

Retirement Plan for the Employees of the Boca Raton Housing Authority

Actuarial Valuation
As of October 1, 2025

Determines the Contribution
For the 2025/26 Fiscal Year



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March 6, 2026

Introduction

This report presents the results of the October 1, 2025 actuarial valuation for the Retirement Plan for the Employees of the Boca Raton Housing Authority. The report is based on the participant data and asset information provided by the pension plan administrator and, except for a cursory review for reasonableness including a comparison to the data provided for the previous valuation, we have not attempted to verify the accuracy of this information.

The primary purpose of this report is to provide a summary of the funded status of the plan as of October 1, 2025 and to determine the minimum required contribution under Chapter 112, Florida Statutes, for the 2025/26 plan year. In addition, this report provides a projection of the long-term funding requirements of the plan, statistical information concerning the assets held in the trust, statistical information concerning the participant population, and a summary of any recent plan changes.

The liabilities and cost presented in this report are based on numerous assumptions concerning the cost of benefits to be provided in the future, long-term investment returns, and the future demographic experience of the current participants. Anyone referring to this report should remember that the cost developed herein is only an *estimate* of the true cost of providing post-employment pension benefits. No one can predict with certainty whether the true cost will be higher or lower than the cost presented in this report. The calculated cost is entirely dependent upon the assumptions that are described in Table IV-A. If any of the assumptions is changed, then the cost shown in this report will change accordingly. Likewise, if any of the assumptions is not completely realized, then the cost shown in this report will change in the future.

Certain assumptions play a bigger role than others in determining the cost of the post-employment pension benefits. In some cases, relatively small changes in a particular assumption can have a dramatic impact on the anticipated cost of benefits. Although a thorough analysis of the impact of such changes is beyond the scope of this report, Table I-B illustrates the impact that alternative long-term investment returns would have on the contribution rate.

Minimum Required Contribution

Table I-A shows the development of the minimum required contribution for the 2025/26 plan year. The minimum required contribution rate is 10.32% of payroll, which represents an increase of 5.60% of payroll from the prior valuation.

The normal cost rate as of October 1, 2025 is 10.32%, as compared to a rate of 4.72% determined in the prior valuation. Table I-C provides a breakdown of the sources of change in the normal cost rate. Significantly, the rate decreased by 5.91% of payroll due to investment gains, increased by 10.32% of payroll due to demographic experience, and increased by another 1.19% of payroll due to the assumption changes that are described below. The market value of assets earned 19.89% during the 2023/24 plan year and earned another 8.37% during the 2024/25 plan year, whereas a 7.00% annual investment return was required to maintain a stable contribution rate.



Chapter 112, Florida Statutes, sets forth the rules concerning the minimum required contribution for public pension plans within the state. Essentially, the Authority must contribute an amount equal to the annual normal cost of the plan, adjusted as necessary for administrative expenses and to reflect interest on any delayed payment of the contribution beyond the valuation date. On this basis, the Authority's 2025/26 minimum required contribution will be equal to 10.32% of pensionable earnings. Assuming that an October 1, 2026 actuarial valuation is not prepared, the 10.32% contribution rate will apply for the 2026/27 plan year as well.

Based on the current assets, participant data, and actuarial assumptions and methods that are used to value the plan, the present-day value of the total long-term funding requirement is \$6,073,338. As illustrated in Table I-A, current assets are sufficient to cover \$4,395,892 of this amount, the employer's 2025/26 contribution is expected to cover \$90,778 of this amount, and future employee contributions are expected to cover \$685,521 of this amount, leaving \$901,147 to be covered by future employer contributions after September 30, 2026. Again, demographic and investment experience that differs from that assumed will either increase or decrease the future employer funding requirement.

Assumption Changes

Effective October 1, 2025, several assumptions have been changed, as follows:

- (1) The assumed increase in future salaries was changed from a flat 4.50% per year to a service-based scale as described in item 4. of Table IV-A;
- (2) The mortality rates were changed to the tables described in item 5. of Table IV-A; and
- (3) The administrative expense loading was increased from 1.50% of the projected liability to 3.00% of the projected liability.

The cumulative effect of these assumption changes was to increase the contribution rate by 1.19% of payroll.

Advance Employer Contribution

The Authority has made contributions to the plan in excess of the minimum amount that was required to be contributed pursuant to Chapter 112. In this report, the excess contributions are referred to as an "advance employer contribution." As of October 1, 2025, the advance employer contribution is \$129,079, which reflects the advance employer contribution of \$122,701 as of October 1, 2023 plus \$6,378 of employer contributions in excess of the minimum required contribution for the 2023/24 and 2024/25 plan years as shown in Table II-F.

The Authority may apply all or any portion of the advance employer contribution towards the minimum required contribution for the 2025/26 plan year or for any later plan year. The minimum required contribution for that plan year will be reduced dollar-for-dollar by the amount of the advance employer contribution that is applied in this manner.



