

**HOUSING FINANCE AUTHORITY OF LEE COUNTY, FLORIDA**  
**FINANCIAL STATEMENTS**  
**YEAR ENDED SEPTEMBER 30, 2025**



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## INDEPENDENT AUDITORS' REPORT

Members of the Board  
Housing Finance Authority of Lee County, Florida  
Fort Myers, Florida

### Report on the Audit of the Financial Statements

#### ***Opinions***

We have audited the financial statements of the Single-Family Bond Programs Fund and the General Fund of the Housing Finance Authority of Lee County, Florida (the Authority), as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the Single-Family Bond Programs Fund and the General Fund of the Authority, as of September 30, 2025, and the respective changes in financial position, and cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

#### ***Basis for Opinions***

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

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

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

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

***Auditors' Responsibilities for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority's ability to continue as a going concern for a reasonable period of time.

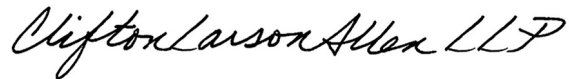
We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

**Required Supplementary Information**

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

**Other Reporting Required by Government Auditing Standards**

In accordance with *Government Auditing Standards*, we have also issued our report dated March 3, 2026, 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**

Fort Myers, Florida  
March 3, 2026

**HOUSING FINANCE AUTHORITY OF LEE COUNTY, FLORIDA  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
SEPTEMBER 30, 2025**

This section of the Authority's financial statement presents management's analysis of the Authority's financial performance during the year that ended on September 30, 2025. It is presented to enhance the usefulness of the Authority's basic financial statements. Please read this narrative in conjunction with the financial statements, which follow this section.

**Required Financial Statements**

The Authority accounts for its activities through the use of enterprise funds. These funds include the General Fund and the Single-Family Bond Programs Fund. The Authority's bonds issued for multi-family bond programs (conduit debt) are not recorded as liabilities on the financial statements of the Authority. The Single-Family Bond Programs Fund reports activities in connection with the Single-Family Master Indenture bond programs and the Single-Family GSE bond program. Operating cost for business activities are accounted for in the General Fund.

**Financial Highlights**

As of September 30, 2025, the Authority's assets exceeded its liabilities by \$7,593,945, of which \$7,593,945 is unrestricted net position and available to meet its ongoing obligations in an attempt to better serve the affordable housing needs of the residents of Lee County, Florida and, where approved by the Authority, other participating counties in Region 11, and other participating counties in various other regions in Florida.

The Authority earns fees and charges from its present and past issuance of bonds and through the Own a Home Opportunity Program for the financing of single-family residences in Lee County and other participating counties in Region 11 and other participating counties in various other regions, and from its issuance of bonds for the acquisition, rehabilitation, and construction of multi-family projects in Lee, Charlotte, and Sarasota counties. The Authority also earns income from the investment of its surplus funds and its bond programs. The Authority does not receive any funding from the Lee County Government or any other governmental entity.

During its fiscal year ended September 30, 2013, the Authority commenced its TBA Program, which is now known as its Own a Home Opportunity Program (OAHOP). The purpose of the OAHOP Program is to provide single family funding for homebuyers in the above-mentioned counties. The OAHOP Program has been in effect for fourteen years as of the year ended September 30, 2025. There were \$17,265,644 in redemptions of the conduit debt obligations previously issued by the Authority during the Authority's fiscal year ended September 30, 2025.

The Authority paid off the Single-Family Bond Program debt and the program has been discontinued as of September 30, 2025.

**HOUSING FINANCE AUTHORITY OF LEE COUNTY, FLORIDA  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
SEPTEMBER 30, 2025**

The following is a condensed summary of net position at September 30, 2025 and 2024:

	Fiscal Year		Dollar Change	Percent Change
	2025	2024		
Current Assets	\$ 7,677,735	\$ 7,104,165	\$ 573,570	8.07 %
Noncurrent Assets	674,685	890,124	(215,439)	(24.20)%
Total Assets	<u>8,352,420</u>	<u>7,994,289</u>	<u>358,131</u>	<u>4.48 %</u>
Current Liabilities	301,138	252,251	48,887	19.38 %
Noncurrent Liabilities	457,337	556,667	(99,330)	(17.84)%
Total Liabilities	<u>758,475</u>	<u>808,918</u>	<u>(50,443)</u>	<u>(6.24)%</u>
Net Position				
Unrestricted	7,593,945	7,185,371	408,574	5.69 %
Total Net Position	<u>\$ 7,593,945</u>	<u>\$ 7,185,371</u>	<u>\$ 408,574</u>	<u>5.69 %</u>

The increase in current assets reflects the collection of fees for new multi-family bonds issued in the fiscal year ended September 30, 2025.

