resources	11	13
Superior Mortgage	-	7
Wallick & Volk, Inc.	-	7
Hometrust	-	12
City of Albuquerque	15,572	15,797
Ventana Fund	4,717	2,381
Ohkay Owingeh	263	226
Total	$ 1,167,450	$ 810,065

NOTE 4 CAPITAL ASSETS

Changes in capital assets during 2019 and 2018 were as follows (in thousands):

	October 1, 2018	Additions	Dispositions	Transfers	September 30, 2019
Land (Nondepreciable)	$ 512	$ -	$ -	$ -	$ 512
Building and Improvements	3,388	-	-	-	3,388
Furniture and Equipment	2,020	147	(151)	-	2,016
Construction in Progress	-	-	-	-	-
Total Capital Assets	5,920	147	(151)	-	5,916
Less Accumulated Depreciation:					
Building and Improvements	(2,847)	(75)	-	-	(2,922)
Furniture and Equipment	(1,850)	(111)	151	-	(1,810)
Total Accumulated Depreciation	(4,697)	(186)	151	-	(4,732)
Capital Assets, Net	$ 1,223	$ (39)	$ -	$ -	$ 1,184

	October 1, 2017	Additions	Dispositions	Transfers	September 30, 2018
Land (Nondepreciable)	$ 512	$ -	$ -	$ -	$ 512
Building and Improvements	3,066	173	-	149	3,388
Furniture and Equipment	1,936	125	(41)	-	2,020
Construction in Progress	149	-	-	(149)	-
Total Capital Assets	5,663	298	(41)	-	5,920
Less Accumulated Depreciation:					
Building and Improvements	(2,785)	(62)	-	-	(2,847)
Furniture and Equipment	(1,824)	(66)	40	-	(1,850)
Total Accumulated Depreciation	(4,609)	(128)	40	-	(4,697)
Capital Assets, Net	$ 1,054	$ 170	$ (1)	$ -	$ 1,223

NOTE 5 BONDS PAYABLE

Bonds payable at September 30 are as follows (in thousands):

Single Family Mortgage Programs	2019	2018
2009 Series A - 4.30% to 5.60% interest payable semiannually, principal due through 2034	$ -	$ 4,985
2009 Series B - 4.00% to 5.65% interest payable semiannually, principal due through 2039	-	10,285
2009 Series C - 4.20% to 5.70% interest payable semiannually, principal due through 2040	-	12,760
2009 Series D - 3.90% to 5.35% interest payable semiannually, principal due through 2040	-	13,145

NOTE 5 BONDS PAYABLE (CONTINUED)

Single Family Mortgage Programs	2019	2018
2009 Series E - 3.95% to 5.30% interest payable semiannually, principal due through 2040	$ -	$ 12,640
2010 Series A - 4.50% to 4.625% interest payable semiannually, principal due through 2028	5,280	6,975
2011 Series A - 5.00% to 5.35% interest payable semiannually, principal due through 2030	7,290	8,820
2011 Series B - 2.77% to 5.00% interest payable semiannually, principal due through 2041	14,330	16,125
2011 Series C - 2.32% to 4.625% interest payable semiannually, principal due through 2041	15,780	18,310
2012 Series A - 2.35% to 4.25% interest payable quarterly, principal due through 2043	17,770	20,015
2012 Series B - 2.35% to 3.90% interest payable quarterly, principal due through 2043	25,445	28,620
2013 Series A - 2.60% interest payable monthly, principal due through 2043	11,600	12,994
2013 Series B - 2.23% to 2.85% interest payable monthly, principal due through 2043	16,851	19,127
2013 Series C - 4.50% interest payable monthly, principal due through 2043	19,112	21,746
2014 Series A - 2.60% to 5.00% interest payable quarterly, principal due through 2044	8,010	8,895
2014 Series B - 2.75% interest payable monthly, principal due through 2035	5,439	6,031
2015 Series A - 1.75% to 4.00% interest payable quarterly, principal due through 2045	24,155	26,705
2015 Series B - 2.75% interest payable monthly, principal due through 2035	3,653	4,404
2015 Series C - 3.00% interest payable monthly, principal due through 2041	14,885	16,290
2015 Series D - 3.125% interest payable monthly, principal due through 2037	6,962	7,992
2015 Series E - 3.10% interest payable monthly, principal due through 2037	10,209	12,277
2016 Series A - 1.30% to 3.80% interest payable quarterly, principal due through 2046	43,725	49,515
2016 Series B - 2.60% interest payable monthly, principal due through 2040	18,865	20,300

NOTE 5 BONDS PAYABLE (CONTINUED)

Single Family Mortgage Programs	2019	2018
2016 Series C - 1.35% to 3.5% interest payable quarterly, principal due through 2045	$ 51,780	$ 56,710
2017 Series A - 2.98% interest payable monthly, principal due through 2038	18,558	22,142
2017 Series B - 1.30% to 3.80% interest payable quarterly, principal due through 2048	51,835	54,615
2018 Series A 2.00% to 4.00% interest payable quarterly, principal due through 2049	58,825	62,000
2018 Series B 1.85% to 4.00% interest payable quarterly, principal due through 2049	63,680	65,000
2018 Series C 1.75% to 4.00% interest payable quarterly, principal due through 2049	73,895	75,000
2018 Series D 2.10% to 4.25% interest payable quarterly, principal due through 2049	49,455	-
2019 Series A 1.70% to 4.25% interest payable quarterly, principal due through 2050	69,750	-
2019 Series B 3.45% interest payable monthly, principal due through 2040	23,916	-
2019 Series C 1.60% to 4.00% interest payable quarterly, principal due through 2050	80,000	-
2019 Series D 1.30% to 3.75% interest payable quarterly, principal due through 2050	100,000	-
2019 Series E 2.90% interest payable monthly, principal due through 2040	22,573	-
Subtotal	933,628	694,423
Unaccreted Premium, Net of Underwriters' Discount	21,189	14,315
Subtotal Single Family Mortgage Programs, Net Bonds Payable	$ 954,817	$ 708,738

NOTE 5 BONDS PAYABLE (CONTINUED)

Rental Housing Mortgage Programs	2019	2018
2002 Series A&B Multifamily Risk Sharing - Sandpiper - 5.40% to 6.75% interest payable semiannually, principal due through 2038	$ 7,745	$ 7,980
2003 Series A&B Multifamily Risk Sharing - Aztec - 5.10% to 5.15% interest payable semiannually, principal due through 2038	7,355	7,560
2004 Series A&B Multifamily Risk Sharing - NM5 - 5.05% to 5.20% interest payable semiannually, principal due through 2039	7,165	7,355
2004 Series C & D Multifamily Risk Sharing - Alta Vista - 5.25% to 6.00% interest payable semiannually, principal due through 2039	10,170	10,425
2005 Series A & B Multifamily Risk Sharing - Las Palomas - 4.70% to 4.98% interest payable semiannually, principal due through 2040	9,715	9,960
2005 Series C & D Multifamily Risk Sharing - Chateau - 4.70% interest payable semiannually, principal due through 2040	3,360	3,445
2005 Series E & F Multifamily Risk Sharing - Sun Pointe - 4.80% to 5.06% interest payable semiannually, principal due through 2040	10,700	10,965
2007 A & B Multifamily Risk Sharing - St. Anthony - 5.05% to 5.25% interest payable semiannually, principal due through 2042	5,055	5,160
2007 C & D Multifamily - NM Rainbow - 5.85% to 10.00% interest payable monthly for senior bonds and semiannually for subordinate bonds, principal due through 2043	12,492	12,682
2008 A & B Multifamily - Villas de San Ignacio variable interest rate * 1.18% and 2.34% at September 30, 2018 payable monthly, principal due through 2043	8,000	8,000
2010 A & B Multifamily Risk Sharing - Villa Alegre Senior Housing - 5% interest payable semiannually, principal due through 2047	825	835
2012 A Multifamily - Gallup Apartments - 5% interest payable monthly, principal due through 2049	4,676	4,743
2019 Multifamily - JLG South Apartments - 5.25% interest payable monthly, principal due through 2020	1,744	-
2019 Multifamily - JLG North Apartments - 5.25% interest payabe monthly, principal due through 2020	1,433	-
Subtotal	90,435	89,110
Unaccreted Premium	92	106
Subtotal Rental Housing Mortgage Programs, Net Bonds Payable	$ 90,527	$ 89,216

*determined on a weekly basis until adjusted to Reset Rates or Fixed Rates

NOTE 5 BONDS PAYABLE (CONTINUED)

	2019	2018
Total Bonds Payable	$ 1,024,063	$ 800,901
Total Unaccreted Premium, Net of Unamortized Discount	21,281	14,421
Total Bonds Payable	$ 1,045,344	$ 815,322

In November 2005 the Authority began issuing single family mortgage program bonds under a General Indenture of Trust dated November 1, 2005 (the General Indenture). The bond issues under this indenture are 2005D through 2009E and 2012A through 2019E. The bonds are secured, as described in the General Indenture and the applicable amended and supplemented Series Indenture, by the revenues, moneys, investments, mortgage loans, MBSs and other assets in the accounts established under the General Indenture and each Series Indenture.

The single family mortgage loans purchased with the proceeds of all the bond issuances occurring during fiscal years 2019 and 2018 were pooled and packaged as mortgage loan pass-through certificates insured by Ginnie Mae or Fannie Mae.

In December 2009, the Authority entered into a General Indenture of Trust dated December 1, 2009 to accommodate those bonds issued under the New Issue Bond Program (the “NIBP Program”) which was developed by the U.S. Treasury in conjunction with Fannie Mae and Freddie Mac. On December 23, 2009, The Authority issued 2009 Series Bonds (GSE Escrow Bond Purchase Program) in the amount of $155 million. The interest on the GSE Escrow Bond Purchase Program was a variable rate that produces an interest payment equal to investment earnings. The bonds were placed with Fannie Mae and Freddie Mac with bond proceeds being held in an escrow at U.S. Bank National Association. The purpose of the escrow issue was to store private activity volume cap. The escrow bonds could then be rolled out into a maximum of six bond issues to provide funds to originate mortgage loans with all rollouts being initiated by December 31, 2011. In addition, the 2015 Series C and 2016 Series B bonds were issued under this indenture.

