

# California Municipal Finance Authority

Independent Auditor's Reports, Management's  
Discussion and Analysis, and Financial Statements

Year Ended June 30, 2025



# California Municipal Finance Authority

Year Ended June 30, 2025

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## **Independent Auditor's Report**

Board of Directors  
California Municipal Finance Authority  
Carlsbad, California

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

#### ***Opinion***

We have audited the accompanying financial statements of the California Municipal Finance Authority (the "CMFA"), as of and for the year ended June 30, 2025, and the related notes to the financial statements, which collectively comprise the CMFA's financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the California Municipal Finance Authority as of June 30, 2025, and respective changes in financial position and cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

#### ***Basis for Opinion***

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

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

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

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

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

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

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

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

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

### ***Required Supplementary Information***

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

"Wipfli" is the brand name under which Wipfli LLP and Wipfli Advisory LLC and its respective subsidiary entities provide professional services. Wipfli LLP and Wipfli Advisory LLC (and its respective subsidiary entities) practice in an alternative practice structure in accordance with the AICPA Code of Professional Conduct and applicable law, regulations, and professional standards. Wipfli LLP is a licensed independent CPA firm that provides attest services to its clients, and Wipfli Advisory LLC provides tax and business consulting services to its clients. Wipfli Advisory LLC and its subsidiary entities are not licensed CPA firms.

### ***Other Information***

Management is responsible for the other information included in the annual report. The other information comprises the Fee Schedules and Financing Approvals but does not include the financial statements and our auditor's report thereon. Our opinion on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

### ***Other Reporting Required by Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated March 5, 2026, on our consideration of the CMFA'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 California Municipal Finance Authority's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the CMFA's internal control over financial reporting and compliance.

*Wipfli LLP*

Wipfli LLP

Billings, Montana

March 5, 2026

## **CALIFORNIA MUNICIPAL FINANCE AUTHORITY**

### **Management's Discussion and Analysis For the Year Ended June 30, 2025**

This section of the annual financial report of the California Municipal Finance Authority (the CMFA) presents the Management's Discussion and Analysis (MD&A)<sup>1</sup> of its financial performance during the year ended June 30, 2025. The information in this section should be read in conjunction with the financial statements and related notes to the financial statements following this section.

#### **GENERAL BACKGROUND, OVERVIEW AND PROGRAMS**

The CMFA was organized on August 12, 2004, under the provisions of the Joint Exercise of Powers Act of the Government Code of the State of California. The CMFA is a joint powers authority created to strengthen local communities by promoting economic development and charitable activities throughout the State of California. With the goal of giving back to California communities, the CMFA assists local governments, non-profits, and businesses with the issuance of taxable and tax-exempt financing. Members of the CMFA include cities, counties, and special districts within California.

The CMFA is committed to promoting economic and social programs in its member communities. The CMFA shares a minimum of 25% of all issuance fees collected directly with its member communities and donates at a minimum another 25% to nonprofit borrowers in the form of reduced fees or to the California Foundation for Stronger Communities (Foundation), a blended component unit of the CMFA, for the support of local charities designated by its member agencies.

The CMFA acts as a municipal conduit issuer and assists eligible institutions in obtaining financing through the issuance of revenue bonds. The bonds are special, limited obligations of the CMFA, payable solely from the revenues of the projects and other funds of the borrowers.

#### **FINANCIAL HIGHLIGHTS FOR THE YEAR ENDED JUNE 30, 2025**

- Restricted cash balances for the fiscal year (FY) 2025 are \$89,733,636 higher than the prior year due to escrow balances to defease line of credit draws for the CMFA Multifamily Housing Bond Recycling Program (Bond Recycling Program) and an increase in CDLAC performance deposits.
- FY 2025 operating revenues increased by \$8,370,613 in comparison with the prior year primarily due to an increase in issuance fees, closing fees, and annual fees.
- FY 2025 operating expenses increased by \$7,659,541 in comparison with the prior year, primarily due to increased professional fees, charitable donations, and JPA member distributions as a result of the increased issuance and annual fees in FY 2025.

#### **OVERVIEW OF THE FINANCIAL STATEMENTS**

The CMFA's financial statements include the MD&A, financial statements, and accompanying notes to the financial statements. This report also includes other information intended to provide additional detail to the intended users.

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<sup>1</sup> For purposes of this MD&A, "Management" refers to the Executive Director of the CMFA.

**CALIFORNIA MUNICIPAL FINANCE AUTHORITY**  
Management's Discussion and Analysis (Continued)  
For the Year Ended June 30, 2025

Basis of Presentation: The transactions of the CMFA are accounted for as an enterprise fund utilizing the accrual basis of accounting.

Blended Component Unit: Financial results for the Foundation are combined with the CMFA's financial statements for FY 2025. MD&A discussions comparing the prior year's financial results for the CMFA include activity related to the Foundation. Separately audited financial statements for the Foundation can be found on the CMFA's website at [www.cmfa-ca.com](http://www.cmfa-ca.com) and can also be obtained by contacting the CMFA's management at 2111 Palomar Airport Road, Suite 320, Carlsbad, CA 92011.

## **FINANCIAL STATEMENTS**

The financial statements of the CMFA report information using accounting principles generally accepted in the United States of America (GAAP) as applied to governmental agencies. The Governmental Accounting Standards Board (GASB) is the accepted standard setting body for establishing governmental accounting and financial reporting principles. These statements offer both short-term and long-term financial information about the CMFA's activities.

- The **Statement of Net Position** includes all of the CMFA's assets and liabilities as of June 30, 2025, and provides information about the nature and amounts of investments in resources (assets) and the obligations to the CMFA's creditors (liabilities). It also provides the basis for evaluating the capital structure of the CMFA and assessing the liquidity and financial flexibility of the CMFA.
- The **Statement of Revenues, Expenses and Change in Net Position** accounts for all of the CMFA's revenues and expenses for the year ended June 30, 2025. This statement reflects the results of the CMFA's operations over the year and can be used to determine the CMFA's credit worthiness and its ability to successfully recover all its costs through user fees and other income.
- The **Statement of Cash Flows** provides information about the CMFA's cash receipts and cash payments during the year ended June 30, 2025. This statement reports cash receipts, cash payments, and net changes in cash resulting from operating and investing activities. The statement provides answers to questions of where cash came from, what cash was used for and what caused changes in cash for the reporting period covered.

The accompanying **Notes to the Financial Statements** provide additional information that is essential to a full understanding of the data provided in the financial statements.

**CALIFORNIA MUNICIPAL FINANCE AUTHORITY**  
Management's Discussion and Analysis (Continued)  
For the Year Ended June 30, 2025

**FINANCIAL ANALYSIS OF THE CMFA**

The following is a brief discussion of key items contained in the Statement of Net Position.

**CONDENSED STATEMENTS OF NET POSITION**

The assets, liabilities, and net position as of June 30, 2025 and 2024 and changes from the prior year are shown in the table below.

