JEFFERSON PARISH FINANCE AUTHORITY

FINANCIAL REPORT

FOR THE YEAR ENDED DECEMBER 31, 2024

JEFFERSON PARISH FINANCE AUTHORITY

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INDEPENDENT AUDITOR'S REPORT

The Board of Trustees
Jefferson Parish Finance Authority
Harahan, Louisiana

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the business-type activities, of the Jefferson Parish Finance Authority as of and for the years ended December 31, 2024, and 2023, and the related notes to the financial statements, which collectively comprise the Jefferson Parish Finance Authority's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the business-type activities, of the Jefferson Parish Finance Authority as of December 31, 2024, and 2023, and the respective changes in financial position, and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States. 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 Jefferson Parish 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, 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 Jefferson Parish 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 opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards 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 generally accepted auditing standards 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 Jefferson Parish 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 Jefferson Parish 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 the management's discussion on pages 5–14 and pages 48-49 presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Jefferson Parish Finance Authority's basic financial statements. The accompanying Schedule of Assets, Liabilities and Net Position by Program, Schedule of Revenues, Expenses, and Changes in Net Position by Program, Schedule of Cash Flows by Program, Schedule of Operating Expenses, Schedule of Board Members' Compensation and Schedule of Compensation, Benefits, and Other Payments to Agency Head or Chief Executive Officer are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information 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 of America. In our opinion, the accompanying Schedule of Assets, Liabilities and Net Position by Program, Schedule of Revenues, Expenses, and Changes in Net Position by Program, Schedule of Cash Flows by Program, Schedule of Operating Expenses, Schedule of Board Members' Compensation and Schedule of Compensation, Benefits, and Other Payments to Agency Head or Chief Executive Officer are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated June 30, 2025 on our consideration of the Jefferson Parish Finance Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Jefferson Parish 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 Jefferson Parish Finance Authority's internal control over financial reporting and compliance

Camnetar & Co.

Camnetar & Co. CPAs
a professional accounting corporation

Gretna, Louisiana
June 30, 2025

INTRODUCTION

This section of the Jefferson Parish Finance Authority's (the Authority) financial report presents a discussion and analysis of the Authority's financial performance during the fiscal years that ended December 31, 2024 and 2023, and should be used in conjunction with the Authority's financial statements which follow this section. Throughout the financial report, dollar amounts will be expressed in thousands, unless otherwise noted.

The Authority is a public trust established in 1979 which has helped many realize the dream of home ownership over four decades. The Authority is a component unit of the Parish of Jefferson, Louisiana.

In 2024, the Authority entered into a cooperative endeavor agreement with New Orleans Education League to implement and manage a residential façade improvement program to enhance, transform and revitalize the housing stock of Terrytown.

In 2024, the Authority increased the Welcome to Jefferson grant from $1,000 to $2,500 expiring July 2025. The grant is offered to homebuyers in Jefferson Parish that utilize any of the Authority's other down payment assistance programs.

In December 2023, the Authority issued Single Family Mortgage Revenue Bonds in the amount of $20,000,000.

- The Series 2023 Single Family Mortgage Revenue Bond Program is now available to qualifying first-time homebuyers who want to purchase a home in Jefferson Parish and need assistance funding their down payment and closing costs. Homebuyers can receive a fixed rate of 6.20% for FHA. VA, and USDA loans and a fixed rate of 6.42% for Fannie Mae and Freddie Mac loans on the first mortgage. The assistance is 4% of the final note amount and in the form a 0% interest soft second mortgage that is fully forgiven after 5 years. The Series 2023 Single Family Mortgage Revenue Bond Program can be combined with the Authority's $2,500 Heroes to Homeowners grant that is available to education and healthcare employees, first responders, and active or former military members.

  In 2024 the Authority extended the origination and purchase period of mortgage loans under the single family mortgage loan program funded by the 2023 Single Family Mortgage Revenue Bonds from December 10, 2024 to June 10, 2025.

The Authority operated the Heroes to Homeowner and Comfort of Home Programs for the years ended December 31, 2024 and 2023.

- The Authority established the Heroes to Homeowners grant program which provides an additional $2,500 grant to teachers and first responders to assist with the purchase of a home in connection with mortgages originated through the Authority's 2023 Bond program. The Authority designated $100,000 to support this program with a plan not to exceed $500,000 over the course of the program. Since the inception of the program, the Authority expanded this program to include healthcare workers, veterans and active military. In 2024, the Authority extended its Heroes to Homeowners Grant through December 31, 2025 and expanded the qualifying borrowers to include linesmen and educational professionals of all school types.

- The Comfort of Home Program offers 30-year, fixed rate mortgages through the FHA, VA, USADA, Freddie Mac HFA Advantage or Fannie Mae HFA Preferred. Initially, the program offered up to 4% down payment and closing cost assistance is provided to the borrower in the form of a 0% interest, deferred, second mortgage which is forgiven after fifteen years. Borrowers may still sell or refinance their home within the fifteen year period; they will simply owe the full amount of assistance back to the Authority. In 2023, the Authority modified this program in which the second mortgage is forgiven after five years.

Previously, the Authority offered two down payment assistance programs with a variety of options associated with each. The Southern Mortgage Assistance Program (SMAP) and the Lagniappe Advantage Program (LAP) each offered 0% to 4% down payment assistance. These programs were suspended in the year ended December 31, 2023.

The Authority utilizes unrestricted investment earnings and bond issuer fees to support operations.

OVERVIEW OF THE FINANCIAL STATEMENTS

This financial report consists of four parts: management's discussion and analysis (this section), the basic financial statements, the notes to the financial statements, and supplementary information.

The financial statements provide both long-term and short-term information about the Authority's overall financial status. The financial statements also include notes that explain some of the information in the financial statements and provide more detailed data. The statements are followed by a section of supplementary information that further explains and supports the information in the financial statements.

The Authority's financial statements are prepared on an accrual basis in conformity with accounting principles generally accepted in the United States of America (GAAP) as applied to government units. Under this basis of accounting, revenues are recognized in the period in which they are earned, expenses are recognized in the period in which they are incurred, and depreciation of assets is recognized in the Statements of Revenues, Expenses, and Changes in Net Position. All assets and liabilities associated with the operation of the Authority are included in the Statements of Net Position.

The Statements of Net Position reports the Authority's net position. Net Position, the difference between the Authority's assets and liabilities, is one way to measure the Authority's financial health or position.

FINANCIAL HIGHLIGHTS

2024

The Authority's net position represents 26% of its total assets. With total assets approximating $34 million, the Authority had a decrease in net position of approximately $4 thousand for the year ended December 31, 2024.

FINANCIAL HIGHLIGHTS (Continued)

Authority's year end December 31, 2024 financial highlights include:

- The Authority's decrease in net position of $4 thousand was attributed to.
    - Operating expenses exceeding operating revenues by $4 thousand the year ended December 31, 2024.
    - The Authority's operating revenues increased $835 thousand in 2024 compared to 2023
    - The Authority realized an increase in investment income of $1 million
    - Bond interest increased by $566 thousand when compared to the prior year.
    - Operating expenses increased by $27 thousand over the prior year. This increase is attributed to professional fees (1) to a full year of legal representation as compared to only three months in the prior year.(2) Fees associated with extending the origination period of the 2023 Single Family Mortgage Revenue Bond.

- The Authority's total assets decreased by $610 million and total liabilities decreased by $615 million primarily due to the required payment of bond principal and reduction of other liabilities.

2023

The Authority's net position represents 26% of its total assets. With total assets approximating $35 million, the Authority had an increase in net position of approximately $8 thousand for the year ended December 31, 2023.

Authority's financial highlights include:

- The Authority's increase in net position of $8 thousand was attributed to.
    - Operating revenues of $749 thousand exceeding operating revenues of $741 thousand for the year ended December 31, 2023.
    - The Authority's operating revenues increased $1.4 million in 2023 compared to 2022
    - The Authority realized an increase in investment income of $119 thousand and an increased of $1.3 million in appreciation in fair market value of investments and mortgage backed securities in 2023 compared to 2022.
    - In 2023, the JMAP, SMAP and COH programs created $51 thousand in revenues, a decrease of $7 thousand from the prior year. The Authority utilizes its current operational budget and administration to support this program.
    - Operating expenses increased by $82 thousand over the prior year. This increase is attributed to wage increase and increase in pension costs.

- The Authority's total assets increased by $20 million primarily due to the receipt of the proceeds from the 2023 bond issue.

- The Authority's total liabilities increased by $ 20 million primarily due to 2023 bond issue.

FINANCIAL ANAYLSIS OF THE AUTHORITY

Net Position

2024

Table A-1 demonstrates the comparison of the Authority's condensed statement of net position for the years ended 2024 and 2023.

- The Authority's total net position at December 31, 2024, increased by $8 thousand to $8.9 million a nominal increase from December 31, 2023.
- Total assets decreased by $610 million or 1.7% due primarily to bond principal payments and reduction of other liabilities.
- Liabilities decreased by $615 million or 2.4% due to the payments of required bond principal payments and reduction of other liabilities.
-

Jefferson Parish Finance Authority
Table A-1
Condensed Statement of Net Position
(in thousands of dollars)

	2024	2023	Increase (Decrease)
Cash and cash equivalents	$ 6,126	$ 22,934	$ (16,808)
Investments	19,467	6,495	12,972
Mortgage-backed securities	8,292	5,366	2,926
Other assets	525	225	300
Total assets	34,410	35,020	(610)
Deferred outflows - pension	45	53	(8)
Other liabilities	293	426	(133)
Bonds payable	25,193	25,675	(482)
Total liabilities	25,486	26,101	(615)
Deferred inflows - pension	6	5	1
Net position			
Restricted for debt	1,789	1,358	431
Restricted for program	124	256	(132)
Unrestricted			
Undesignated	840	1,051	(211)
Designated	6,210	6,302	(92)
Total net position	$ 8,963	$ 8,967	$ (4)

FINANCIAL ANAYLSIS OF THE AUTHORITY (continued)

Net Position

2023

Table A-2 demonstrates the comparison of the Authority's condensed statement of net position for the years ended 2023 and 2022.

- The Authority's total net position at December 31, 2023, increased by $8 thousand to $8.9 million a nominal increase from December 31, 2022.
- Total assets increased by $20 million or 133% due primarily to $20 million receipt of bond issue proceeds.
- Liabilities increased by $20 million or 340% due to the increase bonds payable of $20 million, upon the December 2023 bond issue.

