SONYMA

2019

Fiscal Year Annual Report

State of New York Mortgage Agency

State of New York Mortgage Agency

(A Component Unit of the State of New York)

SONYMA

Financial Statements

Fiscal Year

2019

State of New York Mortgage Agency

(A Component Unit of the State of New York)

Financial Statements

Fiscal Years Ended October 31, 2019 and 2018

Contents

RESPONSIBILITY FOR FINANCIAL REPORTING

The financial statements of the State of New York Mortgage Agency (the "Agency"), for the fiscal years ended October 31, 2019 and 2018, are the responsibility of management. The financial statements were prepared in accordance with U.S. generally accepted accounting principles.

The Agency maintains a system of internal control. The objectives of an internal control system are to provide reasonable assurance as to the protection of, and accountability for, assets; compliance with applicable laws and regulations; proper authorization and recording of transactions; and the reliability of financial records for preparing financial statements. The system of internal control is subject to periodic review by management and the internal audit staff.

The Agency's annual financial statements have been audited by Ernst & Young LLP, independent auditors appointed by the Members of the Agency. Management has made available to Ernst & Young LLP all the financial records and related data of the Agency and has provided access to all the minutes of the meetings of the Members of the Agency. The independent auditors periodically meet with the Members of the Agency to provide engagement related updates and communications.

The independent auditors conducted their audit in accordance with auditing standards generally accepted in the United States and the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States of America. Those standards require that they plan and perform the audit to obtain reasonable assurance about whether the respective financial statements are free of material misstatement. The audit includes consideration of internal control over financial reporting as a basis for designing audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Agency's internal control over financial reporting. Accordingly, the independent auditors do not express an opinion on the effectiveness of the Agency's internal control over financial reporting. The audit also includes examining, on a test basis, evidence supporting the amounts and disclosures in the respective financial statements, assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. The independent auditors' unmodified report expresses that the financial statements are presented, in all material respects, in accordance with U.S. generally accepted accounting principles.

Ruthanne Visnauskas	Sheila Robinson
Commissioner/Chief Executive Officer	Senior Vice President/Chief Financial Officer

January 30, 2020

Building a better
working world

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Report of Independent Auditors

Management and the Directors of the Board
State of New York Mortgage Agency
New York, New York

Report on the Financial Statements

We have audited the accompanying financial statements of the State of New York Mortgage Agency (the Agency), a component unit of the State of New York, as of and for the years ended October 31, 2019 and 2018, and the related notes to the financial statements, which collectively comprise the Agency'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 conformity 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 of material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audits. We conducted our audits in accordance with auditing standards generally accepted in the United States 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 of 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 auditor's 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.

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Agency as of October 31, 2019 and 2018, and the changes in its financial position and its cash flows for the years then ended in conformity with U.S. generally accepted accounting principles.

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Required Supplementary Information

U.S. generally accepted accounting principles require that Management's Discussion and Analysis, the Schedule of Changes in Total OPEB Liability and Related Ratios, the Schedule of Contributions to the NYSLRS, and the Schedule of the State of New York Mortgage Agency's Proportionate Share of the NYSLRS Net Pension Liability, as listed in the table of contents, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board which 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, 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.

Supplementary and Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Agency's basic financial statements. The Supplementary Section is presented for purposes of additional analysis and is not a required part of the basic financial statements.

The Supplementary Section is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The 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. In our opinion, the Supplementary Section is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

The Introductory Section has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and, accordingly, we do not express an opinion or provide any assurance on it.

Other Reporting Required by *Government Auditing Standards*

In accordance with Government Auditing Standards, we have also issued our report dated January 29, 2020 on our consideration of the Agency'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 Agency'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 Agency's internal control over financial reporting and compliance.

Ernst & Young LLP

January 29, 2020

Overview of the Financial Statements

The following is a narrative overview of the financial performance of the State of New York Mortgage Agency (the "Agency" or "SONYMA") for the fiscal years ended October 31, 2019 ("fiscal 2019") and October 31, 2018 ("fiscal 2018") with selective comparative information for the fiscal year ended October 31, 2017 ("fiscal 2017"). Please read this analysis in conjunction with the financial statements.

The annual financial statements consist of five parts: (1) management's discussion and analysis (this section); (2) the financial statements; (3) the notes to the financial statements; (4) required supplementary information and (5) the supplemental schedules that report programs of the Agency individually.

The Agency's financial statements are prepared using the accrual basis of accounting in conformity with U.S. generally accepted accounting principles.

Management's Discussion and Analysis

- This section of the Agency's financial statements, Management's Discussion and Analysis (the "MD&A"), presents an overview of the Agency's financial performance during fiscal 2019 and fiscal 2018. It provides a discussion of financial highlights and an assessment of how the Agency's financial position has changed from the past years. It identifies the factors that, in management's view, significantly affected the Agency's overall financial position. It may contain opinions, assumptions or conclusions by the Agency's management that should not be considered a replacement for, and must be read in conjunction with, the financial statements and other information described below.

The Financial Statements

- The Statement of Net Position provides information about the liquidity and solvency of the Agency by reporting the assets, deferred inflows and outflows of resources, liabilities and net position.
- The Statement of Revenues, Expenses and Changes in Net Position accounts for all of the current year's revenues and expenses in order to measure the success of the Agency's operations over the past year. It can be used to determine how the Agency has funded its costs. By presenting the financial performance of the Agency, the change in net position is similar to net profit or loss for a business.
- The Statement of Cash Flows is presented on the direct method of reporting. It provides information about the Agency's cash receipts, cash payments, and net changes in cash resulting from operations, investing, and financing activities. Cash collections and payments are presented in this statement to arrive at the net increases or decreases in cash for each year.

The Notes to the Financial Statements

- The notes provide information that is essential to understanding the financial statements, such as the Agency's accounting methods and policies as well as providing information about the content of the financial statements.
- Details include contractual obligations, future commitments and contingencies of the Agency.
- Information is disclosed regarding any other events or developing situations that could materially affect the Agency's financial position.

Required Supplementary Information ("RSI")

- The RSI schedules present information regarding the Agency's (1) progress in funding its obligation to provide postemployment benefits other than pensions to its employees, (2) Schedule of Contributions to the New York State and Local Retirement System ("NYSLRS") Pension Plan and (3) Schedule of the Proportionate Share of the NYSLRS Net Pension Liability.

Supplementary Information

- Presentations of the Agency's financial information by program are listed in accordance with the requirements of each program.

Background

The Agency is a corporate governmental Agency, constituting a public benefit corporation and a component unit of the State of New York (the "State"). The Agency and its corporate existence shall continue until terminated by law; provided, however, that no such law shall take effect so long as the Agency has bonds, notes or other obligations outstanding.

The Agency has two primary lines of operations: Single Family Operations and Mortgage Insurance Fund Operations.

Single Family Operations are dedicated to providing affordable mortgage financing to New York State home purchasers with low and moderate incomes. The Agency provides such financing through a network of participating lenders for the purchase of newly constructed and existing homes; homes in need of renovation; permanently affixed manufactured homes and financing for cooperatives and condominiums.

Mortgage Insurance Fund (the "MIF") Operations are dedicated to providing mortgage insurance for multi-family affordable residential projects and special care facilities, as well as providing pool and primary mortgage insurance on single family mortgages purchased by the Agency.

The Student Loan Program was established in order to offer education loans to eligible students attending colleges and universities in the State. The program has been on hiatus since fiscal 2012. There have not been any Student Loan purchases since May 1, 2012.

In 2016, legislation was adopted at the State level to authorize the creation of a program to assist homeowners affected by the national mortgage crisis who are either delinquent on their mortgage payments or in danger of going into default. The legislation created the New York State Community Restoration Fund as a new fund to be held by SONYMA and to be managed by a newly created subsidiary of SONYMA called the SONYMA Community Restoration Fund ("CRF"). Monies in this fund are not to be commingled with any other monies of SONYMA. The Agency currently owns 570 defaulted mortgage loans as a partner in a joint venture with New Jersey Community Capital (NJCC-NYS Community Restoration Fund, L.L.C.), a nationally recognized nonprofit specializing in assisting troubled homeowners. The Agency has received $22.4 million to date and has invested $10.5 million into the partnership. In addition, the Agency invested $1.3 million into a partnership with a nonprofit organization, the Center for New York City Neighborhoods, through its wholly owned subsidiary and CDFI, Sustainable Neighborhoods LLC, to establish a pilot program aimed to assist homeowners at risk of foreclosure by offering them a refinanced mortgage at affordable terms.

Single Family Operations Highlights

General

Fiscal 2019 saw continued uncertainty in the housing market coupled with the lingering impact of the Federal Reserve's post-Financial Crisis monetary policy impacting SONYMA's ability to maintain its traditional interest rate advantage. Despite continued aggressive efforts to reduce the Agency's cost of funds and offer the most competitively priced mortgages on the market in the State, SONYMA's loan production decreased slightly from the high levels seen in fiscal year 2017 and 2018. During fiscal year 2019, SONYMA assisted 1,597 low and moderate-income households (compared to 1,667 households in fiscal 2018 and 1,873 households in fiscal 2017) by purchasing $331.9 million in mortgage loans (compared to $339.4 million in fiscal 2018 and $369.9 million in fiscal 2017). In fiscal year 2019, the Agency funded 2.20% less in mortgage loans than during fiscal 2018, and 10.27% less than in fiscal year 2017. The majority of the bond financed loans were purchased under SONYMA's two primary programs - Low Interest Rate and Achieving the Dream.

During fiscal 2019 , the Low Interest Rate Program provided financing to 292 households (compared to 457 households in fiscal 2018 and 540 in fiscal 2017), and the Achieving the Dream Program, which assists lower-income homebuyers (80% of area median income or less), provided financing for 1,130 households (compared to 1,093 households in fiscal 2018 and 1,249 in fiscal 2017). The continuing success of the Achieving the Dream Program, which continues to outperform the Low Interest Rate Program in terms of production, continues to signal the success of the Agency, even in a period of market volatility, in assisting borrowers who would otherwise find it difficult to attain homeownership. Of the loans purchased under all of the Agency's programs, 934 borrowers (58.48 %) received down payment assistance totaling $6.9 million in fiscal year 2019, compared to 898 borrowers, totaling $20.3 million in fiscal 2018 and 930 borrowers, totaling $6.6 million in fiscal 2017.

SONYMA continues to provide financing to underserved populations and communities. In fiscal year 2019, 1,181 loans were made to low-income households and 537 loans were made to minorities, compared to 811 and 561 respectively in fiscal 2018 as well as 891 and 583 respectively in fiscal 2017. In addition, 169 loans were made to households buying in Federally-designated target areas, down from 203 in fiscal 2018 and 220 the prior year.

During fiscal 2019, SONYMA continued to better serve its borrowers and industry partners by:

- Focusing its efforts on Low-Income and Minority Homebuyers: The Agency directed its energies towards providing mortgage loans to those individuals and families for whom SONYMA mortgages make the difference in achieving sustainable homeownership. This was accomplished by continuing to target mortgage financing activities on the Achieving the Dream Program, which assists lower-income homebuyers. In fiscal year 2019, 1130 of the Agency's mortgages were originated under this program, keeping close pace with 1,093 in 2018 and 1,249 in 2017.

- Continuing to promote and expand the reach of the Conventional Plus Program in fiscal 2019: Conventional Plus was launched in November 2012 and complements SONYMA's existing tax-exempt bond financed programs and the FHA Plus Program described below. The product takes advantage of certain pricing and underwriting benefits afforded to SONYMA by Fannie Mae. The features of Conventional Plus are as follows:

    - No loan level price adjustments;
    - Lower mortgage insurance coverage requirements than standard loans;
    - The availability of mortgage insurance provided by Genworth Mortgage Insurance (or SONYMA's MIF, in the event that Genworth is unwilling to insure the loan); and

- Down payment and/or closing cost assistance up to 3% of the home purchase price (SONYMA allows its Down Payment Assistance Loan to be used to pay a one-time upfront mortgage insurance premium, thus eliminating the monthly mortgage insurance premium and significantly lowering the monthly payment).

The product is available for home purchases and for limited cash-out refinances.

Under Conventional Plus, 44 mortgages of $5.47 million in total principal and $23.8 thousand in Down Payment Assistance were originated in fiscal year 2019. In addition, as of October 31, 2019, the Agency had 24 mortgages of $2.9 million in total principal and $7.3 thousand in Down Payment Assistance in its pipeline.

- Continuing to promote and expand the footprint of the FHA Plus Program SONYMA launched in December 2013. Complementing SONYMA's existing tax-exempt bond financed programs and the Conventional Plus Program, FHA Plus takes advantage of a special exemption from HUD that enables state housing finance agencies to offer down payment assistance on FHA-insured mortgages, where the down payment assistance may be used towards the borrower's minimum cash investment. The benefits of FHA Plus are:

  - Eligible borrowers do not have to be first-time homebuyers;
  - No income or purchase price limits; and
  - Availability of SONYMA down payment assistance:
    - for purchase transactions, up to 3% of the home purchase price.
    - for refinance transactions, up to 3% of the lower of the unpaid principal balance or the appraised value. (The assistance may be used as a credit against closing costs and be prepaid.)

- The Agency has continued to enhance the SONYMA Express® automated system that was developed to assist participating lenders by providing expedited decisions on SONYMA loan eligibility. The system has: (a) streamlined the Agency's loan origination process and dramatically reduced the time it takes participating lenders to originate SONYMA loans; (b) eliminated uncertainty of a borrower's eligibility early in the mortgage application process; (c) lowered overall lender costs; and (d) provided lenders with the capacity to submit electronic loan files to the Agency, thus eliminating the need to submit paper files. Continued efforts to improve user experience through SONYMA Express®, resulted in all but 2 lenders opting to use the system in 2019. It is anticipated that approximately 95% of the SONYMA volume will come through SONYMA Express® in fiscal year 2020 as a result.

- Continuing to work with SONYMA's Advisory Council in gathering insights and recommendations on future direction from expert industry professionals. The Council helps SONYMA maximize its effectiveness while simultaneously providing a forum for knowledge-sharing and relationship building among different members of SONYMA's distribution and supply-networks. The Agency held two meetings with the Advisory Council in fiscal 2019, as well as monthly subcommittee meetings.

- Continuing Outreach Efforts to Industry Partners by participating in 85 events across the state with homeownership counseling organizations, realtors, lenders, not-for profits, veterans groups, community groups and others. The outreach efforts and collaboration in planning events have deepened the Agency's relationships with its partners in the housing community and provided additional opportunities to promote SONYMA products and services.

- Growing the Neighborhood Revitalization Program (NRP). In June 2016, SONYMA announced a program that leverages $22 million in Chase settlement dollars to aid in the purchase and renovation of vacant/abandoned homes in neighborhoods hard hit by the foreclosure crisis. The program was originally launched in Kingston, Middletown, Troy, Rochester, certain parts of New York City and all of Long Island due to their high level of impact from the foreclosure crisis; subsequently, the program was expanded into all of Orange County, Rensselaer County, Schenectady County, Staten Island, the Bronx and Buffalo. In 2019, SONYMA added Broome, Clinton, Dutchess, Essex, Montgomery, Niagara, Oneida, Onondaga, Sullivan, Ulster, Warren and Washington Counties. SONYMA collaborated with various divisions of HCR, nonprofits based in the communities selected for this pilot program, local government, realtors and SONYMA participating lenders. NRP enables borrowers to purchase a vacant home and receive down payment assistance, a subsidized interest rate, and $20,000 toward property repairs with the ability to finance any additional necessary repairs into the loan. In fiscal 2019, SONYMA funded 312 NRP properties investing over $74.6 million in the effort.

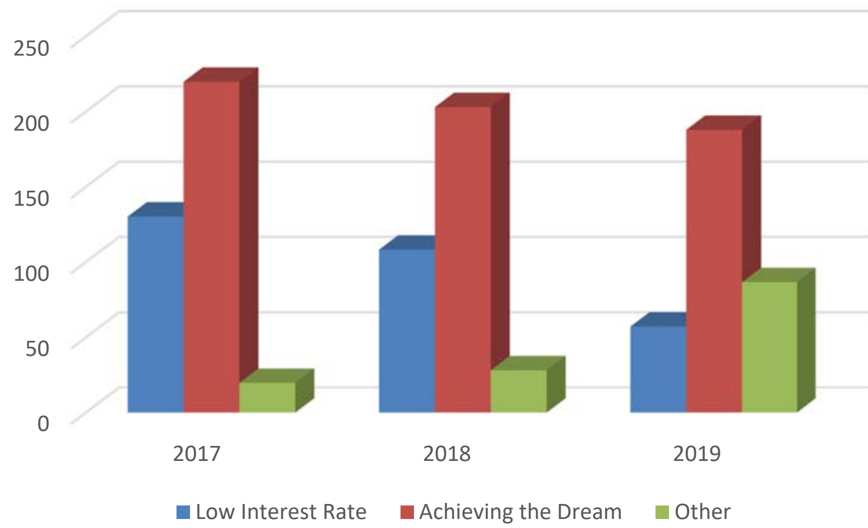
- Expanding the SONYMA Spruce up Initiative. SONYMA Spruce Up is an event in which SONYMA, local nonprofit partners, lenders, sponsors, contractors and neighborhood associations partner to do a one-day exterior clean-up of a targeted area. SONYMA held its first event in the Sheridan Hollow neighborhood in Albany with the assistance of the Affordable Housing Partnership and the Sheridan Hollow Neighborhood Association in 2016. This pilot was continued with another four events in 2017 throughout New York State; four events in 2018 (Rochester, Queens, Walden, and Central Islip); and four events in 2019 (Niagara Falls, Bay Shore, Monticello and Queens). Volunteers completed exterior repairs, such as repair/painting of stoops, planting trees, and cleaning up sidewalks on over 250 homes, completed a total renovation of seven local parks, eleven vacant homes, five vacant lots as well as the clean-up and painting of a playground, and an outdoor classroom. Local lenders, community volunteers, school civics clubs, several local nonprofits, realtors and SONYMA's MI partners both sponsored and contributed volunteers to complete the work. There was radio and media coverage across all the local networks.