Identification and Assessment of Risk

The liabilities and cost presented in this report are based on numerous assumptions concerning the cost of benefits to be provided in the future, long-term investment returns, and the future demographic experience of the current participants. Anyone referring to this report should remember that the cost developed herein is only an *estimate* of the true cost of providing post-employment pension benefits. No one can predict with certainty whether the true cost will be higher or lower than the cost presented in this report. The calculated cost is entirely dependent upon the assumptions that are described in Table IV-A. If any of the assumptions is changed, then the cost shown in this report will change accordingly. Likewise, there is always a risk that, should these assumptions not be realized, the liabilities of the plan, the contributions required to fund the plan, and the funded status of the plan may be significantly different than the amounts shown in this report.

Although a thorough analysis of the risk of not meeting the assumptions is beyond the scope of this report, this discussion is intended to identify the significant risks faced by the plan. In some cases, a more detailed review of the risks, including numerical analysis, may be appropriate to help the plan sponsor and other interested parties assess the specific impact of not realizing certain assumptions. For example, Table I-B illustrates the impact that alternative long-term investment returns would have on the contribution rate. Note that this report is not intended to provide advice on the management or reduction of the identified risks nor is this report intended to provide investment advice.

The most significant risk faced by most defined benefit pension plans is investment risk, i.e. the risk that long-term investment returns will be less than assumed. Other related risks include a risk that, if the investments of the plan decline dramatically over a short period of time (such as occurred with many pension plans in 2008), the plan's assets may not have sufficient time to recover before benefits become due. Even if the assets of the plan grow in accordance with the assumed investment return over time, if benefit payments are expected to be large in the short-term (for example, if the plan provides an actuarial equivalent lump sum payment option and a large number of participants are expected to become entitled to such a lump sum in the near future), the plan's assets may not be sufficient to support such a high level of benefit payments. We have provided a 10-year projection of the expected benefit payments in Table III-G to help the Trustees in formulating an investment policy that is expected to provide an investment return that meets both the short- and long-term cash flow needs of the pension plan.

Another source of risk is demographic experience. This is the risk that participants will receive salary increases that are different than the amount assumed, that participants will retire, become disabled, or terminate their employment at a rate that is different than assumed, and that participants will live longer than assumed, just to cite a few examples of the demographic risk faced by the plan. Although for most pension plans, the demographic risk is not as significant as the investment risk, particularly in light of the fact that the mortality assumption includes a component for future life expectancy increases, the demographic risk can nevertheless be a significant contributing factor to liabilities and contribution rates that become higher than anticipated.

A third source of risk is the risk that the plan sponsor (or other contributing entities) will not make, or will not have the ability to make, the contributions that are required to keep the plan funded at a sufficient level. Material changes in the number of covered employees, covered payroll, and, in some cases, hours worked by active participants can also significantly impact the plan's liabilities and the level of contributions received by the plan.



Finally, an actuarial funding method has been used to allocate the gap between projected liabilities and assets to each year in the future. The contribution rate under some funding methods is higher during the early years of the plan and then is lower during the later years of the plan. Other funding methods provide for lower contribution rates initially, with increasing contribution rates over time.

The Trustees have adopted the aggregate funding method for this plan, which is expected to result in a contribution rate that is level as a percentage of payroll over the working life of the plan's active participants. A brief description of the actuarial funding method is provided in Table IV-A.

Contents of the Report

Tables I-D through I-G provide a detailed breakdown of various liability amounts by type of benefit and by participant group. Tables II-A through II-F provide information concerning the assets of the trust fund. Tables III-A through III-G provide statistical information concerning the plan's participant population. In particular, Table III-G gives a 10-year projection of the cash that is expected to be required from the trust fund in order to pay benefits to the current group of participants. Finally, Tables IV-A through V-B provide a summary of the actuarial assumptions and methods that are used to value the plan's benefits and of the relevant plan provisions as of October 1, 2025, as well as a summary of the changes that have occurred since the previous valuation report was prepared.

Certification

This actuarial valuation was prepared by me or under my direct supervision and I acknowledge responsibility for the results. To the best of my knowledge, the results are complete and accurate and, in my opinion, the techniques and assumptions used are reasonable and meet the requirements and intent of Chapter 112, Florida Statutes. There is no benefit or expense to be provided by the plan and/or paid from the plan's assets for which liabilities or current costs have not been established or otherwise taken into account in the valuation. All known events or trends which may require a material change in plan costs or required contribution rates have been taken into account in the valuation.

For the firm,



Charles T. Carr
Consulting Actuary
Southern Actuarial Services Company, Inc.