During fiscal year 2019, the Authority continued to issue bonds under the General Indenture of Trust dated November 1, 2005 as follows:

- $49.9 million Single Family Mortgage Program Class I Bonds, 2018 Series D (Tax-Exempt) (Non-AMT). The $49.9 million 2018 Series D bonds were used to originate new loans.

- $96.1 million Single Family Mortgage Program Class I Bonds, 2019 Series A (Tax-Exempt) (Non-AMT) and 2019 Series B (MBS Pass-Through Program) (Federally Taxable). The $70 million 2019 Series A bonds were used to originate new loans. The $26.1 million 2019 Series B bonds combined with funds in the trust estates, were used to fully refund the Single Family Mortgage Program Bonds 2009 Series A, 2009 Series B and 2009 Series C. The Authority will realize a $5.0 million positive cash flow from this refunding and an economic gain of approximately $3.8 million.

NOTE 5 BONDS PAYABLE (CONTINUED)

- $80 million Single Family Mortgage Program Class I Bonds, 2019 Series C Bonds (Tax-Exempt) (Non-AMT). The $80 million 2019 Series C bonds were used to originate new loans.

- $122.7 million Single Family Mortgage Program Class I Bonds, 2019 Series D (Tax-Exempt) (Non-AMT) and 2019 Series E (MBS Pass-Through Program) (Federally Taxable). The $100 million 2019 Series D bonds were used to originate new loans. The $22.7 million 2019 Series E bonds combined with funds in the trust estates, were used to fully refund the Single Family Mortgage Program Bonds 2009 Series D and 2009 Series E. The Authority will realize a $2.1 million positive cash flow from this refunding and an economic gain of approximately $3.3 million.

During fiscal year 2018, the Authority issued bonds under the General Indenture of Trust dated November 1, 2005 as follows:

- $57.3 million Single Family Mortgage Program Class I Bonds, 2017 Series B-1 (Tax-Exempt) (Non-AMT) and 2017 Series B-2 (Tax-Exempt) (AMT). The $45.0 million 2017 Series B-1 bonds were used to originate new loans. The $12.3 million 2017 Series B-2 bonds combined with funds in the trust estates, were used to fully refund the Single Family Mortgage Program Bonds 2008 Series A and 2008 Series B. The Authority will realize a $2.3 million positive cash flow from this refunding and an economic gain of approximately $3.0 million.

- $62.0 million Single Family Mortgage Program Class I Bonds, 2018 Series A-1 (Tax-Exempt) (Non-AMT) and 2018 Series A-2 (Tax-Exempt) (AMT). Fifty million dollars from the 2018 Series A-1 bonds was used to originate new loans. The remaining $9.5 million of the Series A-1 bonds and the $2.5 million of the Series A-2 bonds combined with funds in the trust estates, were used to fully refund the Single Family Mortgage Program Bonds 2008 Series C and 2008 Series D. The Authority will realize a $3.9 million positive cash flow from this refunding and an economic gain of approximately $2.2 million.

- $65 million Single Family Mortgage Program Class I Bonds, 2018 Series B Bonds (Tax-Exempt) (Non-AMT). The $65 million 2018 Series B bonds were used to originate new loans.

- $75 million Single Family Mortgage Program Class I Bonds, 2018 Series C Bonds (Tax-Exempt) (Non-AMT). The $75 million 2018 Series C bonds were used to originate new loans.

During fiscal years 2019 and 2018, the Authority did not issue any bonds under the General Indenture of Trust dated December 1, 2009.

NOTE 6 NOTES PAYABLE

Notes payable with assets pledged as collateral consist of the following:

Assets Pledged As Collateral	2019	2018
PRLF Cash and Loans	$ 1,726	$ 1,794
Securities and Loans Held for Sale	35,000	36,000
Subtotal: Debt with Pledged Collateral	36,726	37,794
Other Direct Borrowings without Assets Pledged	1,550	1,550
Total Direct Borrowings	$ 38,276	$ 39,344

The Authority also has an unused line of credit in the amount of $1,800,000 and $800,000 as of September 30, 2019 and 2018, respectively.

The Authority's outstanding debt pledged by PRLF cash and loans of $1,726,000 contains a provision that in the event of default, the Lender may declare all indebtedness immediately due and payable and may proceed to enforce its rights to any instrument securing the debt.

The Authority's outstanding debt pledged by securities and loans held for sale of $35,000,000 contains a provision that in the event the FHLB Bank withdraws its approval to participate in the Held For Sale program, the Bank will designate a Held for Sale Transition Date, after which the Authority will not be able to pledge loans until the Authority is re-approved.

The Authority's outstanding notes from other direct borrowings of $1,550,000 contains a provision that in the event of default, at Lender's option after giving 30 days' notice, all indebtedness will become immediately due and payable.

NOTE 7 DEBT SERVICE REQUIREMENTS

A summary of bond and note debt service requirements as of September 30, 2019 is as follows (in thousands):

	Bonds Payable		Notes from Direct Borrowings	
Year(s) Ending September 30,	Interest	Principal	Interest	Principal
2020	$ 36,353	$ 20,942	$ 325	$ 25,074
2021	35,961	24,496	189	10,074
2022	35,276	22,055	46	393
2023	34,573	22,848	38	499
2024	33,820	23,541	21	880
2025 - 2029	156,700	126,624	60	371
2030 - 2034	131,809	146,251	42	371
2035 - 2039	99,143	214,629	23	371
2040 - 2044	52,227	289,171	5	243
2045 - 2049	14,035	133,034	-	-
2050 - 2054	9	472	-	-
Subtotal	629,906	1,024,063	749	38,276
Net Unaccreted Premium	-	21,281	-	-
Total	$ 629,906	$ 1,045,344	$ 749	$ 38,276

NOTE 8 ACCOUNTS PAYABLE AND ACCRUED EXPENSES

At September 30, accounts payable and accrued expenses consist of the following:

	2019	2018
Vendor	$ 6,907	$ 6,378
Employee Benefits	571	487
Advances on Revenue	1,961	4,546
Total	$ 9,439	$ 11,411

NOTE 9 NONCURRENT LIABILITIES AND COMPENSATED ABSENCES

A summary of noncurrent liabilities and compensated absences activity for the years ended September 30 is as follows (in thousands):

	October 1, 2018	Increases	Decreases	September 30, 2019	Current Portion
Bonds Payable	$ 815,322	$ 358,799	$ (128,777)	$ 1,045,344	20,942
Notes from Direct Borrowings	39,344	367,700	(368,768)	38,276	25,074
Other Noncurrent Liabilities	199	-	(33)	166	-
Compensated Absences	414	403	(414)	403	403
Total	$ 855,279	$ 726,902	$ (497,992)	$ 1,084,189	$ 46,419

NOTE 9 NONCURRENT LIABILITIES AND COMPENSATED ABSENCES (CONTINUED)

	October 1, 2017	Increases	Decreases	September 30, 2018	Current Portion
Bonds Payable	$ 646,567	$ 276,577	$ (107,822)	$ 815,322	$ 16,952
Notes from Direct Borrowings	29,211	276,700	(266,567)	39,344	21,074
Other Noncurrent Liabilities	245	4	(50)	199	-
Compensated Absences	414	436	(436)	414	414
Total	$ 676,437	$ 553,717	$ (374,875)	$ 855,279	$ 38,440

NOTE 10 LITIGATION

The Authority is involved in litigation arising in the ordinary course of business. Management believes the ultimate outcome of any litigation will not result in a material adverse impact on the Authority's financial statements.

NOTE 11 EMPLOYEE BENEFIT PLAN

The Authority sponsors the New Mexico Mortgage Finance Authority 401(k) Plan (Benefit Plan). The Benefit Plan is a defined-contribution 401(k) plan, which covers substantially all of the Authority's employees. Participating employees may make pre-tax salary deferrals of not less than 1% of the participating employee's annual salary. If the employee makes the minimum 1% employee salary deferral, the Authority will make a matching contribution. The Authority match is the same as the employee if they contribute 1% or 2%, if the employee contributes 3% the Authority match is equal to 5% of the participating employee's salary on a per payroll basis. In addition to the matching contribution, the Authority makes a fixed annual contribution equal to 11% of each participating employee's salary regardless of whether or not the participant makes a salary deferral. Plan participants become fully vested in the Authority's contributions after five years of service. The Authority also sponsors a 457(b) plan. The Authority's and employees' contributions to the Benefit Plan were approximately $583,000 and $314,000, respectively, for the year ended September 30, 2019. The Authority's and employees' contributions to the Benefit Plan were approximately $659,000 and $300,000, respectively, for the year ended September 30, 2018. The Executive Director, Human Resources Director, and Deputy Director of Finance and Administration have the authority to amend the plans.

NOTE 12 BOARD-DESIGNATED NET POSITION

The Board of Directors of the Authority designated the following amounts as of September 30 (in thousands):

	2019	2018
Single Family and Multifamily Programs as Designated by the Board	$ 18,097	$ 19,018
Future General Operating Budget	24,100	20,097
Housing Opportunity Fund	112,961	105,794
Risk-Sharing Loss Exposure	2,241	10,193
Federal and State Housing Programs Administered by the Authority	14,237	13,344
Investment in Mortgage Servicing Rights	10,933	-
New Mexico Housing Charitable Trust	454	122
Total Board-Designated Net Position	$ 183,023	$ 168,568

The Board of Directors of the Authority has the discretion to impose and reverse any board-designated unrestricted net position.

NOTE 13 COMMITMENTS AND CONTINGENCIES

The Authority entered into a risk-sharing agreement with the U.S. Department of Housing and Urban Development (HUD) under Section 542(c) of the Housing and Community Development Act of 1992, whereby HUD and the Authority provide credit enhancements for third party multifamily housing project loans. HUD has assumed 90% of the risk and the Authority guarantees the remaining 10% risk of loss in the event of default on specific loans. As of September 30, 2019 and 2018, the Authority is committed to assume a risk of approximately $8,965,000 and $10,125,000 for the 42 and 45 loans closed, respectively. These loans are considered in the Authority's assessment for the allowance for mortgage loan losses. As of September 30, 2019, of the 42 loans closed, 4 of the loans are not included in the Authority's financial statements because they are 100% participations with Fannie Mae. Of the $8,965,000 risk assumed as of September 30, 2019, the Authority's assumed risk approximated $218,000 for these off balance sheet loans. The end dates for the guarantees range from 2027-2058. In situations where the Authority is called upon to honor its guarantee, the Authority will take possession of and sell the loan collateral. HUD and the Authority will make up any shortfall resulting from the sale of the collateral on a 90%/10% prorata basis.