Jefferson Parish Finance Authority
Table A-2
Condensed Statement of Net Position
(in thousands of dollars)

	2023	2022	Increase (Decrease)
Cash and cash equivalents	$ 22,934	$ 895	$ 22,039
Investments	6,495	8,049	(1,554)
Mortgage-backed securities	5,366	5,784	(418)
Other assets	225	322	(97)
Total assets	35,020	15,050	19,970
Deferred outflows - pension	53	26	27
Other liabilities	426	519	(93)
Bonds payable	25,675	5,510	20,165
Total liabilities	26,101	6,029	20,072
Deferred inflows - pension	5	88	(83)
Net position			
Restricted for debt	1,358	(11)	1,369
Restricted for program	256	254	2
Unrestricted			
Undesignated	1,051	1,189	(138)
Designated	6,302	7,527	(1,225)
Total net position	$ 8,967	$ 8,959	$ 8

FINANCIAL ANAYLSIS OF THE AUTHORITY (continued)

Revenues, Expenses, and Change in Net Position

2024

As seen in Table A-3, operating revenues for the year ended December 31, 2024 increased $835 thousand or 52.7% from the prior year. $1 million of this increase was due to the increase of investment income from investment securities invested in the 2023 bond issue. Operating expenses for the fiscal year increased by $847 thousand. For the year ended December 31, 2024 the Authority's net position decreased by $4 thousand.

Jefferson Parish Finance Authority
Condensed Statement of Revenues, Expenses, and Change in Net Position
Table A-3
(in thousands of dollars)

	2024	2023	Increase (Decrease)
Operating revenues			
Investment income on mortgage loans	$ 266	$ 232	$ 34
Investment income on investment securities	1,270	246	1,024
(Depreciation) appreciation in fair market value of investments in mortgage backed securities	12	216	(204)
Other	36	55	(19)
Total operating revenues	1,584	749	835
Operating expenses	1,588	741	847
Change in net position	(4)	8	(12)
Total net position, beginning of the year	8,967	8,959	8
Total net position, end of the year	$ 8,963	$ 8,967	$ (4)

FINANCIAL ANAYLSIS OF THE AUTHORITY (continued)

Revenues, Expenses, and Change in Net Position

2023

As seen in Table A-4, operating revenues for the year ended December 31, 2023 increased $1.4 million or 208% from the prior year. $1.376 million of this increase was due the appreciation in fair market value of investments in mortgage backed securities.. Operating expenses for the fiscal year increased by $82 thousand. For the year ended December 31, 2023 the Authority's net position increased by $8 thousand.

Jefferson Parish Finance Authority
Condensed Statement of Revenues, Expenses, and Change in Net Position
Table A-4
(in thousands of dollars)

	2023	2022	Increase (Decrease)
Operating revenues			
Investment income on mortgage loans	$ 232	$ 260	$ (28)
Investment income on investment securities	246	127	119
(Depreciation) appreciation in fair market value of investments in mortgage backed securities	216	(1,160)	1,376
Other	55	81	(26)
Total operating revenues	749	(692)	1,441
Operating expenses	741	659	82
Change in net position	8	(1,351)	1,359
Total net position, beginning of the year	8,959	10,310	(1,351)
Total net position, end of the year	$ 8,967	$ 8,959	$ 8

FINANCIAL ANAYLSIS OF THE AUTHORITY (continued)

Operating Expenses

2024

As seen in Table A-5, for the fiscal year 2024 operating expenses increased by $847 primarily due to an increase in bond interest and grant expenses..

Jefferson Parish Finance Authority
Condensed Schedule of Operating Expenses
Table A-5
(in thousands of dollars)

	2024	2023	Increase (Decrease)
Interest on debt	$ 688	$ 122	$ 566
Servicing fees	26	28	(2)
Trustee fees	28	32	(4)
Uncollectible down payment assistance	-	2	(2)
Program and Grant expense	255	5	250
Other operating expenses	579	552	27
Total operating expenses	$ 1,588	$ 741	$ 847

2023

As seen in Table A-6, for the fiscal year 2023 operating expenses increased by $82 primarily due to an increase in personnel costs.

Jefferson Parish Finance Authority
Condensed Schedule of Operating Expenses
Table A-6
(in thousands of dollars)

	2023	2022	Increase (Decrease)
Interest on debt	$ 122	$ 137	$ (15)
Servicing fees	28	30	(2)
Trustee fees	32	30	2
Uncollectible down payment assistance	2	4	(2)
Program and Grant expense	5	5	-
Other operating expenses	552	453	99
Total operating expenses	$ 741	$ 659	$ 82

DEBT ADMINISTRATION

2024

As shown in Table A-7, bonds payable was $25.2 million as of December 31, 2024, compared to $25.6 million at December 31, 2023. The decrease in bonds payable is the result of the reduction of the 2009 bond program related to routine bond payments made as mortgage loan payments are received. All bond debt covenants have been met.

Jefferson Parish Finance Authority
Bonds Payable
Table A-7
(in thousands of dollars)

	2024	2023	Increase (Decrease)
Bonds Payable			
2009 Program	$ 4,570	$ 5,040	$ (470)
2023 Program*	20,623	20,635	(12)
	$ 25,193	$ 25,675	$ (482)

*Bond Program is shown net of unamortized bond premium and bond issuance costs

2023

As shown in Table A-8, bonds payable was $25.7 million as of December 31, 2023, compared to $5.5 million at December 31, 2022. The increase in bonds payable is the result of the $21 million in proceeds received for the 2023 bond program offset by the reduction of the 2009 bond program related to routine bond payments made as mortgage loan payments are received. All bond debt covenants have been met.

Jefferson Parish Finance Authority
Bonds Payable
Table A-8
(in thousands of dollars)

	2023	2022	Increase (Decrease)
Bonds Payable			
2009 Program	$ 5,040	$ 5,510	$ (470)
2023 Program*	20,635	-	20,635
	$ 25,675	$ 5,510	$ 20,165

*Bond Program is shown net of unamortized bond premium and bond issuance costs

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

The Authority is constantly exploring new opportunities to make the dreams of home ownership come true and enhance economic development. In 2021, the Authority made several program improvements to increase the revenue in both the Southern Mortgage Assistance and Lagniappe Advantage Programs. Since the average price of a home in Jefferson Parish is approximately $225,000, the Authority raised the maximum income limit for both programs to 140% of Area Median Income (currently $114,560) to make our programs more accessible. The Authority also added the Fannie Mae HFA Preferred Product to its Lagniappe Advantage Program which is preferred by most lenders

The Heroes to Homeowners Program was introduced in 2019 to provide an additional $2500 of true grant assistance for the purchase of a home to those who provide safety, service and education to our community. In 2020 and early 2022, the Authority expanded this program to include healthcare workers, veterans and active military. In 2024 the Authority expanded the program to include linesmen and othe and educational professionals of all school types

In November of 2022, Authority introduced the Comfort of Home Program. The Comfort of Home Programs offers 30-year, fixed rate mortgages through the FHA, VA, USADA, Freddie Mac HFA Advantage or Fannie Mae HFA Preferred. Up to 4% down payment and closing cost assistance is provided to the borrower in the form of a 0% interest, deferred, second mortgage which is forgiven after fifteen years. Borrowers may still sell or refinance their home within the fifteen-year period; they will simply owe the full amount of assistance back to the Authority.

In 2025, the Authority will continue to market the 2023 Bond Program and existing down payment assistance programs. In addition the Authority is pursuing increased funding for the Pilot Program for Terrytown façade improvements.

CONTACTING THE AUTHORITY'S FINANCIAL MANGEMENT

This financial report is designed to provide our bondholders, patrons, and other interested parties with a general overview of the Authority's finances and to demonstrate the Authority's accountability for the money it receives. If you have questions about this report or need additional financial information, contact the Jefferson Parish Finance Authority at (504) 736-6311.

JEFFERSON PARISH FINANCE AUTHORITY
STATEMENTS OF NET POSITION
(In Thousands)
As of December 31, 2024 and 2023

	2024	2023
Assets		
Cash and cash equivalents	$ 6,126	$ 22,934
Investment securities at fair value	19,467	6,495
Accrued interest receivable	133	96
Down payment assistance and other receivables	317	31
Lease-right to use asset	75	98
Mortgage-backed securities	8,292	5,366
Total Assets	34,410	35,020
Deferred Outflows of Resources		
Deferred outflows related to net pension liability	$ 45	$ 53
Liabilities		
Accrued interest payable	$ 8	9
Accrued expenses	139	103
Lease liability	77	103
Net pension liability	13	27
Other liabilities	56	184
Bonds payable	25,193	25,675
Total Liabilities	$ 25,486	$ 26,101
Deferred Inflows of Resources		
Deferred inflows related to net pension liability	$ 6	$ 5
Net Position		
Restricted for debt	1,789	1,358
Restricted for program	124	256
Unrestricted		
Undesignated	840	1,051
Designated	6,210	6,302
Total Net Position	$ 8,963	$ 8,967

The accompanying notes are an integral part of these statements.

JEFFERSON PARISH FINANCE AUTHORITY
STATEMENTS OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
(In Thousands)
As of December 31, 2024 and 2023

	2024	2023
Operating Revenues		
Investment income on mortgage backed securities	$ 266	$ 232
Investment income on investment securities	1,270	246
Appreciation (Depreciation) in fair market value of investments and mortgage backed securities	12	216
JMAP, SMAP, COH Program revenue	36	51
Other revenue	-	4
Total Operating Revenues	1,584	749
Operating Expenses		
Interest on debt	688	122
Servicing fees	26	28
Trustee and investment advisor fees	28	32
Uncollected down payment assistance	-	2
Grant expense	255	5
Other operating expenses	579	552
Total Operating Expenses	1,588	741
Change in Net Position	(4)	8
Net Position at the Beginning of the Year	8,967	8,959
Net Position at the End of the Year	$ 8,963	$ 8,967

The accompanying notes are an integral part of these statements.

JEFFERSON PARISH FINANCE AUTHORITY
STATEMENTS OF CASH FLOWS
(In Thousands)
As of December 31, 2024 and 2023

	2024	2023
Cash flows from operating activities		
Cash receipts for:		
Investment income on mortgage backed securities	$ 266	$ 232
Investment income on investment securities	1,233	209
Program revenue	36	51
Other revenue	-	7
Down payment assistance	12	26
Cash payments for:		
Interest on debt	(689)	(124)
Servicing fees	(26)	(28)
Trustee fees	(28)	(32)
Bond issuance costs	(12)	-
Grant expense	(215)	(5)
Other operating expenses	(590)	(552)
Jeffeson Parish Community Development	(128)	(100)
Down payment assistance	(298)	-
Net cash (used in) provided by operating activities	(439)	(316)
Cash flows from noncapital financing activities		
Proceeds from bond issuance	-	21,065
Bond issue expense	-	(429)
Bond principal payments	(482)	(470)
Net cash (used in) provided by noncapital financing activities	(482)	20,166
Cash flows from investing activities		
Proceeds from investment maturities	3,804	5,464
Acquisition of investment securities	(16,666)	(3,731)
Proceeds from mortgage loan repayments	584	456
Acquisition of mortgage backed securities	(3,608)	-
Net cash (used in) provided by investing activities	(15,886)	2,189
Net (decrease) increase in cash and cash equivalents	(16,807)	22,039
Cash and cash equivalents at beginning of the year	22,934	895
Cash and cash equivalents at the end of the year	$ 6,127	$ 22,934

The accompanying notes are an integral part of these statements.