The decrease in noncurrent assets reflects the redemption of single-family bonds and an increase in the estimate for the allowance for doubtful accounts pertaining to second mortgage redemptions. A portion of the Authority's noncurrent assets are in the form of promissory notes and second mortgages for the Authority's down payment assistance to first time homebuyers in connection with its OAHOP Program and prior Single Family Bond Programs. See Note 3 of the Notes to Financial Statements. However, due to the terms of the promissory notes and the fact that the mortgages are subordinate to prior liens, a collection allowance is recognized and is estimated as \$1,598,314 at fiscal year-end.

The increase in current long-term liabilities is due to additional good faith deposits held in regard to the multi-family program.

The decrease in long-term liabilities is due to the recognition of revenue of the advanced collection of annual administrative fees on multi-family bonds issued.

**HOUSING FINANCE AUTHORITY OF LEE COUNTY, FLORIDA  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
SEPTEMBER 30, 2025**

The following is a condensed summary of revenues, expenses and changes in net assets for the years ended September 30, 2025 and 2024:

	Fiscal Year		Dollar Change	Percent Change
	2025	2024		
Operating Revenues				
Program Revenue	132,637	53,834	78,803	146.38 %
Fees Earned	707,795	1,027,522	(319,727)	(31.12)%
Total Operating Revenues	<u>840,432</u>	<u>1,081,356</u>	<u>(240,924)</u>	<u>(22.28)%</u>
Program Expenses				
Interest	-	5,949	(5,949)	(100.00)%
Program Expenses	280,498	162,527	117,971	72.59 %
General and Administrative	293,344	276,603	16,741	6.05 %
Total Expenses	<u>573,842</u>	<u>445,079</u>	<u>128,763</u>	<u>28.93 %</u>
Operating Income	266,590	636,277	(369,687)	(58.10)%
Non-Operating Revenues				
Investment Earnings	<u>\$ 141,984</u>	<u>\$ 228,001</u>	<u>\$ (86,017)</u>	<u>(37.73)%</u>
Net Position, October 1	<u>7,185,371</u>	<u>6,321,093</u>	<u>864,278</u>	13.67 %
Net Position, September 30	<u><u>\$ 7,593,945</u></u>	<u><u>\$ 7,185,371</u></u>	<u><u>\$ 408,574</u></u>	5.69 %

The fiscal year 2025 financial position of the Authority increased from the prior year by \$408,574 as a result of the following items:

Net position increased due to the receipt of closing and administrative fees for three multi-family bond issuances.

**Bond Programs**

The Authority can issue bonds to finance single-family residential housing and qualified multi-family housing developments. In addition, the Authority provides financial assistance to stimulate the acquisition and construction of residential housing for low, moderate, and middle-income individuals and families. The Authority's bonds are secured as described in each of the respective trust indentures. See Notes 4 and 5 to the financial statements.

**HOUSING FINANCE AUTHORITY OF LEE COUNTY, FLORIDA  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
SEPTEMBER 30, 2025**

**Economic Factors and Year 2026 Budget**

In the development of the Authority's Budget for 2026, the Authority was again mindful of the volatile economic conditions facing the country and particularly Southwest Florida, while at the same time attempting to fulfill its mission of providing financing for single-family and multi-family housing.

**Requests for Information**

Questions concerning this report or requests for additional information should be addressed to Housing Finance Authority of Lee County, Florida, P.O. Box 2258, Fort Myers, Florida 33902.