The Authority also entered into a risk-sharing agreement with the U.S. Department of Agriculture under Section 538 Rural Rental Housing Guaranteed Loan Program. The Rural Housing Service (RHS), Department of Agriculture (USDA) provides credit enhancements to encourage private and public lenders to make new loans for affordable rental properties that meet program standards. The USDA has assumed 90% of the risk in the one loan closed and funded by the Authority as of September 30, 2019. As of September 30, 2019 and 2018, the Authority is committed to assume a risk of approximately $110,000 and $112,000 for the one loan closed, respectively.

NOTE 13 COMMITMENTS AND CONTINGENCIES (CONTINUED)

The Authority participates in a number of federal financial assistance programs. These programs are subject to independent financial and compliance audits by grantor agencies. The amount, if any, of expenditures which may be disallowed by the granting agencies has not been determined at this time, although the Authority expects such amount, if any, to be immaterial.

On June 27, 2007 the Board of Directors approved the write off of two HOME loans: Mesa Grande Apts. Ltd. for $209,000 and Sunrise Homes Apts. Ltd. for $229,000. Based on the information available as of September 30, 2019, management has determined that it is probable that MFA has incurred a contingent liability for the balance of the loans of $438,000, which may be payable to HUD for non-compliance with the affordability requirement. The reserve for contingent liability is included in Net Position as of September 30, 2019.

On September 30, 2014, management approved a reserve for contingent liability for Home for Women and Children for $19,000. Management has determined that it is probable that MFA has incurred a contingent liability under the 2012 Emergency Solutions Grant, which may be payable to HUD for unsupported expenditures. The reserve for contingent liability is included in Net Position as of September 30, 2019.

NOTE 14 RISK MANAGEMENT

The Authority is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The Authority carries commercial insurance to cover losses to which it may be exposed.

NOTE 15 JOINT POWERS AGREEMENTS AND MEMORANDUMS OF UNDERSTANDING

The Authority has entered into two joint powers agreements (JPAs) or memorandums of understanding (MOU) with various departments of the State. At September 30, 2019, these JPAs and MOUs were as follows:

(a) The Authority entered into a JPA with the State Investment Council in January 2006. The purpose of the agreement is to establish a relationship under which SIC will act as the investment manager of the Authority’s funds. The JPA was effective January 1, 2006 and will continue in force until terminated by the parties.

NOTE 15 JOINT POWERS AGREEMENTS AND MEMORANDUMS OF UNDERSTANDING (CONTINUED)

(b) The Authority entered into a JPA with DFA in August 2018. The purpose of this agreement is for DFA to transfer funds to the Authority to implement the 2020-2024 New Mexico Consolidated Plan. The JPA was effective August 30, 2018, and will terminate upon acceptance by HUD of the 2020-2024 New Mexico Consolidated Plan, or on the date the final Contractor invoice is paid, whichever is later. The estimated amount of the project is $52,700, all of which is applicable to the Authority. The funds are not subject to reversion to the State general fund. The Authority does contribute funds to this project. The Authority is responsible for the audit of the funds received under this JPA.

NOTE 16 APPROPRIATIONS

The Authority received appropriations funded by state severance tax or general obligation bonds passed through the Department of Finance and Administration to the Authority. Depending on the purpose, the appropriations are recorded as grant award income and expense or recorded as state appropriations in the accompanying financial statements.

The following chart describes the appropriations from the state severance tax or general obligation bonds (in thousands) as of September 30, 2019:

Description	Original Appropriation	Appropriation Period	Expenditures to Date	Outstanding Encumbrances	Unencumbered Balance
Housing Trust Fund	$ 2,000	7/29/2019-6/30/2023	$ -	$ 300	$ 1,700
Weatherization and Energy Efficiency	1,000	7/29/2019-6/30/2023	-	-	1,000
Veteran's Rehab	110	7/29/2019-6/30/2020	-	-	110
Total	$ 3,110		$ -	$ 300	$ 2,810

NOTE 17 RELATED-PARTY TRANSACTIONS

In September, 2007 the Authority's board of directors approved the creation of the New Mexico Affordable Housing Charitable Trust, a 501(c)3 entity. The purpose of the Trust is to support the purposes and programs of the Authority, to seek gifts and grants of property, to borrow money, and to lend, lease, sell, exchange or otherwise transfer or distribute property for affordable housing. The Trust is governed by the Authority's board of directors. The Authority supports the ongoing operations of the Trust with an annual contribution in the amount of the cost of operations. During fiscal years 2019 and 2018, the Authority incurred $2,000 and $1,000, respectively on behalf of the Trust. The Authority also made an in-kind contribution to the Trust in the same amount in order to forgive the amount incurred. As of September 30, 2019 and September 30, 2018, there were no balances due to/from the Trust.

NOTE 18 ESCROW DEPOSITS AND DEVELOPMENT RESERVES

The escrow deposits represent balances of receipts from single family program homeowners and multifamily program developers for anticipated payments of real estate taxes, property insurance and mortgage insurance. Development reserves represent operating reserves for repairs and replacement, property improvements, supportive services and potential operating deficits experienced by rental housing program developments. The accounts are individually insured.

NOTE 19 SUBSEQUENT EVENTS

On November 5, 2019, the Authority issued $120,000,000 (2019 Series F) of Single Family Mortgage Program Class I Bonds under the 2005 General Indenture. The 2019 Series F Bonds will be used to fund certain qualifying mortgage loans under the Single Family Mortgage Program. A portion of the 2019 Series F Bonds was sold at a premium generating $3,812,000 which will be used to fund bond expenses.

SUPPLEMENTARY SCHEDULES

NEW MEXICO MORTGAGE FINANCE AUTHORITY
(A COMPONENT UNIT OF THE STATE OF NEW MEXICO)
SINGLE FAMILY MORTGAGE PROGRAMS
STATEMENT OF NET POSITION
SEPTEMBER 30, 2019
(IN THOUSANDS)

	Single Family Mortgage Programs		Total
	2005 General Indenture	2009 General Indenture	Single Family Mortgage Programs
ASSETS			
CURRENT ASSETS			
Restricted Cash and Cash Equivalents	$ 16,720	$ 2,226	$ 18,946
Accrued Interest Receivable	2,816	271	3,087
Intra-Entity Payable	(553)	(27)	(580)
Total Current Assets	18,983	2,470	21,453
NONCURRENT ASSETS			
Restricted Cash and Cash Equivalents	45,386	-	45,386
Restricted Securitized Mortgage Loans, Net:			
Securitized Mortgage Loans, Net Cost	845,853	77,755	923,608
Unrealized Gain on Securitized Mortgage Loans	25,559	4,251	29,810
Total Restricted Securitized Mortgage Loans, Net	916,798	82,006	998,804
Restricted Mortgage Loans, Net			
Total Noncurrent Assets	916,798	82,006	998,804
Total Assets	935,781	84,476	1,020,257
DEFERRED OUTFLOWS			
Refundings of Debt	376	-	376
Total Assets and Deferred Outflows	$ 936,157	$ 84,476	$ 1,020,633
LIABILITIES AND NET POSITION			
CURRENT LIABILITIES			
Accrued Interest Payable	$ 5,097	$ 210	$ 5,307
Accounts Payable and Other Accrued Expenses	19	2	21
Current Portion of Bonds Payable	16,720	2,255	18,975
Total Current Liabilities	21,836	2,467	24,303
NONCURRENT LIABILITIES			
Bonds Payable	861,150	74,692	935,842
Total Noncurrent Liabilities	861,150	74,692	935,842
Total Liabilities	882,986	77,159	960,145
NET POSITION RESTRICTED FOR DEBT SERVICE	53,171	7,317	60,488
Total Liabilities and Net Position	$ 936,157	$ 84,476	$ 1,020,633

NEW MEXICO MORTGAGE FINANCE AUTHORITY
(A COMPONENT UNIT OF THE STATE OF NEW MEXICO)
SINGLE FAMILY MORTGAGE PROGRAMS
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
YEARS ENDED SEPTEMBER 30, 2019
(IN THOUSANDS)

	Single Family Mortgage Program		Total
	2005 General Indenture	2009 General Indenture	Single Family Mortgage Programs
OPERATING REVENUES			
Interest on Mortgage Loans and Securitized Mortgage Loans	$ 27,381	$ 3,264	$ 30,645
Interest on Securities and Temporary Investments	1,239	69	1,308
Gain Asset Sale	249	-	249
Loan and Commitment Fees	3,188	-	3,188
Administrative Fees and Other	(3,203)	(298)	(3,501)
Total Operating Revenues	28,854	3,035	31,889
OPERATING EXPENSES			
Interest	23,565	2,514	26,079
Bond Issuance Costs	3,032	-	3,032
Administrative Fees and Other	135	12	147
Total Operating Expenses	26,732	2,526	29,258
OPERATING INCOME	2,122	509	2,631
NONOPERATING REVENUES (EXPENSES)			
Net Increase in Fair Value of Investments	26,414	3,236	29,650
Other Financing Uses - Operating Transfers	(7,182)	(219)	(7,401)
Total Nonoperating Expenses	19,232	3,017	22,249
CHANGE IN NET POSITION	21,354	3,526	24,880
Total Net Position - Beginning of Year	31,817	3,791	35,608
TOTAL NET POSITION - END OF YEAR	$ 53,171	$ 7,317	$ 60,488

CONDENSED STATEMENTS OF CASH FLOWS

	2005 General Indenture	2009 General Indenture	Total Single Family Mortgage Programs
NET CASH PROVIDED (USED) BY:			
Operating Activities	$ (248,287)	$ 13,169	$ (235,118)
Noncapital Financing Activities	232,903	(13,166)	219,737
Investing Activities	1,488	69	1,557
NET INCREASE (DECREASE)	(13,896)	72	(13,824)
Cash and Cash Equivalents - Beginning of Year	76,002	2,154	78,156
CASH AND CASH EQUIVALENTS - END OF YEAR	$ 62,106	$ 2,226	$ 64,332