- An additional purchase of 172 delinquent notes in Fiscal year 2018 increased the number of delinquent notes purchased through CRF to 570. This fund was intended to be a vehicle through which SONYMA can purchase delinquent notes from various sources in order to help borrowers modify their loans and remain in their homes. Since inception, the SONYMA CRF, in partnership with New Jersey Community Capital, a nonprofit organization specializing in this work, leveraged $10.5 million in settlement dollars against $112 million in private financing to purchase the mortgages for 570 homes in a strategic effort to bring owners out of foreclosure and keep the homes from abandonment. The 570 homes in the CRF program are in 37 of the State's 62 counties, with the majority of the homes located on Long Island and in the Mid-Hudson Valley.

- We have continued to offer bi-monthly webinars through SONYMA University using content with topics coming from attendee feedback and the SONYMA Advisory Council. To date, more than 3,700 attendees, from our lender, nonprofit and realtor partners, have participated in web-based training on SONYMA programs. The course content has also been used to create consistent presentations for onsite trainings that are given by our three Business Development Officers throughout the State. We also offered 3 Regional Learnings Days throughout New York State (Rochester, Saratoga Springs and Plainview) to provide lenders with an opportunity for face-to-face interaction with key SONYMA staff with open dialogue and training in the morning. We offered a NYS Accredited Course for realtor continuing education on SONYMA in the afternoon and trained approximately 120 realtors.

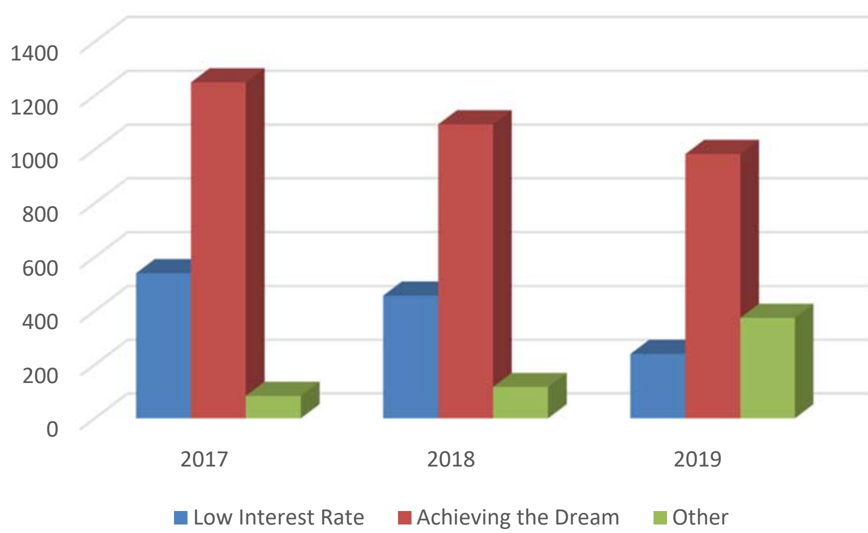
- Continuing to promote the enhanced Remodel New York Program ("Remodel NY"). As the existing housing stock continues to age, many homebuyers are faced with the need to complete renovations to properties they are purchasing. This can be burdensome to first-time homebuyers adjusting to homeownership and can keep homebuyers from being able to purchase properties in need of significant repair. In order to address this increasing need, SONYMA made a number of enhancements to its Remodel NY program in 2015 and 2016. In 2016, the Agency hired a dedicated Renovation Loan Analyst to enable the quick and efficient review of Remodel NY loans submitted pre- and post-purchase. In addition, during fiscal year 2019, SONYMA purchased approximately $2.3 million in Remodel NY loans compared to $3.8 million in fiscal year 2018, with another $2.0 million in the pipeline for purchase in late 2019 and early 2020. The program continues to gain momentum and assist first time homebuyers purchasing homes in need of repair.

The following table compares SONYMA's loan purchases (based on dollars purchased) by fiscal year and program:



(In millions)

The following table compares SONYMA's loan purchases (based on number of loans purchased) by -fiscal year and program:



Performance of Mortgage Portfolio

At the end of fiscal 2019, SONYMA's 60 days or more delinquencies were 2.25% (based on the number of loans). This compares to the New York State and national averages of 4.65% and 2.73%, respectively. As of the end of fiscal year 2018, the percentage of 60 days or more delinquencies were 2.61%.

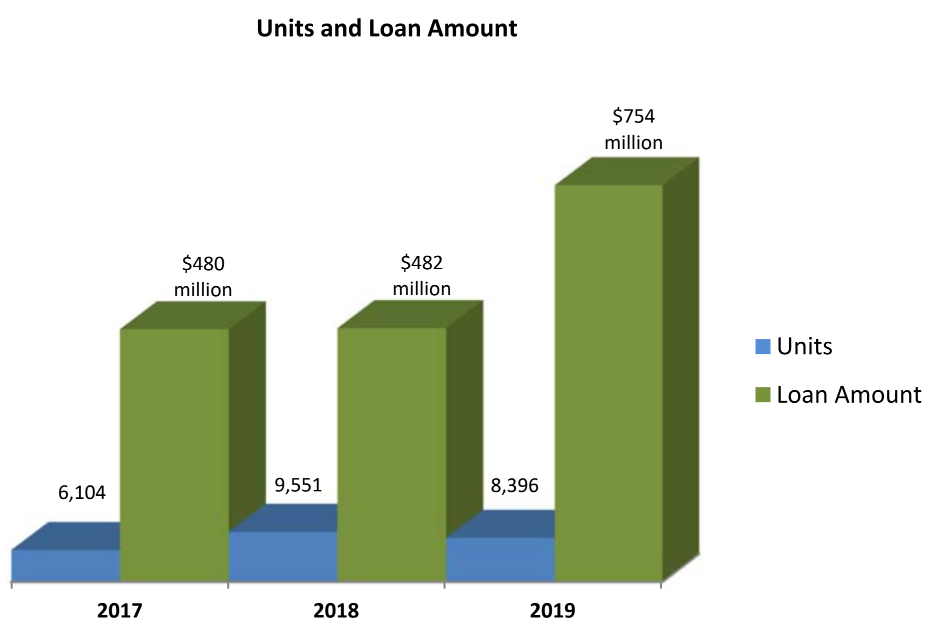
Since the end of fiscal year 2009, the percentage of the Agency's delinquencies has increased by 11% (from 2.02% as of October 31, 2009 to 2.25% as of October 31, 2019). The increase is primarily due to the significant increases in the elapsed time to complete a foreclosure proceeding. Foreclosure timeframes have increased in New York since the State requires judicial intervention prior to foreclosure completion. There are a number of steps required, such as mandatory settlement conferences that prolong the process in the State. Burdens on the court system have caused the time for a foreclosure completion in the State to average over 3 years.

With respect to mortgage loans foreclosed between January 1, 2019 and October 31, 2019, an average of 1,295 days elapsed between the date of default and the date foreclosure proceedings were completed. In contrast, with respect to Agency mortgage loans foreclosed in 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017 and 2018, an average of, respectively, 502 days, 644 days, 803 days, 931 days, 1,071 days, 1,171 days, 1,247 days, 1,292 days, 1,441 days and 1,374 days elapsed between such dates.

Mortgage Insurance Fund Operations

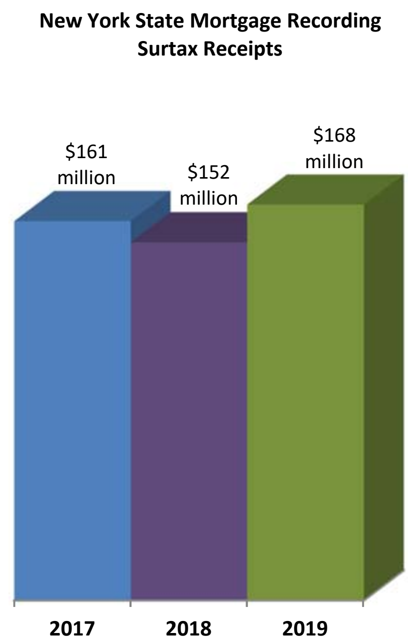
The Mortgage Insurance Fund has two lines of business. It provides insurance on mortgages for affordable multi-family housing and special needs facilities and on other mortgage loans made by government entities and commercial lenders. It also provides both pool and primary insurance on single family mortgages purchased by SONYMA.

The following graph highlights the MIF's project insurance commitments for the fiscal years indicated.



The loan amount increased from $482 million in fiscal 2018 to $754 million in fiscal 2019. The increased loan amount was due to a substantial increase in both the number and size of HFA loans insured by the Mortgage Insurance Fund and to several large Housing Development Corporation loans insured by the MIF.

Substantially all of the MIF's revenues are derived from a New York State mortgage recording surtax. Details are indicated in the following chart:



New York State Mortgage Recording Surtax Receipts were $168.0 million during fiscal 2019, $152.0 million during fiscal 2018 and $161.0 million during fiscal 2017. The increase was due to an increased rate of mortgage recordings throughout the state. The MIF also received $19.2 million in insurance recoveries, application fees and insurance premiums during fiscal 2019 as compared with $30.1 million during fiscal 2018 and $22.4 million during fiscal 2017. Interest earned on investments by the MIF during fiscal years 2019, 2018 and 2017 was $47.1 million, $37.7 million and $29.5 million, respectively.

The claims-paying ability of the Project Pool Insurance Account and the Single Family Pool Insurance Account of the MIF are rated "AA-" and "AA+", respectively by Fitch Inc. ("Fitch"). Fitch affirmed its ratings on the Single Family Pool Insurance Account and the Project Pool Insurance Account, with a stable outlook on July 21, 2016.

On February 19, 2019, Moody's affirmed the "Aa1" rating on the Project Pool Insurance Account with a stable outlook. On February 26, 2019 Moody's affirmed the "Aa1" rating on the Single Family Pool Insurance Account and revised the outlook to stable.

Condensed Financial Information

Net Position Summary Schedules

Condensed Statements of Net Position

	October 31,			% Change	
	2019	2018	2017	2019-2018	2018-2017
		(in thousands)			
Assets					
Cash	$ 19,280	$ 13,004	$ 15,967	48%	(19%)
Investments	2,880,715	2,375,565	2,364,584	21%	-
Mortgage and student loans receivables	2,954,118	2,879,431	2,794,636	3%	3%
Interest receivable due on loans	22,364	20,809	19,748	7%	5%
Other assets	23,180	24,521	24,029	(5%)	2%
Total assets	5,899,657	5,313,330	5,218,964		
Deferred outflows of resources					
Accumulated decrease in fair value of hedging derivatives	-	-	2,990	-	(100%)
Deferred loss on refunding	4,428	4,704	4,982	-	(6%)
Deferred outflows relating to pension and other post retirement benefits	3,389	5,991	4,781	(43%)	25%
Total deferred outflows of resources	7,817	10,695	12,753		
Liabilities					
Bonds payable	2,830,610	2,611,334	2,552,343	8%	2%
Derivative instruments - interest rate swaps	41,758	9,891	16,057	322%	(38%)
Interest payable	7,548	6,856	6,422	10%	7%
Allowance for anticipated claims	13,133	15,745	17,164	(17%)	(8%)
Unearned income, accounts payable and other liabilities	13,748	39,909	156,466	(66%)	(74%)
Other postemployment retirement benefits	42,205	43,712	44,370	(3%)	(1%)
Total liabilities	2,949,002	2,727,447	2,792,822		
Deferred inflows of resources					
Deferred increase in fair value of hedging derivatives	(28,691)	3,176	-	(1,003%)	100%
Deferred inflows relating to pension and other post retirement benefits	7,943	7,081	535	12%	1,224%
Total deferred inflows of resources	(20,748)	10,257	535		
Net position					
Restricted for bond obligations	686,608	667,339	657,498		
Restricted by enabling legistlation	2,315,570	1,938,269	1,795,027		
Unrestricted (deficit)	(22,957)	(19,287)	(14,166)		
Total net position	$ 2,979,221	$ 2,586,321	$ 2,438,359		

"-" Indicates a % < 1%

Assets

Investments

Investments held by the Agency vary throughout the year as funds are received or disbursed. Investments increased from $2.38 billion as of October 31, 2018 to $2.88 billion as of October 31, 2019. An increase of approximately $505 million or 21%. Investments remained relatively unchanged from fiscal 2018 to fiscal 2017 with a balance of $2.38 billion at October 31, 2018 and $2.36 billion at October 31, 2017.

Mortgage and Student Loans Receivable

Mortgage and student loans receivable are the primary assets of the Agency's Single Family operation and Student Loan Program constituting 50% of the Agencies total assets at October 31, 2019, 54% as of October 31, 2018 and October 31, 2017.

Mortgage and student loans receivable increased from $2.88 billion at October 31, 2018 to $2.95 billion at October 31, 2019, an increase of approximately $74.6 million or 3%. This compares to a similar increase from $2.79 billion at October 31, 2017 to $2.88 billion at October 31, 2018, an increase of approximately $84.8 million or 3%. The increases in mortgage loans during both periods was due to the continued uptick in loans purchased as a result of new incentive programs.

Interest Receivable

Interest receivable due on mortgage loans increased as a result of the rise in interest rates and loans outstanding from $20.8 million to $22.4 million at October 31, 2019, an increase in the amount of $1.6 million or 7%. This compares with $19.7 million in fiscal 2017.

Other Assets

Other assets are primarily comprised of Owned Real Estate held by the Agency's Single Family operations and the CRF program which has invested $10.5 million initially into a non-profit partnership to assist with foreclosure and abandoned home mitigation. This program was funded from settlement fees from the Attorney General's office during fiscal 2016.

Other assets decreased from $24.5 million at October 31, 2018 to $23.2 million at October 31, 2019 a decrease of $1.3 million or 5%. This compares to an increase from $24.0 million at October 31, 2017 to $24.5 million at October 31, 2018, an increase of $492 thousand or 2%.

Liabilities

Bonds Payable

At approximately 96% of total liabilities at October 31, 2019 (96% at October 31, 2018 and 91% at October 31, 2017), bonds payable comprise the largest component of liabilities. Funds generated by the sale of bonds are used to purchase mortgage loans or to economically refund outstanding bonds. Mortgage loan payments together with interest earnings thereon, are the sources of funds used to pay scheduled principal and interest due on bonds payable.

Bonds payable increased from $2.61 billion at October 31, 2018, to $2.83 billion at October 31, 2019, an increase of approximately $219.3 million or 8%. This compares with an increase from $2.55 billion at October 31, 2017, to $2.61 billion at October 31, 2018, an increase of approximately of $58.9 million or 2%. The change in bonds payable during both periods is the net result of bonds issued, redeemed and amortized.

Derivative Instruments - Interest Rate Swaps and Deferred Outflows of Resources

The Agency has entered into various interest rate swap contracts in order to manage risk associated with interest on its variable rate bond portfolio. The Agency recognizes the fair value of all derivative instruments as either an asset or liability on its statements of net position with the offsetting gains or losses recognized in earnings or as either deferred inflows or outflows of resources if deemed an effective hedge (see note 9). For fiscal 2019, 2018 and 2017, all the Agency's interest rate swaps were determined to be effective hedges. Therefore, the Agency recorded the amount of the fair values of these interest rate swaps along with a corresponding deferred outflow of resources.

Due primarily to a decline in interest rates over the course of 2019, there was an increase in fair value from $9.9 million at October 31, 2018 to $41.8 million at October 31, 2019, an increase of $31.8 million or 322%. This compares to a decline from $16.1 million at October 31, 2017 to $9.9 million at October 31, 2018, a decline of $6.2 million or 38%.

Interest Payable

As a result of higher interest rates due on bonds and a higher balance in bonds payable, interest payable increased from $6.9 million at October 31, 2018 to $7.5 million at October 31, 2019, an increase of approximately $692 thousand, or 10%. This compares with an increase from $6.4 million at October 31, 2017 to $6.9 million at October 31, 2018, an increase of approximately $400 thousand, or 7%.