**HOUSING FINANCE AUTHORITY OF LEE COUNTY, FLORIDA**  
**STATEMENT OF NET POSITION**  
**SEPTEMBER 30, 2025**

	Single-Family Bond Programs Fund	General Fund	Total
	<u>                    </u>	<u>                    </u>	<u>                    </u>
<b>CURRENT ASSETS</b>			
Cash and Cash Equivalents	\$ -	\$ 6,379,974	\$ 6,379,974
Investments	-	1,293,148	1,293,148
Accounts Receivable	-	1,204	1,204
Other Assets	-	3,409	3,409
Total Current Assets	<u>-</u>	<u>7,677,735</u>	<u>7,677,735</u>
<b>NONCURRENT ASSETS</b>			
Mortgage Loans Receivable, Net of Allowance	-	674,685	674,685
Total Noncurrent Assets	<u>-</u>	<u>674,685</u>	<u>674,685</u>
 Total Assets	 -	 8,352,420	 8,352,420
<b>CURRENT LIABILITIES</b>			
Accounts Payable	-	26,806	26,806
Customer Deposits	-	175,000	175,000
Unearned Fees	-	99,332	99,332
Total Current Liabilities	<u>-</u>	<u>301,138</u>	<u>301,138</u>
<b>NONCURRENT LIABILITIES</b>			
Unearned Fees	-	457,337	457,337
Total Noncurrent Liabilities	<u>-</u>	<u>457,337</u>	<u>457,337</u>
 Total Liabilities	 -	 758,475	 758,475
<b>NET POSITION</b>			
Unrestricted	-	7,593,945	7,593,945
 Total Net Position	 <u>\$ -</u>	 <u>\$ 7,593,945</u>	 <u>\$ 7,593,945</u>

See accompanying Notes to Financial Statements.

**HOUSING FINANCE AUTHORITY OF LEE COUNTY, FLORIDA**  
**STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION**  
**YEAR ENDED SEPTEMBER 30, 2025**

	<u>Single-Family Bond Programs Fund</u>	<u>General Fund</u>	<u>Total</u>
<b>OPERATING REVENUES</b>			
Program Revenues	401	132,236	132,637
Fees and Charges	-	707,795	707,795
Total Operating Revenues	<u>401</u>	<u>840,031</u>	<u>840,432</u>
<b>OPERATING EXPENSES</b>			
Program Expenses	-	280,498	280,498
General and Administrative	-	293,344	293,344
Total Operating Expenses	<u>-</u>	<u>573,842</u>	<u>573,842</u>
<b>OPERATING INCOME</b>	401	266,189	266,590
<b>NON-OPERATING REVENUES</b>			
Investment Income, Including Unrealized Gains on Investments	<u>\$ -</u>	<u>\$ 141,984</u>	<u>\$ 141,984</u>
<b>CHANGE IN NET POSITION</b>	401	408,173	408,574
Net Position - Beginning of Year	<u>(401)</u>	<u>7,185,772</u>	<u>7,185,371</u>
<b>NET POSITION - END OF YEAR</b>	<u><u>\$ -</u></u>	<u><u>\$ 7,593,945</u></u>	<u><u>\$ 7,593,945</u></u>

See accompanying Notes to Financial Statements.

**HOUSING FINANCE AUTHORITY OF LEE COUNTY, FLORIDA  
STATEMENT OF CASH FLOWS  
YEAR ENDED SEPTEMBER 30, 2025**

	Single-Family Bond Programs Fund	General Fund	Total
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>			
Cash Received from Program Funding and Fees	\$ 401	\$ 1,026,938	\$ 1,027,339
Cash Paid for Interest on Bonds	(657)	-	(657)
Cash Paid for Program Expenses	-	(279,863)	(279,863)
Cash Paid for General and Administrative Expenses	-	(293,344)	(293,344)
Net Cash Provided (Used) by Operating Activities	(256)	453,731	453,475
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>			
Investment Earnings	-	173,634	173,634
Redemption of Certificate of Deposit	-	290,970	290,970
Net Cash Provided by Noncapital Activities	-	464,604	464,604
<b>CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES</b>			
Principal Payments for Retirement of Bonds	(54,504)	-	(54,504)
Net Cash Used by Noncapital Financing Activities	(54,504)	-	(54,504)
<b>NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS</b>	(54,760)	918,335	863,575
Cash and Cash Equivalents - Beginning of Year	54,760	5,461,639	5,516,399
<b>CASH AND CASH EQUIVALENTS - END OF YEAR</b>	<u>\$ -</u>	<u>\$ 6,379,974</u>	<u>\$ 6,379,974</u>

See accompanying Notes to Financial Statements.