NEW MEXICO MORTGAGE FINANCE AUTHORITY
(A COMPONENT UNIT OF THE STATE OF NEW MEXICO)
RENTAL HOUSING MORTGAGE PROGRAMS
STATEMENT OF NET POSITION
SEPTEMBER 30, 2019
(IN THOUSANDS)

	Rental Housing Mortgage Programs			
	2002 Series A, B	2003 Series A, B	2004 Series A, B	2004 Series C, D
ASSETS				
CURRENT ASSETS				
Restricted Cash and Cash Equivalents	$ 255	$ 80	$ 200	$ 265
Accrued Interest Receivable	41	39	32	46
Intra-Entity Receivable (Payable)	-	-	-	-
Total Current Assets	296	119	232	311
NONCURRENT ASSETS				
Restricted Cash and Cash Equivalents	321	-	278	305
Notes Receivable	-	-	-	-
Restricted Investments and Reserve Funds	-	324	-	-
Restricted Mortgage Loans, Net	7,431	7,084	6,906	9,699
Total Noncurrent Assets	7,752	7,408	7,184	10,004
Total Assets	8,048	7,527	7,416	10,315
DEFERRED OUTFLOWS				
Refundings of Debt	-	-	-	-
Total Assets and Deferred Outflows	$ 8,048	$ 7,527	$ 7,416	$ 10,315
LIABILITIES AND NET POSITION				
CURRENT LIABILITIES				
Accrued Interest Payable	$ 110	$ 32	$ 31	$ 44
Accounts Payable and Other Accrued Expenses	-	-	-	1
Current Portion of Bonds Payable, Net	255	220	200	265
Total Current Liabilities	365	252	231	310
NONCURRENT LIABILITIES				
Bonds Payable, Net	7,539	7,135	6,965	9,905
Total Noncurrent Liabilities	7,539	7,135	6,965	9,905
Total Liabilities	7,904	7,387	7,196	10,215
NET POSITION RESTRICTED FOR DEBT SERVICE	144	140	220	100
Total Liabilities and Net Position	$ 8,048	$ 7,527	$ 7,416	$ 10,315

NEW MEXICO MORTGAGE FINANCE AUTHORITY
(A COMPONENT UNIT OF THE STATE OF NEW MEXICO)
RENTAL HOUSING MORTGAGE PROGRAMS
STATEMENT OF NET POSITION (CONTINUED)
SEPTEMBER 30, 2019
(IN THOUSANDS)

	Rental Housing Mortgage Programs				
	2005 Series A, B	2005 Series C, D	2005 Series E, F	2007 Series A, B	2007 Series C, D
ASSETS					
CURRENT ASSETS					
Restricted Cash and Cash Equivalents	$ 255	$ 90	$ 285	$ 110	$ 17
Accrued Interest Receivable	43	13	43	22	150
Intra-Entity Receivable (Payable)	-	-	-	-	(6)
Total Current Assets	298	103	328	132	161
NONCURRENT ASSETS					
Restricted Cash and Cash Equivalents	537	60	244	133	-
Notes Receivable	-	-	-	-	-
Restricted Investments and Reserve Funds	-	-	-	-	-
Restricted Mortgage Loans, Net	9,336	3,228	10,286	4,873	12,492
Total Noncurrent Assets	9,873	3,288	10,530	5,006	12,492
Total Assets	10,171	3,391	10,858	5,138	12,653
DEFERRED OUTFLOWS					
Refundings of Debt	-	-	-	-	-
Total Assets and Deferred Outflows	$ 10,171	$ 3,391	$ 10,858	$ 5,138	$ 12,653
LIABILITIES AND NET POSITION					
CURRENT LIABILITIES					
Accrued Interest Payable	$ 40	$ 13	$ 42	$ 23	$ 151
Accounts Payable and Other Accrued Expenses	-	-	1	-	-
Current Portion of Bonds Payable, Net	255	90	286	110	202
Total Current Liabilities	295	103	329	133	353
NONCURRENT LIABILITIES					
Bonds Payable, Net	9,460	3,282	10,443	4,962	12,290
Total Noncurrent Liabilities	9,460	3,282	10,443	4,962	12,290
Total Liabilities	9,755	3,385	10,772	5,095	12,643
NET POSITION RESTRICTED FOR DEBT SERVICE	416	6	86	43	10
Total Liabilities and Net Position	$ 10,171	$ 3,391	$ 10,858	$ 5,138	$ 12,653

NEW MEXICO MORTGAGE FINANCE AUTHORITY
(A COMPONENT UNIT OF THE STATE OF NEW MEXICO)
RENTAL HOUSING MORTGAGE PROGRAMS
STATEMENT OF NET POSITION (CONTINUED)
SEPTEMBER 30, 2019
(IN THOUSANDS)

	Rental Housing Mortgage Programs		
	2008 Series A, B	2010 Series A, B	2012 Series A
ASSETS			
CURRENT ASSETS			
Restricted Cash and Cash Equivalents	$ -	$ 14	$ 5
Accrued Interest Receivable	9	4	10
Intra-Entity Receivable (Payable)	-	-	-
Total Current Assets	9	18	15
NONCURRENT ASSETS			
Restricted Cash and Cash Equivalents	-	44	-
Notes Receivable	-	-	-
Restricted Investments and Reserve Funds	-	-	-
Restricted Mortgage Loans, Net	8,000	813	4,676
Total Noncurrent Assets	8,000	857	4,676
Total Assets	8,009	875	4,691
DEFERRED OUTFLOWS			
Refundings of Debt	-	-	-
Total Assets and Deferred Outflows	$ 8,009	$ 875	$ 4,691
LIABILITIES AND NET POSITION			
CURRENT LIABILITIES			
Accrued Interest Payable	$ 9	$ 4	$ 10
Accounts Payable and Other Accrued Expenses	-	-	4
Current Portion of Bonds Payable, Net	-	15	70
Total Current Liabilities	9	19	84
NONCURRENT LIABILITIES			
Bonds Payable, Net	8,000	795	4,606
Total Noncurrent Liabilities	8,000	795	4,606
Total Liabilities	8,009	814	4,690
NET POSITION RESTRICTED FOR DEBT SERVICE	-	61	1
Total Liabilities and Net Position	$ 8,009	$ 875	$ 4,691

NEW MEXICO MORTGAGE FINANCE AUTHORITY
(A COMPONENT UNIT OF THE STATE OF NEW MEXICO)
RENTAL HOUSING MORTGAGE PROGRAMS
STATEMENT OF NET POSITION (CONTINUED)
SEPTEMBER 30, 2019
(IN THOUSANDS)

	Rental Housing Mortgage Programs		Total Rental Housing Mortgage Programs
	2019 JLG South Apt	2019 JLG North Apt	
ASSETS			
CURRENT ASSETS			
Restricted Cash and Cash Equivalents	$ -	$ -	$ 1,576
Accrued Interest Receivable	8	6	466
Intra-Entity Receivable (Payable)	-	-	(6)
Total Current Assets	8	6	2,036
NONCURRENT ASSETS			
Restricted Cash and Cash Equivalents	-	-	1,922
Notes Receivable	-	-	-
Restricted Investments and Reserve Funds	-	-	324
Restricted Mortgage Loans, Net	1,744	1,433	88,001
Total Noncurrent Assets	1,744	1,433	90,247
Total Assets	1,752	1,439	92,283
DEFERRED OUTFLOWS			
Refundings of Debt	-	-	-
Total Assets and Deferred Outflows	$ 1,752	$ 1,439	$ 92,283
LIABILITIES AND NET POSITION			
CURRENT LIABILITIES			
Accrued Interest Payable	$ 8	$ 6	$ 523
Accounts Payable and Other Accrued Expenses	-	-	6
Current Portion of Bonds Payable, Net	-	-	1,968
Total Current Liabilities	8	6	2,497
NONCURRENT LIABILITIES			
Bonds Payable, Net	1,744	1,433	88,559
Total Noncurrent Liabilities	1,744	1,433	88,559
Total Liabilities	1,752	1,439	91,056
NET POSITION RESTRICTED FOR DEBT SERVICE	-	-	1,227
Total Liabilities and Net Position	$ 1,752	$ 1,439	$ 92,283

NEW MEXICO MORTGAGE FINANCE AUTHORITY
(A COMPONENT UNIT OF THE STATE OF NEW MEXICO)
RENTAL HOUSING MORTGAGE PROGRAMS
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
YEAR ENDED SEPTEMBER 30, 2019
(IN THOUSANDS)

	Rental Housing Mortgage Programs			
	2002 Series A, B	2003 Series A, B	2004 Series A, B	2004 Series C, D
OPERATING REVENUES				
Interest on Mortgage Loans and Securitized Mortgage Loans	$ 448	$ 380	$ 362	$ 533
Interest on Securities and Temporary Investments	19	20	20	28
Loss Asset Sale/Debt Ext	-	(6)	-	-
Loan and Commitment Fees	-	-	-	-
Administrative Fees and Other	-	-	-	-
Total Operating Revenues	467	394	382	561
OPERATING EXPENSES				
Interest Expense	436	385	374	552
Bond Issuance Costs	-	-	-	-
Provision for Loan Losses	-	-	-	-
Administrative Fees and Other	1	2	2	3
Total Operating Expenses	437	387	376	555
OPERATING INCOME	30	7	6	6
NONOPERATING REVENUES (EXPENSES)				
Net Increase (Decrease) in Fair Value of Investments	-	-	-	-
Other Financing Sources (Uses) - Operating Transfers	-	-	-	-
Total Nonoperating Revenues	-	-	-	-
CHANGE IN NET POSITION	30	7	6	6
Total Net Position – Beginning of Year	114	133	214	94
TOTAL NET POSITION - END OF YEAR	$ 144	$ 140	$ 220	$ 100

CONDENSED STATEMENTS OF CASH FLOWS

	2002 Series A, B	2003 Series A, B	2004 Series A, B	2004 Series C, D
NET CASH PROVIDED (USED) BY:				
Operating Activities	$ 667	$ 584	$ 551	$ 786
Noncapital Financing Activities	(686)	(590)	(565)	(809)
Investing Activities	19	(247)	20	27
NET INCREASE (DECREASE)	-	(253)	6	4
Cash and Cash Equivalents - Beginning of Year	576	333	472	566
CASH AND CASH EQUIVALENTS - END OF YEAR	$ 576	$ 80	$ 478	$ 570