JEFFERSON PARISH FINANCE AUTHORITY
STATEMENTS OF CASH FLOWS
(In Thousands)
As of December 31, 2024 and 2023

	2024	2023
Reconciliation of changes in net position to net cash used in operating activities		
Changes in net position before operating transfers	$ (4)	$ 8
Adjustments to reconcile changes in net position to net cash provided by (used in) operating activities:		
Depreciation (appreciation) in investments and mortgage backed securities	(12)	(216)
(Increase) decrease in assets:		
Accrued interest receivable	(38)	(37)
Down payment assistance receivable	(286)	28
Net pension asset & deferred outflows	23	62
Lease right to use asset	8	23
Increase (decrease) in liabilities:		
Accrued interest payable	-	1
Accrued expenses	37	(4)
Lease liability	(26)	(25)
Other liabilities	(128)	(100)
Net pension liability & deferred inflows	(13)	(56)
Net cash (used in) provided by operating activities	$ (439)	$ (316)

The accompanying notes are an integral part of these statements.

Note 1. Organization and Summary of Significant Accounting Policies

Authorizing Legislation

The Jefferson Parish Finance Authority (the Authority) is a public trust, created pursuant to the Constitution and Laws of the State of Louisiana, particularly Chapter 2-A of Title 9 of Louisiana Revised Statutes of 1950, as amended, and the Trust Indenture, dated February 9, 1979, with Jefferson Parish Louisiana as beneficiary. Pursuant to the Trust Indenture, the Authority is authorized to undertake various programs to assist in the financing and development of home ownership in the public interest within the boundaries of Jefferson Parish. The Authority also partners with St. Bernard Parish, St. Charles Parish, and St. Tammany Parish, all of which are located in Louisiana, to assist in the financing and development of home ownership.

The Authority has the power to designate its management, the ability to significantly influence its operations and primary accountability for its fiscal matters. However, the Council of the Parish of Jefferson appoints the Authority's Board members for a three-year term and thereafter has the ability to remove members of the Authority's Board at will. Consequently, the financial statements of the Authority are included as a component unit of the Parish of Jefferson, Louisiana. This report includes all of the funds of the Authority. The Authority does not rely on Jefferson Parish government for revenues.

The Authority's operating revenues are generated from the following sources: (a) investment income from mortgage backed securities, non-mortgage backed agency securities, U.S. Treasury Securities, and Municipal Bonds (b) Bond issuer fee revenue and (c) SMAP/LAP program income (d) grant income.

The Authority's operations consist of single family mortgage purchase bond programs and down payment assistance programs. Under the bond programs mortgage loans are pooled and sold to Government National Mortgage Association (GNMA), the Federal National Mortgage Association (FNMA) or the Federal Home Loan Mortgage Corporation (FHLMC) in exchange for mortgage-backed securities on which GNMA, FNMA, or FHLMC guarantees payment of principal and interest when due. These securities are collateralized by the related loans.

Bonds and other obligations issued under the provisions of the Trust Indenture are not a debt or liability of the State of Louisiana, the Parish of Jefferson, or any other political subdivision. The Authority's Board of Trustees is empowered under the Trust Indentures and the bond program agreements to contract with outside parties to conduct the day-to-day operations of the bond program it initiates. In connection with the programs, the Authority utilizes area financial institutions to originate and service the mortgage notes acquired. In addition, a financial institution has been designated as trustee of the individual bond programs and has the fiduciary responsibility for the custody and investment of funds.

Note 1. Organization and Summary of Significant Accounting Policies (Continued)

The Authority began operations on August 1, 1979, and currently has two outstanding bond programs as shown with original issuance amounts below:

Date Issued	Issue Name	Amount (in thousands)
November 22, 2011	Single family mortgage revenue refunding bonds, Series 2009ACF	$ 25,000
December 21, 2023	Single family mortgage revenue bonds, Series 2023	$ 20,000

Measurement Focus, Basis of Accounting, and Financial Statement Presentation

The accounting policies of the Authority conform to accounting principles generally accepted in the United States of America as applicable to governments. The proprietary fund financial statements are reported using economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses, excluding depreciation and amortization, are recorded when a liability is incurred, regardless of the timing of related cash flows. The Authority has no government or fiduciary funds.

The Authority uses fund accounting to report its financial position and results of operations. The accounts of the Authority are organized on the basis of individual programs. The programs, which are administered by a trustee bank, provide for a separate set of self-balancing accounts which account for bonds issued, debt service and bond redemption requirements, investments, and related revenues and operating expenses. These individual programs are aggregated in the financial statements to comprise the fund of the Authority.

The Authority's accounts are organized into a single proprietary fund. The enterprise fund (a proprietary fund) is used to account for operations (a) that are operated in a manner similar to private business where the intent of the governing body is that the cost (expense, including depreciation) of providing goods and services to the general public is financed or recovered primarily through user charges or (b) where the governing body had decided that the periodic determination of revenues earned, expenses incurred and/or changes in net position is appropriate for capital maintenance.

The Authority classifies net position in two components – restricted and unrestricted. Restricted net position consists of constraints placed on net position use through external constraints (bond covenants), laws, regulations, or contractual obligations. Unrestricted net position does not meet the definition of restricted.

Note 1. Organization and Summary of Significant Accounting Policies (Continued)

Cash Equivalents

Cash equivalents consist of all money market accounts invested in federated government obligations with a maturity of three months or less at date of purchase.

Investment Securities

Investments are reported at fair value. Fair value is based on quoted market prices. If quoted prices are not available, fair value is estimated based on similar securities. The investment securities are restricted for the use of the respective programs with the exception of the investment securities in the 1991 Residual Account which are unrestricted.

Bond Issuance Costs

Costs related to issuing bonds are capitalized and amortized based upon the methods used to approximate the interest method over the term of the bonds.

Bond Retirement Costs

Bond retirement cost, including professional, legal, bond counsel, investment and financial advisory fees, on bonds sold, are expensed as incurred.

Gains or losses associated with bond retirement, as shown in the statement of revenues, expenses, and changes in net position, represent the unamortized portion of either the bond premium (gain) or bond discount (loss). The gain or loss on the unamortized portion is recognized when the bonds are retired. No bonds were retired for the years ending December 31, 2024 and 2023.

Appreciation (Depreciation) in Fair Market Value

Fluctuations in the fair market value of investments and mortgage backed securities are recorded as an income or expense in the statement of revenues, expenses, and changes in net position and the statement of cash flows as appreciation (depreciation) in fair market value. GASB Statement No. 31, *Accounting and Financial Reporting for Certain Investments and for External Investment Pools,* requires investments to be recorded at fair value. Fair value is defined as the amount at which a financial instrument could be exchanged in a current transaction between willing parties and has been based upon quoted values.

Servicing Fees

Servicing fees are the percentage of each mortgage payment made by a borrower to a mortgage servicer as compensation for keeping a record of payments, collecting and making escrow payments, passing principal and interest payments along to the Authority. Servicing fees are an amount equal to one half of one percent (.50%) of the outstanding principal balances of all the mortgage loans in the pool. The servicing fee is earned monthly by the mortgage servicer.

Note 1. Organization and Summary of Significant Accounting Policies (Continued)

Issuer Fees

Issuer fees are the periodic fee payable to the issuer (the Authority) under the bond indenture which is payable on the first day of each month and is calculated on the principal amount of the mortgage loans outstanding on the interest payment date. The issuer fee for the 20009ACF program is 0.85% and payable monthly.

Operating Transfers

Operating transfers are made between the bond program(s) and the 1991 program (operations) per the bond indenture. Operating transfers consist of (a) bond issuer fee earned on the program and transferred to the 1991 program, (b) transfer of assets from the bond program(s) once bonds are redeemed and (c) transfer of assets into the bond program(s) to cover the required debt service of the bond program(s).

Down Payment Assistance Receivable

Down payment assistance receivable represents the outstanding SMAP/LAP down payment assistance grants. SMAP/LAP program offers a 3% and 4% down payment assistance grant. The 3% down payment grant is returned to the Authority when the loan is sold. The SMAP 4% down payment grant is returned to the Authority as follows: (a) 3% when the loan is sold (b) the remaining 1% is returned as the mortgage payments are made on the loan. The 3% down payment grant is returned to the Authority on average approximately 63 days from the loan closing date. On average the 1% down payment assistance is fully collected in a period of five years.

Also, down payment assistance receivable represents the outstanding Comfort of Home Program assistance. The Comfort of Home Programs offers 30-year, fixed rate mortgages through the FHA, VA, USADA, Freddie Mac HFA Advantage or Fannie Mae HFA Preferred. Up to 4% down payment and closing cost assistance is provided to the borrower in the form of a 0% interest, deferred, second mortgage which is forgiven after fifteen years. Borrowers may still sell or refinance their home within the fifteen-year period; they will simply owe the full amount of assistance back to the Authority.

Uncollected Down Payment Assistance

There is an inherent risk in the 4% SMAP down payment assistance, whereby the Authority has the potential not to collect the entire 1% of the down payment assistance advanced. On average the 1% down payment assistance is fully collected in a period of five years. The Authority risks not collecting the outstanding 1% down payment assistance if a mortgage is refinanced or foreclosed prior to receiving the entirety of the assistance advanced. The amount of down payment assistance that will not be collected due to a mortgage being retired either through refinance or foreclosure is recorded as an operating expense.

Accrued Interest Receivable

Accrued interest receivable represents the amount of income earned but not yet collected on the investments such as municipal bonds, U.S. Treasury bills, and mortgage backed securities.

Note 1. Organization and Summary of Significant Accounting Policies (Continued)

Accrued Interest Payable

Accrued interest payable represents the amount of interest owed but not yet paid on the outstanding bonds payable.

Estimates

The Authority has made estimates and assumptions relating to the reporting of assets and liabilities and the disclosure of contingent assets and liabilities to prepare the balance sheet in conformity with accounting principles generally accepted in the United States of America. Actual amounts could be different from the estimates.

Compensated Absences

Accumulated vacation and sick leave are accrued as an expense of the period in which incurred. The Parish of Jefferson employees, who work on behalf of the Authority, and the employees of the Authority earn vacation pay and sick pay based upon their length of employment and is earned ratably during the span of employment. Upon termination, these individuals are paid full value for any accrued leave earned.

The amount of compensated absence liability recorded by the Authority was $22.2 thousand and $30.9 thousand for the years ended December 31, 2024 and 2023 respectively.

Note 2. Cash, Cash Equivalents, Investment Securities, and Mortgage Backed Securities Loan Receivable

A. Cash, Cash Equivalents and Deposits

Custodial credit risk is the risk that in the event of the failure of the counterparty, the Authority will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. The Authority's investments are held by the custodial bank as an agent for the Authority, in the Authority's name, and are thereby not exposed to custodial credit risk. The remaining amount of the Authority's cash balances were comprised of cash equivalents that were invested in money market funds, of which the underlying assets are guaranteed investments in securities issued by the U.S. Government.