**HOUSING FINANCE AUTHORITY OF LEE COUNTY, FLORIDA**  
**STATEMENT OF CASH FLOWS (CONTINUED)**  
**YEAR ENDED SEPTEMBER 30, 2025**

	<u>Single-Family Bond Programs Fund</u>	<u>General Fund</u>	<u>Total</u>
<b>RECONCILIATION OF OPERATING INCOME TO NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES</b>			
Operating Income	\$ 401	\$ 266,189	\$ 266,590
Adjustments to Reconcile Operating Income to Net Cash Provided (Used) by Operating Activities:			
Amortization of Bond Premiums	(657)	-	(657)
Changes in Assets and Liabilities:			
Decrease in Accounts Receivable	-	11,772	11,772
Decrease in Mortgage Loans Receivable, Net of Allowance	-	160,679	160,679
Decrease in Other Assets	-	10,373	10,373
Decrease in Accounts Payable	-	(9,738)	(9,738)
Increase in Customer Deposits	-	140,000	140,000
Decrease in Unearned Fees	-	(125,544)	(125,544)
Net Cash Provided (Used) by Operating Activities	<u>\$ (256)</u>	<u>\$ 453,731</u>	<u>\$ 453,475</u>

See accompanying Notes to Financial Statements.

**HOUSING FINANCE AUTHORITY OF LEE COUNTY, FLORIDA**  
**NOTES TO FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2025**

**NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**Reporting Entity and Services**

The Housing Finance Authority of Lee County, Florida (the Authority) was established by the Board of County Commissioners of Lee County (the County) by adoption of Lee County Ordinance Number 81-37 on August 19, 1981, pursuant to Florida Statute 159.604. The purpose of the Authority is to alleviate a shortage of affordable housing for low- and moderate-income families and persons and to make capital available for investment in such housing in Lee County, Florida. The Authority is governed by a five-member Board (the Board) serving staggered four-year terms. The Authority's Board is appointed by the Lee County Board of County Commissioners.

The Authority assists developers of multi-family housing projects in obtaining debt and/or equity financing from various sources. The related debt is collateralized by the constructed property and is not an obligation of the County or the Authority. Financing for single-family housing is facilitated by the Authority through its Own a Home Opportunity Program (OAHOP). Under its OAHOP Program, mortgages are made to homebuyers by lenders participating in the OAHOP Program. Those mortgages are then sold to the servicer for the Program who pools and securitizes them. Those securities, backed by the mortgages, are then sold to the public through underwriters.

Revenue bonds issued by the Authority are special obligations of the Authority payable solely from the revenues, receipts, and resources pledged under the related trust indenture. These revenue bonds do not constitute a debt, liability, general, or moral obligation, or pledge the faith or credit of the Authority, Lee County, the state of Florida, or any of its political subdivisions.

In evaluating the Authority as a reporting entity, management considered all potential component units in accordance with applicable Governmental Accounting Standards Board (GASB) Statements. A component unit is a legally separate organization for which the elected officials of the primary government are financially accountable. Based on the criteria established in GASB 14 (as amended), there are no component units required to be included in the Authority's financial statements.

**Basis of Presentation**

The accounting records of the Authority are organized on the basis of funds as prescribed by GAAP in the United States applicable to governments as established by the GASB. The operations of each fund are accounted for within a separate set of self-balancing accounts recording cash and other financial resources, together with related liabilities, net position, revenues, and expenses.

**HOUSING FINANCE AUTHORITY OF LEE COUNTY, FLORIDA**  
**NOTES TO FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2025**

**NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Basis of Presentation (Continued)**

The accompanying financial statements present the financial position, changes in financial position, and cash flows of the General Fund, which reports all of the funds controlled by the Authority and the Single-Family Bond Programs Fund, which accounts for all of the single-family bond programs of the Authority. The General Fund and the Single-Family Bond Programs Fund are each considered major enterprise funds.

**Basis of Accounting and Measurement Focus**

Basis of accounting refers to when revenues and expenditures/expenses are recognized in the accounts and reported in the financial statements. Basis of accounting refers to the timing of the measurements made regardless of the measurement focus applied.