Allowance for Anticipated Claims

Allowance for anticipated claims decreased from $15.7 million for October 31, 2018 to $13.1 million at October 31, 2019, a decrease of approximately $2.6 million or 17%. This compares to a decrease from $17.2 million at October 31, 2017 to $15.7 million at October 31, 2018, decrease of approximately $1.5 million or 8%. The MIF establishes provisions for potential insurance claims on its policies that are non-performing. The balance fluctuates as projects are moved to and from performing status or as periodic claims are paid.

During fiscal 2019, 2018 and 2017 the MIF made claim payments in the amounts of $8.7 million, $11 million and $13.1 million respectively.

Unearned Income, Accounts Payable and Other Liabilities

Unearned income, accounts payable and other liabilities decreased from $39.9 million at October 31, 2018 to $13.7 million at October 31, 2019, a decrease of $26.1 million or 66%. This compares to a decrease from $156.5 million at October 31, 2017 to $39.9 million at October 31, 2018, a decrease of approximately $116.6 million or 74%. The continued fluctuation year to year is primarily due to MIF transfer requirements and changes in insurance requirements and mortgage record surtax received. In fiscal 2019 and 2018, the MIF was not required to transfer funds to State Agencies therefore an accrual was not required.

Other Postemployment Benefits ("OPEB")

The Agency provides certain group health care benefits to eligible retirees (and for eligible dependents and survivors of such retirees). The balance in other postemployment benefits represents the accumulated unfunded actuarial liability required to pay the cost of retiree health care benefits. An actuarial calculation is performed on a bi-annual basis and is rolled forward to the next fiscal year. The accumulated amount of other postemployment benefits decreased from $43.7 million in fiscal 2018 to $42.2 million in fiscal 2019, a decrease of approximately $1.5 million, or 3%. The decline was a result of the change in the discount rate of 4.3% per annum as of October 31, 2018, 3.65% per annum as of October 31, 2017 and 3.32% per annum as of October 31, 2016.

Summary of Revenues, Expenses and Changes in Net Position

	October 31,			% Change	
	2019	2018	2017	2019-2018	2018-2017
		(in thousands)			
Operating Revenues					
Interest on loans	$ 132,094	$ 128,822	$ 131,632	3%	(2%)
Recoveries	2,335	11,775	5,236	(80%)	125%
Investment Income	62,052	51,816	37,507	20%	38%
Other operating revenues	25,428	18,558	18,701	37%	(1%)
Total operating revenues	221,909	210,971	193,076		
Operating Expenses					
Interest expense and amortization of discount on debt	86,740	80,350	79,859	8%	1%
Provision for estimated claims	8,710	11,845	13,087	(26%)	(9%)
Pool insurance	835	761	547	10%	39%
Expenditures related to federal grants	11	—	602	N/A	(100%)
Net change in fair value of investments	(135,375)	53,227	36,968	(354%)	44%
Other operating expenses	50,537	50,569	51,198	0%	(1%)
Total operating expenses	11,458	196,752	182,261		
Net operating revenue	210,451	14,219	10,815	1,380%	31%
Non-operating revenues (expenses)					
Mortgage insurance reserves retained	184,288	122,439	111,419	51%	10%
Federal grants	11	—	602	N/A	(100%)
Transfers from/to New York State and its Agencies	(1,850)	11,304	(90,298)	(116%)	113%
Total non-operating revenues (expenses)	182,449	133,743	21,723		
Increase in net position	392,900	147,962	32,538		
Total net position - beginning of fiscal year (as previously reported)	2,586,321	2,438,359	2,395,599		
Effect of implementing GASB No. 75	—	—	10,222		
Net positon, beginning of fiscal year (as restated)	2,586,321	2,438,359	2,405,821		
Total net position- end of fiscal year	$ 2,979,221	$ 2,586,321	$ 2,438,359		

N/A - Not applicable

Operating Revenues

Interest on Loans

Interest on Single Family mortgage loans receivable represents the primary source of funds available for the Agency to pay scheduled interest due on the Agencies' outstanding bonds payable. Interest on loans increased from $128.8 million in fiscal 2018 to $132.1 million in fiscal 2019, an increase of approximately $3.3 million or 3%. This compares to a decrease from $131.6 million in fiscal 2017 to $128.8 million in fiscal 2018 a decrease of approximately $2.8 million or 2%. The variances are primarily due to fluctuations in the duration of mortgages loans outstanding and interest rates on loans held by the Agency during these periods. The prior year's decrease in interest income during fiscal 2018 was directly related to a decrease in mortgage loans outstanding.

Recoveries

Recoveries result from the reclassification of certain loans insured by the MIF from non-performing status to performing status. Recoveries also include payments made to the MIF after a final claim payment was made. Recoveries decreased from $11.8 million at October 31, 2018 to $2.3 million at October 31, 2019 a decrease of $9.4 million or 80%. This compares to an increase from $5.2 million in fiscal year 2017 to $11.8 million in fiscal year 2018, an increase of approximately $6.5 million, or 125%. During fiscal 2019 one project was returned to performing status totaling $2.8 million.

Investment Income and Net Change in Fair Value of Investments

During fiscal 2019, the Agency recognized $62.1 million in net investment income from maturities, sales and investments amortization (compared with $51.8 million and $37.5 million during fiscal years 2018 and 2017, respectively). The calculation of realized gains and losses is independent of the calculation of the net increase or decrease in the fair value of investments. Realized gains and losses on investments that had been held in more than one fiscal year and sold in the current fiscal year may have been recognized as an increase or decrease in the fair value of investments reported in prior years. The Agency recorded mark to market adjustments as follows: a decline in fiscal 2019 of $135.4 million, and increases of $53.2 million, and $37.0 million, for fiscal years 2018, and 2017 respectively. These amounts take into account all changes in fair value (including purchases, maturities and sales) that occurred during the year.

Other Operating Revenues

Other operating revenues primarily consist of commitment fees, insurance premiums and application fees earned by the MIF. Other operating revenues increased from $18.6 million at October 31, 2018 to $25.4 million at October 31, 2019, an increase of approximately $6.8 million or 37%. This compares to a decrease from $18.7 million at October 31, 2017 to $18.6 million at October 31, 2018, a decrease of approximately $100 thousand or 1%. The variances are primarily due to fluctuations in the level of insurance commitments issued by the MIF during fiscal years 2019, 2018 and 2017.

Expenses

Interest Expense and Amortization of Discount on Debt

Interest expense and amortization of discount on debt increased from $80.4 million in fiscal 2018 to $86.7 million in fiscal 2019, an increase of approximately $6.4 million or 8%. This compares with an increase from $79.9 million in fiscal 2017 to $80.4 million in fiscal 2018, an increase of approximately $500 thousand or 1%. The fluctuation in interest was due primarily to variations in outstanding debt.

Provision for Estimated Claims

The MIF sets aside provisions for potential insurance claims on the MIF insured multi-family loans and the special needs facilities that are non-performing. This account fluctuates as loans are moved to and from performing status or as periodic claims are paid. The provision for estimated claims decreased from approximately $11.8 million in fiscal year 2018 to $8.7 million in fiscal year 2019, a decrease of approximately $3.1 million, or 26%. This compares to a decrease from approximately $13.1 million in fiscal year 2017 to $11.8 million in fiscal year 2018, decrease of approximately 1.3 million, or 9%.

In fiscal 2019, 2018 and 2017, provisions were set aside for multi-family loans insured by the MIF. For the MIF's claim activity, including provisions for estimated claims established and the balance of total reserves for the fiscal years ended 2019 and 2018, see Note 8 to the financial statements.

Other Operating Expenses

Other operating expenses primarily consist of bond issuance costs, retiree healthcare expenses, general expenses and the cost recovery fee charged by the State. Other operating expenses remained primarily unchanged between fiscal 2019 and fiscal 2018 at $50.5 million and decreased from $51.2 million at October 31, 2017 to $50.5 million at October 31, 2018, a decrease of approximately $700 thousand or 1%. The variations were primarily the result of fluctuations in legal expenses, information technology expenses and other general operating expenses.

Non-Operating Revenues (Expenses)

Mortgage Insurance Reserves Retained

Mortgage insurance reserves retained totaled $184.3 million during fiscal 2019 as compared to $122.4 million during fiscal 2018 and $111.4 million during fiscal 2017. Such reserves are funded by mortgage recording surtax receipts. Mortgage surtax receipts for fiscal years 2019, 2018 and 2017 were received in the amounts of $168.1 million, $152.0 million and $160.5 million. The change in reserves retained was due to the varying levels of commitments to insure policies originated by the MIF.

Transfers to/from New York State and its Agencies, net

During fiscal 2019, 2018 and 2017 the MIF was directed by the State to make transfers from the Project Pool Account to the General Fund, municipalities and authorities in the approximate amount of $1.9 million in fiscal 2019, $11.3 million in fiscal 2018 and $90.3 million in fiscal 2017.

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State of New York Mortgage Agency

(A Component Unit of the State of New York)

Statements of Net Position

	October 31, 2019	October 31, 2018
	(in thousands)	
Assets		
Current assets:		
Cash-demand deposits unrestricted	$ 3,663	$ 2,366
Cash-demand deposits restricted	13,187	8,741
Cash-custodian deposits	2,430	1,897
Investments unrestricted	21,118	21,769
Investments restricted	1,059,683	655,622
Total cash and investments	1,100,081	690,395
Mortgage loans receivable	164,182	164,234
Accrued interest receivable:		
Mortgage and student loans	8,508	8,225
Investments	13,856	12,584
Other assets	22,063	23,420
Total current assets	**1,308,690**	**898,858**
Non-current assets:		
Investments restricted	1,799,914	1,698,174
Mortgage loans receivable	2,786,554	2,710,757
Student loans receivable	3,382	4,440
Capital assets - internal use software	1,117	1,101
Total non-current assets	**4,590,967**	**4,414,472**
Total assets	**5,899,657**	**5,313,330**
Deferred outflows of resources		
Accumulated decrease in fair value of hedging derivatives	28,691	—
Deferred loss on refunding	4,428	4,704
Pension	1,997	3,564
Other post retirement benefits	1,392	2,427
Total deferred outflows of resources	**36,508**	**10,695**
Liabilities		
Current liabilities:		
Bonds payable, net	146,465	319,878
Interest payable	7,548	6,856
Allowance for anticipated claims	13,133	15,745
Unearned income, accounts payable and other	4,920	36,351
Amounts due to New York State and its Agencies	5,994	2,376
Total current liabilities	**178,060**	**381,206**
Non-current liabilities:		
Bonds payable, net	2,684,145	2,291,456
Derivative instruments - interest rate swaps	41,758	9,891
Other postemployment benefits payable	42,205	43,712
Net pension liability	2,834	1,182
Total non-current liabilities	**2,770,942**	**2,346,241**
Total liabilities	**2,949,002**	**2,727,447**
Deferred inflows of resources		
Pension	935	3,764
Accumulated increase in fair value of hedging derivatives	—	3,176
Other postemployment retirement benefits	7,008	3,317
Total deferred inflows of resources	**7,943**	**10,257**
Net position		
Restricted for bond obligations	686,608	667,339
Restricted by enabling legislation	2,315,570	1,938,269
Unrestricted deficit	(22,957)	(19,287)
Total net position	**$ 2,979,221**	**$ 2,586,321**

See notes to financial statements.

State of New York Mortgage Agency
(A Component Unit of the State of New York)
Statements of Revenues, Expenses and Changes in Net Position

	Fiscal Year Ended October 31,	
	2019	2018
	(in thousands)	
Operating revenues		
Interest earned on loans	$ 132,094	$ 128,822
Recoveries	2,335	11,775
Investment income	62,052	51,816
Commitment fees, insurance premiums and application fees earned	24,804	17,425
Other income	624	1,133
Total operating revenues	**221,909**	**210,971**
Operating expenses		
Interest and amortization of discount on debt	86,740	80,350
Bond issuance costs	3,619	3,015
Postemployment retirement benefits expense	3,219	2,919
General expenses	22,929	24,923
Overhead assessment by State of New York	4,744	4,556
Pool insurance	835	761
Provision for estimated claims	8,710	11,845
Expenses related to federal grants	11	—
Net change in fair value of investments	(135,375)	53,227
Other	16,026	15,156
Total operating expenses	**11,458**	**196,752**
Operating income	**210,451**	**14,219**
Non-operating revenues (expenses)		
Mortgage insurance reserves retained	184,288	122,439
Federal grants	11	—
Transfers to/from New York State and its Agencies (net)	(1,850)	11,304
Total non-operating revenues	**182,449**	**133,743**
Increase in net position	**392,900**	**147,962**
Total net position, beginning of fiscal year	**2,586,321**	**2,438,359**
Total net position, end of fiscal year	**$ 2,979,221**	**$ 2,586,321**

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See notes to financial statements.

State of New York Mortgage Agency
(A Component Unit of the State of New York)
Statements of Cash Flows

	Fiscal Year Ended October 31,	
	2019	2018
	(in thousands)	
Cash flows from operating activities		
Interest received on loans	$ 131,505	$ 128,821
Principal payment on loans	507,819	548,174
Purchase of loans	(646,415)	(702,322)
Commitment fees, insurance premium and application fees earned	19,284	30,015
General expenses	(47,558)	(44,873)
Expenditures related to federal and state grants	—	—
Transfers	25,724	33,752
Other	(16,537)	(34,897)
Net cash used in operating activities	**(26,178)**	**(41,330)**
Cash flows from non-capital financing activities		
Interest paid on bonds	(86,683)	(80,980)
Mortgage recording surtax receipts	168,159	152,015
Payments to New York State and its Agencies	(22,018)	(148,000)
Federal grants	—	—
Bond proceeds	563,537	575,056
Retirement and redemption of bonds	(279,397)	(445,370)
Net cash provided by non-capital financing activities	**343,598**	**52,721**
Cash flows from investing activities		
Purchase of internal software	—	—
Earnings on investments	61,542	50,868
Proceeds from the sale or maturities of investments	7,535,475	5,190,207
Purchase of investments	(7,908,161)	(5,255,428)
Net cash used in investing activities	**(311,144)**	**(14,353)**
Net change in cash	6,276	(2,962)
Cash at beginning of fiscal year	**13,004**	**15,966**
Cash at end of fiscal year	**$ 19,280**	**$ 13,004**
Reconciliation of operating revenues to net cash used in operating activities:		
Operating income	$ 210,451	$ 14,219
Adjustment to reconcile operating income to net cash used in operating activities:		
Investment income	(62,051)	(51,816)
Interest payments and amortization	86,740	80,350
Net change in fair market value	(135,375)	53,227
Other	(3,331)	(6,490)
Transfers	343	11,160
Changes in assets and liabilities		
Mortgage loans and other loans, net	(134,841)	(154,148)
Interest, fees and other receivables	1,302	(2,630)
Student loans	—	28
Unearned income, accounts payable and other	13,743	17,080
Postemployment retirement benefits payable	(1,507)	(658)
Net pension liability	(1,652)	(1,652)
Net cash used in operating activities	**$ (26,178)**	**$ (41,330)**
Non-cash investing activities		
Net increase (decrease) in fair value of investments	**$ 135,375**	**$ (53,227)**

See notes to financial statements.

1. Organization and Basis of Presentation

The State of New York Mortgage Agency (the "Agency") is a public benefit corporation of the State of New York (the "State") created by statute in 1970 and for financial reporting purposes is a component unit of the State. The purpose of the Agency is to make mortgages available to low and moderate income first-time homebuyers and to other qualifying homebuyers through its various mortgage programs. The Agency provides mortgage insurance for qualifying real property loans. In addition, credit support is provided for obligations of the Convention Center Development Corporation through its Mortgage Insurance Program, in exchange for a one-time fee received by the Agency in fiscal year 2006. Under State statutes, the Agency's operating provisions are subject to periodic legislative renewal. The Agency is exempt from Federal, State and local income taxes. In April 2009, the Agency's statutory authority to purchase education loans was updated and expanded in order to permit the Agency to work with the New York State Higher Education Services Corporation ("HESC") in developing a new program to offer education loans to eligible students attending colleges and universities in New York State ("Student Loan Program"). The financial statements of the Agency include the accounts of the respective bondholder funds as well as the Mortgage Insurance Fund, Student Loan Program and the General Operating Fund.

In 2016, legislation was adopted at the State level to authorize the creation of a program to assist homeowners affected by the national mortgage crisis who are either delinquent on their mortgage payments or in danger of going into default. The legislation created the New York State Community Restoration Fund as a new fund to be held by SONYMA and to be managed by a newly-created subsidiary of SONYMA called the SONYMA Community Restoration Fund ("CRF"). Monies in this fund are not to be commingled with any other monies of SONYMA.