At December 31, 2024, the Authority had no cash deposits at a local bank in excess of FDIC (Federal Deposit Insurance Corporation) coverage.

Note 2. Cash, Cash Equivalents, Investment Securities, and Mortgage Backed Securities (Continued)

B. Investments and Mortgage Backed Securities

At December 31, 2024 and 2023, investments were held as specifically required under terms of the Trust Indentures and the State of Louisiana investment laws, more particularly, Louisiana Revised Statutes 33:2955.

Pursuant to the requirement, the Authority had investments in the following obligations
(1) Direct U.S. Treasury obligations, which included U.S. Treasury Bills and U.S. Treasury Notes
(2) Bonds, notes or other evidence of indebtedness issued or guaranteed by federal agencies, such obligations are backed by the full faith and credit of the United State of America. The obligations include: Government National Mortgage Association-guaranteed mortgage-backed bonds and guaranteed pass-through obligations (GNMA); Federal Home Loan Bank System (FHLB); Federal Farm Credit Banks (FCCB); Federal National Mortgage Association (FNMA).
(3) Municipal bonds (bonds issued by the State of Louisiana and political subdivisions of Louisiana, also bonds issued by other states and political subdivisions of such states in the United States of America).

C. Components of Cash, Investments, and Mortgage Backed Securities

The following are the components of the Authority's cash, investments, and mortgage backed securities at December 31, 2024 and 2023 (in thousands):

	Unrestricted	Restricted	Total
2024			
Cash and cash equivalents	$ 226	$ 5,900	$ 6,126
Investments	6,467	13,000	19,467
Mortgage backed securities	208	8,084	8,292
	$ 6,901	$ 26,984	$ 33,885
2023			
Cash and cash equivalents	$ 517	$ 22,417	$ 22,934
Investments	6,495	-	6,495
Mortgage backed securities	345	5,021	5,366
	$ 7,357	$ 27,438	$ 34,795

Note 2. Cash, Cash Equivalents, Investment Securities, and Mortgage Backed Securities (Continued)

D. Components of Cash – Demand Deposits and Money Market

The following schedules shows the components of the Authority's cash and cash equivalents by program at December 31, 2024 and 2023 (in thousands):

	2024 (in thousands)			2023 (in thousands)		
	Demand Deposit	Money Market	Total	Demand Deposit	Money Market	Total
Cash & Cash Equivalents						
1991 Program	$ 54	$ 172	$ 226	$ 51	$ 466	$ 517
2009ACF Program	-	36	36	-	47	47
2003 Program	-	5,644	5,644	-	21,927	21,927
Home Program	63	-	63	-	191	191
Pilot Program	157	-	157	247	-	247
Comfort of Home Program	-	-	-	-	5	5
Total Cash & Cash Equivalents	$ 274	$ 5,852	$ 6,126	$ 298	$ 22,636	$ 22,934

E. Restricted Cash by Program

The following schedules shows the Authority's unrestricted and restricted cash and cash equivalents by program at December 31, 2024 and 2023 (in thousands):

	2024 (in thousands)			2023 (in thousands)		
	Unrestricted	Restricted	Total	Unrestricted	Restricted	Total
Cash & Cash Equivalents						
1991 Program	$ 226	$ -	$ 226	$ 517	$ -	$ 517
2009ACF Program	-	36	36	-	47	$ 47
2003 Program	-	5,644	5,644	-	21,927	$21,927
Home Program	-	63	63	-	191	$ 191
Pilot Program	-	157	157	-	247	$ 247
Comfort of Home Program	-	-	-	-	5	$ 5
Total Cash & Cash Equivalents	$ 226	$ 5,900	$ 6,126	$ 517	$ 22,417	$ 22,934

Note 2. Cash, Cash Equivalents, Investment Securities, and Mortgage Backed Securities (Continued)

F. Components of Unrestricted and Restricted Investments

The following are the components of the Authority's unrestricted investments, reported at fair value, by program at December 31, 2024 and 2023 (in thousands): The Authority's investments U.S Treasury Bills and Notes, Municipal Bonds, Federal National Mortgage Association Certificates (FNMA) , Federal Home Loan Bank (FHLB) Certificate, and Federal Farm Credit Bank (FFCB) Certificates.

	2024 (in thousands)	2023 (in thousands)
Unrestricted Investments - 1991 Program		
US Treasury Bills & Notes	$ 99	$ 591
Municpal Bonds	2,588	2,341
FNMA Certificates	243	233
FHLB, FFCB Certificates	3,537	3,330
	$ 6,467	$ 6,495

The following are the components of the Authority's restricted investments, reported at fair value, by program at December 31, 2024 and 2023 (in thousands): The Authority's investments in U.S Treasury Bills and Notes are shown below:

	2024 (in thousands)	2023 (in thousands)
Restricted Investments - 2023 Program		
US Treasury Bills & Notes	$ 13,000	$ -
	$ 13,000	$ -

G. Components of Mortgage Backed Securities – Restricted and Unrestricted

Mortgage backed securities for the 2009ACF program represent mortgage pass-through certificates (GNMA certificates) backed by certain qualifying mortgage loans for single-family residences located within the Parish of Jefferson. The GNMA (Government National Mortgage Association or Ginnie Mae) certificates are fully guaranteed by the United States government; the Authority is not responsible for mortgage loan insurance

Note 2. Cash, Cash Equivalents, Investment Securities, and Mortgage Backed Securities (Continued)

G. Components of Mortgage Backed Securities – Restricted and Unrestricted

The following are the components of the Authority's mortgage-backed securities, reported at fair value, by program at December 31, 2024 and 2023 (in thousands):

	2024 (in thousands)			2023 (in thousands)		
	Unrestricted	Restricted	Total	Unrestricted	Restricted	Total
Mortgage Backed Securities						
GNMA Certificates						
1991 Program	$ 208	$ -	$ 208	$ 345	$ -	$ 345
2009ACF Program	-	4,479	4,479	-	5,021	5,021
2023 Bond Program	-	3,605	3,605	-	-	-
Total Mortgage Backed Securities	$ 208	$ 8,084	$ 8,292	$ 345	$ 5,021	$ 5,366

H. Maturities of Investment and Mortgage Backed Securities

The following tables shows the Authority's maturities of its investments and mortgage backed securities accounts at December 31, 2024:

		Remaining Maturity in Years			
	Fair Value	Less Than 1	1-5	6-10	>10
	(in thousands)				
Investments					
US Treasury Notes	$ 13,099	$ 13,099	$ -	$ -	$ -
Municpal Bonds	2,588	1,160	1,328	100	-
FNMA Certificates	243	243	-	-	-
FHLB, FFCB Certificates	3,537	745	2,792	-	-
Subtotal Investments	19,467	15,247	4,120	100	-
Mortgage-backed securities					
Mortgage-backed securities - Unrestricted	208	-	181	27	
Mortgage-backed securities - Restricted	8,084	-	-	-	8,084
Subtotal Mortgage-backed securities	8,292	-	181	27	8,084
Total Investment & Mortgage-backed securities	$ 27,759	$ 15,247	$ 4,301	$ 127	$ 8,084

Note 2. Cash, Cash Equivalents, Investment Securities, and Mortgage Backed Securities (Continued)

I. Appreciation (Depreciation) in Market Value Investment and Mortgage Backed Securities

Fluctuations in the fair market value of investments and mortgage backed securities are recorded as an income or expense in the statement of revenues, expenses, and changes in net position and the statement of cash flows as appreciation (depreciation) in fair market value.

The table below details the depreciation in market value as shown on the financial statements for the year ended December 31, 2024 and 2023. The amounts below are shown in thousands.

	2023		
	MarketValue	Cost	Difference between Cost & Market Value
U.S. Treasury Notes & Bills	$ 591	$ 589	$ 2
Municipal Bonds	2,341	2,408	(67)
FHLB/FFCB Certificates	233	228	5
FNMA Certificates	3,330	3,409	(79)
Total Investments	6,495	6,634	(139)
Mortgage-backed securities - Unrestricted	345	344	1
Mortgage-backed securities - Restricted	5,021	5,469	(448)
Total Mortgage-backed securities	5,366	5,813	(447)
Grand Total	$ 11,861	$ 12,447	$ (586)

	2024			Increase (Decrease) 2024 vs 2023		
	MarketValue	Cost	Difference between Cost & Market Value	MarketValue	Cost	Difference between Cost & Market Value
U.S. Treasury Notes & Bills	$ 13,099	$ 13,099	$ -	$ 12,508	$ 12,510	$ (2)
Municipal Bonds	2,588	2,602	(14)	247	194	53
FNMA Certificates	243	228	15	(3,087)	(3,181)	94
FHLB/FFCB Certificates	3,537	3,567	(30)	3,304	3,339	(35)
Total Investments	19,467	19,496	(29)	12,972	12,862	110
Mortgage-backed securities - Unrestricted	208	210	(2)	(137)	(134)	(3)
Mortgage-backed securities - Restricted	8,084	8,625	(541)	3,063	3,156	(93)
Total Mortgage-backed securities	8,292	8,835	(543)	2,926	3,022	(96)
Grand Total	$ 27,759	$ 28,331	$ (572)	$ 15,898	$ 15,884	$ 14

Note 2. Cash, Cash Equivalents, Investment Securities, and Mortgage Backed Securities (Continued)

J. Investments and Mortgage Backed Securities - Interest Rate Risk

Interest rate risk is the risk that changes in market interest rates will adversely affect the fair value of an investment. In general, the longer the maturity of an investment, the greater the sensitivity of its fair value to changes in market interest rates. The authority manages interest rate risk by matching the expected future maturity of the investments and mortgage backed securities receivable to the expected cash flow needs and bonds payable requirements. The Authority also limits the maximum maturity of investments in accordance with their investment policy.

The Authority receives a rate equal to the stated interest rate net the .50% servicer/administrator fee retained by the Servicer for GNMA securities in the 2009 ACF Program. The mortgage loans have stated interest rates to the Authority as follows:

Program	Interest Rates
2009ACF Program	3.40%
2003 Program	3.5% to 6.5% with varying maturity dates by cusip

K. Investments and Mortgage Backed Securities - Credit Quality Risk

Credit quality risk is the risk that the issuer or other counterparty to a debt security will not fulfill its obligation to the Authority. Obligations of the U.S. Government or obligations explicitly guaranteed by the U.S. Government are not assigned credit quality ratings. Credit quality ratings are reported on obligations of U.S. Government agencies not explicitly guaranteed by the U.S. Government.

Failure of the financial institutions to meet minimum credit ratings requires the institutions to provide collateral to support the investment contract.