The financial statements of the Authority are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned, regardless of when the cash flow takes place. Operating costs and expenses are charged to expense as incurred.

The Authority is required to follow all statements of the GASB.

**Cash Equivalents and Investments**

Cash and cash equivalents consist of demand deposits, certificates of deposits maturing in ninety (90) days or less, money market funds, and investments in external investment pools.

**Fair Value Measures**

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

**Bond Discounts and Premiums**

Costs relating to discounts and premiums on the sale of bonds are capitalized and amortized over the life of the bonds using the straight-line method, which approximates the effective interest method.

**Fees and Charges**

Fees and charges are derived from the following sources:

- Multi-family fees are collected from the developers of multi-family projects and consist primarily of periodic fees paid to the Authority based on a specified percentage of the outstanding principal balances of the long-term debt which financed the projects, as well as late fees on these amounts. The Authority also collects fees from multi-family project developers at the time of application and upon closing of the related long-term debt. Multi-family fee structures and rates are established for each project in accordance with the long-term debt agreement.

**HOUSING FINANCE AUTHORITY OF LEE COUNTY, FLORIDA**  
**NOTES TO FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2025**

**NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Fees and Charges (Continued)**

- Single-family fees are based on pre-established rates and payment dates set forth in indenture agreements. Single-family revenues may also be earned from amounts remaining in funds and accounts pursuant to bond indentures (bond program residuals). The Authority paid off the Single-Family Bond Program debt and the program has been discontinued as of September 30, 2025. In addition, the Authority generated single family fees in its Own A Home Opportunity Program (OAHOP), which are based on various percentages from the sale of mortgage-backed securities. The sale of mortgage-backed securities are secured by single family mortgages originated in connection with the Own a Home Opportunity Program (OAHOP).
- Mortgage Credit Certificate fees are collected quarterly as a result of participation in a homebuyer assistance program designed to help lower-income families afford home ownership. Fees received are \$175 per participating loan. As of September 30, 2025, the MCC program has been temporarily shut down.

**Net Position**

Restricted net position is used to indicate a segregation of a portion of net position equal to the assets restricted for meeting various covenants as defined in the bond indentures or other laws and regulations. All net position of the Single-Family Bond Programs Fund is considered restricted. Unrestricted net position relates to that portion of net position not restricted for the purpose defined above.

**Use of Restricted Resources**

When both restricted and unrestricted resources are available for use, it is the Authority's policy to use restricted resources first, then unrestricted resources as they are needed.

**Accounting Estimates**

The preparation of financial statements in accordance with accounting principles generally accepted in the United States 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 statement and the reported amounts of revenues and expenditures/expenses during the reported periods. Actual results could differ from those estimates.

**HOUSING FINANCE AUTHORITY OF LEE COUNTY, FLORIDA  
NOTES TO FINANCIAL STATEMENTS  
SEPTEMBER 30, 2025**

**NOTE 2 CASH, CASH EQUIVALENTS, AND INVESTMENTS**

The following is a summary of the Authority’s cash and cash equivalents at September 30, 2025:

General Fund:

Demand Deposit Accounts	\$ 3,907,349
Florida Municipal Investment Trust 0-2 Year High Quality Bond Fund	1,165,251
Florida Municipal Investment Trust 1-3 Year High Quality Bond Fund	194,617
Florida Municipal Investment Trust Broad Market High Quality Bond Fund	425,821
First American Treasury Obligations Fund Class A	686,936
Total	<u><u>\$ 6,379,974</u></u>

**Deposits**

Custodial credit risk is the risk that in the event of a bank failure, the Authority’s deposits may not be returned to it. In accordance with its policy, all Authority depositories are banks designated by the Florida Chief Financial Officer as qualified public depositories. Chapter 280 of the Florida Statutes, “Florida Security for Public Deposits Act,” provides procedures for public depositories to ensure public monies in banks and saving and loans are collateralized with the Florida Chief Financial Officer as agent for the public entities. Chapter 280 defines deposits as demand deposit accounts, time deposit accounts, and nonnegotiable certificates of deposit.