NEW MEXICO MORTGAGE FINANCE AUTHORITY
(A COMPONENT UNIT OF THE STATE OF NEW MEXICO)
RENTAL HOUSING MORTGAGE PROGRAMS
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION (CONTINUED)
YEAR ENDED SEPTEMBER 30, 2019
(IN THOUSANDS)

	Rental Housing Mortgage Programs				
	2005 Series A, B	2005 Series C, D	2005 Series E, F	2007 Series A, B	2007 Series C, D
OPERATING REVENUES					
Interest on Mortgage Loans and Securitized Mortgage Loans	$ 491	$ 158	$ 517	$ 265	$ 819
Interest on Securities and Temporary Investments	31	3	18	6	4
Loss Asset Sale/Debt Ext	-	-	-	-	-
Loan and Commitment Fees	-	-	-	-	-
Administrative Fees and Other	-	1	-	-	1
Total Operating Revenues	522	162	535	271	824
OPERATING EXPENSES					
Interest Expense	490	160	524	266	819
Bond Issuance Costs	-	-	-	-	-
Provision for Loan Losses	-	-	-	-	-
Administrative Fees and Other	2	(43)	3	2	1
Total Operating Expenses	492	117	527	268	820
OPERATING INCOME	30	45	8	3	4
NONOPERATING REVENUES (EXPENSES)					
Net Increase (Decrease) in Fair Value of Investments	-	-	-	-	-
Other Financing Sources (Uses) - Operating Transfers	-	-	-	-	-
Total Nonoperating Revenues	-	-	-	-	-
CHANGE IN NET POSITION	30	45	8	3	4
Total Net Position – Beginning of Year	386	(39)	78	40	6
TOTAL NET POSITION - END OF YEAR	$ 416	$ 6	$ 86	$ 43	$ 10
CONDENSED STATEMENTS OF CASH FLOWS					
NET CASH PROVIDED (USED) BY:					
Operating Activities	$ 727	$ 243	$ 780	$ 364	$ 1,011
Noncapital Financing Activities	(736)	(246)	(793)	(372)	(1,011)
Investing Activities	32	3	18	6	5
NET INCREASE (DECREASE)	23	-	5	(2)	5
Cash and Cash Equivalents - Beginning of Year	769	150	524	245	12
CASH AND CASH EQUIVALENTS - END OF YEAR	$ 792	$ 150	$ 529	$ 243	$ 17

NEW MEXICO MORTGAGE FINANCE AUTHORITY
(A COMPONENT UNIT OF THE STATE OF NEW MEXICO)
RENTAL HOUSING MORTGAGE PROGRAMS
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION (CONTINUED)
YEAR ENDED SEPTEMBER 30, 2019
(IN THOUSANDS)

	Rental Housing Mortgage Programs		
	2008 Series A, B	2010 Series A, B	2012 Series A
OPERATING REVENUES			
Interest on Mortgage Loans and Securitized Mortgage Loans	$ 125	$ 42	$ 239
Interest on Securities and Temporary Investments	-	1	-
Loss Asset Sale/Debt Ext	-	-	-
Loan and Commitment Fees	-	-	-
Administrative Fees and Other	-	-	1
Total Operating Revenues	125	43	240
OPERATING EXPENSES			
Interest Expense	125	42	239
Bond Issuance Costs	-	-	-
Provision for Loan Losses	-	-	-
Administrative Fees and Other	-	-	-
Total Operating Expenses	125	42	239
OPERATING INCOME	-	1	1
NONOPERATING REVENUES (EXPENSES)			
Net Increase (Decrease) in Fair Value of Investments	-	-	-
Other Financing Sources (Uses) - Operating Transfers	-	-	-
Total Nonoperating Revenues	-	-	-
CHANGE IN NET POSITION	-	1	1
Total Net Position – Beginning of Year	-	60	-
TOTAL NET POSITION - END OF YEAR	$ -	$ 61	$ 1

CONDENSED STATEMENTS OF CASH FLOWS

	2008 Series A, B	2010 Series A, B	2012 Series A
NET CASH PROVIDED (USED) BY:			
Operating Activities	$ 126	$ 55	$ 309
Noncapital Financing Activities	(126)	(52)	(306)
Investing Activities	-	1	-
NET INCREASE (DECREASE)	-	4	3
Cash and Cash Equivalents - Beginning of Year	-	54	2
CASH AND CASH EQUIVALENTS - END OF YEAR	$ -	$ 58	$ 5

NEW MEXICO MORTGAGE FINANCE AUTHORITY
(A COMPONENT UNIT OF THE STATE OF NEW MEXICO)
RENTAL HOUSING MORTGAGE PROGRAMS
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION (CONTINUED)
YEAR ENDED SEPTEMBER 30, 2019
(IN THOUSANDS)

	Rental Housing Mortgage Programs				Total Rental Housing Mortgage Programs
	2017 Shiprock	2017 Series B	2019 JLG South	2019 JLG North	
OPERATING REVENUES					
Interest on Mortgage Loans and Securitized Mortgage Loans	$ 86	$ 299	$ 12	$ 10	$ 4,786
Interest on Securities and Temporary Investments	-	-	-	-	150
Loss Asset Sale/Debt Ext	-	-	-	-	(6)
Loan and Commitment Fees	-	-	-	-	-
Administrative Fees and Other	-	-	-	-	3
Total Operating Revenues	86	299	12	10	4,933
OPERATING EXPENSES					
Interest Expense	86	299	12	10	4,819
Bond Issuance Costs	-	-	-	-	-
Provision for Loan Losses	-	-	-	-	-
Administrative Fees and Other	-	-	-	-	(27)
Total Operating Expenses	86	299	12	10	4,792
OPERATING INCOME	-	-	-	-	141
NONOPERATING REVENUES (EXPENSES)					
Net Increase (Decrease) in Fair Value of Investments	-	-	-	-	-
Other Financing Sources (Uses) - Operating Transfers	-	-	-	-	-
Total Nonoperating Revenues	-	-	-	-	-
CHANGE IN NET POSITION	-	-	-	-	141
Total Net Position – Beginning of Year	-	-	-	-	1,086
TOTAL NET POSITION - END OF YEAR	$ -	$ -	$ -	$ -	$ 1,227
CONDENSED STATEMENTS OF CASH FLOWS					
NET CASH PROVIDED (USED) BY:					
Operating Activities	$ 11,939	$ 5,881	$ (1,740)	$ (1,430)	$ 20,853
Noncapital Financing Activities	(11,939)	(5,882)	1,740	1,430	(20,943)
Investing Activities	-	(1)	-	-	(117)
NET INCREASE (DECREASE)	-	(2)	-	-	(207)
Cash and Cash Equivalents - Beginning of Year	-	2	-	-	3,705
CASH AND CASH EQUIVALENTS - END OF YEAR	$ -	$ -	$ -	$ -	$ 3,498

NEW MEXICO MORTGAGE FINANCE AUTHORITY
(A COMPONENT UNIT OF THE STATE OF NEW MEXICO)
SINGLE FAMILY MORTGAGE PROGRAMS
STATEMENT OF NET POSITION
SEPTEMBER 30, 2018
(IN THOUSANDS)

	Single Family Mortgage Programs		Total
	2005 General Indenture	2009 General Indenture	Single Family Mortgage Programs
ASSETS			
CURRENT ASSETS			
Restricted Cash and Cash Equivalents	$ 12,785	$ 2,154	$ 14,939
Accrued Interest Receivable	1,917	307	2,224
Intra-Entity Payable	(320)	(22)	(342)
Total Current Assets	14,382	2,439	16,821
NONCURRENT ASSETS			
Restricted Cash and Cash Equivalents	63,217	-	63,217
Restricted Investments and Reserve Funds, Net	-	-	-
Restricted Securitized Mortgage Loans, Net:			
Securitized Mortgage Loans, Net Cost	578,173	88,147	666,320
Unrealized Gain on Securitized Mortgage Loans	(856)	1,016	160
Total Restricted Securitized Mortgage Loans, Net	577,317	89,163	666,480
Restricted Mortgage Loans, Net	-	-	-
Total Noncurrent Assets	640,534	89,163	729,697
Total Assets	654,916	91,602	746,518
DEFERRED OUTFLOWS			
Refundings of Debt	483	-	483
Total Assets and Deferred Outflows	$ 655,399	$ 91,602	$ 747,001
LIABILITIES AND NET POSITION			
CURRENT LIABILITIES			
Accrued Interest Payable	$ 2,402	$ 242	$ 2,644
Accounts Payable and Other Accrued Expenses	8	3	11
Current Portion of Bonds Payable	12,784	2,315	15,099
Total Current Liabilities	15,194	2,560	17,754
NONCURRENT LIABILITIES			
Bonds Payable	608,388	85,251	693,639
Total Noncurrent Liabilities	608,388	85,251	693,639
Total Liabilities	623,582	87,811	711,393
NET POSITION RESTRICTED FOR DEBT SERVICE	31,817	3,791	35,608
Total Liabilities and Net Position	$ 655,399	$ 91,602	$ 747,001

NEW MEXICO MORTGAGE FINANCE AUTHORITY
(A COMPONENT UNIT OF THE STATE OF NEW MEXICO)
SINGLE FAMILY MORTGAGE PROGRAMS
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
YEAR ENDED SEPTEMBER 30, 2018
(IN THOUSANDS)