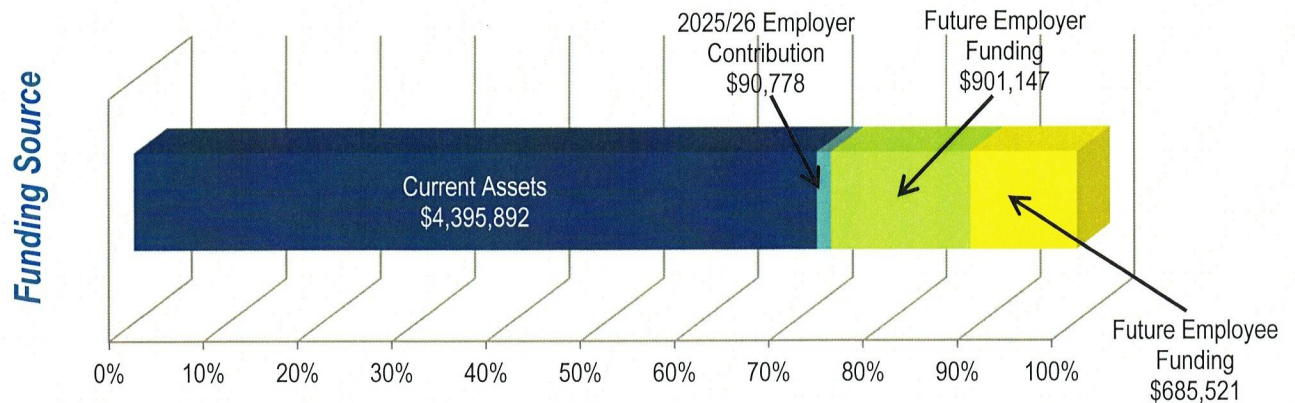
Enrolled Actuary No. 23-04927

The individual above is a member of the American Academy of Actuaries and meets the Qualification Standards of the American Academy of Actuaries to render the actuarial opinion contained herein.



Minimum Required Contribution

Table I-A



For the 2025/26 Plan Year

Present Value of Future Benefits	\$5,896,445
Present Value of Future Administrative Expenses	\$176,893
Actuarial Value of Assets	(\$4,395,892)
Present Value of Future Employee Contributions	(\$685,521)
Present Value of Future Normal Costs	\$991,925
Present Value of Future Payroll	÷ \$9,612,951
Normal Cost Rate	= 10.3186%
Expected Payroll	x \$879,745
Normal Cost	\$90,778
Adjustment to Reflect Monthly Employer Contributions	\$0
Preliminary Employer Contribution for the 2025/26 Plan Year	\$90,778
Expected Payroll for the 2025/26 Plan Year	÷ \$879,745

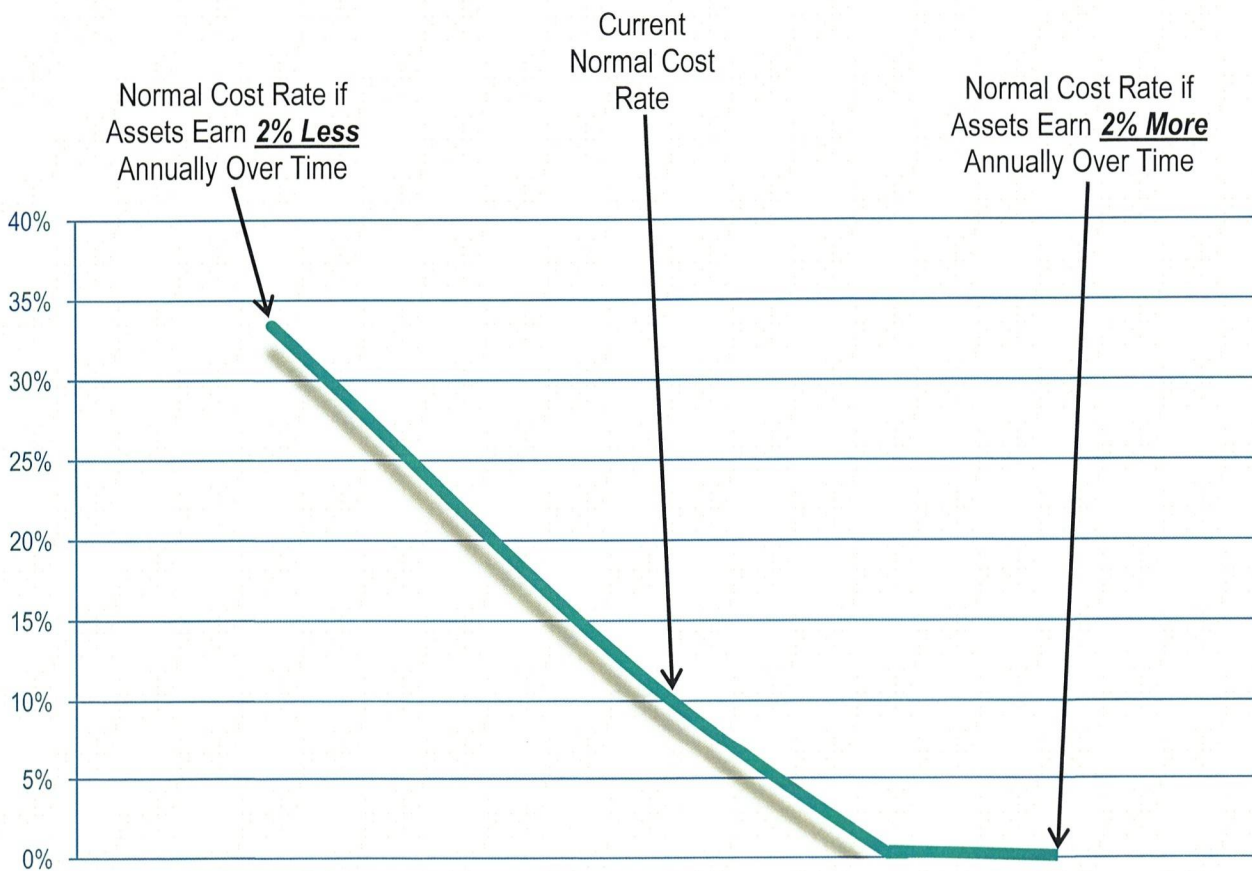
Minimum Required Contribution Rate **10.32%**