Pursuant to the general resolutions for the Agency's bond issues and in accordance with the Mortgage Insurance Program legislation, separate funds have been established to record all transactions relating to each of the bond resolutions, the CRF and for the Mortgage Insurance Program. Generally, the Mortgage Insurance Fund and each bond fund's assets are available only for the purposes specified under the respective bond resolutions and/or pursuant to the Agency's enabling legislation.

a. Bondholder Funds

Prior to 1983, the Agency issued tax-exempt mortgage revenue bonds and applied the proceeds to the purchase of existing residential mortgage loans from financial institutions operating in the State, on the condition that the purchase proceeds be made available for new residential mortgage loans within the State. In 1982, the enabling legislation was amended to permit application of bond proceeds for direct issuance of forward commitments for new mortgage loans through participating originators. The newly originated loans are approved and acquired by the Agency and are serviced by eligible servicers doing business in the State. Mortgages originated through the Agency's mortgage programs are subject to certain Federal and/or State regulations and

1. Organization and Basis of Presentation (continued)

limitations. The Agency is authorized, however, and has issued obligations, the interest on which is federally taxable.

All acquired mortgage loans are collateralized by first liens. If required, the mortgages are insured with primary mortgage insurance. In addition, pool insurance coverage is provided in amounts ranging from 4%-10% of the original mortgage pool amount of a bond series. The assets of the Agency's bondholder funds are restricted as to purpose under the respective bond resolutions.

Mortgage escrow balances are maintained by each financial institution servicing the mortgages for the credit of the mortgagors. The servicers are responsible for the collections and disbursements made to and from the mortgagors' escrow accounts. Mortgage servicers annually receive a credit equal to 2.93% of actual mortgage payments collected less prepayments and curtailments which they apply as a credit to their applicable New York State tax liability.

b. Mortgage Insurance Fund

The Agency operates its Mortgage Insurance Fund (the "Program" or the "MIF") pursuant to a statute enacted in 1978 to encourage the investment by approved lenders in communities where mortgage capital is found to be insufficient for the preservation and rehabilitation of affordable housing. Under the Program, qualifying mortgages granted by approved lenders within the State may be insured, up to 50% of the principal balance, but up to 75% with respect to rehabilitation loans under certain conditions, and 100% of the principal balance for loans made by public pension funds and specified public benefit corporations of the State. The net position of the program are restricted by statutory provisions.

In 1989, the MIF was enhanced by State legislation that expanded the Program's authority to issue mortgage insurance for loans in specified economic development zones and to projects providing affordable housing or are financed by government entities. In addition, the Program was granted authorization to underwrite mortgage pool insurance for the Agency's mortgage programs. The 1989 enhancements to the statute are subject to periodic renewal by the legislature.

Moody's Investors Service rates the claims paying ability of the MIF's Project Pool Insurance Account and the Single Family Pool Insurance Account each rated "Aa1"; Fitch Ratings rates the claims paying ability of the Project Pool Insurance Account and the Single Family Pool Insurance Account "AA-" and "AA+", respectively.

As of October 31, 2019, and 2018, the MIF has outstanding mortgage insurance policies of approximately $4.1 billion and $3.9 billion, respectively, of which at least 20% has been provided and reported as restricted for insurance requirements and is a component of restricted net position. Insurance reserves for performing mortgage loans are established at 20% of the original principal amount except for special needs facilities where the insurance reserve is established at 40% of the original principal amount. When an insured mortgage is in default, the insured amount is immediately reserved as a liability reserve at 100% of the original principal amount of the insured mortgage loan. By statute, all costs of providing mortgage insurance, including claims, are chargeable against a State mortgage recording tax surcharge. The State mortgage recording tax surcharge is a dedicated tax revenue stream received directly by the Agency and recorded in the MIF's Special Account (the "Special Account"). Surcharge tax receipts and application fees in excess of expenses and reserve requirements are held in the Special Account. Annually, the excess amount on deposit in the Special Account amount as of March 31, is remitted to the State by June 18 of that year.

1. Organization and Basis of Presentation (continued)

b. Mortgage Insurance Fund

Legislation adopted in 2004 added an account to the Agency's MIF, the Development Corporation Credit Support Account, and expanded the powers of the MIF to permit the Agency to provide credit support for the bonds and ancillary bond facilities of the Convention Center Development Corporation, a subsidiary of the New York State Urban Development Corporation. The legislation further limits the aggregate annual amount to be transferred from the Special Account to the Development Corporation Credit Support Account within the MIF during any twelve month period ending on March 31st to the lesser of $50 million or the aggregate of the amounts required under such contracts. The Agency had set aside $34.4 million for this purpose. Approximately $38.6 million and $37 million remains on deposit for this purpose as of October 31, 2019 and 2018 respectively.

c. State of New York Mortgage Agency Community Restoration Fund

The Agency operates the CRF pursuant to amendments to the Agency statute in 2016 to authorize the creation of a program to assist homeowners affected by the national mortgage crises who are either delinquent on their mortgage payments or in danger of going into default. The legislation authorized the Agency to deposit monies received from grants, gifts or from other sources in the Fund.

The monies in the Fund are eligible to be used by the Agency under program guidelines established by the board of directors of the Agency, in consultation with an advisory council to be created by the Agency comprised of a minimum of seven members, where a majority of the membership of the council will be comprised of representatives from non-profit members of the community with knowledge of foreclosures, housing, or community development needs in communities hard hit by foreclosures. The guidelines include, among other things, requirements to ensure that fund monies are expended based upon demonstrable community needs, for the purposes set forth in the legislation.

c. General Operating Fund

The expenses of administrative services provided for the Agency are accounted for within the General Operating Fund. Services provided for the MIF are accounted for separately within the MIF.

2. Significant Accounting Policies

a. Basis of Accounting

The Agency utilizes the accrual basis of accounting wherein revenues are recognized when earned and expenses when incurred. The financial statements are prepared in accordance with generally accepted accounting principles as prescribed by the Governmental Accounting Standards Board ("GASB"). The Agency's operating revenues consist of interest earned on loans, investment income, insurance premiums, application fees and commitment fees. All other revenue, consisting primarily of mortgage insurance reserves retained, are considered non-operating. Operating expenses include interest and amortization of discount on debt, general expenses, the provision for estimated claims and bond issuance costs. All other expenses are considered non-operating.

2. Significant Accounting Policies (continued)

b. Cash

Cash demand deposit accounts are used for the collection of funds received from the servicing banks throughout the month.

Cash custodian deposits represent mortgage payments in-transit held by the servicing financial institutions and not yet remitted to the Agency.

c. Investments

Investments other than collateralized investment agreements are recorded at fair value, which is based on quoted market prices. Collateralized investment agreements are reported at amortized cost. For the purpose of financial statement presentation, the Agency does not consider any of its investments to be cash equivalents.

d. Mortgage Loans Receivable

Mortgage loans on real estate are stated at their unpaid principal balance where appropriate.

The Agency does not provide a reserve against uninsured mortgage loans receivable because all loans have at least 20 percent equity at origination. Further, most of these loans (70%) were originated in 2004 or earlier and all mortgages are covered by a pool insurance policy.

e. Bonds Payable

Serial and term bonds are stated at their principal amounts outstanding, net of unamortized bond discount or premium. Serial and term bonds are maintained at their accreted values for purposes of financial reporting to the date of the respective Statement of Net Position.

In accordance with the respective bond resolutions, funds are available to the trustee to pay debt service on bonds when due, principally April 1 and October 1.

f. Unamortized Bond Discount and Premium

Bond discount and premium are amortized using the bonds-outstanding method which yields a level rate of income / expense over the respective lives of each bond series. The remaining unamortized portions of such costs relating to bonds which are retired prior to maturity by the Agency in the open market are included as a deduction in the computation of gain or loss on early extinguishment of debt. The Agency’s redemptions using proceeds of refunding bonds resulted in losses that were deferred and amortized over the original life of the refunded bonds or the life of the refunding bonds, whichever was shorter.

g. Bond Issuance Costs

Bond issuance costs are recognized as an expense in the period incurred.

h. Interest on Loans

Interest on loans is accrued and recognized as revenue when earned.

2. Significant Accounting Policies (continued)

i. Use of Estimates

The preparation of the financial statements in accordance with U.S. generally accepted accounting principles requires management to make estimates and assumptions that affect the amounts and disclosures included in the Agency's financial statements during the reporting periods. Actual amounts could differ from these estimates.

j. Derivative Instruments

The Agency has entered into various interest rate swaps contracts in order to manage risks associated with interest on its bond portfolio. The Agency recognizes the fair value of all derivative instruments as either an asset or liability on its statements of net position with the offsetting gains or losses recognized in earnings or as either deferred inflows or outflows, if deemed an effective hedge.

k. Capital Assets – Internal Use Software

Expenditures for the purchase, development or licensing of computer software having a cost greater than $500 thousand are capitalized and amortized on a straight-line basis, generally over the license term (if applicable) or the estimated useful life of the software.

l. Recently Adopted Accounting Pronouncements

In March 2018, GASB issued Statement No. 88, *Certain Disclosures Related to Debt, including Direct Borrowings and Direct Placements* ("GASB No. 88"). The primary objective of this Statement is to improve the information that is disclosed in notes to government financial statements related to debt, including direct borrowings and direct placements. It also clarifies which liabilities governments should include when disclosing information related to debt. This Statement defines debt for purposes of disclosure in notes to financial statements as a liability that arises from a contractual obligation to pay cash (or other assets that may be used in lieu of cash) in one or more payments to settle an amount that is fixed at the date the contractual obligation is established. This Statement requires that additional essential information related to debt be disclosed in notes to financial statements, including unused lines of credit; assets pledged as collateral for the debt; and terms specified in debt agreements related to significant events of default with finance-related consequences, significant termination events with finance-related consequences, and significant subjective acceleration clauses. For notes to financial statements related to debt, this Statement also requires that existing and additional information be provided for direct borrowings and direct placements of debt separately from other debt. The provisions of this statement are effective for fiscal years beginning after June 15, 2018. The adoption of this standard did not have an impact on the Agency's financial statements.

m. Accounting Pronouncements Issued But Not Yet Adopted

In January 2017, GASB issued Statement No. 84, *Fiduciary Activities* ("GASB No. 84"). The primary objective of this statement is to improve guidance regarding the identification of fiduciary activities for accounting and financial reporting purposes and how those activities should be reported. This statement establishes criteria for identifying fiduciary activities of all state and local governments. The focus of the criteria generally is on (1) whether a government is controlling the assets of the fiduciary activity and (2) the

2. Significant Accounting Policies (continued)

beneficiaries with whom a fiduciary relationship exists. Separate criteria are included to identify fiduciary component units and postemployment benefit arrangements that are fiduciary activities. The provisions of this statement are effective for fiscal years beginning after December 15, 2018. The Agency is currently evaluating the impact this standard will have on its financial statements.

In June 2017, GASB issued Statement No. 87, *Leases* ("GASB No. 87"). The objective of this statement is to better meet the information needs of financial statement users by improving accounting and financial reporting for leases by governments. This statement increases the usefulness of governments' financial statements by requiring recognition of certain lease assets and liabilities for leases that previously were classified as operating leases and recognized as inflows of resources or outflows of resources based on the payment provisions of the contract. It establishes a single model for lease accounting based on the foundational principle that leases are financings of the right to use an underlying asset. Under this Statement, a lessee is required to recognize a lease liability and an intangible right-to-use lease asset, and a lessor is required to recognize a lease receivable and a deferred inflow of resources, thereby enhancing the relevance and consistency of information about governments' leasing activities. The provisions of this statement are effective for fiscal years beginning after December 15, 2019. The Agency is currently evaluating the impact this standard will have on its financial statements.

In June 2018, GASB issued Statement No. 89, *Accounting for Interest Cost Incurred before the End of a Construction Period* ("GASB No. 89"). The objectives of this Statement are (1) to enhance the relevance and comparability of information about capital assets and the cost of borrowing for a reporting period and (2) to simplify accounting for interest cost incurred before the end of a construction period. This Statement establishes accounting requirements for interest cost incurred before the end of a construction period. Such interest cost includes all interest that previously was accounted for in accordance with the requirements of paragraphs 5–22 of Statement No. 62, *Codification of Accounting and Financial Reporting Guidance Contained in Pre-November 30, 1989 FASB and AICPA Pronouncements* ("GASB No. 62"), which are superseded by this Statement. This Statement requires that interest cost incurred before the end of a construction period be recognized as an expense in the period in which the cost is incurred for financial statements prepared using the economic resources measurement focus. As a result, interest cost incurred before the end of a construction period will not be included in the historical cost of a capital asset reported in a business-type activity or enterprise fund. This Statement also reiterates that in financial statements prepared using the current financial resources measurement focus, interest cost incurred before the end of a construction period should be recognized as an expenditure on a basis consistent with governmental fund accounting principles. The provisions of this statement are effective for fiscal years beginning after December 15, 2019. The Agency is currently evaluating the impact this standard will have on its financial statements.

In August 2018, GASB issued Statement No. 90, *Majority Equity Interests* ("GASB No. 90"). The primary objectives of this Statement are to improve the consistency and comparability of reporting a government's majority equity interest in a legally separate organization and to improve the relevance of financial statement information for certain component units. It defines a majority equity interest and specifies that a majority equity interest in a legally separate organization should be reported as an investment if a government's holding of the equity interest meets the definition of an investment. A majority equity interest that meets the definition of an investment should be measured using the equity method, unless it is held by a special-purpose government engaged only in fiduciary activities, a fiduciary fund, or an endowment (including permanent and term endowments) or permanent fund. Those governments and funds should

2. Significant Accounting Policies (continued)

measure the majority equity interest at fair value. For all other holdings of a majority equity interest in a legally separate organization, a government should report the legally separate organization as a component unit, and the government or fund that holds the equity interest should report an asset related to the majority equity interest using the equity method. This Statement establishes that ownership of a majority equity interest in a legally separate organization results in the government being financially accountable for the legally separate organization and, therefore, the government should report that organization as a component unit. This Statement also requires that a component unit in which a government has a 100 percent equity interest account for its assets, deferred outflows of resources, liabilities, and deferred inflows of resources at acquisition value at the date the government acquired a 100 percent equity interest in the component unit. Transactions presented in flows statements of the component unit in that circumstance should include only transactions that occurred subsequent to the acquisition. The provisions of this statement are effective for fiscal years beginning after December 15, 2018. The Agency is currently evaluating the impact this standard will have on its financial statements.

GASB Statement No. 91, *Conduit Debt Obligations*, was issued in May 2019. The primary objectives of this Statement are to provide a single method of reporting conduit debt obligations by issuers and eliminate diversity in practice associated with (1) commitments extended by issuers, (2) arrangements associated with conduit debt obligations, and (3) related note disclosures. This Statement achieves those objectives by clarifying the existing definition of a conduit debt obligation; establishing that a conduit debt obligation is not a liability of the issuer; establishing standards for accounting and financial reporting of additional commitments and voluntary commitments extended by issuers and arrangements associated with conduit debt obligations; and improving required note disclosures. The statement is effective for fiscal years beginning after December 15, 2020. The Agency is in the process of evaluating the impact of its adoption on the financial statements.

3. Investments

The Agency's investments at October 31, 2019 and October 31, 2018, excluding accrued interest, consisted of the following:

October 31, 2019:

Category		Collateralized investment agreements, Money Market and Trust Accounts/CDs		U.S. Treasury Obligations		Government Agencies		Total Fair Value
				(in thousands)				
Invested revenues	$	3,659	$	270,998	$	995	$	275,652
Mortgage insurance reserves		—		1,545,027		910,349		2,455,376
Mortgage acquisition and								
other bond proceeds		—		11,900		—		11,900
Bondholder reserves		39,733		98,054		—		137,787
Total	$	43,392	$	1,925,979	$	911,344	$	2,880,715

October 31, 2018:

Category		Collateralized investment agreements, Money Market and Trust Accounts/CDs		U.S. Treasury Obligations		Government Agencies		Total Fair Value
				(in thousands)				
Invested revenues	$	3,475	$	270,998	$	992	$	275,465
Mortgage insurance reserves		—		1,396,146		554,266		1,950,412
Mortgage acquisition and								
other bond proceeds		—		11,900		—		11,900
Bondholder reserves		39,734		98,054		—		137,788
Total	$	43,209	$	1,777,098	$	555,258	$	2,375,565

Agency funds are invested in accordance with the investment guidelines approved annually by the Agency's board, which are in compliance with the New York State Comptroller's Investment Guidelines.

All of the above investments that are securities are in registered form, and are held by agents of the Agency or by the trustee under the applicable bond resolution, in the Agency's name. The agents or their custodians take possession of the securities.

3. Investments (continued)

Permitted Investments

All bond proceeds and revenues can only be invested in Securities [defined as (i) obligations the principal of and interest on which are guaranteed by the United States of America; (ii) obligations of the United States of America; (iii) obligations the principal of and interest on which are guaranteed by the State; (iv) obligations of the State; (v) obligations of any agency of the United States of America; (vi) obligations of any agency of the State; (vii) obligations the principal of and interest on which are guaranteed by an agency or instrumentally of the United States of America; (viii) obligations of the Federal National Mortgage Association ("FNMA")], Time Deposits and Certificates of Deposit. Securities are purchased from Primary and approved Dealers, and Securities are delivered to the applicable Custodian/Trustee who records the investment.