	Single Family Mortgage Program		Total
	2005 General Indenture	2009 General Indenture	Single Family Mortgage Programs
OPERATING REVENUES			
Interest on Mortgage Loans and Securitized Mortgage Loans	$ 18,644	$ 3,703	$ 22,347
Interest on Securities and Temporary Investments	500	50	550
Gain Asset Sale	-	-	-
Loan and Commitment Fees	1,833	-	1,833
Administrative Fees and Other	(2,574)	(325)	(2,899)
Total Operating Revenues	18,403	3,428	21,831
OPERATING EXPENSES			
Interest	15,531	2,883	18,414
Bond Issuance Costs	2,398	-	2,398
Administrative Fees and Other	240	13	253
Total Operating Expenses	18,169	2,896	21,065
OPERATING INCOME	234	532	766
NONOPERATING REVENUES (EXPENSES)			
Net Decrease in Fair Value of Investments	(18,036)	(4,235)	(22,271)
Other Financing Sources (Uses) - Operating Transfers	1,510	(339)	1,171
Total Nonoperating Expenses	(16,526)	(4,574)	(21,100)
CHANGE IN NET POSITION	(16,292)	(4,042)	(20,334)
Total Net Position - Beginning of Year	48,109	7,833	55,942
TOTAL NET POSITION - END OF YEAR	$ 31,817	$ 3,791	$ 35,608

CONDENSED STATEMENTS OF CASH FLOWS

	2005 General Indenture	2009 General Indenture	Total Single Family Mortgage Programs
NET CASH PROVIDED (USED) BY:			
Operating Activities	$ (103,364)	$ 17,119	$ (86,245)
Noncapital Financing Activities	163,544	(17,897)	145,647
Investing Activities	505	50	555
NET INCREASE (DECREASE)	60,685	(728)	59,957
Cash and Cash Equivalents - Beginning of Year	15,317	2,882	18,199
CASH AND CASH EQUIVALENTS - END OF YEAR	$ 76,002	$ 2,154	$ 78,156

NEW MEXICO MORTGAGE FINANCE AUTHORITY
(A COMPONENT UNIT OF THE STATE OF NEW MEXICO)
RENTAL HOUSING MORTGAGE PROGRAMS
STATEMENT OF NET POSITION
SEPTEMBER 30, 2018
(IN THOUSANDS)

	Rental Housing Mortgage Programs			
	2002 Series A, B	2003 Series A, B	2004 Series A, B	2004 Series C, D
ASSETS				
CURRENT ASSETS				
Restricted Cash and Cash Equivalents	$ 235	$ 204	$ 190	$ 255
Accrued Interest Receivable	43	34	32	47
Intra-Entity Receivable (Payable)	-	1	(1)	-
Total Current Assets	278	239	221	302
NONCURRENT ASSETS				
Restricted Cash and Cash Equivalents	341	129	282	311
Notes Receivable	-	68	-	-
Restricted Investments and Reserve Funds	-	-	-	-
Restricted Mortgage Loans, Net	7,649	7,289	7,097	9,953
Total Noncurrent Assets	7,990	7,486	7,379	10,264
Total Assets	8,268	7,725	7,600	10,566
DEFERRED OUTFLOWS				
Refundings of Debt	-	-	-	-
Total Assets and Deferred Outflows	$ 8,268	$ 7,725	$ 7,600	$ 10,566
LIABILITIES AND NET POSITION				
CURRENT LIABILITIES				
Accrued Interest Payable	$ 114	$ 32	$ 31	$ 47
Accounts Payable and Other Accrued Expenses	-	-	-	-
Current Portion of Bonds Payable, Net	235	205	190	255
Total Current Liabilities	349	237	221	302
NONCURRENT LIABILITIES				
Bonds Payable, Net	7,805	7,355	7,165	10,170
Total Noncurrent Liabilities	7,805	7,355	7,165	10,170
Total Liabilities	8,154	7,592	7,386	10,472
NET POSITION RESTRICTED FOR DEBT SERVICE	114	133	214	94
Total Liabilities and Net Position	$ 8,268	$ 7,725	$ 7,600	$ 10,566

NEW MEXICO MORTGAGE FINANCE AUTHORITY
(A COMPONENT UNIT OF THE STATE OF NEW MEXICO)
RENTAL HOUSING MORTGAGE PROGRAMS
STATEMENT OF NET POSITION (CONTINUED)
SEPTEMBER 30, 2018
(IN THOUSANDS)

	Rental Housing Mortgage Programs				
	2005 Series A, B	2005 Series C, D	2005 Series E, F	2007 Series A, B	2007 Series C, D
ASSETS					
CURRENT ASSETS					
Restricted Cash and Cash Equivalents	$ 245	$ 85	$ 265	$ 105	$ 12
Accrued Interest Receivable	43	13	45	22	152
Intra-Entity Receivable (Payable)	-	-	(1)	-	(6)
Total Current Assets	288	98	309	127	158
NONCURRENT ASSETS					
Restricted Cash and Cash Equivalents	524	65	259	140	-
Notes Receivable	-	-	-	-	-
Restricted Investments and Reserve Funds	-	-	-	-	-
Restricted Mortgage Loans, Net	9,575	3,268	10,551	4,974	12,682
Total Noncurrent Assets	10,099	3,333	10,810	5,114	12,682
Total Assets	10,387	3,431	11,119	5,241	12,840
DEFERRED OUTFLOWS					
Refundings of Debt	-	-	-	-	-
Total Assets and Deferred Outflows	$ 10,387	$ 3,431	$ 11,119	$ 5,241	$ 12,840
LIABILITIES AND NET POSITION					
CURRENT LIABILITIES					
Accrued Interest Payable	$ 41	$ 13	$ 45	$ 22	$ 152
Accounts Payable and Other Accrued Expenses	-	-	-	-	-
Current Portion of Bonds Payable, Net	245	85	265	105	191
Total Current Liabilities	286	98	310	127	343
NONCURRENT LIABILITIES					
Bonds Payable, Net	9,715	3,372	10,731	5,074	12,491
Total Noncurrent Liabilities	9,715	3,372	10,731	5,074	12,491
Total Liabilities	10,001	3,470	11,041	5,201	12,834
NET POSITION RESTRICTED FOR DEBT SERVICE	386	(39)	78	40	6
Total Liabilities and Net Position	$ 10,387	$ 3,431	$ 11,119	$ 5,241	$ 12,840

NEW MEXICO MORTGAGE FINANCE AUTHORITY
(A COMPONENT UNIT OF THE STATE OF NEW MEXICO)
RENTAL HOUSING MORTGAGE PROGRAMS
STATEMENT OF NET POSITION (CONTINUED)
SEPTEMBER 30, 2018
(IN THOUSANDS)

	Rental Housing Mortgage Programs		
	2008 Series A, B	2010 Series A, B	2012 Series A
ASSETS			
CURRENT ASSETS			
Restricted Cash and Cash Equivalents	$ -	$ 10	$ 2
Accrued Interest Receivable	10	4	11
Intra-Entity Receivable (Payable)	-	-	-
Total Current Assets	10	14	13
NONCURRENT ASSETS			
Restricted Cash and Cash Equivalents	-	44	-
Notes Receivable	-	-	-
Restricted Investments and Reserve Funds	-	-	-
Restricted Mortgage Loans, Net	8,000	825	4,743
Total Noncurrent Assets	8,000	869	4,743
Total Assets	8,010	883	4,756
DEFERRED OUTFLOWS			
Refundings of Debt	-	-	-
Total Assets and Deferred Outflows	$ 8,010	$ 883	$ 4,756
LIABILITIES AND NET POSITION			
CURRENT LIABILITIES			
Accrued Interest Payable	$ 10	$ 3	$ 11
Accounts Payable and Other Accrued Expenses	-	-	2
Current Portion of Bonds Payable, Net	-	10	67
Total Current Liabilities	10	13	80
NONCURRENT LIABILITIES			
Bonds Payable, Net	8,000	810	4,676
Total Noncurrent Liabilities	8,000	810	4,676
Total Liabilities	8,010	823	4,756
NET POSITION RESTRICTED FOR DEBT SERVICE	-	60	-
Total Liabilities and Net Position	$ 8,010	$ 883	$ 4,756

NEW MEXICO MORTGAGE FINANCE AUTHORITY
(A COMPONENT UNIT OF THE STATE OF NEW MEXICO)
RENTAL HOUSING MORTGAGE PROGRAMS
STATEMENT OF NET POSITION (CONTINUED)
SEPTEMBER 30, 2018
(IN THOUSANDS)

	Rental Housing Mortgage Programs		Total Rental Housing Mortgage Programs
	2017 Shiprock	2017 Series B	
ASSETS			
CURRENT ASSETS			
Restricted Cash and Cash Equivalents	$ -	$	$ 1,608
Accrued Interest Receivable	53	14	523
Intra-Entity Receivable (Payable)	-	-	(7)
Total Current Assets	53	14	2,124
NONCURRENT ASSETS			
Restricted Cash and Cash Equivalents	-	2	2,097
Notes Receivable	-	-	68
Restricted Investments and Reserve Funds	-	-	-
Restricted Mortgage Loans, Net	11,800	5,567	103,973
Total Noncurrent Assets	11,800	5,569	106,138
Total Assets	11,853	5,583	108,262
DEFERRED OUTFLOWS			
Refundings of Debt	-	-	-
Total Assets and Deferred Outflows	$ 11,853	$ 5,583	$ 108,262
LIABILITIES AND NET POSITION			
CURRENT LIABILITIES			
Accrued Interest Payable	$ 53	$ 16	$ 590
Accounts Payable and Other Accrued Expenses	-	-	2
Current Portion of Bonds Payable, Net	-	-	1,853
Total Current Liabilities	53	16	2,445
NONCURRENT LIABILITIES			
Bonds Payable, Net	11,800	5,567	104,731
Total Noncurrent Liabilities	11,800	5,567	104,731
Total Liabilities	11,853	5,583	107,176
NET POSITION RESTRICTED FOR DEBT SERVICE	-	-	1,086
Total Liabilities and Net Position	$ 11,853	$ 5,583	$ 108,262

NEW MEXICO MORTGAGE FINANCE AUTHORITY
(A COMPONENT UNIT OF THE STATE OF NEW MEXICO)
RENTAL HOUSING MORTGAGE PROGRAMS
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
YEAR ENDED SEPTEMBER 30, 2018
(IN THOUSANDS)