According to Standard & Poor's, the 2009 ACF program bonds are rated AA+, indicating a very strong capacity to meet financial commitments. Moody's assigns a rating of Aa1 to the 2023 bond program, reflecting high quality and very low credit risk. These ratings are subject to change and should be considered when evaluating the creditworthiness and collateral requirements associated with these bonds.

Note 2. Cash, Cash Equivalents, Investment Securities, and Mortgage Backed Securities (Continued)

L. Investments and Mortgage Backed Securities - Concentration of Credit Risk

As of December 31, 2024, management believes all investments held and purchased for the Authority's portfolio, as it relates to Acts 374 and 1126 (effective June 29, 1995) adhered to the permitted investments section of LSA-R.S. 33:2955.

Note 3. Liabilities

A. Bonds Payable

The Authority is in compliance with its bond covenants at December 31, 2024 and 2023.

Under the Trust Indenture for the 2009ACF program, the Authority has the option to redeem bonds maturing on or after any date as a whole at a redemption price equal to 100% of the principal amount thereof being redeemed, plus interest accrued to the date fixed for redemption.

The bond programs have early bond calls based on the timing of the receipt of mortgage loan principal and interest payments. As excess cash is accumulated, the Authority is required to issue bond calls.

Bonds payable are as follows at December 31: (amounts in thousands)

	Maturity Date	Interest Rate	2024	2023
Series 2009ACF, Single family mortgage revenue refunding bonds,	12/1/2041	2.32%	$ 4,570	$ 5,040
Series 2023, Single family mortgage revenue bonds, Serial Bonds:				
	07/01/25	3.50%	$ 65	$ 65
	01/01/32	3.90%	95	95
	07/01/32	3.95%	95	95
	01/01/33	4.00%	100	100
	07/01/23	4.00%	100	100
	07/01/34	4.00%	105	105

Note 3. Liabilities (continued)

A. Bonds Payable (continued)

	Maturity Date	Interest Rate	2024	2023
Series 2023, Single family mortgage revenue bonds, Term Bonds				
	07/01/26	3.50%	140	140
	07/01/27	3.60%	140	140
	07/01/28	3.65%	155	155
	07/01/29	3.75%	160	160
	07/01/30	3.80%	170	170
	07/01/31	3.85%	180	180
	07/01/38	4.35%	1,095	1,095
	07/01/43	4.65%	1,635	1,635
	07/01/48	4.95%	2,215	2,215
	07/01/54	5.00%	3,750	3,750
	01/01/55	6.50%	9,800	9,800
			20,000	20,000
		Bond Premium	1,052	1,064
		Bond Issuance Costs, unamortized	(429)	(429)
Total Series 2023, Single family mortgage revenue bonds			$ 20,623	$20,635
Total bonds payable, premium on bonds payable, less unamortized issance costs			$ 25,193	$25,675

Term bonds are bonds which mature or come due on a single date. Serial bonds are bonds which do not mature or come due on a single date.

Note 3. Liabilities (continued)

A. Bonds Payable (continued)

A summary of scheduled bond maturities (in thousands) as of December 31, 2024, is as follows:

2009ACF Program			
	Principal	Interest	Total
2025	$ 223	$ 104	$ 327
2026	228	98	326
2027	234	93	327
2028	239	88	327
2029	245	82	327
2030-2034	1,315	320	1,635
2035-2039	1,475	159	1,634
2040-2041	611	16	627
Total	$ 4,570	$ 960	$ 5,530

2023 Program			
	Principal	Interest	Total
2025	120	1,115	1,235
2026	260	1,106	1,366
2027	270	1,093	1,363
2028	290	1,079	1,369
2029	300	1,064	1,364
2030-2034	1,800	5,071	6,871
2035-2039	2,410	4,526	6,936
2040-2044	3,275	3,767	7,042
2045-2049	4,455	2,704	7,159
2050-2054	6,095	1,237	7,332
2055	725	24	749
Total	$ 20,000	$ 22,786	$ 42,786

Total All Programs			
	Principal	Interest	Total
2025	343	1,219	1,562
2026	488	1,204	1,692
2027	504	1,186	1,690
2028	529	1,167	1,696
2029	545	1,146	1,691
2030-2034	3,115	5,391	8,506
2035-2039	3,885	4,685	8,570
2040-2044	3,886	3,783	7,669
2045-2049	4,455	2,704	7,159
2050-2054	6,095	1,237	7,332
2055	725	24	749
Total	$ 24,570	$ 23,746	$ 48,316

Note 3. Liabilities (continued)

B. Leases – Lease Liability and Right to Use Asset

Lease Agreements

The Authority has entered into lease agreements involving office space and equipment for operations The terms and conditions of the leases are noted below. The incremental borrowing rate of 2.32% was utilized by the Authority, based on the Authority's historical borrowing rate from the 2009 bond issue. The total of the Authority’s leased assets are recorded at a cost of $233,127 less accumulated amortization of $135,2179.

In 2018, the Authority entered into a lease agreement with Jefferson Parish for the purpose of leasing office space for a rate of $19.00 per square foot for an annual rent of $26,562 payable in equal monthly installments. The lease is for an initial term of eight months effective May 2018 and thereafter for a full term of three years. The lease provides for two three year options to renew.

The Authority has entered into a lease agreement for the purpose of leasing the office copier for a rate of $112.64 per month. Due to the de minimis value of the lease. The Authority does not apply GASB 87 standards to the copier lease

The future lease payments under these agreements are as follows:

Year	Principal	Interest	Total
2025	$ 25,043	$ 1,519	$ 26,562
2026	25,630	932	26,562
2027	26,231	331	26,562
2028	-	-	-
2029	-	-	-
Total	$ 76,904	$ 2,782	$ 79,686

Note 3. Liabilities (continued)

C. Pension Expense, Net Pension Liability

Plan Description

Employees of the Jefferson Parish Finance Authority (the “Authority”) are provided with a pension through a cost-sharing, multiple-employer, defined benefit plan administered by the Parochial Employees’ Retirement System of Louisiana (System).

The System was established by Act 205 of the 1952 regular session of the Legislature of the State of Louisiana to provide retirement benefits to all employees of any parish in the State of Louisiana or any governing body or a parish which employs and pays persons serving the parish. Act 765 of the year 1979, established by the Legislature of the State of Louisiana, revised the System to create Plan A and Plan B to replace the “regular plan” and the “supplemental plan.” Plan A was designated for employers out of Social Security. Plan B was designated for those employers that remained in Social Security on the revision date. The System was established and provided for by R.S.11:1901 of the Louisiana Revised Statute (LRS).

Act #871 of the year 2010 eliminated the Expense Fund and requires all administrative expense to be paid from Plan A’s Pension Accumulation Fund. Annually, a transfer of funds from Plan B shall be made to reimburse Plan A for Plan B’s expenses.

The Retirement System is governed by Louisiana Revised Statutes, Title 11, Sections 1901 through 2025, specifically, and other general laws of the State of Louisiana.

The Parochial Employees’ Retirement System of Louisiana issued a stand-alone audit report on its financial statements for the year ended December 31, 2023. Access to the audit report can be found on the System’s website: www.persla.org or on the Office of Louisiana Legislative Auditor’s official website: https://lla.la.gov.

Membership

All persons who are employed as permanent employees of a parish who work at least twenty-eight hours a week and whose compensation is paid wholly or partly by said parish, but excluding all persons employed by a parish or city school board, and all persons eligible for any other public retirement system in this state are members of this system. In addition, all persons employed by either the Policy Jury Association of Louisiana, the Louisiana School Boards Association, or this retirement system, elected officials of the governing authority of parishes covered by this plan, members of school boards who opt to participate, and persons employed by a district indigent defender program or a soil and water conservation district in this state.

Note 3. Liabilities (continued)

C. Pension Expense, Net Pension Liability (continued)

For each the year ended December 31, 2023 there were 222 contributing employers in Plan A, and 53 in Plan B.

	Plan A	Plan B	Total
Active members	13,824	2,384	16,208
Inactive plan members or beneficiaries receiving benefits	8,477	1,116	9,593
Inactive plan members entitled to but Not yet receiving benefits	10,728	2,310	13,038
Total Participating as of the Valuation Date	33,029	5,810	38,839

Eligibility Requirements

All permanent Authority employees who work at least 28 hours a week shall become members on the date of employment. New employees meeting the age and Social Security criteria have up to 90 days from the date of hire to elect to participate.

Retirement Benefits

A member of Plan A can retire providing he/she meets one of the following criteria:

For employees hired prior to January 1, 2007:
1. Any age with thirty (30) years or more of creditable service
2. Age 55 with twenty five (25) years of creditable service
3. Age 60 with a minimum of ten (10) years of creditable service
4. Age 65 with a minimum of seven (7) years of creditable service

For employees hired after January 1, 2007:
1. Age 55 with thirty (30) years of service
2. Age 62 with ten (10) years of service
3. Age 67 with seven (7) years of service

Generally, the monthly amount of the retirement allowance of any member of Plan A shall consist of an amount equal to three percent of the member's final average compensation multiplied by his/her years of creditable service. However, under certain conditions as outlined in the statues, the benefits are limited to specified amounts.

Note 3. Liabilities (continued)

C. Pension Expense, Net Pension Liability (continued)

Survivor Benefits

Upon the death of any member of Plan A with five (5) or more years of creditable service who is not eligible for retirement, the plan provides for benefits for the surviving spouse and minor children as outlined in the statutes.

Any member of Plan A, who is eligible for normal retirement at time of death, the surviving spouse shall receive an automatic Option 2 benefit as outlined in the statutes.

Deferred Retirement Option Plan (DROP)

Act 338 of 1990 established the Deferred Retirement Option Plan (DROP) for the Parochial Employees' Retirement System of Louisiana. DROP is an option for that member who is eligible for normal retirement.

In lieu of terminating employment and accepting a service retirement, any member of Plan A or B who is eligible to retire may elect to participate in DROP in which they are enrolled for three (3) years and defer the receipt of benefits. During participation in the plan, employer contributions are payable but employee contributions cease. The monthly retirement benefits that would be payable, had the person elected to cease employment and receive a service retirement allowance, are paid into the DROP Fund.

Upon termination of employment prior to or at the end of the specified period of participation, a participant in the DROP may receive, at his/her option, a lump sum from the account equal to the payments into the account, a true annuity based upon his account balance in that fund, or roll over the fund to an Individual Retirement Account.

Interest is accrued on the DROP benefits for the period between the end of DROP participation and the member's retirement date.

For individuals who become eligible to participate in the DROP on or after January 1, 2004, all amounts which remain credited to the individuals subaccount after termination in the Plan will be placed in liquid asset money market investments at the discretion of the board of trustees. These subaccounts may be credited with interest based on money market rates of return, or at the option of the System, the funds may be credited to self-directed subaccounts. The participant in the self-directed portion of this Plan must agree that the benefits payable to the participant are not the obligations of the State or the System, and that any returns and other rights of the Plan are the sole liability and responsibility of the participant and the designated provider to which contributions have been made.