(The actual contribution should be based on the minimum required contribution rate multiplied by the actual payroll for the year.)



Sensitivity Analysis

Table I-B



The line above illustrates the sensitivity of the contribution rate to changes in the long-term investment return.



Gain and Loss Analysis

Table I-C

Previous normal cost rate	4.72%
Increase (decrease) due to investment gains and losses	-5.91%
Increase (decrease) due to demographic experience	10.32%
Increase (decrease) due to plan amendments	0.00%
Increase (decrease) due to actuarial assumption changes	1.19%
Increase (decrease) due to actuarial method changes	0.00%
Current normal cost rate	<u>10.32%</u>



Present Value of Future Benefits

Table I-D

	Old Assumptions <u>w/o Amendment</u>	Old Assumptions <u>w/ Amendment</u>	New Assumptions <u>w/ Amendment</u>
<u>Actively Employed Participants</u>			
Retirement benefits	\$3,227,280	\$3,227,280	\$3,307,891
Termination benefits	\$0	\$0	\$0
Disability benefits	\$0	\$0	\$0
Death benefits	\$0	\$0	\$0
Refund of employee contributions	\$0	\$0	\$0
Sub-total	\$3,227,280	\$3,227,280	\$3,307,891
<u>Deferred Vested Participants</u>			
Retirement benefits	\$139,794	\$139,794	\$140,267
Termination benefits	\$0	\$0	\$0
Disability benefits	\$0	\$0	\$0
Death benefits	\$0	\$0	\$0
Refund of employee contributions	\$0	\$0	\$0
Sub-total	\$139,794	\$139,794	\$140,267
<u>Due a Refund of Contributions</u>	\$41,100	\$41,100	\$41,100
<u>Deferred Beneficiaries</u>	\$0	\$0	\$0
<u>Retired Participants</u>			
Service retirements	\$2,411,703	\$2,411,703	\$2,407,187
Disability retirements	\$0	\$0	\$0
Beneficiaries receiving	\$0	\$0	\$0
DROP participants	\$0	\$0	\$0
Sub-total	\$2,411,703	\$2,411,703	\$2,407,187
<u>Grand Total</u>	<u>\$5,819,877</u>	<u>\$5,819,877</u>	<u>\$5,896,445</u>
Present Value of Future Payroll	\$9,293,265	\$9,293,265	\$9,612,951
Present Value of Future Employee Contribs.	\$665,047	\$665,047	\$685,521
Present Value of Future Employer Contribs.	\$933,534	\$933,534	\$991,925