	<u>2025</u>	<u>2024</u>	<u>Change</u>
<b>Assets:</b>			
Cash	\$ 2,366,724	\$ 2,280,456	\$ 86,268
Restricted cash	180,951,870	91,218,234	89,733,636
Other assets	<u>1,124,019</u>	<u>714,396</u>	<u>409,623</u>
Total assets	<u>184,442,613</u>	<u>94,213,086</u>	<u>90,229,527</u>
<b>Liabilities:</b>			
Accounts payable and accrued expenses	476,031	721,266	(245,235)
Refundable deposits	5,951,870	2,039,846	3,912,024
Line of credit	<u>175,000,000</u>	<u>89,178,388</u>	<u>85,821,612</u>
Total liabilities	<u>181,427,901</u>	<u>91,939,500</u>	<u>89,488,401</u>
<b>Net Position:</b>			
Unrestricted	<u>3,014,712</u>	<u>2,273,586</u>	<u>741,126</u>
Total net position	<u>\$ 3,014,712</u>	<u>\$ 2,273,586</u>	<u>\$ 741,126</u>

As part of the CMFA's program of giving back to local communities, the CMFA allocates a portion of its fees to the Foundation to be distributed to nonprofit charities throughout California. The timing of the cash receipts and these charitable distributions affect the cash levels at year-end. During the years ended June 30, 2025, and 2024, charitable payments distributed through the Foundation were \$7,990,750 and \$5,243,950, respectively.

**ASSETS**

**Restricted Cash**

Restricted cash relates to the Bond Recycling Program and the California Debt Limit Allocation Committee (CDLAC) performance deposits. The Bond Recycling Program uses a line of credit to preserve and recycle tax-exempt private activity bond volume cap. The CDLAC performance deposits are paid by Project Sponsors (Borrowers) requesting Qualified Private Activity Bond Allocations, which require performance deposits by CDLAC. Qualified Residential Rental Project performance deposits are either released to the Borrowers when the bonds are issued and approved by CDLAC, or they are forfeited and sent to CDLAC for non-performance.

**CALIFORNIA MUNICIPAL FINANCE AUTHORITY**  
Management’s Discussion and Analysis (Continued)  
For the Year Ended June 30, 2025

**LIABILITIES**

**Line of Credit**

The CMFA, on behalf of Borrowers who are requesting Recycled Bond Allocations, uses a line of credit to preserve and recycle tax-exempt private activity bond volume cap. The amount drawn on the line of credit as of June 30, 2025 and June 30, 2024, was \$175,000,000 and \$89,178,388, respectively.

**Refundable Deposits**

The CMFA, on behalf of Borrowers who are requesting Qualified Private Activity Bond Allocations, collects performance deposits for CDLAC. The performance deposits are either released to the Borrowers when bonds are issued and approved by CDLAC or forfeited and sent to CDLAC for non-performance. Total performance deposits as of June 30, 2025, and 2024 were \$5,951,870 and \$2,039,846, respectively. The \$3,912,024 increase in performance deposits is due to an increase in projects awarded CDLAC allocations that were then required to submit CDLAC performance deposits to the CMFA.

The following is a brief discussion of key items contained in the Statement of Revenues, Expenses and Change in Net Position.

**OPERATING REVENUES**

The CMFA generates operating revenues through application fees, issuance and closing fees, annual fees, and recycle bond fees for activities related to bond financings. The CMFA issued \$4.06 billion and \$3.42 billion of new bonds in FY 2025 and FY 2024, respectively. Operating Revenues for FY 2025 and FY 2024 were \$24,207,183 and \$15,836,570, respectively.

<b>Operating Revenues</b>			
	2025	2024	Change
Annual fees	\$ 11,606,333	\$ 9,364,006	\$ 2,242,327
Issuance fees	7,404,983	5,028,061	2,376,922
Application fees	820,000	343,000	477,000
Recycle Bond fees	645,667	306,603	339,064
CAH closing fees	3,730,200	794,900	2,935,300
	\$ 24,207,183	\$ 15,836,570	\$ 8,370,613

Under the fee schedule adopted by the CMFA on October 13, 2023, application fees received prior to October 13, 2023 are credited against the issuance costs at closing. The application fee revenue is reported net of the application fee credits applied to the closing costs in FY 2025.

**CALIFORNIA MUNICIPAL FINANCE AUTHORITY**  
Management's Discussion and Analysis (Continued)  
For the Year Ended June 30, 2025

**OPERATING EXPENSES**

The CMFA's FY 2025 and FY 2024 operating expenses were \$23,485,166 and \$15,825,625, respectively. In FY 2025, professional consultant fees increased by \$3,893,066, charitable donations made through the Foundation increased by \$2,746,800, and payments to the CMFA's member agencies were \$761,060 higher compared to FY 2024 due to the increase in issuance, closing, and annual fees.

<b>Operating Expenses</b>			
	<u>2025</u>	<u>2024</u>	<u>Change</u>
Professional consultant fees	\$ 12,313,860	\$ 8,420,794	\$ 3,893,066
Charitable donations	7,990,750	5,243,950	2,746,800
Joint Powers Authority member distributions	2,472,838	1,711,778	761,060
CAH program grants	420,000	140,000	280,000
General and administrative	209,718	208,190	1,528
Marketing	<u>78,000</u>	<u>100,913</u>	<u>(22,913)</u>
	<u>\$ 23,485,166</u>	<u>\$ 15,825,625</u>	<u>\$ 7,659,541</u>

**NET POSITION**

The following table presents condensed Statements of Revenues, Expenses and Change in Net Position for the years ended June 30, 2025 and 2024. The items affecting the change in net position were previously detailed in the operating revenues and operating expenses discussion.

**Condensed Statements of Revenues, Expenses and Change in Net Position**

	<u>2025</u>	<u>2024</u>	<u>Change</u>
Revenues	\$ 24,226,292	\$ 15,859,418	\$ 8,366,874
Expenses	<u>23,485,166</u>	<u>15,825,625</u>	<u>7,659,541</u>
Change in net position	741,126	33,793	707,333
Net position - beginning of year	<u>2,273,586</u>	<u>2,239,793</u>	<u>33,793</u>
Net Position - end of year	<u>\$ 3,014,712</u>	<u>\$ 2,273,586</u>	<u>\$ 741,126</u>

**ECONOMIC FACTORS**

The overall economic environment was positive for the types of programs administered by the CMFA in FY 2025 and has continued to be so through the date of this MD&A. Of particular note is the strength of the CMFA's affordable housing program.

Although the economic environment has been positive, the Borrowers, and not the CMFA, determine the timing and whether or not a transaction will move forward. Therefore, the decisions of the conduit Borrowers will always be a major factor in the financing activity and, ultimately, the financial results of the CMFA.

**CALIFORNIA MUNICIPAL FINANCE AUTHORITY**  
Management's Discussion and Analysis (Continued)  
For the Year Ended June 30, 2025

**CONTACTING THE CMFA'S FINANCIAL MANAGEMENT**

This financial report was designed to provide a general overview of the CMFA's finances for all those interested. Questions concerning any of the information provided in this report or requests for additional information should be addressed to: Executive Director, California Municipal Finance Authority, 2111 Palomar Airport Road, Suite 320, Carlsbad, CA 92011.