	Rental Housing Mortgage Programs			
	2002 Series A, B	2003 Series A, B	2004 Series A, B	2004 Series C, D
OPERATING REVENUES				
Interest on Mortgage Loans and Securitized Mortgage Loans	$ 461	$ 390	$ 371	$ 547
Interest on Securities and Temporary Investments	18	6	20	27
Loss Asset Sale/Debt Ext	-	(1)	-	-
Loan and Commitment Fees	-	-	-	-
Administrative Fees and Other	-	-	-	-
Total Operating Revenues	479	395	391	574
OPERATING EXPENSES				
Interest Expense	450	395	383	567
Bond Issuance Costs	-	-	-	-
Provision for Loan Losses	-	-	-	-
Administrative Fees and Other	(214)	2	2	3
Total Operating Expenses	236	397	385	570
OPERATING INCOME (LOSS)	243	(2)	6	4
NONOPERATING REVENUES (EXPENSES)				
Net Increase (Decrease) in Fair Value of Investments	-	-	-	-
Other Financing Sources (Uses) - Operating Transfers	-	-	-	-
Total Nonoperating Revenues	-	-	-	-
CHANGE IN NET POSITION	243	(2)	6	4
Total Net Position – Beginning of Year	(129)	135	208	90
TOTAL NET POSITION - END OF YEAR	$ 114	$ 133	$ 214	$ 94

CONDENSED STATEMENTS OF CASH FLOWS

	2002 Series A, B	2003 Series A, B	2004 Series A, B	2004 Series C, D
NET CASH PROVIDED (USED) BY:				
Operating Activities	$ 666	$ 583	$ 550	$ 785
Noncapital Financing Activities	(686)	(591)	(569)	(804)
Investing Activities	18	48	20	28
NET INCREASE (DECREASE)	(2)	40	1	9
Cash and Cash Equivalents - Beginning of Year	578	293	471	557
CASH AND CASH EQUIVALENTS - END OF YEAR	$ 576	$ 333	$ 472	$ 566

NEW MEXICO MORTGAGE FINANCE AUTHORITY
(A COMPONENT UNIT OF THE STATE OF NEW MEXICO)
RENTAL HOUSING MORTGAGE PROGRAMS
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION (CONTINUED)
YEAR ENDED SEPTEMBER 30, 2018
(IN THOUSANDS)

	Rental Housing Mortgage Programs				
	2005 Series A, B	2005 Series C, D	2005 Series E, F	2007 Series A, B	2007 Series C, D
OPERATING REVENUES					
Interest on Mortgage Loans and Securitized Mortgage Loans	$ 503	$ 161	$ 530	$ 270	$ 827
Interest on Securities and Temporary Investments	30	2	17	3	3
Loss Asset Sale/Debt Ext	-	-	-	-	-
Loan and Commitment Fees	-	-	-	-	-
Administrative Fees and Other	-	2	-	-	1
Total Operating Revenues	533	165	547	273	831
OPERATING EXPENSES					
Interest Expense	501	163	537	271	830
Bond Issuance Costs	-	-	-	-	-
Provision for Loan Losses	-	-	-	-	-
Administrative Fees and Other	(309)	45	3	2	1
Total Operating Expenses	192	208	540	273	831
OPERATING INCOME (LOSS)	341	(43)	7	-	-
NONOPERATING REVENUES (EXPENSES)					
Net Increase (Decrease) in Fair Value of Investments	-	-	-	-	-
Other Financing Sources (Uses) - Operating Transfers	-	-	-	-	-
Total Nonoperating Revenues	-	-	-	-	-
CHANGE IN NET POSITION	341	(43)	7	-	-
Total Net Position – Beginning of Year	45	4	71	40	6
TOTAL NET POSITION - END OF YEAR	$ 386	$ (39)	$ 78	$ 40	$ 6

CONDENSED STATEMENTS OF CASH FLOWS

	2005 Series A, B	2005 Series C, D	2005 Series E, F	2007 Series A, B	2007 Series C, D
NET CASH PROVIDED (USED) BY:					
Operating Activities	$ 726	$ 243	$ 779	$ 364	$ 1,011
Noncapital Financing Activities	(731)	(245)	(796)	(373)	(1,011)
Investing Activities	30	2	18	3	2
NET INCREASE (DECREASE)	25	-	1	(6)	2
Cash and Cash Equivalents - Beginning of Year	744	150	523	251	10
CASH AND CASH EQUIVALENTS - END OF YEAR	$ 769	$ 150	$ 524	$ 245	$ 12

NEW MEXICO MORTGAGE FINANCE AUTHORITY
(A COMPONENT UNIT OF THE STATE OF NEW MEXICO)
RENTAL HOUSING MORTGAGE PROGRAMS
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION (CONTINUED)
YEAR ENDED SEPTEMBER 30, 2018
(IN THOUSANDS)

	Rental Housing Mortgage Programs		
	2008 Series A, B	2010 Series A, B	2012 Series A
OPERATING REVENUES			
Interest on Mortgage Loans and Securitized Mortgage Loans	$ 104	$ 44	$ 242
Interest on Securities and Temporary Investments	-	1	-
Loss Asset Sale/Debt Ext	-	-	-
Loan and Commitment Fees	-	-	-
Administrative Fees and Other	-	-	-
Total Operating Revenues	104	45	242
OPERATING EXPENSES			
Interest Expense	104	43	242
Bond Issuance Costs	-	-	-
Provision for Loan Losses	-	-	-
Administrative Fees and Other	-	-	-
Total Operating Expenses	104	43	242
OPERATING INCOME (LOSS)	-	2	-
NONOPERATING REVENUES (EXPENSES)			
Net Increase (Decrease) in Fair Value of Investments	-	-	-
Other Financing Sources (Uses) - Operating Transfers	-	-	-
Total Nonoperating Revenues	-	-	-
CHANGE IN NET POSITION	-	2	-
Total Net Position – Beginning of Year	-	58	-
TOTAL NET POSITION - END OF YEAR	$ -	$ 60	$ -

CONDENSED STATEMENTS OF CASH FLOWS

	2008 Series A, B	2010 Series A, B	2012 Series A
NET CASH PROVIDED (USED) BY:			
Operating Activities	$ 620	$ 55	$ 307
Noncapital Financing Activities	(620)	(58)	(306)
Investing Activities	-	1	-
NET INCREASE (DECREASE)	-	(2)	1
Cash and Cash Equivalents - Beginning of Year	-	56	1
CASH AND CASH EQUIVALENTS - END OF YEAR	$ -	$ 54	$ 2

NEW MEXICO MORTGAGE FINANCE AUTHORITY
(A COMPONENT UNIT OF THE STATE OF NEW MEXICO)
RENTAL HOUSING MORTGAGE PROGRAMS
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION (CONTINUED)
YEAR ENDED SEPTEMBER 30, 2018
(IN THOUSANDS)

	Rental Housing Mortgage Program		Total Rental Housing Mortgage Programs
	2017 Shiprock	2017 Series B	
OPERATING REVENUES			
Interest on Mortgage Loans and Securitized Mortgage Loans	$ 158	$ 101	$ 4,709
Interest on Securities and Temporary Investments	-	-	127
Loss Asset Sale/Debt Ext	-	-	(1)
Loan and Commitment Fees	-	-	-
Administrative Fees and Other	-	-	3
Total Operating Revenues	158	101	4,838
OPERATING EXPENSES			
Interest Expense	159	101	4,746
Bond Issuance Costs	-	-	-
Provision for Loan Losses	-	-	-
Administrative Fees and Other	-	-	(465)
Total Operating Expenses	159	101	4,281
OPERATING INCOME (LOSS)	(1)	-	557
NONOPERATING REVENUES (EXPENSES)			
Net Increase (Decrease) in Fair Value of Investments	-	-	-
Other Financing Sources (Uses) - Operating Transfers	-	-	-
Total Nonoperating Revenues	-	-	-
CHANGE IN NET POSITION	(1)	-	557
Total Net Position – Beginning of Year	1	-	529
TOTAL NET POSITION - END OF YEAR	$ -	$ -	$ 1,086
CONDENSED STATEMENTS OF CASH FLOWS			
NET CASH PROVIDED (USED) BY:			
Operating Activities	$ 154	$ (5,430)	$ 1,413
Noncapital Financing Activities	(154)	5,432	(1,512)
Investing Activities	-	-	170
NET INCREASE (DECREASE)	-	2	71
Cash and Cash Equivalents - Beginning of Year	-	-	3,634
CASH AND CASH EQUIVALENTS - END OF YEAR	$ -	$ 2	$ 3,705

SINGLE AUDIT INFORMATION

NEW MEXICO MORTGAGE FINANCE AUTHORITY
(A COMPONENT UNIT OF THE STATE OF NEW MEXICO)
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
YEAR ENDED SEPTEMBER 30, 2019

Federal Grantor/ Program Title	CFDA Number	Pass-through Entity Identifying Number	Subrecipient Expenditures	Total Federal Expenditures	Loans or Loan Guarantees	Total
FEDERAL GRANTS						
US Department of Housing and Urban Development						
Section 8 Housing Choice Vouchers	14.195	NM800CC001	$ 30,794,865	$ 31,990,432	$ -	$ 31,990,432
Section 811	14.326	NM21RDD1301	-	22,211	-	22,211
Emergency Solutions Grants Program	14.231	S18-DC-35-0001	974,127	1,063,875	-	1,063,875
HOME Investment Partnerships Program	14.239	M-18-SG-35-0100	293,542	2,815,135	41,185,841	44,000,976
Housing Opportunities for People with AIDS	14.241	NMH018-F999	835,412	861,345	-	861,345
ARRA-Tax Credit Assistance Program	14.258	M-09-ES-35-0100	-	-	12,977,071	12,977,071
Neighborhood Stabilization Program pass-through State DFA (a Community Development Block/Grant Neighborhood Stabilization Program)	14.228	09-NSP-2-J-01	-	-	2,755,584	2,755,584
Housing Trust Fund - National	14.275	F16-SG350100	-	2,786,107	-	2,786,107
Community Development Block Grant pass-through State	14.228	16-C-NR-41	211,656	214,191	-	214,191
Total U.S. Department of Housing and Urban Development			33,109,602	39,753,296	56,918,496	96,671,792
Capital Magnet Fund	21.011	171CM022207	2,396,647	2,495,691	-	2,495,691
Total Department of Treasury			2,396,647	2,495,691	-	2,495,691
Weatherization Assistance for Low-Income Persons	81.042	EE0006171	2,093,821	2,235,889	-	2,235,889
Total Department of Energy			2,093,821	2,235,889	-	2,235,889
US Department of Health & Human Services						
Pass-Through from the NM Department of Human Services:						
Low Income Home Energy Assistance Program	93.568	19-630-9000-0007	2,307,182	2,422,882	-	2,422,882
Total Federal Grants			39,907,252	46,907,758	56,918,496	103,826,254
LOAN GUARANTY PROGRAMS						
US Department of Housing and Urban Development:						
Mortgage Insurance - Homes (FHA)	14.117	N/A	-	-	923,925	923,925
US Department of Housing and Urban Development:						
GNMA Mortgage Backed Security Program	14.000	N/A	-	284,759,000	657,300,000	942,059,000
US Department of Veterans Affairs:						
Veterans Housing-Guaranteed and Insured Loans	64.114	N/A	-	-	24,746	24,746
US Department of Agriculture:						
Very Low to Moderate Income Housing Loans	10.410	N/A	-	-	17,249	17,249
Section 538 Rural Rental Housing Guaranteed Loans	10.438	N/A	-	-	1,009,495	1,009,495
US Department of Housing and Urban Development:						
Housing Finance Agencies Risk Sharing Programs	14.188	N/A	-	-	78,493,521	78,493,521
Total Loan Guaranty Programs			-	284,759,000	737,768,936	1,022,527,936
Total Federal Expenditures for Schedule of Federal Awards			$ 39,907,252	$ 331,666,758	$ 794,687,432	$ 1,126,354,190

See accompanying Notes to Schedule of Expenditures of Federal Awards.