Present Value of Accrued Benefits

Table I-E

	Old Assumptions w/o Amendment	Old Assumptions w/ Amendment	New Assumptions w/ Amendment
<u>Actively Employed Participants</u>			
Retirement benefits	\$521,205	\$521,205	\$521,774
Termination benefits	\$0	\$0	\$0
Disability benefits	\$0	\$0	\$0
Death benefits	\$0	\$0	\$0
Refund of employee contributions	\$0	\$0	\$0
Sub-total	\$521,205	\$521,205	\$521,774
<u>Deferred Vested Participants</u>			
Retirement benefits	\$139,794	\$139,794	\$140,267
Termination benefits	\$0	\$0	\$0
Disability benefits	\$0	\$0	\$0
Death benefits	\$0	\$0	\$0
Refund of employee contributions	\$0	\$0	\$0
Sub-total	\$139,794	\$139,794	\$140,267
<u>Due a Refund of Contributions</u>	\$41,100	\$41,100	\$41,100
<u>Deferred Beneficiaries</u>	\$0	\$0	\$0
<u>Retired Participants</u>			
Service retirements	\$2,411,703	\$2,411,703	\$2,407,187
Disability retirements	\$0	\$0	\$0
Beneficiaries receiving	\$0	\$0	\$0
DROP participants	\$0	\$0	\$0
Sub-total	\$2,411,703	\$2,411,703	\$2,407,187
<u>Grand Total</u>	<u>\$3,113,802</u>	<u>\$3,113,802</u>	<u>\$3,110,328</u>
<u>Funded Percentage</u>	145.32%	145.32%	145.48%

(Note: Funded percentage is equal to the ratio of the usable portion of the market value of assets divided by the present value of accrued benefits.)



Present Value of Vested Benefits

Table I-F

	Old Assumptions w/o Amendment	Old Assumptions w/ Amendment	New Assumptions w/ Amendment
<u>Actively Employed Participants</u>			
Retirement benefits	\$353,801	\$353,801	\$354,129
Termination benefits	\$0	\$0	\$0
Disability benefits	\$0	\$0	\$0
Death benefits	\$0	\$0	\$0
Refund of employee contributions	\$0	\$0	\$0
Sub-total	\$353,801	\$353,801	\$354,129
<u>Deferred Vested Participants</u>			
Retirement benefits	\$139,794	\$139,794	\$140,267
Termination benefits	\$0	\$0	\$0
Disability benefits	\$0	\$0	\$0
Death benefits	\$0	\$0	\$0
Refund of employee contributions	\$0	\$0	\$0
Sub-total	\$139,794	\$139,794	\$140,267
<u>Due a Refund of Contributions</u>	\$41,100	\$41,100	\$41,100
<u>Deferred Beneficiaries</u>	\$0	\$0	\$0
<u>Retired Participants</u>			
Service retirements	\$2,411,703	\$2,411,703	\$2,407,187
Disability retirements	\$0	\$0	\$0
Beneficiaries receiving	\$0	\$0	\$0
DROP participants	\$0	\$0	\$0
Sub-total	\$2,411,703	\$2,411,703	\$2,407,187
<u>Grand Total</u>	<u>\$2,946,398</u>	<u>\$2,946,398</u>	<u>\$2,942,683</u>



Entry Age Normal Accrued Liability

Table I-G

	Old Assumptions <u>w/o Amendment</u>	Old Assumptions <u>w/ Amendment</u>	New Assumptions <u>w/ Amendment</u>
<u>Actively Employed Participants</u>			
Retirement benefits	\$1,111,922	\$1,111,922	\$1,112,772
Termination benefits	\$0	\$0	\$0
Disability benefits	\$0	\$0	\$0
Death benefits	\$0	\$0	\$0
Refund of employee contributions	\$0	\$0	\$0
Sub-total	\$1,111,922	\$1,111,922	\$1,112,772
<u>Deferred Vested Participants</u>			
Retirement benefits	\$139,794	\$139,794	\$140,267
Termination benefits	\$0	\$0	\$0
Disability benefits	\$0	\$0	\$0
Death benefits	\$0	\$0	\$0
Refund of employee contributions	\$0	\$0	\$0
Sub-total	\$139,794	\$139,794	\$140,267
<u>Due a Refund of Contributions</u>	\$41,100	\$41,100	\$41,100
<u>Deferred Beneficiaries</u>	\$0	\$0	\$0
<u>Retired Participants</u>			
Service retirements	\$2,411,703	\$2,411,703	\$2,407,187
Disability retirements	\$0	\$0	\$0
Beneficiaries receiving	\$0	\$0	\$0
DROP participants	\$0	\$0	\$0
Sub-total	\$2,411,703	\$2,411,703	\$2,407,187
<u>Grand Total</u>	<u>\$3,704,519</u>	<u>\$3,704,519</u>	<u>\$3,701,326</u>



Actuarial Value of Assets

Table II-A

Market Value of Assets as of October 1, 2025 \$4,524,971

Minus advance employer contribution (\$129,079)

Actuarial Value of Assets as of October 1, 2025 \$4,395,892

Historical Actuarial Value of Assets

October 1, 2016	\$2,646,999
October 1, 2017	\$2,930,691
October 1, 2018	\$3,111,308
October 1, 2019	\$3,253,372
October 1, 2020	\$3,438,939
October 1, 2021	\$3,964,008
October 1, 2022	\$3,348,722
October 1, 2023	\$3,539,564
October 1, 2024	\$4,175,723
October 1, 2025	\$4,395,892