Collateralized Time Deposit Agreements and Certificates of Deposit may only be entered into with banks or trustees rated at least within the second highest rating category without regard to gradations within such category by Moody's Investors Service or Standard & Poor's. Collateralized Time Deposit Agreements and certificates of deposit are collateralized at a minimum of 103% of the principal amount of the agreement and marked to market weekly.

The collateral consists of United States government obligations, other securities the principal of and interest on which are guaranteed by the United States, Government National Mortgage Association obligations and obligations of agencies and instrumentalities of the Congress of the United States and obligations of FNMA. The collateral is delivered to the Custodian and held in the Agency's name.

Investment Maturities in Years at October 31, 2019 are as follows:

	Fair Value	Less Than 1	1 to 5	6 to 10	More Than 10
			(in thousands)		
Collateralized investment Agreements	$ 39,733	$ 3,570	$ 2,118	$ —	$ 34,045
Trust Accounts/CDs	3,659	3,659	—	—	—
U.S. Treasury Bills	704,155	704,155	—	—	—
U.S. Treasury Notes	1,219,832	313,790	786,002	77,648	42,392
U.S. Government Agencies	913,336	55,627	29,596	825,123	2,990
Total	$ 2,880,715	$ 1,080,801	$ 817,716	$ 902,771	$ 79,427

Interest Rate Risk

The Agency's exposure to fair value losses arising from rising interest rates is limited by the short term duration of 37.5% and 29% of the Agency's investments for fiscal years ended 2019 and 2018, respectively.

Custodial Credit Risk

Custodial credit risk may arise from a bank failure resulting in deposits not being immediately available for Agency use. Through its guidelines and policies, the Agency has established minimum capitalization requirements for banks at $50 million and trustees at $250 million and ratings requirements of at least within the second highest ratings category without regards to gradations by Moody's Investor Services or Standard & Poor's for banks, and at least the third highest ratings category without regards to gradations by Moody's Investor Services or Standard & Poor's for trustees.

4. Fair Value Measurment

The Agency categorizes its fair value measurements within the fair value hierarchy established by GAAP. The hierarchy is based on the evaluation inputs used to measure the fair value of the asset or liability. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs. The Agency had the following recurring fair value measurements as of October 31, 2019 and October 31, 2018.

Investment and Derivative Instruments Measured at Fair Value		October 31, 2019 Amount	Level		October 31, 2018 Amount	Level
		(in thousands)			(in thousands)	
Investments (debt securities):						
U.S. Treasury Notes	$	1,219,832	2	$	1,426,589	2
U.S. Treasury Bills		704,155	2		316,630	2
Government Agencies		913,336	2		555,258	2
Municipal Bonds		—	2		33,879	2
Total	$	2,837,323		$	2,332,356	
Interest rate swaps	$	(41,758)	2	$	(9,891)	2

Debt securities classified in Level 2 of the fair value hierarchy are valued using a matrix pricing technique. Derivative instruments classified in Level 2 of the fair value hierarchy are valued using a market approach that considers benchmark interest rates.

5. Mortgage and Student Loans Receivables

The principal balances of mortgage and student loans receivables for the years ended October 31, 2019 and October 31, 2018 were as follows:

October 31, 2019:

	Balance at October 31, 2018	Scheduled Principal Payments	Prepayments, Transfers and Other Credits	Purchase of New Loans	Balance at October 31, 2019
			(in thousands)		
Homeowner Mortgage Revenue	$ 2,164,777	$ (87,442)	$ (107,032)	$ 331,983	$ 2,302,286
Mortgage Revenue	708,405	(23,527)	(38,018)	—	646,860
Homeownership Program	1,809	(160)	(59)	—	1,590
Student Loan	4,440	—	(1,058)	—	3,382
Total Mortgage and Student Receivable	$ 2,879,431	$ (111,129)	$ (146,167)	$ 331,983	$ 2,954,118

October 31, 2018:

	Balance at October 31, 2017	Scheduled Principal Payments	Prepayments, Transfers and Other Credits	Purchase of New Loans	Balance at October 31, 2018
			(in thousands)		
Homeowner Mortgage Revenue	$ 2,018,050	$ (83,531)	$ (109,027)	$ 339,285	$ 2,164,777
Mortgage Revenue	768,468	(24,149)	(35,914)	—	708,405
Homeownership Program	2,202	(207)	(186)	—	1,809
Student Loan	5,916	—	(1,476)	—	$ 4,440
Total Mortgage and Student Receivable	$ 2,794,636	$ (107,887)	$ (146,603)	$ 339,285	$ 2,879,431

5. Mortgage and Student Loans Receivables (continued)

Mortgage loans outstanding were as follows at October 31, 2019 and October 31, 2018:

October 31, 2019:	Number of Mortgage Loans	Outstanding Principal Balance (in thousands)
Homeowner Mortgage Revenue:		
Uninsured	16,185	$ 1,301,677
Private mortgage insurance	5,447	987,106
Deferred Participation	—	13,503
	21,632	2,302,286
Mortgage Revenue:		
Uninsured	3,907	458,325
Private mortgage insurance	1,199	202,038
Participation	—	(13,503)
	5,106	646,860
Homeownership Program:		
Uninsured	30	1,590
Total	26,768	$ 2,950,736

October 31, 2018:	Number of Mortgage Loans	Outstanding Principal Balance (in thousands)
Homeowner Mortgage Revenue:		
Uninsured	16,729	$ 1,295,354
F.H.A. (insured)	2	301
Private mortgage insurance	4,958	854,915
Deferred Participation	—	14,207
	21,689	2,164,777
Mortgage Revenue:		
Uninsured	3,856	454,692
Private mortgage insurance	1,631	267,920
Participation	—	(14,207)
	5,487	708,405
Homeownership Program:		
Uninsured	35	1,809
Total	27,211	$ 2,874,991

5. Mortgage and Student Loans Receivables (continued)

The principal balances of mortgage loans receivables in arrears for the years ended October 31, 2019 and October 31, 2018 were as follows:

October 31, 2019:

Days in Arrears	Number of Loans in Arrears	Principal (in thousands)	Percent of Principal Outstanding of Loans in Arrears to Total Loans
Homeowner Mortgage Revenue:			
60	120	$ 10,873	0.48%
90 plus	348	41,835	1.82%
	468	52,708	2.30%
Mortgage Revenue:			
60	32	4,050	0.61%
90 plus	96	11,216	1.70%
	128	15,266	2.31%
Homeownership Program:			
60	3	97	6.15%
90 plus	2	55	3.44%
	5	152	9.59%
Combined:			
60	155	15,020	0.51%
90 plus	446	53,106	1.80%
	601	$ 68,126	2.31%

October 31, 2018:

Days in Arrears	Number of Loans in Arrears	Principal (in thousands)	Percent of Principal Outstanding of Loans in Arrears to Total Loans
Homeowner Mortgage Revenue:			
60	134	$ 10,979	0.51%
90 plus	435	47,761	2.22%
	569	58,740	2.73%
Mortgage Revenue:			
60	34	4,757	0.66%
90 plus	105	13,344	1.84%
	139	18,101	2.50%
Homeownership Program:			
60	1	70	3.84%
90 plus	1	70	3.84%
Combined:			
	168	15,736	0.55%
60	541	61,175	2.13%
90 plus	709	$ 76,911	2.68%

6. Bonds Payable

Changes in bonds payable, net for the year ended October 31, 2019 and October 31, 2018 were as follows:

October 31, 2019:

	Bonds Outstanding at October 31, 2018	Matured/ Called/ Redeemed	Issued	Changes in Bond Premium and Discount (net)	Bonds Outstanding at October 31, 2019
		(in thousands)			
Homeowner Mortgage Revenue	$ 1,990,146	$ (270,135)	$ 552,510	$ 3,128	$ 2,275,649
Mortgage Revenue	615,914	(63,910)	—	(677)	551,327
NYHELPs (Student Loan program)	5,275	(1,640)	—	—	3,635
Total Bonds Outstanding	$ 2,611,335	$ (335,685)	$ 552,510	$ 2,451	$ 2,830,610

October 31, 2018:

	Bonds Outstanding at October 31, 2017	Matured/ Called/ Redeemed	Issued	Changes in Bond Premium and Discount (net)	Bonds Outstanding at October 31, 2018
		(in thousands)			
Homeowner Mortgage Revenue	$ 1,858,771	$ (310,165)	$ 437,355	$ 4,185	$ 1,990,146
Mortgage Revenue	686,332	(69,355)	—	(1,063)	615,914
NYHELPs (Student Loan program)	7,240	(1,965)	—	—	5,275
Total Bonds Outstanding	$ 2,552,343	$ (381,485)	$ 437,355	$ 3,122	$ 2,611,334

6. Bonds Payable (continued)

Homeowner Mortgage Revenue Bonds

Homeowner Mortgage Revenue Bonds have been issued between 1988 and 2019 in a total original amount of $12,092,713,000. At October 31, 2019, the interest rates for the fixed rate bonds outstanding ranged from 1.30% to 4.41% and the interest on the variable rate debt ranged from 1.11% to 2.27%.

The below table assumes the variable rate bonds at the October 31, 2019 rate for the calculation of future debt service costs.

The schedule of Total Annual Maturities as of October 31, 2019 was as follows:

Fiscal Year Ending Oct 31,		Interest Payable		Bonds Outstanding		Debt Service
				(in thousands)		
2020	$	68,137		106,695	$	174,832
2021		64,893		108,455		173,348
2022		61,660		102,200		163,860
2023		58,661		97,910		156,571
2024		55,641		103,925		159,566
2025-2029		232,113		421,605		653,718
2030-2034		170,556		411,855		582,411
2035-2039		112,398		389,895		502,293
2040-2044		63,956		293,285		357,241
2045-2049		16,281		218,630		234,911
Total Debt Service Requirement		904,296		2,254,455		3,158,751
Unamortized bond premium		—		21,194		—
Total	$	904,296	$	2,275,649	$	3,158,751

6. Bonds Payable (continued)

Outstanding Homeowner Mortgage Revenue Bonds

At October 31, 2019, the interest rate for fixed rate Homeowner Mortgage Revenue Bonds outstanding ranged from 1.30% to 4.41%.

The schedule of Homeowner Mortgage Revenue Bonds outstanding by series as of October 31, 2019 was as follows:

Series	Originally Issued	Currently Outstanding	Range of Interest Rates	Last Remaining Maturity
	(in thousands)			
129	$ 34,000	$ 15,320	Reset Weekly	2035
135	34,000	9,320	Reset Daily	2037
139	34,000	26,020	Reset Daily	2037
142	34,000	22,240	Reset Daily	2037
144	30,000	17,925	Reset Daily	2037
159	60,000	57,425	Reset Weekly	2038
163	66,825	16,345	3.0% - 4.0%	2026
166	107,585	31,195	3.649% - 3.999%	2021
167	10,695	190	3.75%	2020
168	50,065	33,945	2.35% - 4%	2036
169	43,060	1,575	2.35% - 2.6%	2021
170	19,940	9,245	3.0% - 3.9%	2027
171	12,000	12,000	3.40%	2022
172	150,000	104,860	2.58% - 4.203%	2027
175	82,660	66,910	3.119% - 4.116%	2028
176	66,835	54,030	2.1% - 3.75%	2042
177	33,200	5,460	2.5% - 3.05%	2027
178	79,370	5,975	3.50%	2043
180	33,405	11,250	3.4% - 3.95%	2022
182	25,385	1,830	4.40%	2034
183	96,480	51,680	2.75% - 3.8%	2024
184	18,960	420	2.49% - 2.685%	2020
185	12,000	3,650	3.95%	2029
186	80,190	49,115	2.5% - 3.95%	2025
188	27,920	25,520	3.6% - 3.85%	2044
189	88,850	60,495	2.1% - 3.85%	2034
190	60,000	58,650	3.45% - 3.85%	2045
191	72,935	32,470	1.9% - 3.5%	2034
192	45,410	27,685	3.8% - 4.0%	2035

6. Bonds Payable (continued)

Outstanding Homeowner Mortgage Revenue Bonds (continued)

Series	Originally Issued	Currently Outstanding	Range of Interest Rates	Last Remaining Maturity
	(in thousands)			
193	$ 20,640	$ 11,760	4.10%	2040
194	85,020	60,095	2.05% - 3.8%	2035
195	66,185	54,520	3.0% - 4.0%	2046
196	38,595	31,565	1.5% - 3.7%	2037
197	100,715	86,600	1.4% - 3.5%	2044
198	23,095	10,125	1.45% - 1.75%	2022
199	50,000	50,000	Reset Weekly	2037
200	64,025	51,460	3.5% - 3.9%	2045
201	18,945	15,535	1.95% - 3.85%	2031
203	102,190	96,240	2.0% - 3.5%	2047
204	19,185	14,340	1.55% - 2.40%	2025
205	51,590	48,730	1.85% - 4.0%	2040
206	53,050	41,555	1.5% - 4.0%	2037
207	40,000	40,000	Reset Weekly	2047
208	85,135	79,880	3.1% - 4.0%	2048
209	41,990	37,555	1.9% - 3.35%	2029
210	40,590	40,590	Reset Weekly	2039
211	82,750	82,475	3.625% - 3.8%	2048
212	42,250	39,300	1.95% - 3.7%	2033
213	116,125	115,610	3.15% - 4.25%	2047
214	31,135	28,685	2.4% - 3.55%	2027
215	45,000	45,000	Reset Weekly	2048
216	25,000	25,000	Reset Weekly	2048
217	68,670	68,510	3.25% - 4.0%	2049
218	24,400	24,400	1.85% - 3.85%	2038
219	30,000	30,000	2.708% - 4.408%	2047
220	125,440	125,440	2.4% - 2.95%	2049
221	66,740	66,740	1.3% - 3.5%	2032
222	20,000	20,000	3.00%	2033
Unamortized bond premium	—	21,194		
Total	$ 3,088,230	$ 2,275,649		

6. Bonds Payable (continued)

Outstanding Homeowner Mortgage Revenue Bonds (continued)

As of October 31, 2019, the additional debt service requirements of the Agency's hedged variable rate debt on associated derivative instruments for the period hedged are as follows:

Fiscal Year Ending Oct 31,	Swap Nominal Amount	Fixed Interest Payments	Swap Offset Payments	Net Swap Interest
	(in thousands)			
2020	$ 1,520	$ 8,975	(4,211)	$ 4,764
2021	1,600	8,919	(4,188)	4,731
2022	1,450	8,865	(4,167)	4,698
2023	1,775	8,808	(4,145)	4,663
2024	1,870	8,744	(4,120)	4,624
2025-2029	125,820	40,125	(19,136)	20,989
2030-2034	165,315	11,534	(5,517)	6,017
2035-2037	10,845	395	(157)	238
Total	$ 310,195	$ 96,365	$ (45,641)	$ 50,724

The above amounts assume that current interest rates on October 31, 2019 and the variable-rate offset to the fixed rates of the hedging derivative instruments will remain the same for the term of the respective swaps.

6. Bonds Payable (continued)

Mortgage Revenue Bonds

Mortgage Revenue Bonds have been issued between 1984 and 2017 in a total original amount of $4,617,539,000. At October 31, 2019, the interest rates for the fixed rate bonds outstanding ranged from 1.75% to 5.0%.

The Schedule of Total Annual Maturities at October 31, 2019 was as follows:

Fiscal Year Ending Oct 31,	Interest Payable	Bonds Outstanding	Debt Service
		(in thousands)	
2020	$ 18,668	$ 19,850	$ 38,518
2021	18,058	17,615	35,673
2022	17,581	9,465	27,046
2023	17,333	10,570	27,903
2024	17,025	12,175	29,200
2025-2029	79,248	78,890	158,138
2030-2034	60,636	141,040	201,676
2035-2039	33,878	151,030	184,908
2040-2044	9,106	96,100	105,206
2045-2049	655	11,525	12,180
Total Debt Service Requirement	272,188	548,260	820,448
Unamortized bond			
premium	—	3,326	—
discount	—	(259)	—
Total	$ 272,188	$ 551,327	$ 820,448

6. Bonds Payable (continued)

Outstanding Mortgage Revenue Bonds

At October 31, 2019, the interest rate for fixed rate Mortgage Revenue Bonds outstanding ranged from 1.75% to 5%.