Financial institutions qualifying as public depositories shall deposit with the Florida Chief Financial Officer eligible collateral at the pledging level required pursuant to Chapter 280. The Florida Security for Public Deposits Act has a procedure for the payment of losses in the event of a default or insolvency. When public deposits are made in accordance with Chapter 280, no public depositor shall be liable for any loss thereof and, therefore, the Authority is not exposed to custodial credit risk for its demand deposits.

**Investments**

The Authority’s investment policy for the General Fund’s surplus funds allows investments in: (a) the Local Government Surplus Funds Trust Fund, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act, (b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency, (c) interest-bearing time deposits or savings accounts in qualified public depositories, (d) direct obligations of the U.S. Treasury, (e) Mortgage Backed Securities guaranteed by the Government National Mortgage Association, Federal National Mortgage Association (Fannie Mae) and Federal Home Mortgage Corporation (Freddie Mac) that were/are generated by the Authority's mortgage revenue bond programs, (f) mortgages or mortgage-backed securities that were/are created and or generated in connection with the Authority's Own a Home Opportunity Program or other such Authority Programs, and (g) other investments authorized by law or by resolution of the Authority.

**HOUSING FINANCE AUTHORITY OF LEE COUNTY, FLORIDA  
NOTES TO FINANCIAL STATEMENTS  
SEPTEMBER 30, 2025**

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

**Investments (Continued)**

The following is a summary of the Authority's investments at September 30, 2025:

General Fund:

Certificates of Deposit	\$ 769,312
GNMA	523,836
Total	\$ 1,293,148

Credit Risk – Credit risk exists when there is a possibility the issuer or other counterparty to an investment may be unable to meet its obligations. GASB 40 requires disclosure of credit quality ratings for investments in debt securities as well as investments in external investment pools, money market funds, and other pooled investments of fixed income securities. The credit risks associated with the Authority's investments are as follows:

The Florida Municipal Investment Trust (FMIT) is an external investment pool administered by the Florida League of Cities, Inc. that meets all the necessary criteria to elect to measure all of the investments at amortized cost. Therefore, the fair value of the Authority's position in the pool is the same as the value of the pool shares. The FMIT investments are not categorized because they are not evidenced by securities that exist in physical or book entry form. The nationally recognized statistical rating agency and the assigned rating for each FMIT investment fund are as follows:

0 - 2 Year High Quality Bond Fund	Fitch	AAAf/S1
1 - 3 Year High Quality Bond Fund	Fitch	AAAf/S2
Broad Market High Quality Bond Fund	Fitch	AAf/S4

The nationally recognized statistical rating agency and the assigned rating for each traded fund are as follows:

First American Treasury Obligations Fund Class A	Fitch	AAAmmf
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Custodial Credit Risk – The FMIT is an external investment pool. The Authority's investment in FMIT is not evidenced by securities that exist in physical or book form and, therefore, disclosures for custodial credit risk are not applicable.

At September 30, 2025, the Authority had \$769,312 in unrestricted nonnegotiable certificates of deposits with several qualified public depositories. As such, the Authority is not exposed to custodial credit risk for its certificates of deposit.

At September 30, 2025, GNMA is backed by the full faith of the U.S. Government. The investment agreements are not rated.

**HOUSING FINANCE AUTHORITY OF LEE COUNTY, FLORIDA  
NOTES TO FINANCIAL STATEMENTS  
SEPTEMBER 30, 2025**

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

**Investments (Continued)**

Concentration of Credit Risk – The Authority places no limit on the amount they may invest in any one issuer. Investments issued or explicitly guaranteed by the U.S. government and investments in money market funds, external investment pools, and other pooled investments are excluded from the concentration of credit risk disclosure requirements.

Interest Rate Risk – Interest rate risk exists when there is a possibility that changes in interest rates could adversely affect an investment’s fair value. The Authority does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

The interest rate risk for FMIT investments as of September 30, 2025 is:

	Duration	WAM*
0 - 2 Year High Quality Government Fund	0.88	0.90
1 - 3 Year High Quality Bond	1.75	1.90
Broad Market High Quality Bond	5.56	7.10

\* Weighted average maturity

Foreign Currency Risk – The Authority does not have an investment policy that specifically addresses foreign currency risk. The Authority’s investments in FMIT are not subject to foreign currency risk.