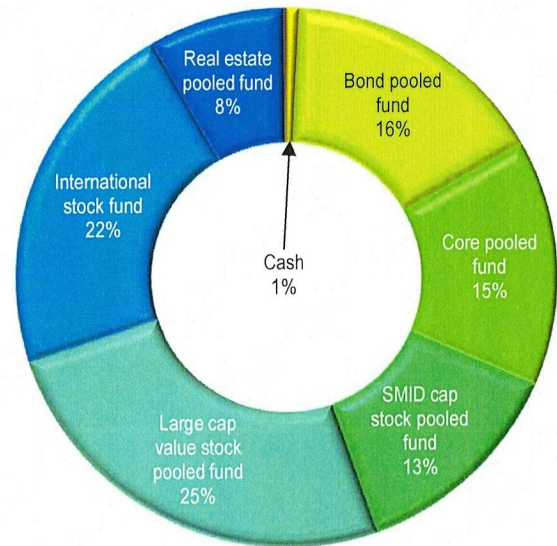


Market Value of Assets

Table II-B

As of October 1, 2025

Market Value of Assets	<u>\$4,524,971</u>
Cash	\$36,135
Bond pooled fund	\$722,705
Core pooled fund	\$668,502
SMID cap stock pooled fund	\$591,715
Large cap value stock pooled fund	\$1,147,294
International stock fund	\$984,686
Real estate pooled fund	\$365,869
Employer contribution receivable	\$3,415
Employee contribution receivable	\$4,650

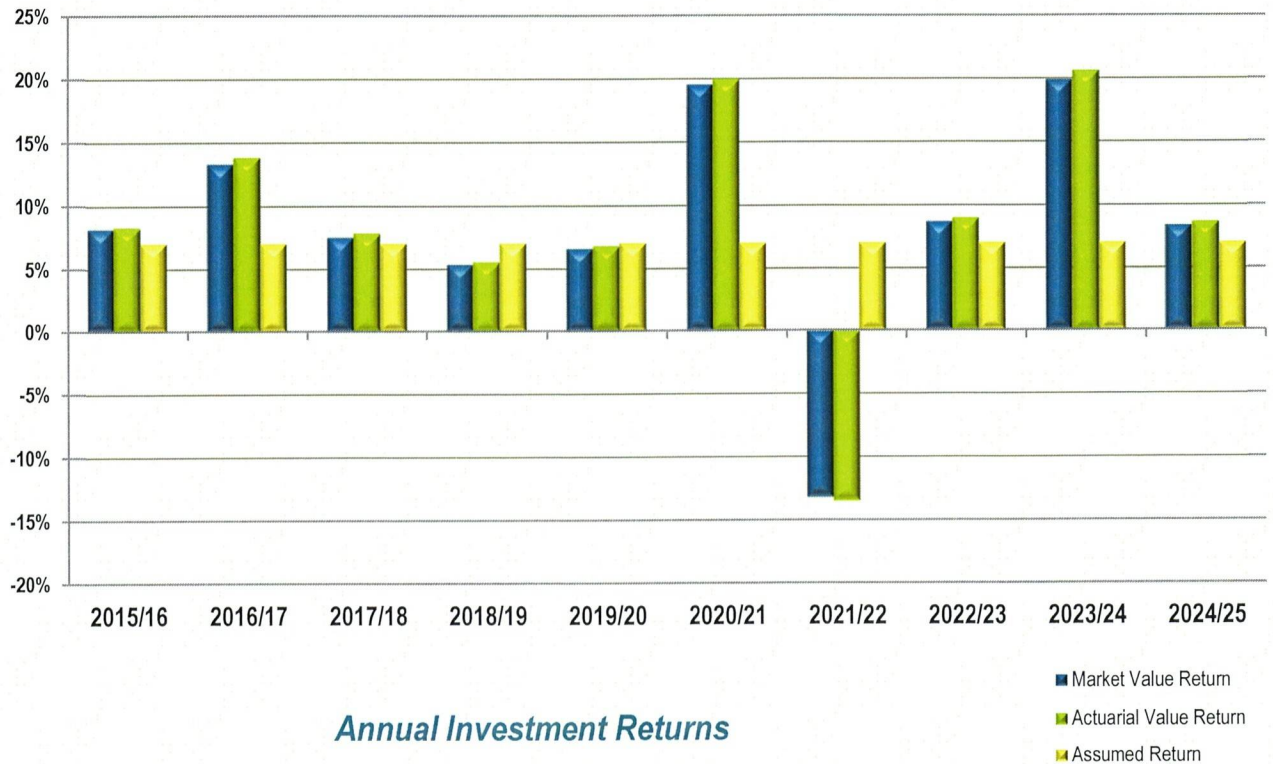
**Historical Market Value of Assets**

October 1, 2016	\$2,710,674
October 1, 2017	\$3,053,101
October 1, 2018	\$3,229,146
October 1, 2019	\$3,355,161
October 1, 2020	\$3,519,108
October 1, 2021	\$4,022,056
October 1, 2022	\$3,439,360
October 1, 2023	\$3,662,265
October 1, 2024	\$4,300,333
October 1, 2025	\$4,524,971