The schedule of Mortgage Revenue Bonds outstanding by series as of October 31, 2019 as follows:

Series	Originally Issued	Currently Outstanding	Range of Interest Rates	Remaining Maturity
	(in thousands)			
38B	$ 30,000	$ 23,760	3.07%	2041
38C	66,000	46,060	3.01%	2041
38D	138,110	88,580	3.55%	2041
38E	35,000	22,010	3.55%	2035
39	57,385	8,180	3.625% - 5.0%	2028
41	14,820	5,995	2.95% - 3.625%	2025
44	38,555	1,955	3.90%	2020
45	44,000	5,060	3.3% - 4.5%	2029
46	97,855	6,725	3.95% - 5.0%	2029
48	110,905	97,815	2.625% - 3.75%	2041
49	54,755	44,485	2.45% - 3.9%	2043
50	33,165	5,455	2.35% - 3.15%	2027
51	75,180	70,540	2.25% - 4.0%	2045
52	40,220	20,625	1.8% - 3.50%	2030
53	20,135	12,160	2.188% - 3.069%	2023
54	80,070	73,270	2.45% - 4.0%	2047
55	22,375	15,585	1.75% - 2.8%	2024
Unamortized bond				
premium	—	3,326		
discount	—	(259)		
Total	$ 958,530	$ 551,327		

6. Bonds Payable (continued)

Student Loan Program

The Agency, doing business as The State of New York Higher Education Finance Authority issued the NYHELPs Educational Loan Revenue Bond, 2009 Series A in a total original amount of $97,795,000. At October 31, 2019, the amount of $3,635,000 remained outstanding with the interest rates ranging from 4.5% to 5.25%.

The schedule of Total Annual Maturities as of October 31, 2019 was as follows:

Fiscal Year Ending Oct 31,	Interest Payable	Bonds Payable	Total Debt Sevice
		(in thousands)	
2020	$ 148	$ 1,150	$ 1,298
2021	97	990	1,087
2022	72	-	72
2023	72	-	72
2024	72	-	72
2025-2027	160	1,495	1,655
Total Debt Service Requirement	$ 621	$ 3,635	$ 4,256

7. Other Assets

At October 31, 2019 and October 31, 2018 other assets consisted primarily of Owned Real Estate and CRF for which the balances were as follows:

October 31, 2019:

Bondholder Funds	Number of Loans	Book Value	Appraised Value
		($ in thousands)	
Homeowner Mortgage Revenue	102	$ 7,647	$ 13,343
Mortgage Revenue	26	1,911	4,450
Homeownership	1	29	110
Prepaid Mortgage Insurance	—	633	—
Sub Total bondholder funds	129	$ 10,220	$ 17,903
Community Restoration Fund		11,843	
Total Other Assets		$ 22,063	

October 31, 2018:

Bondholder Funds	Number of Loans	Book Value	Appraised Value
		($ in thousands)	
Homeowner Mortgage Revenue	156	$ 10,629	$ 19,691
Mortgage Revenue	29	1,670	3,749
Homeownership	1	30	110
Prepaid Mortgage Insurance	—	548	—
Sub Total bondholder funds	186	$ 12,877	$ 23,550
Community Restoration Fund		10,543	
Total Other Assets		$ 23,420	

8. Allowance for Anticipated Claims

The Mortgage Insurance Fund claim activity for the fiscal years ended October 31, 2019 and October 31, 2018 was as follows:

October 31, 2019:

	Project Insurance	Pool Insurance	Primary Insurance	Total Insurance
	(in thousands)			
Allowance, beginning of year	$ 15,745	$ -	$ —	$ 15,745
Current year provision for estimated claims	-	7,878	832	8,710
Current year adjustment to claims status	(2,335)			(2,335)
Claims paid and recoveries, net	(277)	(7,878)	(832)	(8,987)
Allowance, end of year	$ 13,133	$ —	$ —	$ 13,133

October 31, 2018:

	Project Insurance	Pool Insurance	Primary Insurance	Total Insurance
	(in thousands)			
Allowance, beginning of year	$ 17,164	$ -	$ —	$ 17,164
Current year provision for estimated claims	-	10,969	189	11,158
Current year adjustment to claims status	(11,774)	-	-	(11,774)
Claims paid and recoveries, net	10,355	(10,969)	(189)	(803)
Allowance, end of year	$ 15,745	$ —	$ —	$ 15,745

9. Synthetic Fixed Rate Swaps

As of October 31, 2019, the Agency has entered into three negotiated and three competitive swaps as part of its risk management program, serving to increase financial flexibility and reduce interest costs. These swaps were entered into with four financial institutions (the "Counterparties") for a current total notional principal of $310,195,000. These synthetic fixed-rate swaps correspond to the State of New York Mortgage Agency Homeowner Mortgage Revenue ("HMB") variable-rate bond series listed below.

The fair value balances and notional amounts of derivative instruments outstanding at October 31, 2019 are within level 2 category of the fair value hierarchy. The changes in fair value of such derivative instruments from the year then ended as reported in the 2019 financial statements are as follows:

	Changes in fair value		Fair value at October 31, 2019		
	Classification	**Amount**	**Classification**	**Amount**	**Notional**
Cash flow hedge	Deferred inflow	($31,867,568)	Debt	($41,758,077)	$310,195,000

The fair value of the interest rate swaps were estimated using the zero-coupon method. This method calculates the future net settlement payments required by the swap, assuming that the current forward rates implied by the yield curve correctly anticipate future spot interest rates. These payments are then discounted using the spot rates implied by the current yield curve for hypothetical zero-coupon bonds due on the date of each future net settlement on the swaps.

Objective and Terms of Hedging Derivative Instruments

The following table displays terms of the Agency's hedging derivative instruments outstanding at October 31, 2019, along with the credit rating of the associated counterparty. The objective of all of the swaps entered into was to hedge changes in cash flows in the associated bond series:

Synthetic Fixed Rate Swaps

	Terms					
Associated Bond Series (Note 1)	**Notional Amount (000s)**	**Effective Date**	**Maturity Date**	**Fixed rate paid**	**Fair Value**	**Counterparty**
HMB Series 129/144/199/207/210*	$31,195	11/17/05	10/01/35	3.5870%	($6,649,156)	Wells Fargo Bank NA
HMB Series 139/199/202/207/216*	$34,000	03/09/06	04/01/37	3.4783%	($8,796,558)	JPMorgan Chase Bank NA
HMB Series 142/159**	$70,000	10/01/18	10/01/33	2.5025%	($8,096,529)	The Bank of New York Mellon
HMB Series 139/207**	$40,000	10/01/18	10/01/33	2.4890%	($4,578,574)	Wells Fargo Bank NA
HMB Series 144/199/210***	$90,000	10/12/18	10/01/28	2.7855%	($5,954,851)	Royal Bank of Canada
HMB Series 215****	$45,000	10/01/19	10/01/30	3.1820%	($7,682,409)	Wells Fargo Bank NA

* Variable rate payment received from counterparties is 63% of 1 month LIBOR plus 0.25%.
** Variable rate payment received from counterparties is 75% of 1 month LIBOR with a 10 year Optional Termination
*** Variable rate payment received from counterparties SIFMA with a 5 year Optional Termination
**** Variable rate payment received from counterparties is 1 month LIBOR.

9. Synthetic Fixed Rate Swaps (Continued)

COUNTERPARTY RATINGS

Counterparty Name	Moody's/S&P/Fitch
JPMorgan Chase Bank N.A.	Aa2/A+/AA
The Bank of New York Mellon	Aa2/AA-/AA
Royal Bank of Canada	Aa2/AA-/AA
Wells Fargo Bank, NA	Aa2/A+/AA-

Risks

Credit risk. The Agency is exposed to credit risk on hedging derivative instruments that are in asset positions. To minimize its exposure to loss related to credit risk, it is the Agency's policy to require counterparty collateral posting provisions in its non-exchange-traded hedging derivative instruments. These terms require full collateralization of the fair value of hedging derivative instruments in asset positions (net of the effect of applicable netting arrangements) should the counterparty's credit rating not be within the two highest investment grade categories by at least one nationally recognized statistical rating agency or the rating by any nationally recognized statistical rating agency fall below the three highest investment grade rating categories. The Agency has never been required to access collateral.

It is the Agency's policy to enter into netting arrangements whenever it has entered into more than one derivative instrument transaction with a counterparty. Under the terms of these arrangements, should one party become insolvent or otherwise default on its obligations, close-out netting provisions permit the non-defaulting party to accelerate and terminate all outstanding transactions and net the transactions' fair values so that a single sum will be owed by, or owed to, the non-defaulting party.

Interest rate risk. The Agency is exposed to interest rate risk on its interest rate swaps. On its pay-fixed, receive-variable interest rate swap, as LIBOR or SIFMA decreases, the Agency's net payment on the swap increases.

Basis risk. The Agency is exposed to basis risk on its pay-fixed interest rate swap hedging derivative instruments because the variable-rate payments received by the Agency on these hedging derivative instruments are based on a rate other than interest rates the Agency pays on its hedged variable-rate debt, which is remarketed on either weekly or daily basis. As of October 31, 2019, the weighted-average interest rate on the Agency's hedged variable-rate debt is 1.330%, while the applicable 63% of one month LIBOR plus 0.25%, 75% of one month LIBOR, one month LIBOR and SIFMA were 1.40%, 1.34%, 1.78% and 1.12%, respectively.

Termination risk. The Agency or its counterparty may terminate a derivative instrument if the other party fails to perform under the terms of the contract. If at the time of termination, a hedging derivative instrument is in a liability position, the Agency would be liable to the counterparty for a payment equal to the liability, subject to netting arrangements.

Rollover risk. The Agency is exposed to rollover risk on hedging derivative instruments should a termination event occur prior to the maturity of the hedged debt.

9. Synthetic Fixed Rate Swaps (Continued)

Contingencies

Four of the Agency's counterparties have derivative instruments that include provisions that require the Agency to post collateral in the event its credit rating falls below certain levels. The collateral posted is to be in the form of U.S. Treasury securities in the amount of the fair value of the hedging derivative in a liability position net of the effect of applicable netting arrangements. If the Agency does not post collateral, the hedging derivative instrument may be terminated by the counterparty.

One of the four counterparties requiring collateral posting have collateral posting provisions if the Agency's rating falls to Baa1 or below or not rated by Moody's or BBB+ or below or not rated by Standard & Poor's. If the collateral posting requirements were triggered at October 31, 2019, the Agency would be required to post $8,796,558 in collateral to these counterparties ($4,687,505 at October 31, 2018).

Three of the four counterparties requiring collateral posting have collateral posting thresholds relating to various rating levels.

- The threshold amount is $10,000,000 if the Agency's rating falls to Baa1 as rated by Moody's and BBB+ as rated by Standard and Poor's. At these ratings, if collateral posting requirements were triggered at October 31, 2019, the Agency would have been required to post $2,961,519 in collateral to these counterparties.
- The threshold amount is $5,000,000 if the Agency's rating falls to Baa2 as rated by Moody's and BBB as rated by Standard and Poor's. At these ratings, if collateral posting requirements were triggered at October 31, 2019, the Agency would have been required to post $17,961,519 in collateral to these counterparties.
- The threshold amount is $1,000,000 if the Agency's rating falls to Baa3 as rated by Moody's and BBB- as rated by Standard and Poor's. At these ratings, if collateral posting requirements were triggered at October 31, 2019, the Agency would have been required to post $29,961,519 in collateral to these counterparties.
- The threshold amount is zero if the Agency's ratings fall to below Baa3 as rated by Moody's and below BBB- as rated by Standard and Poor's. At those ratings, if collateral posting requirements were triggered at October 31, 2019, the Agency would have been required to post $32,961,519 in collateral to these counterparties.

10. OTHER POSTEMPLOYMENT BENEFITS

PLAN DESCRIPTION AND BENEFITS PROVIDED

The Agency provides postemployment healthcare benefits (including Medicare Part B reimbursement) and prescription drug coverage through participation in the New York State Health Insurance Program ("NYSHIP"), as sponsored and administered by the State of New York to eligible retirees and eligible dependents and survivors of retirees. The State has the authority to establish and amend the benefit provisions offered and contribution requirements. The plan is considered a single employer defined benefit plan for financial reporting purposes. The Agency has elected to fund postretirement health benefits on a pay-as-you-go basis. Therefore, no plan assets exist in a trust that meets the specified criteria in paragraph 4 of GASB No. 75.

Under the plan, eligible retired employees receive health care benefits with retirees paying 25% of dependent coverage costs and 10% of individual employee costs. The Agency's plan complies with the NYSHIP benefit provisions. In addition, as provided for in Civil Service Law Section 167, the Agency applies the value of accrued sick leave of employees who retire out of service to the retiree's share of costs for health benefits.

Contributions towards part of the costs of these benefits are required of the retirees.

EMPLOYEES COVERED BY BENEFIT TERMS

At October 31, 2017 and 2015, the following employees were covered by the benefit terms:

	2017	2015
Actives	138	118
Retirees	50	48
Vestees	2	2
Beneficiaries	7	6
Spouses of Retirees	21	20
Total	218	194

TOTAL OPEB LIABILITY

The Agency's reported total OPEB liability of $42.2 million and $43.7 million as of October 31, 2019 and 2018, respectively. The liability amounts as of October 31, 2019 and 2018 was determined by an actuarial valuation measured as of October 31, 2018 and 2017, respectively.

ACTUARIAL ASSUMPTIONS AND OTHER INPUTS

The total OPEB liability in the October 31, 2018 and 2017 actuarial valuations were determined using the following actuarial assumptions and other inputs, applied to all periods included in the measurement, unless otherwise specified.

Discount Rate: 4.30% per annum as of October 31, 2018 and 3.65% per annum as of October 31, 2017 (The discount rate was based on the Bond Buyer General Obligation 20-Bond Municipal Bond Index).

10. OTHER POSTEMPLOYMENT BENEFITS (continued)

Inflation: 2.3% per annum, compounded annually.

Salary Scale: 3.5% per annum, compounded annually.

Other Key Actuarial Assumptions: The plan has not had a formal actuarial experience study performed.

Valuation date	October 31, 2017	October 31, 2017
Measurement date	October 31, 2017	October 31, 2018
Actuarial cost method	Entry Age Normal	Entry Age Normal

Health Cost Trend: The healthcare trend assumption is based on the Society of Actuaries-Getzen Model version 2017 utilizing the baseline assumptions included in the model. Further adjustments are made for changes due to the Affordable Care Act ("ACA"), aging, percentage of costs associated with administrative expenses, inflation on administrative costs and potential excise tax due to ACA. Excise taxes are estimated based on 2018 premium rates, 2018 adjusted thresholds of $11,850 for individual coverage and $30,950 for family coverage and increases in those threshold at assumed inflation (plus 1% for 2018). The trend assumption for the Medicare Part B reimbursement is based on the lessor of 4.5% and the rates (without excise tax) contained in the table below beginning in 2018. For determining retiree contributions, the less than age 65 trend (with Excise Tax) are applied to all ages since the premium rate does not vary by age. The health cost trend assumption at sample years is as follows:

	< Age 65		>= Age 65	
Calendar		With Excise		With Excise
Year	Trend	Tax	Trend	Tax
2016	11.9%	11.9%	0.0%	0.0%
2017	8.5	8.5	8.2	8.2
2018	6.2	6.2	5.5	5.5
2019	5.6	6.2	5.3	5.3
2020	5.1	5.3	5.1	5.1
2021	5.1	5.9	5.1	5.1

	< Age 65		>= Age 65	
Calendar		With Excise		With Excise
Year	Trend	Tax	Trend	Tax
2026	4.9	5.7	4.9	4.9
2031	4.9	5.7	4.9	4.9
2036	5	5.6	5	5
2046	4.8	5.3	4.8	5.7
2056	4.7	5	4.7	5.3

For purposes of applying the Entry Age Normal cost method, the healthcare trend prior to the first calendar year shown in the table above is based on the ultimate rate, which is 4.0% for costs prior to age 65 and 4.1% of costs at age 65 and later.

Retiree's Share of Benefit-Related Costs: 25% of dependent coverage costs and 10% of individual employee costs.

Mortality Rates: Healthy Lives: RPH-2006 Healthy Mortality Tables with White Collar adjustments adjusted to reflect Mortality Improvement Scale MP-2017 and projected forward on a generational basis, with employee rates before benefit commencement and healthy annuitant rates after benefit commencement and reflecting mortality improvements both before and after the valuation date. Disabled Lives: RPH-2006 Disability Mortality Tables adjusted to reflect Mortality Improvement Scale MP-2017 and projected forward on a generational basis reflecting
mortality improvements both before and after the valuation date.

10. OTHER POSTEMPLOYMENT BENEFITS (continued)

For purposes of applying the Entry Age Normal cost method, the healthcare trend prior to the first calendar year shown in the table above is based on the ultimate rate, which is 4.0% for costs prior to age 65 and 4.1% of costs at age 65 and later.

CHANGES IN THE TOTAL OPEB LIABILITY

	Total OPEB Liability	
	Fiscal Year Ended	
	2019	2018
Balance as of the beginning of the year	$ 43,711,677	$ 44,370,000
Changes for the year:		
Service cost	2,472,600	2,321,523
Interest on total OPEB liability	1,671,596	1,537,835
Effect of economic/demographic gains or losses	(197,639)	(504,754)
Effect of assumptions changes or inputs	(4,672,000)	(3,264,435)
Benefit payments	(678,234)	(650,492)
Implicit rate subsidy payments	(103,000)	(98,000)
Net changes	(1,506,677)	(658,323)
Balance as of the end of the year	$ 42,205,000	$ 43,711,677

SENSITIVITY OF THE OPEB LIABILITY TO CHANGES IN THE DISCOUNT RATE

The following presents the total OPEB liability of the Agency, calculated using the discount rate of 4.30%, as well as what the Agency's total OPEB liability would be if it were calculated using a discount rate that is one percentage point lower (3.30%) or one percentage point higher (5.30%) than the current rate.