Fair Value Measurement – The FMIT is considered a qualifying external investment pool that meets all the necessary criteria to elect to measure all of the investments at amortized cost; therefore, are valued at amortized cost. The certificates of deposit are valued at amortized cost.

The Authority has the following recurring fair value measurements as of September 30, 2025: GNMA– Level 2. These investments classified as Level 2 of the fair value hierarchy are valued using quoted prices for similar assets in active markets. The pricing methodology involves the use of evaluation models such as matrix pricing, which is based on the securities’ relationship to benchmark quoted prices.

	Total Fair	Investment Maturities (in Years)		
	Value	1 - 10	11 - 25	26 - 40
GNMA	\$ 523,836	\$ 57,441	\$ 466,395	\$ -

**HOUSING FINANCE AUTHORITY OF LEE COUNTY, FLORIDA**  
**NOTES TO FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2025**

**NOTE 3 SECOND MORTGAGES**

The Authority holds promissory notes and mortgages from borrowers participating in the Own a Home Opportunity Program (OAHOP) totaling \$2,272,999 which are reflected, net of an allowance, in the General Fund. The terms of the promissory notes are 0% interest with a single payment due upon transfer, refinancing of property, creation of a subordinate lien to the security instrument securing the note, or the borrower fails to live in the property. The Authority deemed it possible some of these funds will never be collected and therefore, based upon historical collection data, recorded an allowance of \$1,598,314 with a net balance of \$674,685 for these second mortgages as of September 30, 2025. During the fiscal year ended September 30, 2025, \$93,430 was collected from second mortgage redemptions.

**HOUSING FINANCE AUTHORITY OF LEE COUNTY, FLORIDA**  
**NOTES TO FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2025**

**NOTE 4 BONDS PAYABLE**

The Authority obtains funds to finance its various mortgage programs through the sale of bonds. Interest on these bonds is generally payable monthly or semi-annually. Generally, bond principal is due in semi-annual installments. Term bonds are subject to redemption by application of sinking fund installments. Pursuant to the related bond resolutions the Authority had outstanding, the following single-family program bonds at September 30, 2025:

Description of Bonds as Issued	Bonds Outstanding October 1, 2024	Issued	Matured/ Called/ Redeemed	Bonds Outstanding September 30, 2025	Amount Due Within One Year
Series 2004 Subseries 1; 5.67%; 2004 to 2034	\$ 54,504	\$ -	\$ 54,504	\$ -	\$ -
Net Premium on Bonds Payable	657	-	657	-	-
Total	<u>\$ 55,161</u>	<u>\$ -</u>	<u>\$ 55,161</u>	<u>\$ -</u>	<u>\$ -</u>

**HOUSING FINANCE AUTHORITY OF LEE COUNTY, FLORIDA**  
**NOTES TO FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2025**

**NOTE 5 CONDUIT DEBT OBLIGATIONS**

From time to time, the Authority has issued revenue bonds to finance the construction or acquisition of multi-family housing developments which are intended for occupancy in part by persons of low, moderate, or middle income. Neither the Authority, nor the County, or the State, or any political subdivision thereof, is obligated in any manner for repayment of the bonds. Accordingly, the bonds are not reported as liabilities in the accompanying financial statements. As of September 30, 2025, there were twelve series of multi-family revenue bonds outstanding with an aggregate principal amount payable of \$173,040,618. Subsequent to September 30, 2025, \$179,636 of this conduit debt was redeemed.

**NOTE 6 NET POSITION**

Pursuant to various trust indentures, the assets and equity of the programs are restricted as to use. Upon satisfaction of all bondholder indebtedness and payment of all authorized expenses, any remaining funds are disbursed to the Authority, or the respective entity as described in the trust indenture.

**NOTE 7 BUDGET**

The Authority adopts a balanced budget annually. The Authority is authorized to amend any areas of the budget, as appropriate, based on changing circumstances or events. There were no budget amendments in the current year.



**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***

Members of the Board  
Housing Finance Authority of Lee County, Florida  
Fort Myers, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the Single-Family Bond Programs Fund and the General Fund of the Housing Finance Authority of Lee County, Florida (the Authority), as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements, and have issued our report thereon dated March 3, 2026.