Investment Return

Table II-C



Plan	Market Value	Actuarial Value	Assumed
<u>Year</u>	<u>Return</u>	<u>Return</u>	<u>Return</u>
2015/16	8.19%	8.29%	7.00%
2016/17	13.34%	13.82%	7.00%
2017/18	7.51%	7.82%	7.00%
2018/19	5.35%	5.54%	7.00%
2019/20	6.59%	6.78%	7.00%
2020/21	19.54%	19.94%	7.00%
2021/22	-13.22%	-13.47%	7.00%
2022/23	8.69%	8.97%	7.00%
2023/24	19.89%	20.59%	7.00%
2024/25	8.37%	8.63%	7.00%
10yr. Avg.	8.05%	8.30%	7.00%



Asset Reconciliation

Table II-D

	<u>Market Value</u>	<u>Actuarial Value</u>
As of October 1, 2023	\$3,662,265	\$3,539,564
<i>Increases Due To:</i>		
Employer Contributions	\$79,404	\$79,404
Employee Contributions	\$110,114	\$110,114
Service Purchase Contributions	\$0	\$0
Total Contributions	<u>\$189,518</u>	<u>\$189,518</u>
Interest and Dividends	\$0	
Realized Gains (Losses)	\$0	
Unrealized Gains (Losses)	\$1,074,758	
Total Investment Income	<u>\$1,074,758</u>	\$1,074,758
Other Income	\$0	
Total Income	<u>\$1,264,276</u>	<u>\$1,264,276</u>
<i>Decreases Due To:</i>		
Monthly Benefit Payments	(\$327,584)	(\$327,584)
Refund of Employee Contributions	(\$37,827)	(\$37,827)
Total Benefit Payments	<u>(\$365,411)</u>	<u>(\$365,411)</u>
Investment Expenses	\$0	
Administrative Expenses	(\$36,159)	(\$36,159)
Advance Employer Contribution		(\$6,378)
Total Expenses	<u>(\$401,570)</u>	<u>(\$407,948)</u>
As of October 1, 2025	<u>\$4,524,971</u>	<u>\$4,395,892</u>



Historical Trust Fund Detail

Table II-E

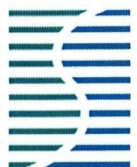
Income

Plan	Employer	Employee	Service	Interest /	Realized	Unrealized	Other
<u>Year</u>	<u>Contribs.</u>	<u>Contribs.</u>	<u>Purchase</u>	<u>Dividends</u>	<u>Gains /</u>	<u>Gains /</u>	<u>Income</u>
			<u>Contribs.</u>		<u>Losses</u>	<u>Losses</u>	
2015/16	\$66,435	\$45,069	\$0	\$0	\$0	\$205,331	\$0
2016/17	\$61,302	\$41,361	\$0	\$0	\$0	\$360,431	\$0
2017/18	\$34,538	\$40,911	\$0	\$0	\$0	\$227,404	\$0
2018/19	\$27,267	\$44,940	\$0	\$0	\$0	\$171,634	\$0
2019/20	\$27,081	\$47,741	\$0	\$0	\$0	\$219,428	\$0
2020/21	\$28,431	\$50,064	\$0	\$0	\$0	\$671,085	\$0
2021/22	\$32,590	\$55,442	\$0	\$0	\$0	-\$528,144	\$0
2022/23	\$32,063	\$55,177	\$0	\$0	\$0	\$295,717	\$0
2023/24	\$35,961	\$50,206	\$0	\$0	\$0	\$720,153	\$0
2024/25	\$43,443	\$59,908	\$0	\$0	\$0	\$354,605	\$0

Expenses

Plan	Monthly	Contrib.	Admin.	Invest.	Other Actuarial Adjustments
<u>Year</u>	<u>Benefit</u>				Advance
	<u>Payments</u>	<u>Refunds</u>	<u>Expenses</u>	<u>Expenses</u>	<u>Employer</u>
					<u>Contribs.</u>
2015/16	\$84,771	\$16,424	\$16,513	\$0	\$63,675
2016/17	\$104,821	\$7,536	\$8,310	\$0	\$58,735
2017/18	\$109,899	\$375	\$16,534	\$0	-\$4,572
2018/19	\$110,234	\$0	\$7,592	\$0	-\$16,049
2019/20	\$112,446	\$0	\$17,857	\$0	-\$21,620
2020/21	\$214,412	\$23,561	\$8,659	\$0	-\$22,121
2021/22	\$116,093	\$3,063	\$23,428	\$0	\$32,590
2022/23	\$124,390	\$26,796	\$8,866	\$0	\$32,063
2023/24	\$135,293	\$7,830	\$25,129	\$0	\$1,909
2024/25	\$192,291	\$29,997	\$11,030	\$0	\$4,469

Note: Information was not available to separate the investment expenses from the investment income nor was information available to separate the investment income by source.