# California Municipal Finance Authority

## Statement of Net Position

*As of June 30, 2025*

### ASSETS

Current assets:

Unrestricted assets:

Cash	\$ 2,366,724
Accounts receivable	795,959
Prepaid expenses	28,060

Restricted assets:

Cash	180,951,870
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Total current assets	184,142,613
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Noncurrent assets:

Loan receivable	300,000
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Total assets	184,442,613
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### LIABILITIES

Accounts payable	409,287
Accrued expenses	66,744
Refundable deposits	5,951,870
Line of credit	175,000,000

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Total liabilities	181,427,901
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### NET POSITION

Unrestricted	3,014,712
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<b>TOTAL NET POSITION</b>	<b>\$ 3,014,712</b>
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See Independent Auditor's Report

# California Municipal Finance Authority

## Statement of Revenues, Expenses and Change in Net Position

Year Ended June 30, 2025

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### OPERATING REVENUES

Annual fees	\$ 11,606,333
Issuance fees	7,404,983
Application fees	820,000
Recycle Bond fees	645,667
CAH closing fees	3,730,200

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Total operating revenues	24,207,183
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### OPERATING EXPENSES

Professional consultant fees	12,313,860
Charitable donations	7,990,750
Municipal distributions to Joint Powers Authority members	2,472,838
General and administrative	209,718
CAH program grants	420,000
Marketing	78,000

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Total operating expenses	23,485,166
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Operating income	722,017
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### NONOPERATING REVENUES

Recycle Bond Program interest income	148
Interest income	18,961

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Net nonoperating revenues	19,109
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Change in net position	741,126
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Net position, beginning of year	2,273,586
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Net position, end of year	\$ 3,014,712
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See Independent Auditor's Report

# California Municipal Finance Authority

## Statement of Cash Flows

Year Ended June 30, 2025

**Cash flows from operating activities:**

Cash received from borrowers	\$ 23,781,006
Cash received from recycling bond line of credit	85,821,612
Cash paid to suppliers for goods and services	(9,150,415)
Cash paid for general and administrative expenses	(187,820)
Cash payments for municipal distributions and charitable donations	(10,463,588)
<b>Net cash provided by operating activities</b>	<b>89,800,795</b>

**Cash flows from investing activities:**

Interest income received	19,109
<b>Net cash provided by investing activities</b>	<b>19,109</b>

**Net increase in cash** 89,819,904

**Cash, beginning of year** 93,498,690

**Cash, end of year** \$ 183,318,594

**Reconciliation of operating income to net cash provided by operating activities:**

Operating income	\$ 722,017
Adjustment to reconcile operating income to :	
Change in assets and liabilities:	
Accounts receivable	(426,177)
Prepaid expenses	16,554
Accounts payable	(250,579)
Accrued expenses	5,344
Refundable deposits	3,912,024
Line of credit	85,821,612
	<b>\$ 89,800,795</b>

See Independent Auditor's Report

# California Municipal Finance Authority

## Notes to the Financial Statements

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### Note 1: Summary of Significant Accounting Policies

#### Organization and Operations

California Municipal Finance Authority (the "CMFA") was organized on August 12, 2004 under the provisions of the Joint Exercise of Powers Act of the Government Code of the State of California. The CMFA is a joint powers authority created to strengthen local communities by promoting economic development and charitable activities throughout the State of California. With the goal of giving back to California communities, the CMFA assists local governments, non-profits and businesses with the issuance of taxable and tax-exempt financing. Members of the CMFA include cities, counties and special districts within California. The CMFA is governed by a 5-member board. The CMFA is committed to promoting economic and social programs in its member communities. The CMFA shares a minimum of 25% of all issuance fees directly with its member communities and donates at a minimum another 25% to nonprofit borrowers in the form of reduced fees or to the California Foundation for Stronger Communities (the "Foundation") for the support of local charities designated by its member communities.

As further discussed below, the Foundation is considered a component unit of the CMFA. Therefore, when the term CMFA is used within the footnotes, it is making reference to both the California Municipal Finance Authority and the Foundation (a blended component unit of the CMFA).

The CMFA's accounting policies and financial reporting conform to accounting principles generally accepted in the United States of America (GAAP) and are based upon the Governmental Accounting Standards Board (GASB) pronouncements. The following is a summary of the more significant policies:

#### Reporting Entity

As required by GASB Statement No. 14, *The Financial Reporting Entity*, GASB Statement No. 39, *Determining Whether Certain Organizations are Component Units* and GASB Statement No. 61, *The Financial Reporting Entity: Omnibus an Amendment of GASB Statements No. 14 and No. 34*, these financial statements present the CMFA and its component unit. GASB Statement No. 39 defines special criteria for legally separate tax-exempt organizations as potential component units. A blended component unit, although a legally separate entity is, in substance, part of the reporting entity's operations, and so activities from a component unit are combined with data of the primary government. The CMFA identifies the Foundation as a blended component unit. All intercompany transactions and balances are eliminated. The condensed financial statements are disclosed in Note 8.

The Foundation was established on February 17, 2004, as a California nonprofit public benefit corporation, organized under the Nonprofit Public Benefit Law for public and charitable purposes. The Foundation was formed for the specific purpose of administering, assisting or advising in the administration of the CMFA and to provide financial grants or other financial support or benefits to nonprofit funds, foundations, and corporations to strengthen and enhance charitable activities throughout the State of California. Although a separate legal entity, the Foundation is a component unit of the CMFA, since the Foundation relies upon the CMFA for the majority of its financial support and the governing bodies are the same.

The Foundation issues separate financial statements, and these can be obtained from the CMFA's Finance Department; 2111 Palomar Airport Road, Suite 320, Carlsbad, CA 92011.

# California Municipal Finance Authority

## Notes to the Financial Statements

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### **Note 1: Summary of Significant Accounting Policies (Continued)**

#### **Basis of Accounting**

The financial statements report information on all of the enterprise activities of the CMFA. The financial statements are prepared using the economic resource measurement focus and the accrual basis of accounting. Accordingly, all assets and liabilities (whether current or noncurrent) are included in the Statement of Net Position. The Statement of Revenues, Expenses and Change in Net Position presents increases (revenues) and decreases (expenses) in the CMFA's total net position. Under the accrual basis of accounting, the CMFA recognizes revenue when earned while expenses are recognized when the liability is incurred regardless of the timing of cash flows.

Operating revenues are those revenues that are generated from the CMFA's primary operations. All other revenues are reported as nonoperating revenues. Operating expenses are those expenses that are essential to the primary operations of the CMFA. The CMFA does not report any nonoperating expenses.

#### **Cash and Restricted Cash**

The CMFA's cash and restricted cash are comprised of demand deposits and pledged accounts related to the line of credit. Restricted cash relates to refundable deposits and the CMFA Multifamily Housing Bond Recycling Program (Bond Recycling Program), which are further described in Notes 3 and 4. Cash and restricted cash are considered cash for purposes of the Statement of Cash Flows.

#### **Accounts Receivable**

Accounts receivable consist of annual administration fees which are reported at their net realizable value. Any amounts that remain outstanding after management has used reasonable collection efforts are deemed uncollectible and written-off through a charge to the valuation allowance and elimination of the accounts receivable. There is no valuation allowance recorded as of June 30, 2025, as all accounts receivable are deemed collectible.

#### **Prepaid Expenses**

The CMFA makes certain payments for insurance that reflect costs applicable to future accounting periods and are recorded as prepaid expenses.

# California Municipal Finance Authority

## Notes to the Financial Statements

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### **Note 1: Summary of Significant Accounting Policies (Continued)**

#### **Net Position**

The Statement of Net Position is designed to display the financial position of the CMFA and is categorized as follows:

Net Investment in Capital Assets – This amount consists of capital assets net of accumulated depreciation and reduced by outstanding debt that is attributed to the acquisition, construction or improvement of the assets. As of June 30, 2025, there were no amounts reported as net investment in capital assets.

Restricted Net Position – This amount consists of restricted assets which are reduced by liabilities related to those assets. As of June 30, 2025, there was no restricted net position.