	1% Decrease 3.30%	Discount Rate 4.30%	1% Increase 5.30%
Total OPEB liability	$49,707,000	$42,205,000	$36,251,000

SENSITIVITY OF THE TOTAL OPEB LIABILITY TO CHANGES IN THE HEALTHCARE COST TREND RATES

The following presents the total OPEB liability of the Agency, calculated using the current healthcare cost trend rates as well as what the Agency's total OPEB liability would be if it were calculated using trend rates that are one percentage point lower or one percentage point higher than the current trend rates.

	1% Decrease	**Healthcare Cost Trend Assumption**	**1% Increase**
Total OPEB liability	$35,471,000	$42,205,000	$50,970,000

10. OTHER POSTEMPLOYMENT BENEFITS (continued)

OPEB EXPENSE AND DEFERRED OUTFLOWS OF RESOURCES AND DEFERRED INFLOWS OF RESOURCES RELATED TO OPEB

For the years ended October 31, 2019 and 2018, the Agency recognized OPEB expense of $3.2 million and $2.9 million, respectively.

At October 31, 2019 and 2018, the Agency reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	Deferred Inflows of Resources	Deferred Outflows of Resources
Payments subsequent to measurement date	—	$678,234
Differences between expected and actual experience	($584,956)	—
Changes of assumptions	($6,422,804)	$713,895
Total	($7,007,760)	$1,392,129

In accordance with GASB No. 75, the Agency reported $678,234 as deferred outflows of resources related to the Agency's OPEB contribution subsequent to the measurement date and will be recognized as a reduction of the total OPEB liability in the year ending October 31, 2019. Amounts reported as deferred outflows of resources and deferred inflows of resources related to other postemployment benefits will be recognized in OPEB expense as follows:

Year ended October 31:	
2020	($822,168)
2021	(822,168)
2022	(822,168)
2023	(856,694)
2024	(1,167,409)
Thereafter*	(1,125,024)

*Note that additional future deferred inflows and outflows of resources may impact these numbers.

11. Commitments and Contingencies

Office Leases

The Agency is obligated under leases for office locations in the City of New York and Buffalo.

The Agency and the New York State Housing Finance Agency ("HFA") entered into an operating lease for office space which commenced on December 6, 2018 and terminates on July 31, 2040.

The leases obligate the Agency to pay for escalations in excess of the minimum annual rental (ranging from $2.8 million to $3.7 million) based on operating expenses and real estate taxes. The Agency bears approximately 50% of the minimum annual lease payments under this lease with the balance paid by HFA, with whom the Agency shares the leased space.

Rental expense for all office locations for both fiscal years ended October 31, 2019 and October 31, 2018 was $1.8 million and $2.9 million respectively, net of allocations to certain State-related agencies.

Litigation

In the course of business, the Agency is party to various administrative and legal proceedings. Although the ultimate outcome of these actions cannot be ascertained at this time and the results of legal proceedings cannot be predicted with certainty, it is the opinion of management that the resolution of these matters will not have a material adverse effect on the financial position, changes in financial position or cash flows of the State of New York Mortgage Agency as set forth in the Financial Statements.

Risk Management

The Agency is subject to normal risks associated with its operations, including property damage, general liability and crime. Such risks are managed through the purchase of commercial insurance. There have been no decreases in coverage in the last three years.

12. Net Position

The Agency's Net Position represents the excess of assets and deferred outflows over liabilities and deferred inflows and largely consists of mortgage loans and investments. The Agency's net position is categorized as follows:

a. Restricted for Bond Obligations

Such amount represents earned commitment fees and net investment earnings accumulated to date. These amounts are invested in mortgage receivables and reserve investments. The revenues from the investments are necessary to meet scheduled payments of interest and principal on bonds, amortization of bond issuance costs and, if available, used to redeem bonds in advance of scheduled maturities as provided under the various bond resolutions.

b. Restricted for Insurance Requirements

As of October 31, 2019, and 2018, the Mortgage Insurance Fund's net position represents the reserve for policies in force of $4.1 billion and $3.9 billion, respectively. Included within policies in force are single family mortgage primary and pool policies (total aggregate loss limit) totaling $548 million and $541 million in 2019 and 2018, respectively. Commitments outstanding as of fiscal years ended 2019 and 2018 were $1.73 billion and $1.63 billion, respectively. The Agency provided $14.9 million and $14.0 million during fiscal 2019 and 2018 for potential claims on mortgages insured by the Mortgage Insurance Fund.

The Agency has determined the excess tax collections received during fiscal 2019 to have been $26.2 million. The excess amount collected during fiscal 2018 was $8.1 million. The Agency was instructed to transfer to the State, Municipalities and Agencies from the project insurance account $55 million for fiscal year 2018. However, for fiscal year 2019 no such transfers were required.

13. New York State and Local Employees' Retirement System Pension Plans

Plan Description & Benefits Provided

The Agency participates in the New York State and Local Employees' Retirement System (ERS) which together with the New York State and Local Police and Fire Retirement System (PFRS) is collectively referred to as New York State and Local Retirement System (NYSLRS). These are cost-sharing multiple-employer retirement systems. The NYSLRS provides retirement benefits as well as death and disability benefits. The net position of the NYSLRS is held in the New York State Common Retirement Fund (the "Fund"), which was established to hold all net assets and record changes in plan net position allocated to the NYSLRS. The Comptroller of the State of New York serves as the trustee of the Fund and is the administrative head of the System. The Comptroller is an elected official determined in a direct statewide election and serves a four year term. Thomas P. DiNapoli has served as Comptroller since February 7, 2007. In November, 2014, he was elected for a new term commencing January 1, 2015. NYSLRS benefits are established under the provisions of the New York State Retirement and Social Security Law (RSSL). Once a public employer elects to participate in the NYSLRS, the election is irrevocable. The New York State Constitution provides that pension membership is a contractual relationship and plan benefits cannot be diminished or impaired. Benefits can be changed for future members only by enactment of a State statute. The Agency also participates in the Public Employees' Group Life Insurance Plan (GLIP), which provides death benefits in the form of life insurance. The NYSLRS is included in the State's financial report as a pension trust fund. That report, including information with regard to benefits provided, may be found at www.osc.state.ny.us/retire/publications/index.php or obtained by writing to the New York State and Local Retirement System, 110 State Street, Albany, NY 12244.

Employee Contributions

Pension legislation enacted in 1973, 1976, 1983, 2009 and 2012 established distinct classes of membership. For convenience, the system uses a tier concept, ranging from Tier 1 to 6, to distinguish these groups. Generally, Tier 3, 4, and 5 members must contribute 3% of their salary to the System. As a result of Article 19 of the RSSL, eligible Tier 3 and 4 employees, with a membership date on or after July 27, 1976, who have ten or more years of membership or credited service with the System, are not required to contribute. Members cannot be required to begin making contributions or to make increased contributions beyond what was required when membership began. For Tier 6 members, the contribution rate varies from 3% to 6% depending on salary. Generally, Tier 5 and 6 members are required to contribute for all years of service.

Employee contributions for employees of the Agency for the current year and two preceding years were equal to 100 percent of the contributions required, and were as follows:

Year 2019	$296,297
Year 2018	$297,563
Year 2017	$231,563

13. New York State and Local Employees' Retirement System Pension Plans
(Continued)

- Chapter 260 of the Laws of 2004 of the State of New York allows local employers to bond or amortize a portion of their retirement bill for up to 10 years in accordance with the following schedule:
- For State fiscal year (SFY) 2004-05, the amount in excess of 7 percent of employees' covered pensionable salaries, with the first payment of those pension costs not due until the fiscal year succeeding that fiscal year in which the bonding/amortization was instituted.
- For SFY 2005-06, the amount in excess of 9.5 percent of employees' covered pensionable salaries.
- For SFY 2007-08, the amount in excess of 10.5 percent of employees' covered pensionable salaries

This law requires participating employers to make payments on a current basis, while bonding or amortizing existing unpaid amounts relating to the System's fiscal years ending March 31, 2005 through 2008. The Agency has made all required payments on a current basis.

Pension Liabilities, Pension Expense, Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

At October 31, 2019 and 2018, the Agency reported a liability of $2,833,621 and $1,182,101 respectively, for its proportionate share of the net pension liability. The net pension liability was measured as of October 31, 2019 and 2018 respectively and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The Agency's proportion of the net pension liability was based on a projection of the Agency's long-term share of contributions to the pension plan relative to the projected contributions of all participating members, actuarially determined.

At March 31, 2019 and 2018, the Agency's proportion was 0.0399929% and 0.0366265% respectively.

For the years ended October 31, 2019 and 2018, the Agency recognized pension expense of $2,160,927 and $1,654,456 respectively. At October 31, 2019, the Agency reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$557,999	$190,216
Changes of Assumptions	712,257	—
Net difference between projected and actual earnings on pension plan investments	—	727,264
Changes in proportion and differences between Agency contributions and proportionate share of contributions	726,682	17,668
Total	$1,996,938	$935,148

13. New York State and Local Employees' Retirement System Pension Plans (Continued)

There were no amounts reported as deferred outflows of resources related to pensions resulting from the Agency contributions subsequent to the measurement date. The cumulative net amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year ended October 31:	
2020	$856,845
2021	($370,963)
2022	$116,456
2023	$459,452

Actuarial Assumptions

The total pension liability at March 31, 2019 was determined by using an actuarial valuation as of April 1, 2017, with update procedures used to roll forward the total pension liability to March 31, 2019. The actuarial valuations for NYSLRS used the following actuarial assumptions:

Actuarial cost method	Entry age normal
Inflation rate	2.5%
Salary scale	3.8% in ERS, 4.5% in PFRS, indexed by service
Investment rate of return, including inflation	7.0% compounded annually, net of investment expenses
Cost of living adjustments	1.3% annually
Decrements	Developed from the Plan's 2015 experience study of the period April 1, 2010 – March 31, 2015
Mortality improvement	Society of Actuaries Scale MP-2014

13. New York State and Local Employees' Retirement System Pension Plans (Continued)

The long term expected rate of return on pension plan investments was determined using a building block method in which best estimate ranges of expected future real rates of return (expected returns net of investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. Best estimates of arithmetic real rates of return for each major asset class included in the target asset allocation as of March 31, 2019 and 2018 are summarized below.

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return
Domestic Equity	36%	4.55%
International Equity	14	6.35
Private Equity	10	7.50
Real Estate	10	5.55
Absolute Return Strategies*	2	3.75
Opportunistic Portfolio	3	5.68
Real Asset	3	5.29
Bonds and Mortgages	17	1.31
Cash	1	(0.25)
Inflation-indexed Bonds	4	1.25
	100%	

The real rate of return is net of the long-term inflation assumption of 2.50%

* Excludes equity-oriented and long-only funds. For investment management purposes, these funds are included in domestic equity and international equity, respectively.

Discount Rate

The discount rate used to calculate the total pension liability as of March 31, 2019 and 2018 was 7.0%. The projection of cash flows used to determine the discount rate assumes that contributions from plan members will be made at the current contribution rates and that contributions from employers will be made at statutorily required rates, actuarially. Based upon the assumptions, the NYSLRS's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

13. New York State and Local Employees' Retirement System Pension Plans (Continued)

Sensitivity of the Proportionate Share of the Net Pension Liability to the Discount Rate Assumption (EPS)

The following presents the collective net pension liability of participating employers calculated using a discount rate assumption of 7.0%, as well as what the collective net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower (6.0%) or 1-percentage-point higher (8.0%) than the current rate (in thousands):

	1% Decrease	Current Assumption	1% Increase
		(in thousands)	
October 31, 2019	**6.0%**	**7.0%**	**8.0%**
EPS pension liability	$12,389	$2,834	($5,194)
October 31, 2018	**6.0%**	**7.0%**	**8.0%**
EPS pension liability	$8,944	$1,182	($5,384)

Deferred Compensation

Some employees of the Agency have elected to participate in the State's deferred compensation plan in accordance with Internal Revenue Code Section 457. Agency employees contributed $632 thousand and $642 thousand during fiscal 2019 and fiscal 2018, respectively.

13. New York State and Local Employees' Retirement System Pension Plans (Continued)

New York State Voluntary Defined Contribution Program

In March 2012, Chapter 18 of the Laws of 2012 was signed into law and allows Agency employees that meet certain requirements, to participate in the State University of New York ("SUNY") optional retirement plan called the NYS Voluntary Defined Contribution Plan ("VDC Program").

Beginning July 1, 2013, all non-union employees hired on or after July 1, 2013 with an annual salary of $75,000 or more were given the option of joining the VDC program. The VDC Program provides benefits that are based on contributions made by both the Agency and the participant. Employee contribution rates range from 4.5% to 6%, dependent upon annual salary. The employer contribution rate is 8% of gross income. All contributions and any subsequent earnings are to be held by the Agency in a segregated account and credited to the individual accounts for each plan participant. Employees vest after one year of service, at which time their entire account balance is transferred to an investment firm of their choosing within the VDC Program. The amount owed to participants upon retirement is based solely on the account balance at the time of withdrawal. Employees may choose either the New York State and Local Employees' Retirement System or the VDC Program, but not both. As of October 31, 2019, there were six Agency employees enrolled in the VDC Program.

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Required Supplementary Information

State of New York Mortgage Agency

(A Component Unit of the State of New York)

REQUIRED SUPPLEMENTARY INFORMATION SCHEDULE OF CHANGES IN TOTAL OPEB LIABILITY AND RELATED RATIOS

	Year Ending October 31		
	2019	**2018**	**2017**
Total OPEB Liability			
Service cost	$ 2,472,600	$ 2,321,523	$ 2,049,816
Interest on total OPEB liability	1,671,596	1,537,835	1,495,693
Effect of economic/demographic (gains) or losses	(197,639)	(504,754)	(80,839)
Effect of assumption changes or inputs	(4,672,000)	(3,264,435)	2,463,000
Benefit payments	(781,234)	(748,492)	(740,948)
Net change in total OPEB liability	(1,506,677)	(658,323)	5,186,722
Total OPEB liability - beginning of year	43,711,677	44,370,000	39,183,278
Total OPEB liability - end of year	$ 42,205,000	$ 43,711,677	$ 44,370,000
Covered payroll	13,567,380	12,336,391	9,619,848
Total OPEB liability as a % of covered payroll	311.08%	354.33%	461.23%

This schedule is presented to illustrate the requirement to show information for 10 years. Additional years will be displayed as they become available.

NOTES TO SCHEDULE

Changes in Benefit Terms: None.

Changes in Assumptions: The changes listed below reflect differences in actuarial assumptions used in measuring the liability as of October 31, 2018 versus the measurement as of October 31, 2017:

- A change in the discount rate from 3.65% as of October 31, 2017 to 4.30% as of October 31, 2018.
- The per capita claim cost assumption and health cost trend assumption have been updated since the prior valuation.

No assets are accumulated in a trust that meets the criteria in paragraph 4 of GASB No. 75 to pay related benefits.

State of New York Mortgage Agency

(a component unit of the State of New York)

REQUIRED SUPPLEMENTARY INFORMATION SCHEDULE OF CONTRIBUTIONS TO THE NYSLRS PENSION PLAN LAST 10 FISCAL YEARS

October 31,	2019	2018	2017	2016	2015
			($ in thousands)		
Contractually required contribution	$ 1,770	1,548	$ 1,321	$ 1,656	$ 1,500
Contributions in relation to the contractually required contribution	1,770	1,548	1,321	1,656	1,500
Contribution deficiency (excess)	$ —	$ —	$ —	$ —	$ —
Covered payroll	$ 13,567	10,923	$ 9,104	$ 9,614	$ 9,000
Contributions as a percentage of covered payroll	13%	14%	15%	17%	17%

October 31,	2014	2013	2012	2011	2010
			($ in thousands)		
Contractually required contribution	$ 1,300	$ 1,300	$ 1,600	$ 992	$ 610
Contributions in relation to the contractually required contribution	1,300	1,300	1,600	992	610
Contribution deficiency (excess)	$ —	$ —	$ —	$ —	$ —
Covered payroll	$ 8,300	$ 7,400	$ 7.9	$ 8.6	$ 8.4
Contributions as a percentage of covered payroll	16%	0%	13%	7%	8%

NOTES TO SCHEDULE

Valuation Date: Actuarially determined contribution rates are calculated as of April 1, one year prior to the end of the fiscal year in which hthe contributions are reported.