Note 3. Liabilities (continued)

C. Pension Expense, Net Pension Liability (continued)

Disability Benefits

For Plan A, a member shall be eligible to retire and receive a disability benefit if they were hired prior to January 1, 2007 and has at least five (5) years of creditable service or if hired after January 1, 2007, has seven years of creditable service, and is not eligible for normal retirement and has been officially certified as disabled by the State Medical Disability Board. Upon retirement caused by disability, a member of Plan A shall be paid a disability benefit equal to the lesser of an amount equal to three (3) percent of the member's final average compensation multiplied by his/her years of service, not to be less than fifteen (15), or three (3) percent multiplied by years of service assuming continued service to age sixty.

Cost of Living Adjustments

The Board of Trustees (the "Board") is authorized to provide a cost of living allowance for those retirees who retired prior to July 1973. The adjustment cannot exceed 2% of the retiree's original benefit for each full calendar year since retirement and may only be granted if sufficient funds are available from investment income in excess of normal requirements.

In addition, the Board may provide an additional cost of living increase to all retirees and beneficiaries who are age sixty-five (65) equal to 2% of the member's benefit paid on October 1, 1977, (or the member's retirement date, if later). Also, the Board may provide a cost of living increase up to 2.5% for retirees 62 and older as provided in Louisiana Revised Statute 11:1937. Lastly, Act 270 of 2009 provided for further reduced actuarial payments to provide an annual 2.5% cost of living adjustment commencing at age 55.

Contributions

Contributions for all members are established by statute at 9.50% of compensation for Plan A members and 3.00% of compensation for Plan B. The contributions are deducted from the member's salary and remitted by the participating employer.

According to state statute, contributions for all employers are actuarially determined each year. For the year ended December 31, 2023, the actuarially determined contribution rate was 7.49% of member's compensation for Plan A and 5.35% of member's compensation for Plan B. The actual rate for the fiscal year ended December 31, 2023 was 11.50% for Plan A and 7.50% for Plan B.

According to state statute, the System also receives ¼ of 1.00% of ad valorem taxes collected within the respective parishes, except for Orleans and East Baton Rouge parishes. The System also receives revenue sharing funds each year as appropriated by the legislature. Tax monies and revenue sharing monies are apportioned between Plan A and Plan B in proportion to the member's compensation. These additional sources of income are used as additional employer contributions and are considered support from non-employer contributing entities.

Administrative costs of the System are financed through employer contributions.

Note 3. Liabilities (continued)

C. Pension Expense, Net Pension Liability (continued)

The Authority's employer and employee contributions to the System for the measurement date fiscal year ended December 31, 2023 were as follows:

Source	Contribution Amount	Covered Payroll	Percent of Covered
Employee	$ 9,413	$ 99,087	9.5%
Employer	11,395	99,087	11.50%
	$ 20,808		

Allocations

The System's schedule of employer allocations reports the historical employer contributions, in addition to the employer allocation percentage for each participating employer. The historical employer contributions are used to determine the proportionate relationship of each employer to all employers of the Parochial Employees' Retirement System of Louisiana. The employer's proportion was determined on a basis that is consistent with the manner in which contributions to the pension plan are determined. The resulting allocation percentages were used in calculating each employer's proportionate share of the pension amounts. The allocation method used in determining each employer's proportion was based on each employer's contributions to the plan during the fiscal year ended December 31, 2023 as compared to the total of all employers' contributions received by the plan during the fiscal year ended December 31, 2023.

The Authority's proportion of the Net Pension Liability was based on a projection of the Authority's long-term share of contributions to the pension plan relative to the projected contribution of all participating employers, actuarially determined. As of December 31, 2023, the most recent measurement date, the Authority's proportion was 0.013671%, an increase of 0.006653 % from the December 31, 2022 proportion.

The schedule of pension amounts by employer displays each employer's allocation of the net pension liability, the various categories of deferred outflows of resources, the various categories of deferred inflows of resources, and the various categories of pension expense. The schedule of pension amounts by employer was prepared using the allocations included in the Schedule of Employer Allocations.

The Authority's portion of the actuarial determined Net Pension Liability as of December 31, 2023 was $13,025.

Note 3. Liabilities (continued)

C. Pension Expense, Net Pension Liability (continued)

Net Pension Liability of the System

The components of the net position liability(asset) of the System's employers for Plan A and Plan B as of December 31, 2023, are as follows:

	Plan A	Plan B
Total Pension Liability	$ 4,847,819,779	$ 442,186,112
Plan Fiduciary Net Position	4,752,547,557	441,183,016
Net Pension Liability (Asset)	$ 95,272,222	$ 1,003,096
Plan Fiduciary Net Position as a percentage of the Total Pension Liability	98.03%	99.77%

Actuarial Assumptions

The net pension liability was measured as the portion of the present value of projected benefit payments to be provided through the pension plan to current active and inactive employees that is attributed to those employees' past periods of service, less the amount of the pension plan's fiduciary net position.

Actuarial Methods and Assumptions

A summary of the actuarial methods and assumptions used in determining the total pension liability as of December 31, 2024, are as follows:

Valuation Date	December 31, 2023
Actuarial Cost Method	Plan A – Entry Age Normal Plan B – Entry Age Normal
Investment Rate of Return	6.40%, net of investment expense, including inflation
Expected Remaining Service lives	4 years
Projected Salary Increases	Plan A – 4.75% Plan B – 4.25%

Note 3. Liabilities (continued)

C. Pension Expense, Net Pension Liability (continued)

Actuarial Methods and Assumptions (continued)

Cost of Living Adjustments	The present value of future retirement benefits is based on benefits currently being paid by the System and includes previously granted cost of living increases. The present values do not include provisions for potential future increase not yet authorized by the Board of Trustees.
Mortality	Pub-2010 Public Retirement Plans Mortality Table for Health Retirees multiplied by 130% for males and 125% for females using MP2021 scale for annuitant and beneficiary mortality. For employees, the Pub-2010 Public Retirement Plans Mortality Table for General Employees multiplied by 130% for males and 125% for females using MP2021 scale. Pub-2010 Public Retirement Plans Mortality Table for General Disabled Retirees multiplied by 130% for males and 125% for females using MP2021 scale for disable annuitants.
Inflation Rate	2.3%

Discount Rate

The discount rate used to measure the total pension liability was 6.40% for Plan A and 6.40% for Plan B. The projection of cash flows used to determine the discount rate assumed that contributions from plan members will be made at the current contribution rates and that contributions from participating employers and non-employer contributing entities will be made at the actuarially determined contribution rates, which are calculated in accordance with relevant statutes and approved by the Board of Trustees and the Public Retirement Systems' Actuarial Committee. Based on those assumptions, the System'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.

Note 3. Liabilities (continued)

C. Pension Expense, Net Pension Liability (continued)

The Long-Term Expected Rate of Return

The long-term expected rate of return on pension plan investments was determined using a triangulation method which integrated the capital asset pricing model (top-down), a treasury yield curve approach (bottom-up) and an equity building-block model (bottom-up). Risk return and correlations are projected on a forward-looking basis in equilibrium, in which best estimates of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These rates 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 of 2.40% and an adjustment for the effect of rebalancing/diversification. The resulting expected long-term rate of return is 7.50% for the year ended December 31, 2023.

Best estimates of arithmetic real rates of return for each major asset class included in the System's target asset allocation as of December 31, 2023 are summarized in the following table:

Asset Class	Target Asset Allocation	Long-Term Expected Portfolio Real Rate of Return
Fixed income	33%	1.12%
Equity	51%	3.20%
Alternatives	14%	0.67%
Real assets	2%	0.11%
Totals	100%	5.10%
Inflation		2.40%
Expected Arithmetic Nominal Return		7.50%

Mortality Rate Assumption

The mortality rate assumption used was set based upon an experience study performed on plan data for the period January 1, 2018 through December 31, 2022. The data was assigned credibility weighting and combined with a standard table to produce current levels of mortality. As a result of this study, mortality for employees was set equal to the Pub-2010 Public Retirement Plans Mortality Table for General Employees multiplied by 130% for males and 125% for females, each with full generational projection using the MP2021 scale. In addition, mortality for annuitants and beneficiaries was set equal to the Pub-2010 Public Retirement plans Mortality Table for Healthy Retirees multiplied by 130% for males and 125% for females, each with full generational projection using the MP2021 scale. For Disabled annuitants mortality was set equal to the Pub-2010 Public Retirement Plans Mortality Table for General Disabled Retirees multiplied by 130% for males and 125% for females, each with full generational projection using the MP2021 scale.

Note 3. Liabilities (continued)

C. Pension Expense, Net Pension Liability (continued)

Sensitivity of the Proportionate Share of the Net Pension Liability to Changes in the Discount Rate

The following presents the net pension liability/(asset) of the Authority as of December 31, 2023 calculated using the discount rate of 6.40%, as well as what the Authority's net pension liability/(asset) would be if it were calculated using a discount rate that is one percentage point lower 5.40% or one percentage point higher 7.40% than the current rate

	Changes in Discount Rate		
	1% Decrease 5.40%	Current Discount Rate 6.40%	1% Increase 7.40%
Authority's Proportionate Share of the Net Pension Liability (Asset)	$92,933	$13,025	($54,051)

Change in Net Pension Liability

At December 31, 2024, the Authority reported a liability of $13,025 for its proportionate share of the System's Net Pension Liability. The Net Pension Liability for System was measured as of December 31, 2023, and the total pension liability used to calculate the Net Pension Liability was determined based on an actuarial valuation as of that date.

The changes in the net pension liability for the year ended December 31, 2023 were recognized in the current reporting period as pension expense except as follows:

Differences between Expected and Actual Experience:
Differences between expected and actual experience with regard to economic or demographic factors in the measurement of the total pension liability were recognized in pension expense using the straight-line amortization method over a closed period equal to the average of the expected remaining service lives of all employees that are provided with pensions through the pension plan

Differences between Projected and Actual Investment Earnings:
Differences between projected and actual investment earnings on pension plan investments were recognized in pension expense using the straight-line amortization method over a closed five year period

Note 3. Liabilities (continued)

C. Pension Expense, Net Pension Liability (continued)

Change in Net Pension Liability (continued)

Changes of Assumptions:
The changes of assumptions about future economic or demographic factors were recognized in pension expense using the straight-line amortization method over a closed period equal to the average of the expected remaining service lives of all employees that are provided with pensions through the pension plan.

Change in Proportion of Net Pension Liability:
Changes in the Authority's proportionate shares of the collective net pension liability and collective deferred outflows of resources and deferred inflows of resources since the prior measurement date were recognized in Authority's pension expense (benefit) using the straight-line amortization method over a closed period equal to the average of the expected remaining service lives of all employees that are provided pensions through the pension plan

Contributions – Proportionate Share

Differences between contributions remitted to the System and the Authority's proportionate share are recognized in pension expense (benefit) using the straight-line amortization method over a closed period equal to the average of the expected remaining service lives of all employees that are provided with a pension through the pension plan.