**Report on Internal Control Over Financial Reporting**

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

**Report on Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the Authority’s financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

**Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Authority’s internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority’s internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



**CliftonLarsonAllen LLP**

Fort Myers, Florida  
March 3, 2026



## MANAGEMENT LETTER

Members of the Board  
Housing Finance Authority of Lee County, Florida  
Fort Myers, Florida

### Report on the Financial Statements

We have audited the financial statements of the Single-Family Bond Programs Fund and the General Fund of the Housing Finance Authority of Lee County, Florida (the Authority), as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated March 3, 2026.

### Auditor's Responsibility

We conducted our audit 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 Chapter 10.550, Rules of the Auditor General.

### Other Reporting Requirements

We have issued our 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*; and Independent Accountants' Report on an examination conducted in accordance with AICPA Professional Standards, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated March 3, 2026, should be considered in conjunction with this management letter.

### Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding audit report. There were no findings and recommendations made in the preceding financial audit report.

### Official Title and Legal Authority

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. The Authority discloses this information in the notes to the financial statements. The Authority had no component units as of September 30, 2025.

### **Financial Condition and Management**

Sections 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not the Authority has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific conditions met. In connection with our audit, we determined that the Authority did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for the Authority. It is management's responsibility to monitor the Authority's financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

### **Property Assessed Clean Energy (PACE) Program**

Section 10.554(1)(i)6.a., Rules of the Auditor General, requires a statement as to whether a PACE program authorized pursuant to Section 163.081 or Section 163.082, Florida Statutes, operated in the Authority's geographical boundaries. A PACE program did not operate within the Authority's geographical boundaries during the fiscal year under audit.

### **Special District Component Units**

Section 10.554(1)(i)5.c., Rules of the Auditor General, requires, if appropriate, that we communicate the failure of a special district that is a component unit of a county, municipality, or special district, to provide the financial information necessary for proper reporting of the component unit within the audited financial statements of the county, municipality, or special district in accordance with Section 218.39(3)(b), Florida Statutes. The Authority does not have any special district component units.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, the Authority reported:

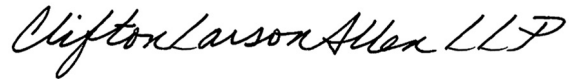
- a. The total number of district employees compensated in the last pay period of the district's fiscal year as: None
- b. The total number of independent contractors to whom nonemployee compensation was paid in the last month of the district's fiscal year as: Three
- c. All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as: None
- d. All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency as: \$194,334
- e. Each construction project with a total cost of at least \$65,000 approved by the district that is scheduled to begin on or after October 1 of the fiscal year being reported, together with the total expenditures for such project as: None
- f. A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the district amends a final adopted budget under Section 189.016(6), Florida Statutes, as: Refer to Note 7 in the Notes to Financial Statements. There were no budget amendments.

**Additional Matters**

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or fraud, waste, or abuse, that has occurred, or is likely to have occurred, that has an effect on the financial statements that is less than material but warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

**Purpose of this Letter**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, and the Board of Directors and applicable management, and is not intended to be, and should not be, used by anyone other than these specified parties.



**CliftonLarsonAllen LLP**

Fort Myers, Florida  
March 3, 2026



## INDEPENDENT ACCOUNTANTS' REPORT

Members of the Board  
Housing Finance Authority of Lee County, Florida  
Fort Myers, Florida

We have examined the Housing Finance Authority of Lee County, Florida's (the Authority) compliance with Section 218.415, Florida Statutes, regarding the investment of public funds during the year ended September 30, 2025. Management of the Authority is responsible for the Authority's compliance with the specified requirements. Our responsibility is to express an opinion on the Authority's compliance with the specified requirements based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the Authority complied, in all material respects, with the specified requirements referenced above. An examination involves performing procedures to obtain evidence about whether the Authority complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the engagement.

Our examination does not provide a legal determination on the Authority's compliance with specified requirements.

In our opinion, the Authority complied, in all material respects, all material respects, with Section 218.415, Florida Statutes, regarding the investment of public funds for the year ended September 30, 2025.

This report is intended solely for the information and use of the Authority and the Auditor General of the State of Florida and is not intended to be, and should not be used be, used by anyone other than these specified parties.

*CliftonLarsonAllen LLP*

**CliftonLarsonAllen LLP**

Fort Myers, Florida  
March 3, 2026



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