Methods and assumptions used to determine to actuarially determined employer contributions are as follows:

Actuarial cost method	Entry age normal
Inflation rate	2.50%
Salary scale	3.8% in ERS, 4.5% in PFRS, indexed by service
Investment rate of return, including inflation	7.0% compounded annually, net of investment expenses
Cost of living adjustments	1.3% annually
Decrements	Developed from the Plan's 2015 experience study of the period April 1, 2010 — March 31, 2015
Mortality improvement	Society of Actuaries Scale MP-2014

State of New York Mortgage Agency

(a component unit of the State of New York)

REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF THE STATE OF NEW YORK MORTGAGE AGENCY'S PROPORTIONATE SHARE OF THE NYSLRS NET PENSION LIABILITY
October 31,2019

	2019	2018	2017	2016
The Agency's portion of the net pension liability	0.0039993%	0.0301605%	0.0301605%	0.0312458%
The Agency's proportionate share of the net pension liability	$ 2,833,621	1,182,101	$ 2,833,944	$ 5,015,000
The Agency's covered payroll	$ 13,567,000	10,923,000	$ 9,104,000	$ 9,614,000
The Agency's proportionate Share of the net pension liability as a percentage of its covered payroll	20.9%	10.8%	31.1%	52.2%
Plan fiduciary net position as a percentage of the total pension liability	94.7%	94.7%	94.7%	90.7%

This schedule is intended to show information for ten years. Additional years will be displayed as they become available.

Supplementary Section

State of New York Mortgage Agency
(A Component Unit of the State of New York)
Schedules of Net Position
October 31, 2019
with comparative totals for 2018

	General Operating Fund	Homeowner Mortgage Revenue	Mortgage Revenue
		(in thousands)	
Assets			
Current assets:			
Cash-demand deposits restricted	$ —	$ 6,299	$ 949
Cash-demand deposits unrestricted	3,663	—	—
Cash-custodian deposits	—	1,635	795
Investments unrestricted	21,118	—	—
Investments restricted	—	387,207	101,534
Total cash and investments	24,781	395,141	103,278
Mortgage loans receivable	—	104,251	59,931
Accrued interest receivable:			
Mortgage and student loans	—	6,621	1,794
Investments	23	1,107	243
Other assets	—	8,110	2,081
Total current assets	**24,804**	**515,230**	**167,327**
Non-current assets:			
Investments restricted	—	52,332	15,435
Mortgage loans receivable	—	2,198,035	586,929
Student loans receivable	—	—	—
Capital assets- internal use software	1,117	—	—
Total non-current assets	**1,117**	**2,250,367**	**602,364**
Total assets	**25,921**	**2,765,597**	**769,691**
Deferred outflows of resources			
Accumulated decrease in fair value of hedging derivatives	—	—	—
Deferred loss on refunding	—	4,428	—
Defferred outflows Other postemployment benefits	1,392	—	—
Deferred outflows related to pension	1,997	—	—
Total deferred outflows of resources	**3,389**	**4,428**	**—**
Liabilities			
Current liabilities:			
Bonds payable, net	—	106,695	38,518
Interest payable	—	5,861	1,567
Allowance for anticipated claims	—	—	—
Unearned income, accounts payable and other	2,594	18,243	328
Amounts due to New York State and its Agencies	5,994	—	—
Interfund payables	(9,303)	5,776	42
Total current liabilities	**(715)**	**136,575**	**40,455**
Non-current Liabilities:			
Bonds payable, net	—	2,168,954	512,808
Derivative instruments - interest rate swaps	—	41,758	—
Other postemployment benefits payable	42,205	—	—
Net pension liability	2,834	—	—
Total non-current liabilities	**45,039**	**2,210,712**	**512,808**
Total liabilities	**44,324**	**2,347,287**	**553,263**
Deferred inflows of resources			
Defferred inflows Other postemployment benefits	7,008	—	—
Accumulated increase in fair value of hedging derivatives	—	(28,691)	—
Deferred inflows relating to pensions	935	—	—
Total deferred inflows of resources	**7,943**	**(28,691)**	**—**
Net position			
Restricted for bond obligations	—	451,429	216,428
Restricted by legislation	—	—	—
Unrestricted (deficit)	(22,957)	—	—
Total net position	**$ (22,957)**	**$ 451,429**	**$ 216,428**

Homeownership Program	Single Family Programs Total	Community Restoration Fund	Student Loan Program	Mortgage Insurance Fund	Total All Funds October 31, 2019	Total All Funds October 31, 2018
			(in thousands)			
$ —	$ 7,248	$ 3,099	1,503	$ 1,337	$ 13,187	$ 8,741
—	3,663	—	—	—	3,663	2,366
—	2,430	—	—	—	2,430	1,897
—	21,118	—	—	—	21,118	21,769
—	488,741	7,799	15,932	547,211	1,059,683	655,622
—	523,200	10,898	17,435	548,548	1,100,081	690,395
	164,182	—	—	—	164,182	164,234
8	8,423	—	85	—	8,508	8,225
—	1,373	36	—	12,447	13,856	12,584
29	10,220	11,843	—	—	22,063	23,420
37	707,398	22,777	17,520	560,995	1,308,690	898,858
—	67,767	—	—	1,732,147	1,799,914	1,698,174
1,590	2,786,554	—	—	—	2,786,554	2,710,757
—	-	—	3,382	—	3,382	4,440
—	1,117	—	—	—	1,117	1,101
1,590	2,855,438	—	3,382	1,732,147	4,590,967	4,414,472
1,627	3,562,836	22,777	20,902	2,293,142	5,899,657	5,313,330
—	—	—	—	—	—	—
—	4,428	—	—	—	4,428	4,704
—	1,392	—	—	—	1,392	2,427
—	1,997	—	—	—	1,997	3,565
—	7,817		—	—	7,817	10,696
—	145,213	—	1,252	—	146,465	319,878
33	7,461	—	87	—	7,548	6,856
—	-	—	—	13,133	13,133	15,745
—	21,165	—	17	(16,262)	4,920	36,351
—	5,994	—	—	—	5,994	2,376
—	(3,485)	2	6	3,477	—	—
33	176,348	2	1,362	348	178,060	381,206
—	2,681,762	—	2,383	—	2,684,145	2,291,456
—	41,758	—	—	—	41,758	9,891
—	42,205	—	—	—	42,205	43,712
—	2,834	—	—	—	2,834	1,182
—	2,768,559	—	2,383	—	2,770,942	2,346,241
33	2,944,907	2	3,745	348	2,949,002	2,727,447
—	7,008	—	—	—	7,008	3,317
—	(28,691)	—	—	—	(28,691)	3,176
—	935	—	—	—	935	3,764
—	(20,748)	—	—	—	(20,748)	10,257
1,594	669,451	—	17,157	—	686,608	667,339
	—	22,775	—	2,292,795	2,315,570	1,938,269
—	(22,957)	—	—	—	(22,957)	(19,287)
$ 1,594	$ 646,494	$ 22,775	17,157	$ 2,292,795	$ 2,979,221	$ 2,586,321

State of New York Mortgage Agency
(A Component Unit of the State of New York)
Schedules of Revenues, Expenses and Changes in Net Position
Fiscal Year Ended October 31, 2019
with comparative totals for 2018

	General Operating Fund	Homeowner Mortgage Revenue	Mortgage Revenue
		(in thousands)	
Operating revenues			
Interest earned on loans	$ —	$ 102,168	$ 29,493
Recoveries	—	—	—
Investment Income	380	11,041	2,833
Commitment fees, insurance premiums and application fees earned	—	—	—
Other income	294	322	—
Total operating revenues	**674**	**113,531**	**32,326**
Operating expenses			
Interest and amortization of discount on debt	—	67,171	19,390
Bond issuance costs	—	3,619	—
Postemployment retirement benefits expense	3,219	—	—
General expenses	13,849	4,175	479
Overhead assessment by State of New York	3,417	—	—
Pool insurance	—	621	113
Provision for estimated claims	—	—	—
Expenditures related to federal grants	11	—	—
Net change in fair market value of investments	(4)	(159)	(375)
Other	216	15,509	295
Total operating expenses	**20,708**	**90,936**	**19,902**
Operating (loss) income	**(20,034)**	**22,595**	**12,424**
Non-operating revenues (expenses)			
Mortgage insurance reserves retained	—	—	—
Federal grants	11	—	—
Transfers to/from New York State and its Agencies (net)	—	—	—
Interfund transfers	16,353	(16,000)	—
Total non-operating revenues (expenses)	**16,364**	**(16,000)**	**—**
(Decrease) Increase in net position	**(3,670)**	**6,595**	**12,423**
Net positon, beginning of fiscal year	**(19,287)**	**444,834**	**204,005**
Total net position, end of fiscal year	**$ (22,957)**	**$ 451,429**	**$ 216,428**

Homeownership Program	Single Family Programs Total	Community Restoration Fund	Student Loan Program	Mortgage Insurance Fund	Total All Funds Fiscal year ended October 31, 2019	2018
			(in thousands)			
$ 105	$ 131,766	$ —	328	$ —	$ **132,094**	$ **128,822**
—	—	—	—	2,335	**2,335**	**11,775**
—	14,254	252	401	47,145	**62,052**	**51,816**
—	—	—	—	24,804	**24,804**	**17,425**
—	616	—	8	—	**624**	**1,133**
105	**146,636**	**252**	**737**	**74,284**	**221,909**	**210,971**
—	86,561	—	179	—	**86,740**	**80,350**
—	3,619	—	—	—	**3,619**	**3,015**
—	3,219	—	—	—	**3,219**	**2,919**
—	18,503	1	57	4,368	**22,929**	**24,923**
—	3,417	—	—	1,327	**4,744**	**4,556**
—	734	—	—	101	**835**	**761**
—	—	—	—	8,710	**8,710**	**11,845**
—	11	—	—	—	**11**	—
—	(538)	—	(5)	(134,832)	**(135,375)**	**53,227**
—	16,020	—	6	—	**16,026**	**15,156**
—	**131,546**	**1**	**237**	**(120,326)**	**11,458**	**196,752**
105	**15,090**	**251**	**500**	**194,610**	**210,451**	**14,219**
—	—	—	—	184,288	**184,288**	**122,439**
—	11	—	—	—	11	—
—	—	—	—	(1,850)	(1,850)	**11,304**
(353)	—	—	—	—	—	**—**
(353)	**—**	**—**	**—**	**182,438**	**182,449**	**133,743**
(248)	**15,100**	**251**	**501**	**377,048**	**392,900**	**147,962**
1,842	**631,394**	22,524	**16,656**	**1,915,746**	**2,586,321**	**2,438,359**
$ 1,594	**$ 646,494**	**$ 22,775**	**$ 17,157**	**$ 2,292,794**	**$ 2,979,221**	**$ 2,586,321**

State of New York Mortgage Agency
(A Component Unit of the State of New York)
Schedules of Cash Flows
Fiscal Year Ended October 31, 2019 with comparative totals for 2018

	General Operating Fund	Homeowner Mortgage Revenue	Mortgage Revenue
	(in thousands)		
Cash flows from operating activities			
Interest received on loans	$ —	$ 101,695	$ 29,340
Principal payment on loans	—	444,997	61,545
Purchase of mortgage loans	—	(582,505)	(63,910)
Commitment fees, insurance premium and application	—	—	—
fees earned	—	—	—
Operating expenses	(22,986)	(23,924)	(592)
Expenditures related to federal grants	—	—	—
Transfers	26,107	—	(383)
Other	(479)	175	15
Net cash provided by (used in) operating activities	**2,642**	**(59,562)**	**26,015**
Cash flows from non-capital financing activities			
Interest paid on bonds	—	(66,209)	(20,255)
Mortgage recording surtax receipts	—	—	—
Payments to New York State and its Agencies	—	—	—
CRF funds received	—	—	—
Federal grants	—	—	—
Bond proceeds	—	563,537	—
Retirement and redemption of bonds	—	(277,757)	—
Net cash provided by (used in) non-capital financing activities	**-**	**219,571**	**(20,255)**
Cash flows from investing activities			
Purchase of internal software		—	—
Earnings on investments	(2,000)	11,199	3,170
Proceeds from the sale or maturities of investments	92,670	5,286,179	703,835
Purchase of investments	(92,015)	(5,453,993)	(712,083)
Net cash (used in) provided by investing activities	**(1,345)**	**(156,615)**	**(5,078)**
Net (decrease) increase in cash	1,297	3,394	682
Cash, beginning of fiscal year	**2,366**	**4,540**	**1,062**
Cash, end of fiscal year	**$ 3,663**	**$ 7,934**	**$ 1,744**
Reconciliation of operating revenues (expenses) to net cash (used in) provided by operating activities:			
Net operating revenues (expenses)	$ (20,034)	$ 22,595	$ 12,424
Adjustment to reconcile operating income to net cash provided by (used in) operating activities:			
Investment income	(380)	(11,041)	(2,833)
Interest payments and amortization	—	67,171	19,390
Net change in fair market value	(4)	(159)	(375)
Other	10,629	11,310	(1,173)
Transfers	16,353	(16,000)	
Changes in assets and liabilities			
Mortgage loans and other loans, net	—	(134,583)	(1,575)
Interest, fees and other receivables	—	1,145	157
Student loans	—	—	—
Unearned income, accounts payable and other	(763)	—	—
Postemployment retirement benefits payable	(1,507)	—	—
Net pension liability	(1,652)	—	—
Net cash provided by (used in) operating activities	**$ 2,642**	**$ (59,562)**	**$ 26,015**
Non-cash investing activities			
Net increase (decrease) in fair value of investments	$ 4	$ 159	$ 375
	-	-	-

Homeownership Program	Single Family Programs Total	Community Restoration Fund	Student Loan Program	Mortgage Insurance Fund	Total All Funds Fiscal year ended October 31, 2019	2018
			(in thousands)			
$ 107	$ 131,142	$ —	363	$ —	$ 131,505	$ 128,821
219	506,761	—	1,058	—	507,819	548,174
—	(646,415)	—	—	—	(646,415)	(702,322)
—	—	—	—	19,284	19,284	30,015
—	—	—	—	—	—	—
—	(47,502)	1	(57)	—	(47,558)	(44,873)
—	—	—	—	—	—	—
—	25,724	—	—	—	25,724	33,752
(326)	(615)	(1,300)	(100)	(14,522)	(16,537)	(34,897)
-	(30,905)	(1,299)	1,264	4,762	(26,178)	(41,330)
—	(86,464)	—	(219)	—	(86,683)	(80,980)
—	—	—	—	168,159	168,159	152,015
—	—	—	—	(22,018)	(22,018)	(148,000)
—	—	—	—	—	—	—
—	—	—	—	—	—	—
—	563,537	—	—	—	563,537	575,056
—	(277,757)	—	(1,640)	—	(279,397)	(445,370)
-	199,316	-	(1,859)	146,141	343,598	52,721
—	—	—	—	—	—	—
—	12,369	252	477	48,444	61,542	50,868
—	6,082,684	205,619	33,053	1,214,119	7,535,475	5,190,207
—	(6,258,091)	(201,519)	(34,463)	(1,414,088)	(7,908,161)	(5,255,428)
-	(163,038)	4,352	(933)	(151,525)	(311,144)	(14,353)
-	5,373	3,053	(1,528)	(622)	6,276	(2,962)
—	7,968	46	3,031	1,959	13,004	15,966
$ —	$ 13,341	$ 3,099	1,503	$ 1,337	$ 19,280	$ 13,004
	3,663					
$ 105	$ 15,090	$ 251	$ 500	$ 194,610	$ 210,451	$ 14,219
—	(14,254)	(251)	(401)	(47,145)	(62,051)	(51,816)
—	86,561	—	179	—	86,740	80,350
—	(538)	—	(5)	(134,832)	(135,375)	53,227
(353)	20,413	(1,300)	(67)	(22,377)	(3,331)	(6,490)
(11)	342	1	—	—	343	11,160
259	(135,899)	—	1,058	—	(134,841)	(154,148)
—	1,302		—	—	1,302	(2,630)
—	—	—	—	—	—	28
—	(763)	—	—	14,506	13,743	17,080
—	(1,507)	—	—	—	(1,507)	(658)
—	(1,652)	—	—	—	(1,652)	(1,652)
$ -	$ (30,905)	$ (1,299)	1,264	$ 4,762	$ (26,178)	$ (41,330)
$ —	$ 538	$ —	5	$ 134,832	$ 135,375	$ (53,227)
	-	-	-			

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Report of Independent Auditors 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*

Management and the Directors of the Board
State of New York Mortgage Agency
New York, New York

We have audited, in accordance with auditing standards generally accepted in the United States 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 State of New York Mortgage Agency (the Agency), a component unit of the State of New York, which comprise the statement of net position as of October 31, 2019, and the related statements of revenues and expenses and changes in net position, and cash flows for the year then ended, and the related notes to the financial statements, and have issued our report thereon dated January 29, 2020.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Agency'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 the Agency's internal control. Accordingly, we do not express an opinion on the effectiveness of the Agency'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 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.

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Compliance and Other Matters

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

Purpose of this Report

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

Ernst + Young LLP

January 29, 2020

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