Contributions – Subsequent to Measurement Date

Deferred outflows of resources related to pensions resulting from the Authority's contributions subsequent to the measurement date in the amount of $12,828 will be recognized as a reduction of the System's Net Pension Liability in the year ended December 31, 2024.

Note 3. Liabilities (continued)

C. Pension Expense, Net Pension Liability (continued)

The Authority reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

Description	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$ 6,168	$ 3,496
Differences between projected and actual investment earnings	20,991	-
Change in assumptions	-	2,269
Change in proprotionate share of the Net Pension Liability	4,907	307
Differences between the Authority's contributions and its proportionate share of contributions	-	8
Authority's contributions subsequent to the December 31, 2023 measurement date	12,828	-
	$ 44,894	$ 6,080

Amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Fiscal Year Ended December 31,	Amount of Amortization
2025	$ 4,081
2026	$ 12,861
2027	$ 17,577
2028	$ (8,533)

Pension Expense

For the year ended December 31, 2024, the Authority recognized a total pension expense of $8,598. This amount was made up of the following:

	Amount
Authority's pension expense per the PERS	$ 10,909
Authority's amortization of actual contributions over its propottionate share of contribution	(2,311)
Total Pension Expense Recognized by the Authority	$ 8,598

Note 3. Liabilities (continued)

C. Pension Expense, Net Pension Liability (continued)

Payables to the Pension Plan

At December 31, 2024, the Authority had no payables to the System for the fourth quarter 2024

D. Change in Long Term Liabilities

The Authority's change in Long term liabilities is shown below:
(amount in thousands)

	2023 Ending Balance	Increase	Decrease	2024 Ending Balance
Compensated Absence	$ 33	$ -	$ (11)	$ 22
Lease Liability	103	-	(23)	80
Bonds Payable	25,679	-	(471)	25,208
Total	$ 25,815	$ -	$ (505)	$ 25,310

Note 4. Net Position

A. Unrestricted Net Position – 1991 Program

The net position included in the 1991 Program (operations program), totaling $7.2 million and $9.2 million thousand as of December 31, 2024 and 2023, respectively, are for the benefits of all Programs and available to the Authority for its purpose of promoting and providing residential housing in the Parish of Jefferson. Although unrestricted to a particular program, the unrestricted net position must be maintained by the Authority until all bonds and programs are liquidated. The remaining net position is restricted for specific operating uses as described in the trust indentures.

B. Restricted Net Position PILOT Program - Terrytown

Phase I - In February 2020, The Authority executed an intergovernmental agreement between with Jefferson Parish (the Parish). The public purpose of the project is described as implementing a Pilot Program to enhance, transform, and revitalize the housing stock of Terrytown neighborhood in Jefferson Parish Jefferson Parish Council District 1 allocated $250,000 as seed money for the Pilot Program to construct a model home and/or renovating an existing home for the Pilot Program. The Parish paid to the Authority $250,000 to implement the Pilot program.

Note 4. Net Position

B. Restricted Net Position PILOT Program – Terrytown (continued)

In February 2020, the Authority executed a cooperative endeavor agreement with the New Orleans Education League of the Construction Industry (NOEL)., an independent non-profit organization, in consultation with the Home Builders Association of Greater New Orleans. NOEL accepted the role of construction manager, property purchaser, homebuilder (renovator) in the Pilot Program. In January 2022, the model home was sold. The Authority received $246,742 (which represented the sales proceeds less the cost to build).

Phase II – In 2024, The Authority in association with NOEL launched the Terrytown Residential Façade Program in which a homeowner may be awarded up to $8,500 to façade improvements to their home through a lottery system. In 2024, the Authority spent $130,000 for this Pilot program

At December 31, 2024, the Authority has restricted net position of $117,000 for future PILOT program activities.

Note 5. Related Party Transactions

The Parish of Jefferson paid employee salaries and related expenses on behalf of the Authority in the amount of (in thousands) $380.6 and $348.3 for the years ended December 31, 2024 and 2023, respectively.

As of December 31, 2024 and 2023, the Authority had other liabilities due to the Parish of Jefferson for the employee expenses in the amount of (in thousands) $61.9 and $62.9 respectively.

The Authority pays the Parish of Jefferson for rent of its office space. The amounts (in thousands) were $27 and $27 for the years ended December 31, 2024 and 2023, respectively.

The Authority pays the Parish of Jefferson a portion of the annual cost of the building's security detail. The amounts (in thousands) were $9 and $7 for years ended December 31, 2024 and 2023, respectively.

The Authority pays the Parish of Jefferson an indirect cost fee. The amounts (in thousands) were $6 and $13 for years ended December 31, 2024 and 2023, respectively.

The Authority pays the Parish of Jefferson for the use of telephone and computer services. The amounts (in thousands) were $12 and $7 for years ended December 31, 2024 and 2023, respectively.

In 2024, The Authority purchased equipment through Jefferson Parish purchasing at a cost of $5,000

In 2016, the Authority entered into a cooperative endeavor agreement with the Parish of Jefferson. The Authority on behalf of the Parish of Jefferson's Department of Community Development shall wire funds of the HOME investment Partnerships Program. This endeavor continued in 2023.

Note 6. New Government Accounting Standards Board (GASB) Pronouncements

During the year ended December 31, 2024, the Authority adopted GASB Statement No. 100, *Accounting Changes and Error Corrections*, which did not result in any changes to the Authority's accounting policies or the financial statement presentation.

During the year ended December 31, 2024, the Government adopted GASB Statement No. 101, *Compensated Absences*, which did not result in any changes to the Government's accounting policies or the financial statement presentation.

These standards were adopted to conform to updated accounting and reporting guidance, but no material adjustments or restatements were necessary.

Note 7. Subsequent Events

Management has evaluated subsequent events through the date that the financial statements were available to be issued, June 30, 2025

JEFFERSON PARISH FINANCE AUTHORITY
SCHEDULE OF EMPLOYER'S PROPORTIONATE SHARE OF NET PENSION LIABILITY
As of December 31, 2024*

Year Ended December 31,	Plan	Employer Proportion of the Net Pension Liability (Asset)	Employer Proportionate Share of the Net Pension Liability (Asset)	Employer's Covered Employee Payroll	Employer Proportionate Share of the Net Pension Liability (Asset) as a Percentage of its Covered Employee Payroll	Plan Fiduciary Net Position As a Percentage of the Total Pension Liability
2019	PERS Plan A	0.010358%	$ 488	$ 113,673	0.4%	99.89
2020	PERS Plan A	0.190620%	$ (33,424)	$ 121,087	-27.6%	104.00%
2021	PERS Plan A	0.018917%	$ (89,107)	$ 126,922	-70.2%	110.46%
2022	PERS Plan A	0.007018%	$ 27,011	$ 47,609	56.7%	91.74%
2023	PERS Plan A	0.013671%	$ 13,025	$ 99,087	13.1%	98.03%

*Amounts presented were determined as of the measurement date

This schedule is intended to show information for 10 years. Additional years will be displayed as they become available.

JEFFERSON PARISH FINANCE AUTHORITY
SCHEDULE OF EMPLOYER'S CONTRIBUTIONS
As of December 31, 2024

Year Ended December 31,	Plan	Contractually Required Contribution	Contributions in Relation to Contractually Required Contribution	Contribution Deficiency (Excess)	Employer's Covered Employee Payroll	Contributions as a % of Covered Employee Payroll
2019	PERS Plan A	$ 7,553	$ 7,553	$ -	$ 65,678	11.50%
2020	PERS Plan A	$ 13,925	$ 13,925	$ -	$ 121,087	12.25%
2021	PERS Plan A	$ 15,548	$ 15,548	$ -	$ 126,922	12.25%
2022	PERS Plan A	$ 5,475	$ 5,475	$ -	$ 47,609	11.50%
2023	PERS Plan A	$ 11,395	$ 11,395	$ -	$ 99,087	11.50%

This schedule is intended to show information for 10 years. Additional years will be displayed as they become available

JEFFERSON PARISH FINANCE AUTHORITY
SCHEDULE OF ASSET, LIABILITIES, AND NET POSITION BY PROGRAM
(In Thousands)
As of December 31, 2024

	1991 Program	2009ACF Program	2023 Program	HOME Program	PILOT Program	COH Program	Total
Assets							
Cash and cash equivalents	$ 226	$ 36	$ 5,644	$ 63	$ 157	$ -	$ 6,126
Investment securities at fair value	6,467	-	13,000	-	-	-	19,467
Accrued interest receivable	51	13	69	-	-	-	133
Down payment assistance and other receivables	171	-	144	-	-	2	317
Lease-right to use asset	75	-	-	-	-	-	75
Mortgage-backed securities	208	4,479	3,605	-	-	-	8,292
Total Assets	$ 7,198	$ 4,528	$ 22,462	$ 63	$ 157	$ 2	$ 34,410
Defererd Outflows of Resources							
Deferred outflows related to net pension liability	$ 45	$ -	$ -	$ -	$ -	$ -	$ 45
Liabilities							
Accrued interest payable	$ -	$ 8	$ -	$ -	$ -	$ -	$ 8
Accrued expenses	97	-	-	-	40	2	139
Lease liabilities	77	-	-	-	-	-	77
Net pension liability	13	-	-	-	-	-	13
Other liabilities	-	-	-	56	0	-	56
Bonds payable	-	4,570	20,623	-	-	-	25,193
Total Liabilities	$ 187	$ 4,578	$ 20,623	$ 56	$ 40	$ 2	$ 25,486
Defererd Inflows of Resources							
Deferred inflows related to net pension liability	$ 6	$ -	$ -	$ -	$ -	$ -	$ 6
Net Position							
Restricted for debt	$ -	$ (51)	$ 1,840	$ -	$ -	$ -	$ 1,789
Restricted for program	-	-	-	7	117	-	124
Unrestricted				-		-	-
Undesignated	840	-	-	-	-	-	840
Designated	6,210	-	-	-	-	-	6,210
Total Net Position	$ 7,050	$ (51)	$ 1,840	$ 7	$ 117	$ -	$ 8,963
Total Liabilities and Net Position	$ 7,243	$ 4,527	$ 22,463	$ 63	$ 157	$ 2	$ 34,455

JEFFERSON PARISH FINANCE AUTHORITY
SCHEDULE OF REVENUES, EXPENSES AND CHANGES IN NET POSITION BY PROGRAM
(In Thousands)
As of December 31, 2024