Unrestricted Net Position – This amount is the portion of net position that doesn't meet the definition of Net Investment in Capital Assets or Restricted Net Position.

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

#### **Use of Estimates**

The preparation of financial statements in accordance with accounting principles generally accepted in the United States requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

### **Note 2: Cash and Restricted Cash**

The carrying amount of the CMFA's cash held in demand deposit accounts was \$183,318,594 at June 30, 2025, while the related bank balance was \$185,580,435. The difference between the carrying value and the bank balance is related to outstanding checks. The bank balances at June 30, 2025, were fully insured or collateralized with securities held by the pledging financial institutions in the CMFA's name.

#### Custodial Credit Risk and Investment Policy

For deposits, custodial credit risk is the risk that, in the event of the failure of a deposit financial institution, a government will not be able to recover its deposits or will not be able to recover collateral securities that are in the possession of an outside party. The California Government Code (CGC) does not contain legal or policy requirements that would limit the exposure to custodial credit risk for deposits, other than the following provision: The CGC requires that a financial institution secure deposits made by state or local governmental units by pledging securities in an undivided collateral pool held by a depository regulated under state law (unless so waived by the governmental unit). The fair value of the pledged securities in the collateral pool must equal at least 110% of the total amount deposited by the public agencies.

# California Municipal Finance Authority

## Notes to the Financial Statements

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### Note 2: Cash and Restricted Cash (Continued)

California law also allows financial institutions to secure the deposits by pledging first trust deed mortgage notes having a value of 150% of the secured public deposits. The CMFA may waive collateral requirements for cash deposits, which are fully insured up to \$250,000 by the Federal Deposit Insurance Corporation.

In July 2013, the Board of Directors of the CMFA formally adopted a deposit and investment policy, which is governed by the CGC §53600 et seq., that limits its allowable deposits or investments and addresses the types of risk to which the CMFA is exposed. The CMFA has historically deposited all of its excess cash in demand deposit accounts with a single financial institution.

### Note 3: Refundable Deposits

The CMFA, on behalf of Project Sponsors (borrowers who are requesting Qualified Private Activity Bond Allocations), collects performance deposits for the California Debt Limit Allocation Committee (CDLAC). Borrowers submit performance deposits to the CMFA after receiving CDLAC allocation. These deposits are either released to the borrowers when the bonds are issued, or they are forfeited and sent to CDLAC for non-performance. These amounts are held in a separate bank account by the CMFA and are classified as restricted cash.

The CMFA had \$5,951,870 of refundable deposits as of June 30, 2025.

### Note 4: Line of Credit

The CMFA established the Bond Recycling Program in 2021, which has helped facilitate the financing of additional affordable rental housing in the State of California without obtaining new private activity bond volume cap. The Bond Recycling Program requires line of credit draws in order to transfer bond allocation from one qualifying project to another. The proceeds from the line of credit draws are deposited into a restricted escrow account. Once a draw matures, the related escrowed funds are used to repay the line of credit draw.

For the pursuance of the Bond Recycling Program, the CMFA entered into a Revolving Credit Agreement with Royal Bank of Canada (the Bank) in June 2021. The first drawdown was made on August 13, 2021.

As of June 30, 2025, the maximum amount of the line of credit is equal to the amount of \$175,000,000 per the agreement. The line of credit borrowing bears a SOFR interest rate, which is determined on two (2) business days prior to the applicable SOFR period, such as one, three, or six months, as designated by the CMFA and approved by the Bank, and applicable fees based upon the outstanding drawdown balance. The CMFA did not incur interest expense on its line of credit as it is prepaid by Borrowers to the CMFA and remitted to the Line of Credit Bank when the draw is made. Upon the agreement, the Authority established and maintained a pledged account a ratio of 1.0 to 1.0 with respect to cash and investments permitted by the agreement against the principal due and owing on the line of credit balance in the aggregate for any event of default or termination. The outstanding line of credit balance as of June 30, 2025, is \$175,000,000.

# California Municipal Finance Authority

## Notes to the Financial Statements

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### **Note 5: Advisory Fees**

The CMFA entered into a professional service agreement with an advisory company to manage the operations of the CMFA with respect to taxable and tax-exempt financing for corporations, governmental entities and non-profit institutions. The CMFA pays the advisory company a percentage of its fees. Advisory fees for the year ended June 30, 2025, amounted to \$11,941,609.

### **Note 6: Charitable Contributions To/By The Foundation**

The CMFA allocates a portion of fees collected to the Foundation. The amounts distributed to the Foundation for the year ended June 30, 2025, were \$8,007,050. In the financial statements of the CMFA the transfers are eliminated for presentation purposes.

The CMFA donates a portion of fees collected to various charitable activities within California communities through the Foundation. The amount donated by the Foundation during the year ended June 30, 2025 was \$7,990,750.

### **Note 7: Conduit Debt**

The CMFA is a Joint Powers Authority (JPA) created to strengthen local communities by assisting with the financing of economic development and charitable activities throughout the State of California.

The CMFA acts as a municipal conduit issuer for the issuance of bonds that support economic development, public benefit, and charitable activities but for which the Authority does not receive proceeds, is not obligated to repayment, and does not provide collateral or guarantees in protection against non-payment. The proceeds from these bond issues are provided directly to a third-party obligor, and that same third party is responsible for the repayment.

The above characteristics meet the requirements for classification as conduit debt, and as a result, no obligation has been recorded on the Statement of Net Position for these issuances under GASB Statement No. 91.

The outstanding balance of conduit debt issuances as of June 30, 2025, for which the Authority has limited commitments was \$24,611,020,393.

# California Municipal Finance Authority

## Notes to the Financial Statements

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### Note 7: Conduit Debt (Continued)

The CMFA assisted with the issuance of financings in the amount of \$4,060,241,345 during the year ended June 30, 2025. In addition, the amount of bonds authorized by the CMFA and unsold was \$1,667,900,000 as of June 30, 2025.

The following is a summary of the amount of bonds authorized by the CMFA and unsold as of June 30, 2025:

Project Name	Authorized Amount
910 Wetherly Drive	\$ 61,000,000
Alvarado Creek Apts	175,000,000
Bana at Palmdale Apartments	20,000,000
Bella Vista Apartments	61,000,000
Community Health Centers of the Central Coast	47,000,000
CoreLink - Scripps College 2025	110,000,000
Downtown Library Mixed Use	95,000,000
Gateways Hospital	60,000,000
HumanGood 2025	205,000,000
JFM Villas Family Apts	80,000,000
JFM Villas Seniors Apts	40,000,000
Lake Isabella Senior Apartments I&II	10,000,000
Maison's Sierra - Phase 2 Apartments	50,000,000
Master's University	65,000,000
Meridian at Petaluma North Station FKA Meridian at Corona Station	90,000,000
Monarch at Redwood FKA 434 Douglas FKA North Fair Oaks Apartments	35,000,000
Mulberry Gardens Family	70,000,000
Oaks on Balboa	55,000,000
Paseo Senter 1	35,000,000
Pleasant View Apartments	20,000,000
River Glen FKA Livingston B Street	38,000,000
San Joaquin Apartments, San Joaquin Senior and California Apartments	20,000,000
The Arlington	2,900,000
Twin Park Landing	150,000,000
Viscar Terrace	70,000,000
Vitalia FKA Palm Desert Family	3,000,000
	<hr/>
	\$ 1,667,900,000