NOTE 1 BASIS OF PRESENTATION

The accompanying Schedule of Expenditures of Federal Awards (Schedule) includes the federal grant activity of the Authority and is presented on the accrual basis of accounting. Such expenditures are recognized following the cost principles contained in OMB Circular 2 CFR Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, as applicable. The Authority's reporting entity is defined in Note 1 to the Authority's financial statements. All federal financial assistance received from the federal agencies, including amounts passed through from other governmental entities and disbursed by the Authority, is included in the Schedule in accordance with the requirements of OMB Circular 2 CFR Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, as applicable. Because the Schedule presents only a selected portion of the operations of the Authority, it is not intended to and does not present the financial position, changes in net position, or cash flows of the Authority.

NOTE 2 RELATIONSHIP TO THE AUTHORITY'S FINANCIAL STATEMENTS

Federal financial assistance program expenditures as presented in the accompanying Schedule primarily represent federal financial assistance payments disbursed by the Authority during the year ended September 30, 2019 or federally insured loans as described in Note 3.

NOTE 3 MORTGAGE INSURANCE AND GUARANTEES

Certain mortgage loans of the Authority are insured by the Federal Housing Administration (FHA) and partially guaranteed by the Veterans Administration (VA). At September 30, 2019, the Authority recorded approximately $912,000 of FHA insured loans. These serviced loans are included on the accompanying Schedule.

The Authority participates in the Risk Sharing loan program, under which the Department of Housing and Urban Development (HUD) provides credit enhancements for multifamily housing project loans. HUD and the Authority share in the risk of loss on the mortgage. HUD has assumed 90% of the risk in 42 loans. HUD's assumed risk approximated $79,694,000 at September 30, 2019. Of the 42 loans closed, the Authority funded 38 loans with outstanding principal of $86,371,000 at September 30, 2019. HUD's assumed risk of loss of approximately $77,734,000 related to these 38 loans is recorded in the accompanying Schedule.

NOTE 3 MORTGAGE INSURANCE AND GUARANTEES (CONTINUED)

The Authority participates in the Section 538 Rural Rental Housing Guaranteed Loan Program, under which the Rural Housing Service (RHS), Department of Agriculture (USDA), provides credit enhancements to encourage private and public lenders to make new loans for affordable rental properties that meet program standards. The USDA has assumed 90% of the risk in the one loan closed and funded by the Authority. At September 30, 2019, the loan had an outstanding principal of $1,102,000, of which the USDA assumed risk of loss of approximately $991,000 is recorded in the accompanying Schedule.

NOTE 4 LOANS AND LOAN GUARANTEES

Loans and loan guarantees in the accompanying Schedule consist of outstanding principal loans in programs that have ongoing compliance requirements.

The following is a summary of changes in federal loan balances for the year ended September 30, 2019:

Program Title	CFDA Number	September 30, 2018 Balance	Current Year Activity	September 30, 2019 Balance
HOME Investment Partnerships Program	14.239	$ 41,185,841	$ 537,304	$ 41,723,145
ARRA-Tax Credit Assistance Program	14.258	12,977,071	(159,168)	12,817,903
Neighborhood Stabilization Program	14.228	2,755,584	(92,519)	2,663,065
Mortgage Insurance - Homes (FHA)	14.117	923,925	(11,700)	912,225
Veterans Housing-Guaranteed and Insured Loans	64.114	24,746	(16,441)	8,305
Very Low to Moderate Income Housing Loans	10.410	17,249	(2,530)	14,719
Section 538 Rural Rental Housing Guaranteed Loans	10.438	1,009,495	(18,032)	991,463
GNMA Mortgage Backed Security Program	14.000	657,300,000	284,759,000	942,059,000
Housing Finance Agencies Risk Sharing Programs	14.188	78,493,521	(759,747)	77,733,774
Total		$ 794,687,432	$ 284,236,167	$ 1,078,923,599

NOTE 5 INDIRECT COST

The Authority has elected not to use the 10 percent de minimis indirect cost rate allowed under the Uniform Guidance.

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

The Authority Members
New Mexico Mortgage Finance Authority
and Mr. Brian Colón
New Mexico State Auditor

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 New Mexico Mortgage Finance Authority (the Authority), which collectively comprise the statement of financial position as of September 30, 2019, and the related statements of activities and cash flows for the year then ended, and the related notes to the financial statements, and have issued our report thereon dated November 26, 2019.

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) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion 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.

The Authority Members
New Mexico Mortgage Finance Authority
and Mr. Brian Colón
New Mexico State Auditor

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 determination of the financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of 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.

CliftonLarsonAllen LLP

CliftonLarsonAllen LLP

Albuquerque, New Mexico
November 26, 2019

INDEPENDENT AUDITORS' REPORT ON COMPLIANCE FOR EACH MAJOR FEDERAL PROGRAM AND REPORT ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY THE UNIFORM GUIDANCE

The Authority Members
New Mexico Mortgage Finance Authority
and Mr. Brian Colón
New Mexico State Auditor

Report on Compliance for Each Major Federal Program

We have audited New Mexico Mortgage Finance Authority's (the Authority), a component unit of the State of New Mexico, compliance with the types of compliance requirements described in the *OMB Compliance Supplement* that could have a direct and material effect on the Authority's major federal programs for the year ended September 30, 2019. The Authority's major federal programs are identified in the summary of auditors' results section of the accompanying schedule of findings and questioned costs.

Management's Responsibility

Management is responsible for compliance with federal statutes, regulations, and the terms and conditions of its federal awards applicable to its federal programs.

Auditors' Responsibility

Our responsibility is to express an opinion on compliance for the Authority's major federal programs based on our audit of the types of compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200*, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Those standards and the Uniform Guidance require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the Authority's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance for the Authority's major federal programs. However, our audit does not provide a legal determination of the Authority's compliance.

The Authority Members
New Mexico Mortgage Finance Authority
and Mr. Brian Colón
New Mexico State Auditor

Opinion on Each Major Federal Program

In our opinion, the Authority complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on its major federal programs for the year ended September 30, 2019.

Report on Internal Control Over Compliance

Management of the Authority is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and performing our audit of compliance, we considered the Authority's internal control over compliance with the types of requirements that could have a direct and material effect on each major federal program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for each major federal program and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control over compliance.

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

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

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

CliftonLarsonAllen LLP

CliftonLarsonAllen LLP

Albuquerque, New Mexico
November 26, 2019

NEW MEXICO MORTGAGE FINANCE AUTHORITY
(A COMPONENT UNIT OF THE STATE OF NEW MEXICO)
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
YEAR ENDED SEPTEMBER 30, 2019

Section I – Summary of Auditors' Results

Financial Statements

1. Type of auditors' report issued:	Unmodified		
2. Internal control over financial reporting:			
• Material weakness(es) identified?	______ yes	__x__ no	
• Significant deficiency(ies) identified that are not considered to be material weakness(es)?	______ yes	__x__ none reported	
3. Noncompliance material to financial statements noted?	______ yes	__x__ no	

Federal Awards

1. Internal control over major federal programs:		
• Material weakness(es) identified?	______ yes	__x__ no
• Significant deficiency(ies) identified that are not considered to be material weakness(es)?	______ yes	__x__ none reported
2. Type of auditors' report issued on compliance for major federal programs:	Unmodified	
3. Any audit findings disclosed that are required to be reported in accordance with 2 CFR 200.516(a)?	______ yes	__x__ no

Identification of Major Federal Programs

CFDA Number(s)	Name of Federal Program or Cluster
14.239	HOME Investments Partnerships Program
14.258	ARRA – Tax Credit Assistance Program
14.000	Ginnie Mae Mortgage Backed Security Program

Dollar threshold used to distinguish between Type A and Type B programs: $ 3,000,000

Auditee qualified as low-risk auditee? __x__ yes ______ no

Section II – Financial Statement Findings

No findings noted in 2019.

Section III – Federal Award Findings and Questioned Costs

No findings noted in 2019.

Section IV – Summary of Prior Year Audit Findings

There were no prior year audit findings.

OTHER REQUIRED SCHEDULES

NEW MEXICO MORTGAGE FINANCE AUTHORITY
(A COMPONENT UNIT OF THE STATE OF NEW MEXICO)
EXIT CONFERENCE
YEAR ENDED SEPTEMBER 30, 2019

An exit conference was conducted on November 26, 2019, in which the contents of this report were discussed with the following:

New Mexico Mortgage Finance Authority
Howie Morales, Lt. Governor, Finance Committee Member
Tim Eichenberg, Finance Committee Member
Jay Czar, Executive Director
Gina Hickman, Deputy Director of Finance & Administration
Isidoro Hernandez, Deputy Director of Programs
Yvonne Segovia, Controller

CliftonLarsonAllen LLP
Raul Anaya, Principal
Mandy Merchant, Principal (by phone)
Gaby Miller, Director (by phone)