	1991 Program	2009ACF Program	2023 Program	HOME Program	PILOT Program	COH Program	Total
Operating Revenues							
Investment income on mortgage loans	$ 19	$ 190	$ 57	$ -	$ -	$ -	$ 266
Investment income on investment securities	227	2	1,041	-	-	-	1,270
(Depreciation) appreciation in fair market value of investments and mortgage backed securities	105	(90)	(3)	-	-	-	12
JMAP, SMAP, COH Program revenue	36	-	-	-	-	-	36
Other revenue	-	-	-	-	-	-	-
Total Operating Revenues	387	102	1,095	-	-	-	1,584
Operating Expenses							
Interest on debt	-	112	576	-	-	-	688
Servicing fees	-	26	-	-	-	-	26
Trustee fees	18	4	5	-	-	1	28
Bond issuance costs	12	-	-	-	-	-	12
Grant expense	125	-	-	-	130	-	255
Other operating expenses	579	-	-	-	-	-	579
Total Operating Expenses	734	142	581	-	130	1	1,588
Change in net assets before other financing sources (uses)	(347)	(40)	514	-	(130)	(1)	(4)
Other financing sources (uses)							
Operating transfers	44	(44)	1	-	-	(1)	-
Change in Net Assets	(303)	(84)	515	-	(130)	(2)	(4)
Net Position at Beginning of Year	7,353	33	1,325	7	247	2	8,967
Net Position at End of Year	$ 7,050	$ (51)	$ 1,840	$ 7	$ 117	$ -	$ 8,963

JEFFERSON PARISH FINANCE AUTHORITY
SCHEDULE OF CASH FLOWS BY PROGRAM
(In Thousands)
As of December 31, 2024

	1991 Program	2009ACF Program	2023 Program	Home Program	Pilot Program	COH Program	TOTAL Program
Cash flows from operating activities:							
Cash receipts for:							
Investment income on mortgage backed securities	$ 19	$ 190	$ 57	$ -	$ -	$ -	$ 266
Investment income on investment securities	225	3	1,005	-	-	-	1,233
Program revenue	36	-	-	-	-	-	36
Downpayment assistance	12	-	-	-	-	-	12
Subtotal	292	193	1,062	-	-	-	1,547
Cash payments for:							
Interest on debt	-	(113)	(576)	-	-	-	(689)
Servicing fees	-	(26)	-	-	-	-	(26)
Trustee fees	(18)	(4)	(5)	-	-	(1)	(28)
Bond issuance costs	(12)	-	-	-	-	-	(12)
Grant expense	(125)	-	-	-	(90)	-	(215)
Other operating expenses	(590)	-	-	-	-	-	(590)
Jefferson Parish Community Development	-	-	-	(128)	-	-	(128)
Downpayment assistance	(152)	-	(144)	-	-	(2)	(298)
Subtotal	(897)	(143)	(725)	(128)	(90)	(3)	(1,986)
Net cash (used in) provided by operating activities	**(605)**	**50**	**337**	**(128)**	**(90)**	**(3)**	**(439)**
Cash flows from noncapital financing activities:							
Bond principal payments	-	(470)	(12)	-	-	-	(482)
Operating transfers	44	(44)	1	-	-	(1)	-
Net cash (used in) provided by noncapital financing activities	**44**	**(514)**	**(11)**	**-**	**-**	**(1)**	**(482)**

JEFFERSON PARISH FINANCE AUTHORITY
SCHEDULE OF CASH FLOWS BY PROGRAM
(In Thousands)
As of December 31, 2024

	1991 Program	2009ACF Program	2023 Program	Home Program	Pilot Program	COH Program	TOTAL Program
Cash flows from investing activities							
Proceeds from investment maturities	3,804	-	-	-	-	-	3,804
Acquisition of investment securities	(3,666)	-	(13,000)	-	-	-	(16,666)
Proceeds from mortgage loan repayments	132	452	-	-	-	-	584
Acquisition of mortgage back securities			(3,608)				(3,608)
Net cash (used in) provided by investing activities	**270**	**452**	**(16,608)**	**-**	**-**	**-**	**(15,886)**
Net (decrease) increase in cash and cash equivalents	**(291)**	**(12)**	**(16,282)**	**(128)**	**(90)**	**(4)**	**(16,807)**
Cash and cash equivalents at beginning of the year	**517**	**47**	**21,927**	**191**	**247**	**5**	**22,934**
Cash and cash equivalents at the end of the year	**$ 226**	**$ 35**	**$ 5,645**	**$ 63**	**$ 157**	**$ 1**	**$ 6,127**

JEFFERSON PARISH FINANCE AUTHORITY
SCHEDULE OF CASH FLOWS BY PROGRAM
(In Thousands)
As of December 31, 2024

	1991 Program	2009 Program	2023 Program	Home Program	Pilot Program	COH Program	Total Program
Reconciliation of changes in net position to net cash used in operating activities:							
Changes in net position before transfers	**$ (347)**	**$ (40)**	**$ 514**	**$ -**	**$ (130)**	**$ (1)**	**$ (4)**
Adjustments to reconcile changes in net position to net cash provided by (used in) operating activities							
Depreciation (appreciation) in investments and mortgage back securities	(105)	90	3	-	-	-	(12)
(Increase) decrease in assets:							-
Accrued interest receivable	(2)	-	(36)	-	-	-	(38)
Down payment assistance	(140)	-	(144)	-	-	(2)	(286)
Lease right to use asset	23	-	-	-	-	-	23
Pension deferred outflows	8	-	-	-	-	-	8
Increase (decrease) in liabilities:							
Accrued interest payable	-	-	-	-	-	-	-
Accrued expenses	(3)	-	-	-	40	-	37
Lease liability	(26)	-	-	-	-	-	(26)
Other liabilities	-	-	-	(128)	-	-	(128)
Net pension liability & deferred inflows	(13)	-	-	-	-	-	(13)
Net cash (used in) provided by operating activities	**$ (605)**	**$ 50**	**$ 337**	**$ (128)**	**$ (90)**	**$ (3)**	**$ (439)**

JEFFERSON PARISH FINANCE AUTHORITY
SCHEDULE OF OPERATING EXPENSES
(In Thousands)
For the Year Ended December 31, 2024

	2024	2023
Operating Expenses		
Advertising	$ 22.50	$ 33.20
Auto Expense	10.10	9.80
Computer Expense	10.10	5.10
Dues and Subscriptions	2.40	2.90
Education and Seminars	4.90	3.90
Insurance	48.70	45.30
Miscellaneous Expense	1.90	1.80
Office Expense	1.40	1.00
Parish Assessment Expense	6.40	5.80
Postage	0.60	0.60
Professional Fees	64.60	42.00
Publication cost	0.50	2.10
Rent	26.60	27.60
Pension and Retirement	30.70	40.10
Salaries and Wages	291.10	284.40
Security	9.00	8.10
Telephone	2.20	2.40
Training	-	1.80
Travel	15.30	5.70
Board Per Diem	25.10	28.40
Capital expenditure	4.90	-
Total Operating Expenses	$ 579.0	$ 552.0

JEFFERSON PARISH FINANCE AUTHORITY
SCHEDULE OF BOARD MEMBERS' COMPENSATION
For the Year Ended December 31, 2024

The members of the Jefferson Parish Finance Authority's (the Authority) Board of Trustees receive per diem payments for Board meetings attended; approved committee meetings and services rendered and are also reimbursed for actual expenses incurred in the performance of their duties as members of the Board of Trustees.

For the year ended December 31, 2024, the following per diem payments were made to the members of the Authority's board:

	Number of Meetings				
	Regular Board Meetings	Extra Meetings Attended	2024 Total	**Per Diem Payment**	**Travel Reimbursement**
Berthelot, Jackie	3	-	3	$ 450	$ -
Bourgeois, Sally	19	8	27	4,050	1,882
DiMarco, Dennis	18	6	24	3,600	2,116
Faia, Gregory	13	9	22	3,300	2,581
Muscarello, Frank L.	15	1	16	2,400	-
Planer, Marcy L.	19	6	25	3,750	1,903
Smith, Carol	-	-	-	-	-
Strohmeyer, Elizabeth	20	7	27	4,050	2,455
Sullivan, Judy	15	8	23	3,450	2,283
				$ 25,050	$ 13,220

JEFFERSON PARISH FINANCE AUTHORITY
SCHEDULE OF COMPENSATION, BENEFITS, AND OTHER PAYMENTS
TO AGENCY HEAD OR CHIEF EXECUTIVE DIRECTOR
For the Year Ended December 31, 2024

Executive Director, Lauren M. Ruppel

	Amount
Salary	$ 111,549
Benefits-Medical Insurance	-
Benefits-Retirement	12,828
Benefits-Life Insurance	179
Benefits-Other (Medicare, Workman's compensation & Unemployment)	2,484
Car Allowance	10,050
Cell Phone	1,020
Conference Hotel	1,384
Conference Travel	635
Registration Fees	1,043
Vehicle provided by government	-
Parking/Tolls	47
Meals	186
Per Diem	-
Travel-Other Meetings	-
Continuing Professional Education Fees	-
Unvoucherd Expense	-
	$ 141,405

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

To Board of Trustees
Jefferson Parish Finance Authority
Harahan, Louisiana

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the business-type activities of the Jefferson Parish Finance Authority, as of and for the year ended December 31, 2024, and 2023, and the related notes to the financial statements, which collectively comprise Jefferson Parish Finance Authority's basic financial statements, and have issued our report thereon dated June 30, 2025.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered Jefferson Parish 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 Jefferson Parish Finance Authority's internal control. Accordingly, we do not express an opinion on the effectiveness of Jefferson Parish 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 a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

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

Camnetar & Co., CPAs
a professional accounting corporation

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether Jefferson Parish 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 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.

Under the Louisiana Revised Statute 24:513, this report is distributed by the Legislative Auditor as a public document.

Camnetar & Co.

Camnetar & Co. CPAs
a professional accounting corporation

Gretna, Louisiana
June 30, 2025

JEFFERSON PARISH FINANCE AUTHORITY
SCHEDULE OF FINDINGS AND RESPONSES
For the Year Ended December 31, 2024

We have audited the financial statements of Jefferson Parish Finance Authority (the Authority) as of and for the year ended December 31, 2024, and have issued our report thereon dated June 30, 2025. We conducted our audit in accordance with generally accepted auditing standards and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our audit of the financial statements as of December 31, 2024, resulted in an unmodified opinion.

Section I Summary of Auditor's Reports

a. Report on Internal Control and Compliance Material to the Financial Statements

Internal Control
Material Weakness ☐ Yes ☒ No Significant Deficiencies ☐ Yes ☒ No

Compliance
Compliance Material to Financial Statements ☐ Yes ☒ No

Was a management letter issued? ☐ Yes ☒ No

b. Federal Awards

The Authority did not expend federal awards exceeding $750,000 during the year ended December 31, 2024, and therefore is exempt from the audit requirements under the Uniform Guidance.

Section II Financial Statement Findings

a. Issues of Noncompliance

None.

b. Significant Deficiency

None.

c. Material Weakness

None.

d. Management Letter

None.

Section III Federal Award Findings and Questions Costs

None.

Section I – Internal Control and Compliance Material to the Financial Statements

None.

Section II – Internal Control and Compliance Material to the Federal Awards

None.

Section III – Management Letter

None.