# California Municipal Finance Authority

## Notes to the Financial Statements

### Note 8: Combined Financial Statement Presentation

Combined financial information of the CMFA and the Foundation (blended component unit) as of and for the year ended June 30, 2025 is as follows:

<b><i>Condensed Statement of Net Position</i></b>	CMFA	Foundation	Eliminations	Total
<b>ASSETS</b>				
Current	\$ 184,120,974	\$ 37,539	\$ (15,900)	\$ 184,142,613
Noncurrent	300,000	-	-	300,000
<b>Total assets</b>	<b>184,420,974</b>	<b>\$ 37,539</b>	<b>\$ (15,900)</b>	<b>\$ 184,442,613</b>
<b>LIABILITIES</b>				
Current	181,427,901	15,900	(15,900)	181,427,901
<b>NET POSITION</b>				
Unrestricted	2,993,073	21,639	-	3,014,712
<b>Total net position</b>	<b>\$ 2,993,073</b>	<b>\$ 21,639</b>	<b>\$ -</b>	<b>\$ 3,014,712</b>
<b><i>Condensed Statement of Revenues, Expenses and Change in Net Position</i></b>				
	CMFA	Foundation	Eliminations	Total
Operating revenues	\$ 24,207,183	\$ 8,007,050	\$ (8,007,050)	\$ 24,207,183
Operating expenses	23,485,166	8,007,050	(8,007,050)	23,485,166
Operating income	722,017	\$ -	\$ -	\$ 722,017
Nonoperating revenues	12,457	6,652	-	19,109
Change in net position	734,474	6,652	-	741,126
<b>Net position</b>				
Beginning of year	2,258,599	14,987	-	2,273,586
End of year	\$ 2,993,073	\$ 21,639	\$ -	\$ 3,014,712

# California Municipal Finance Authority

## Notes to the Financial Statements

### Note 8: Combined Financial Statement Presentation (Continued)

<i>Condensed Statement of Cash Flows</i>	CMFA	Foundation	Eliminations	Total
Net cash provided (used) by:				
Operating activities	\$ 89,800,795	\$ -	\$ -	\$ 89,800,795
Investing activities	12,457	6,652	-	19,109
Net increase in cash	89,813,252	\$ 6,652	\$ -	\$ 89,819,904
Cash				
Beginning of year	93,483,703	14,987	-	93,498,690
End of year	\$ 183,296,955	\$ 21,639	\$ -	\$ 183,318,594

### Note 9: Separate Joint Power Authorities

In the normal course of business, when assisting with the issuance of conduit debt, the CMFA is, from time to time, asked to join with another public agency to form a separate joint powers authority (JPA) which is administered by the public agency. The primary reason for forming this JPA is to permit the separate public agency to access the provisions of the Joint Powers Act. The CMFA joins with the public agency to form the new JPA, however, all of the obligations of the new JPA are limited obligations payable from the actual borrower, which is the public agency that requests the CMFA to become a member. The joint powers agreement which the CMFA executes contains provisions which protect and indemnify the CMFA from the liabilities of the JPA. There is no ongoing financial responsibility of the CMFA, or financial interest related to the JPA.

### Note 10: Commitments and Contingencies

In the ordinary course of business, the CMFA may be subject to various claims, investigations, proceedings, and legal actions from time to time arising out of the conduct of the CMFA's business. Management believes that, based on current knowledge, there are no such pending matters.

The CMFA does not have any major contractual commitments or contingencies as of the year ended June 30, 2025.

The CMFA maintains insurance policies for general liability, excess liability, directors and officers and environmental liability, with deductibles that vary from \$1,000 to \$100,000. There are no material claims or judgments that would require disclosure or accrual in the accompanying financial statements. During each of the last three fiscal years, there were no reductions in insurance coverage or settlements.

# California Municipal Finance Authority

## Notes to the Financial Statements

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### **Note 11: Impact of Pending Accounting Principles**

GASB Statement No. 103, *Financial Reporting Model Improvements*, improves key components of the financial reporting model to enhance its effectiveness in providing information that is essential for decision making and assessing a government's accountability. The requirements of this Statement are effective for fiscal years beginning after June 15, 2025. The CMFA is currently evaluating the impact of this Statement on its financial reporting.

GASB Statement No. 104, *Disclosures in Certain Capital Assets*, mandates the disclosure of specific types of capital assets, including lease, intangible, subscription, and assets held for sale, in the capital asset note disclosures. This aims to enhance consistency and comparability in financial reporting among governments. The requirements of this Statement are effective for fiscal years beginning after June 15, 2025. The CMFA is currently evaluating the impact of this Statement on its financial reporting.

GASB Statement No. 105, *Subsequent Events*, improves the financial reporting requirements for subsequent events, thereby enhancing consistency in their application and better meeting the information needs of financial statement users. The requirements of this Statement are effective for fiscal years beginning after June 15, 2026. The CMFA is currently evaluating the impact of this Statement on its financial reporting.

## **Other Information**

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# California Municipal Finance Authority

## Other Information (Unaudited)

### 1 - CALIFORNIA MUNICIPAL FINANCE AUTHORITY FEE SCHEDULES

The following fee schedule is effective for transactions from October 13, 2023 to April 4, 2025:

Schedule of Fees			
Type of Project	Issuance/Closing Fees		Annual Fee <sup>(4)</sup>
	\$0 - \$20 Million	Over \$20 Million	
Affordable Housing <sup>(1) (2)</sup>	18.75 bps	\$37,500 + 5 bps	5 bps
Nonprofit Corporations <sup>(1) (2)</sup>	20 bps on first \$10 million 5 bps on amounts above \$10 million Maximum Fee of \$75,000 per transaction		1.5 bps
Airports / Solid Waste Projects <sup>(1) (2)</sup>	25 bps	\$50,000 + 10 bps	5 bps
Manufacturing and Other <sup>(1) (2)</sup>	25 bps	\$50,000 + 10 bps	10 bps
Government Sponsored or School District Transactions	5 bps	5 bps	None
Public Private Partnerships Requiring Ownership Through a CMFA Affiliate	50 bps	25 bps	15 bps
BOLD Program/Community Facilities District (CFD) <sup>(6)</sup>	1%	1%	10 bps
Charitable Affordable Housing	\$600 per unit <sup>(3)</sup>		\$150 per unit <sup>(3)</sup>

Notes:

- 1) CMFA shares 25% of all Issuance Fees with the Host Municipality for each transaction.
- 2) CMFA donates another 25% of Issuance Fees to charitable organizations within the Host Municipality. When the borrower is a Nonprofit Corporation, it is deemed to be the recipient of this donation. The schedule of fees listed above reflects the discounted issuance fees for Affordable Housing and Nonprofit Corporation borrowers.
- 3) Closing fees for Charitable Affordable Housing (CAH) transactions will be \$600 per unit, with a minimum closing fee of \$10,000. Annual fees for CAH transactions will be \$150 per unit, with a minimum annual fee of \$4,000.
- 4) Annual fees, which include compliance monitoring, are due in advance for each year and are based on bond amounts outstanding on the anniversary of each issue (not on the original issue amount) except for P3 and CFD annual fees which are based on the total original issuance amount. Minimum Annual Fee for Affordable Housing transactions will be \$4,000 per year. (A \$1,000 annual compliance monitoring fee will replace the existing Annual Administration Fee throughout the CDLAC Compliance Period after the Qualified Project Period has expired). Maximum annual fee for stand alone CFD's is \$25,000. Minimum annual fee for all CFD's is \$1,000. Minimum annual fee for all other transactions is \$500.
- 5) An application fee of \$2,500 is required for each transaction and should be included when an application is submitted.
- 6) CFD requires an upfront deposit.
- 7) A \$10,000 fee will be charged for Recycled Bonds at preservation.
- 8) In addition to the above, the Applicant will be responsible for all costs of issuance.

# California Municipal Finance Authority

## Other Information (Unaudited)

### 1 - CALIFORNIA MUNICIPAL FINANCE AUTHORITY FEE SCHEDULES (Continued)

The following fee schedule is effective for transactions after April 4, 2025:

Schedule of Fees			
Type of Project	Issuance/Closing Fees		Annual Fee <sup>(4)</sup>
	\$0 - \$20 Million	Over \$20 Million	
Affordable Housing <sup>(1) (2)</sup>	18.75 bps	\$37,500 + 5 bps on amounts above \$20 million	5 bps
Nonprofit Corporations <sup>(1) (2)</sup>	20 bps on first \$10 million 5 bps on amounts above \$10 million Maximum Fee of \$75,000 per transaction		1.5 bps
Airports / Solid Waste Projects <sup>(1) (2)</sup>	25 bps	\$50,000 + 10 bps on amounts above \$20 million	5 bps
Manufacturing and Other <sup>(1) (2)</sup>	25 bps	\$50,000 + 10 bps on amounts above \$20 million	10 bps
Government Sponsored or School District Transactions	5 bps	5 bps	None
Public Private Partnerships Requiring Ownership Through a CMFA Affiliate	50 bps	25 bps	15 bps
BOLD Program/Community Facilities District (CFD) <sup>(6)</sup>	1%	1%	10 bps
Charitable Affordable Housing	\$600 per unit <sup>(3)</sup>		\$150 per unit <sup>(3)</sup>

Notes:

- 1) CMFA shares 25% of all Issuance Fees with the Host Municipality for each transaction.
- 2) CMFA donates another 25% of Issuance Fees to charitable organizations within the Host Municipality. When the borrower is a Nonprofit Corporation, it is deemed to be the recipient of this donation. The schedule of fees listed above reflects the discounted issuance fees for Affordable Housing and Nonprofit Corporation borrowers.
- 3) Closing fees for Charitable Affordable Housing (CAH) transactions will be \$600 per unit, with a minimum closing fee of \$10,000. Annual fees for CAH transactions will be \$150 per unit, with a minimum annual fee of \$5,000.
- 4) Annual fees, which include compliance monitoring, are due in advance for each year and are based on bond amounts outstanding on the anniversary of each issue (not on the original issue amount) except for P3 and CFD annual fees which are based on the total original issuance amount. Minimum Annual Fee for Affordable Housing transactions will be \$5,000 per year. Maximum annual fee for stand-alone CFD's is \$25,000. Minimum annual fee for all CFD's is \$1,000. Minimum annual fee for all other transactions is \$1,000.
- 5) An application fee of \$2,500 is required for each transaction and should be included when an application is submitted.
- 6) CFD transactions require an upfront deposit.
- 7) A \$10,000 fee will be charged for Recycled Bonds at preservation, along with legal fees and interest rate costs.
- 8) In addition to the above, the Applicant will be responsible for all costs of issuance.

# California Municipal Finance Authority

## Other Information (Unaudited)

### 2 - FINANCING APPROVALS

The following is a summary of the amount of the financing approvals adopted via initial resolution by the CMFA's Board of Directors during the year ended June 30, 2025:

<b>Project Name</b>	<b>Initial Resolution Amount</b>
1051 Mission Road Apartments	\$ 100,000,000
1055 7th Street Apartments	80,000,000
10953 Whipple Apartments	30,000,000
11218-11222 Califa Apartments	25,000,000
1141 Vermont Apartments	75,000,000
12021 Hoffman Apartments	25,000,000
12432 Moorpark Apartments	30,000,000
12442 Pacific Apartments	15,000,000
1457 N Main Street Apartments	200,000,000
1523 Harrison Street Apartments	70,000,000
16th and J Affordable Apartments	85,000,000
2033 Virginia Apartments	35,000,000
21010 Vanowen Street Apartments	85,000,000
3135 San Pablo Apartments	40,000,000
334 San Antonio Apartments	60,000,000
3403 Piedmont Avenue Apartments	30,000,000
34th & San Pablo Family Housing	45,000,000
3608 Centinela Apartments	20,000,000
399 5th Street Apartments	70,000,000
41st & Soquel Apartments	165,000,000
4252 Crenshaw Apartments	45,000,000
525 Water Street Apartments	65,000,000
530 Front Apartments	90,000,000
537 N Kenmore Apartments	20,000,000
538 Lincoln Apartments	35,000,000
5403 Inglewood Apartments	20,000,000
6033 De Soto Apartments	75,000,000
636 N. Locust Ave. Apartments	65,000,000
699 Ygnacio Valley Road Apartments	65,000,000
847 Woodside Apartments	70,000,000
9030-9038 Reading Apartments	30,000,000
Alvarado Creek Apartments	95,000,000
Alvarado Gardens Phase II Apartments	30,000,000
Amador Station Apartments	60,000,000
Antioch Hillcrest Apartments	55,000,000
Apple Valley Apartments	55,000,000
Arbor View Apartments	50,000,000
Armory Arts Collective Apartments	45,000,000
Aspire Apartments	45,000,000
Asteria Flats Apartments	100,000,000
Baler Place Apartments	35,000,000
Bay Fair Apartments	140,000,000
Bayside Apartment Homes	65,000,000
Berryessa Family Apartments	90,000,000
Beverly Gardens Apartments	25,000,000
BMG Housing Scattered Apartments	25,000,000
Broadway Meadows Apartments	80,000,000
Brookview Senior Villas Apartments	35,000,000

# California Municipal Finance Authority

## Other Information (Unaudited)

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### 2 - FINANCING APPROVALS (Continued)

Centerville Plaza Apartments	60,000,000
Central Sacramento Studios Phase II Apartments	30,000,000
Cesar Chavez Apartments	30,000,000
Clark Road Apartments	45,000,000
Clay Lacy Aviation, Inc. Project	80,000,000
CMFA CFD No. 2022-6 (County of Sacramento – Wildhawk North)	26,000,000
CMFA CFD No. 2024-10 (County of Placer – Briar Meadows)	3,100,000
CMFA CFD No. 2024-12 (Jurupa Area Recreation and Park District - Countryside & Las Palmas)	4,090,000
CMFA CFD No. 2024-13 (City of Roseville – Roseville 10)	1,700,000
CMFA CFD No. 2024-14 (City of Rocklin - Whitney Ranch Unit 49)	7,100,000
CMFA CFD No. 2024-15 (County of San Joaquin - Ligurian Village)	20,300,000
CMFA CFD No. 2024-16 (City of Lancaster - Stoneridge Ranch)	12,690,000
CMFA CFD No. 2024-17 (City of Calimesa – 5th Street Townhomes)	4,600,000
CMFA CFD No. 2024-18 (City of Rancho Cordova – Sunridge Park III)	5,100,000
CMFA CFD No. 2024-19 (City of Modesto - Fairview Village Unit 1 & 2)	19,600,000
CMFA CFD No. 2024-8 (City of Lancaster – Avanti North)	69,450,000
CMFA CFD No. 2025-1 (County of Placer - Double S Ranch)	5,800,000
CMFA CFD No. 2025-10 (City of Hesperia – Mojave Pointe)	8,860,000
CMFA CFD No. 2025-11 (County of Yuba – Wheeler Ranch Phase II)	35,600,000
CMFA CFD No. 2025-12 (Denair CSD – Monte Vista Collection)	15,300,000
CMFA CFD No. 2025-15 (City of Escondido - Rosegate)	2,860,000
CMFA CFD No. 2025-2 (City of Lincoln – Peery Property)	34,400,000
CMFA CFD No. 2025-3 (City of Woodland – Ruby Estates)	9,200,000
CMFA CFD No. 2025-4 (City of Vacaville – 700 PARC On Main)	11,700,000
CMFA CFD No. 2025-5 (City of Rocklin - Wildcat West)	4,200,000
CMFA CFD No. 2025-6 (City of Escondido – Tesoro Square)	2,890,000
CMFA CFD No. 2025-7 (City of Lincoln – Liberty at Lincoln)	400,000,000
CMFA CFD No. 2025-9 (County of Placer – Placer One)	966,400,000
Coral Blossom Apartments	35,000,000
Crenshaw Court	30,000,000
Crenshaw Square Apartments	25,000,000
Crescent Meadows Apartments	35,000,000
Crystal Cove Apartments	65,000,000
CSH MacArthur Housing	50,000,000
Dewey Hotel Apartments	10,000,000
Distel Circle Apartments	65,000,000
EARTH Center Apartments	35,000,000
East Laurel Phase One Apartments	55,000,000
East Laurel Phase Two Apartments	40,000,000
Eastshore Vista Apartments	110,000,000
Eden Palms Apartments	70,000,000
El Dorado Senior Village Apartments II	40,000,000
Evelyn Avenue Apartments	90,000,000
Evelyn Avenue Phase I Apartments	100,000,000
Evelyn Avenue Phase II Apartments	75,000,000
Fairways at San Antonio Apartments	30,000,000
Fallbrook View Apartments	35,000,000
Fillmore Terrace Apartments	30,000,000
Fourth Clover Apartments	50,000,000
Francis Avenue Apartments	60,000,000
Gardenia Courtyards Senior Apartments	20,000,000

# California Municipal Finance Authority

## Other Information (Unaudited)

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### 2 - FINANCING APPROVALS (Continued)

George McDonald Court Apartments	30,000,000
Golden Gardens Apartments	20,000,000
Golden Gate Village Apartments	70,000,000
Green Valley Apartments	50,000,000
Harrington Grove Apartments	30,000,000
I Street Apartments	30,000,000
Jeffersons Affordable Family Apartments	35,000,000
JLG & Avalon Senior Housing Apartments	45,000,000
Joyfield at Buchanan Crossing Apartments	65,000,000
La Vista Apartments	45,000,000
Lincoln Hotel Apartments	14,000,000
Linden Apartments	65,000,000
Locke Lofts Apartments	8,000,000
Lupina Apartments	70,000,000
Mammoth Lakes Family Apartments	30,000,000
Maple and Main Apartments	150,000,000
Montecito Village Apartments	40,000,000
Montecito Vista Apartments	50,000,000
Mountain Townhomes	25,000,000
Mulberry Gardens Family Apartments	65,000,000
Nelson Pointe Apartments	30,000,000
New Las Brisas I Apartments	30,000,000
Oaks on Balboa Apartments	65,000,000
Oceana Terrace Apartments	40,000,000
Old Grove Apartments	25,000,000
Orbisonia Village Apartments	95,000,000
Orchard Terrace Apartments	50,000,000
Otay Ranch II Apartments	110,000,000
Palm Desert Family Housing	100,000,000
Palmdale Apartments	100,000,000
Park Place Tower A Apartments	75,000,000
Park Place Tower B Apartments	75,000,000
Park Place Tower C Apartments	75,000,000
Park Vista Apartments	105,000,000
Parkside Apartments	30,000,000
Paseo Senter Apartments	35,000,000
Paseo Senter II Apartments	35,000,000
Pleasant View Apartments	18,000,000
Plummer Village Apartments	40,000,000
Prospect Avenue Senior, Prospect Villa I, II & III	20,000,000
Residences at Liberation Park Apartments	125,000,000
River Street Apartments	35,000,000
Riverton & Denny Apartments	25,000,000
Rodeo Village Apartments	50,000,000
Rotary Gardens Apartments	55,000,000
Sage at College Park Apartments	60,000,000
Saggio Hills I Apartments	30,000,000
San Clemente Place Apartments	30,000,000
San Marcos Ranch Apartments	100,000,000
Santa Cruz Veterans Village Apartments	20,000,000
Sarah's Court Apartments - Phase II	27,000,000

# California Municipal Finance Authority

## Other Information (Unaudited)

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### 2 - FINANCING APPROVALS (Continued)

Second Street Housing Apartments	18,000,000
Sereno Village Apartments	35,000,000
Sky Castle II Apartments	70,000,000
St. John Manor Apartments	50,000,000
Tapo Street Apartments	100,000,000
Teresina Apartments	100,000,000
Terracina at Decoto Apartments	50,000,000
Terracina at Newark Station Apartments	50,000,000
The 101 Apartments	35,000,000
The Crenshaw Square Apartments	30,000,000
The Magnolias Apartments	50,000,000
The Mercury Apartments	38,000,000
The Nathaniel Apartments	21,000,000
The Ridge at Ralston Apartments	45,000,000
The Willows Apartments	30,000,000
Thornton & Post Apartments	75,000,000
Trimble Apartments	100,000,000
Trolley Stop Apartments	120,000,000
Ukiah Summercreek Rehabilitation	25,000,000
Uptown Acres Phase I Apartments	55,000,000
Valley Creek Apartments	50,000,000
Ventura Affordable Apartments	40,000,000
Via Vail Village Apartments	70,000,000
Victory Apartments	40,000,000
View at Corte Madera Apartments	70,000,000
Viewpoint Apartments	27,000,000
Village Green Apartments	50,000,000
Vista Del Roble – Phase II Apartments	35,000,000
Vista Heights Apartments	60,000,000
Vista Park II Apartments	35,000,000
Walnut Apartments	25,000,000
Warm Springs Apartments	115,000,000
West Hills Family Apartments	75,000,000
Westwood I Apartments	30,000,000
Zenith on 25th Apartments	90,000,000
Total	<u>\$ 10,521,940,000</u>

# California Municipal Finance Authority

## Other Information (Unaudited)

### 2 - FINANCING APPROVALS (Continued)

The following is a summary of the amount of the financing approvals adopted via final resolution by the CMFA's Board of Directors during the year ended June 30, 2025:

Project Name	Final Resolution Amount
20th Street Apartments	\$ 50,000,000
2350 S. Bascom Apartments	3,000,000
2400 Willow Pass Apartments	10,000,000
308 Sango Apartments	4,000,000
4995 Stockton Boulevard Apartments	18,000,000
69th Street Apartments	60,000,000
710 Broadway Apartments	9,823,160
712 Seagaze Apartments	90,000,000
910 Wetherly Drive Apartments	61,000,000
Alvarado Creek Apartments	175,000,000
Ascent 613	95,000,000
Avenue 44 Apartments	70,000,000
Bana at Palmdale Apartments	20,000,000
Bell Ranch Apartments	55,000,000
Bella Vista Apartments	61,000,000
Broadway Meadows Apartments	100,000,000
California Baptist University	100,000,000
Caritas Projects	166,000,000
Casa Roseland Apartments	50,000,000
Chinatown TOD Senior Apartments	60,000,000
Chula Vista Seniors Apartments	15,000,000
Citi Securitization 2025-1	450,000,000
Citrus Villa Apartments	10,000,000
Civic Crossing Apartments	68,000,000
CMFA CFD No. 2021-13 (City of Lincoln – Esplanade at Turkey Creek)	15,000,000
CMFA CFD No. 2021-9 (County of Placer – Bickford Ranch)	15,000,000
CMFA CFD No. 2022-6 (County of Sacramento – Wildhawk North)	31,000,000
CMFA CFD No. 2022-8 (City of Palmdale – Wildflower/Creekside Encore)	8,000,000
CMFA CFD No. 2023-11 (City of Hesperia – Silverwood)	19,000,000
CMFA CFD No. 2023-5 (County of Sacramento – The Gap)	15,000,000
CMFA CFD No. 2024-12 (Jurupa Area Recreation and Park District - Countryside & Las Palmas)	4,090,000
CMFA CFD No. 2024-13 (City of Roseville – Roseville 10)	1,700,000
CMFA CFD No. 2024-14 (City of Rocklin - Whitney Ranch Unit 49)	7,100,000
CMFA CFD No. 2024-15 (County of San Joaquin - Ligurian Village)	20,300,000
CMFA CFD No. 2024-17 (City of Calimesa – 5th Street Townhomes)	4,600,000
CMFA CFD No. 2024-18 (City of Rancho Cordova – Sunridge Park III)	5,100,000
CMFA CFD No. 2024-19 (City of Modesto - Fairview Village Unit 1 & 2)	19,600,000
CMFA CFD No. 2024-9 (City of Rancho Cordova – Bradshaw Village Parc)	4,200,000
CMFA CFD No. 2025-1 (County of Placer - Double S Ranch)	5,800,000
CMFA CFD No. 2025-11 (County of Yuba – Wheeler Ranch Phase II)	35,600,000
CMFA CFD No. 2025-2 (City of Lincoln – Peery Property)	34,400,000
CMFA CFD No. 2025-3 (City of Woodland – Ruby Estates)	9,200,000
CMFA CFD No. 2025-4 (City of Vacaville – 700 PARC On Main)	11,700,000
CMFA CFD No. 2025-5 (City of Rocklin - Wildcat West)	4,200,000
CMFA CFD No. 2025-9 (County of Placer – Placer One)	31,260,000
CMFA CFD No. 2025-9 (County of Placer – Placer One)	966,400,000
College Community Courts Apartments	28,000,000
Community Health Centers of the Central Coast, Inc.	47,000,000

# California Municipal Finance Authority

## Other Information (Unaudited)

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### 2 - FINANCING APPROVALS (Continued)

Corelink-Scripps Holdings, LLC-Scripps College Project	110,000,000
Dakota Apartments	66,000,000
Distel Circle Apartments	75,000,000
Downtown Library Mixed Use Apartments	95,000,000
El Camino Real Affordable Apartments	55,000,000
El Camino Real Apartments	4,000,000
Eskaton Properties, Incorporated	130,000,000
Gateways Hospital and Mental Health Center	60,000,000
Harrington Grove Apartments	30,000,000
Heritage Park, FKA Windsor Park Apartments	25,000,000
HumanGood	205,000,000
International Transportation Service, LLC Port of Long Beach Project	350,000,000
JFM Villas Family Apartments	80,000,000
JFM Villas Seniors Apartments	40,000,000
Kensington Apartments	60,000,000
La Costa Family Affordable Apartments	20,000,000
La Maestra Community Health Centers	15,000,000
La Passeggiata Apartments	54,000,000
Lake Isabella Senior Apartments I & II	10,000,000
Lincoln Avenue Apartments	35,000,000
Locke Lofts Apartments	8,000,000
Los Robles Apartments	60,000,000
MacArthur Studios Apartments	4,000,000
Maison's Sierra - Phase 2 Apartments	50,000,000
Meridian at Petaluma North Station Apartments	90,000,000
Midway Village Phase II Apartments	90,000,000
Monarch at Redwood Apartments	35,000,000
Montecito Village Apartments	25,000,000
Moreland Apartments	120,000,000
Mountain Townhomes	18,000,000
Mulberry Gardens Family Apartments	70,000,000
NorthBay Healthcare Group	42,000,000
Oaks on Balboa Apartments	55,000,000
Osgood Apartments	2,000,000
Pacific Crest Commons Apartments	35,000,000
Parkside Apartments	30,000,000
Parnow Friendship House	35,000,000
Paseo Senter I Apartments	35,000,000
Pismo Terrace Apartments	13,414,789
Pleasant View Apartments	20,000,000
Poppy Grove I Apartments	5,200,000
Poppy Grove III Apartments	5,700,000
Quince St. Seniors Apartments	80,000,000
Rancho Sierra Senior Apartments	15,000,000
Recology Inc.	61,000,000
Regional Street Apartments	65,000,000
River Glen Apartments	38,000,000
River Grove II Apartments	25,000,000
River Oaks Family Apartments	5,000,000
Rosette Apartments	100,000,000
Rovina Lane Apartments	25,000,000
Saggio Hills Phase I Apartments	38,000,000

# California Municipal Finance Authority

## Other Information (Unaudited)

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### 2 - FINANCING APPROVALS (Continued)

San Joaquin Senior Apartments, San Joaquin Apartments, and California Apartments	20,000,000
Scripps College	36,000,000
Seaside Apartments	75,000,000
Sugar Pine Village Apartments	1,300,000
Sugar Pine Village Phase 1B Apartments	35,000,000
Sunrise at Bogart Apartments	11,000,000
Teresina Apartments	100,000,000
Terracina at Lancaster Apartments	41,000,000
The Arlington Apartments	2,900,000
The Crawford Apartments	85,000,000
The Masters University and Seminary	65,000,000
The Meridian Apartments	52,500,000
The Monarch Apartments	19,405,061
The Wilkerson Apartments	13,000,000
Twin Park Landing Apartments	150,000,000
University Retirement Community	125,000,000
View at San Bruno Apartments	235,000,000
Villa St. Joseph Apartments	494,000
Viscar Terrace Apartments	70,000,000
Vista Sunrise II Apartments	745,000
Vitalia Apartments	3,000,000
Vue at 3600 Apartments	75,000,000
Walnut Apartments	25,000,000
Waste Management Project	100,000,000
Water Replenishment District of Southern California	130,000,000
West Harbor Park Apartments	45,000,000
Witmer Manor Apartments	75,000,000
Total	<u>\$ 7,554,732,010</u>

## **Independent Auditor's Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards***

Board of Directors  
California Municipal Finance Authority  
Carlsbad, California

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, the financial statements of California Municipal Finance Authority, as of and for the year ended June 30, 2025 and the related notes to the financial statements, which collectively comprise the California Municipal Finance Authority's financial statements, and have issued our report thereon dated March 5, 2026.

### **Report on Internal Control Over Financial Reporting**

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

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

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

## Report on Compliance and Other Matters

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

### Purpose of This Report

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

The logo for Wipfli LLP is written in a cursive, handwritten-style font. The letters are dark and the overall appearance is professional and personal.

Wipfli LLP

Billings, Montana

March 5, 2026