Other Reconciliations

Table II-F

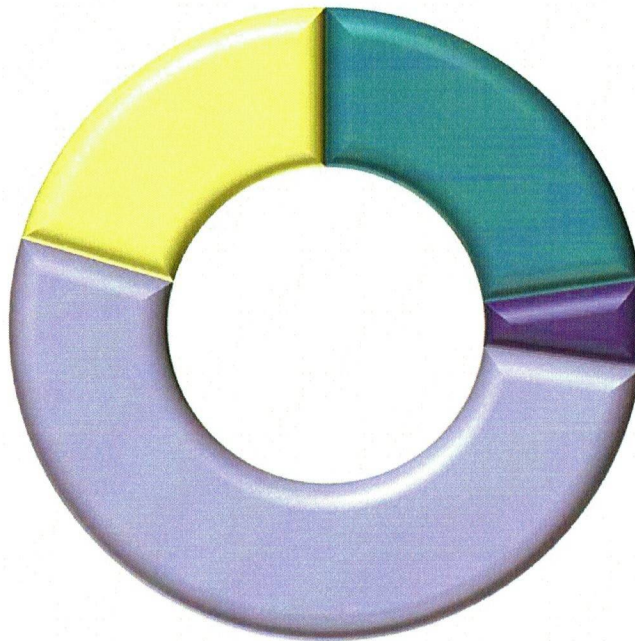
Advance Employer Contribution

Advance Employer Contribution as of October 1, 2023	\$122,701
Additional Employer Contribution	\$35,961
Minimum Required Contribution	(\$34,052)
Net Increase in Advance Employer Contribution	\$1,909
Advance Employer Contribution as of October 1, 2024	<u>\$124,610</u>
Additional Employer Contribution	\$43,443
Minimum Required Contribution	(\$38,974)
Net Increase in Advance Employer Contribution	\$4,469
Advance Employer Contribution as of October 1, 2025	<u>\$129,079</u>



Summary of Participant Data

Table III-A

As of October 1, 2025*Participant Distribution by Status*Actively Employed Participants

Active Participants	10
DROP Participants	0

Inactive Participants

Deferred Vested Participants	2
Due a Refund of Contributions	23
Deferred Beneficiaries	0

Participants Receiving a Benefit

Service Retirements	9
Disability Retirements	0
Beneficiaries Receiving	0

Total Participants 44Number of Participants Included in Prior Valuations

	<i>Active</i>	<i>DROP</i>	<i>Inactive</i>	<i>Retired</i>	<i>Total</i>
October 1, 2016	N/A	N/A	N/A	N/A	N/A
October 1, 2017	14	0	23	6	43
October 1, 2018	N/A	N/A	N/A	N/A	N/A
October 1, 2019	13	0	29	6	48
October 1, 2020	N/A	N/A	N/A	N/A	N/A
October 1, 2021	13	0	29	6	48
October 1, 2022	N/A	N/A	N/A	N/A	N/A
October 1, 2023	11	0	31	7	49
October 1, 2024	N/A	N/A	N/A	N/A	N/A
October 1, 2025	10	0	25	9	44



Data Reconciliation

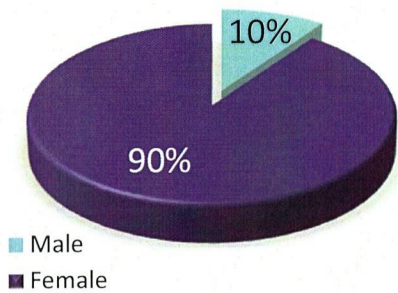
Table III-B

	<u>Active</u>	<u>DROP</u>	<u>Deferred Vested</u>	<u>Due a Refund</u>	<u>Def. Benef.</u>	<u>Service Retiree</u>	<u>Disabled Retiree</u>	<u>Benef. Rec'v.</u>	<u>Total</u>
<u>October 1, 2023</u>	11	0	3	28	0	7	0	0	49
<u>Change in Status</u>									
Re-employed									
Terminated	(2)			2					
Retired	(1)		(1)			2			
<u>Participation Ended</u>									
Transferred Out									
Cashed Out				(7)					(7)
Died									
<u>Participation Began</u>									
Newly Hired	2								2
Transferred In									
New Beneficiary									
<u>Other Adjustment</u>									
<u>October 1, 2025</u>	10	0	2	23	0	9	0	0	44

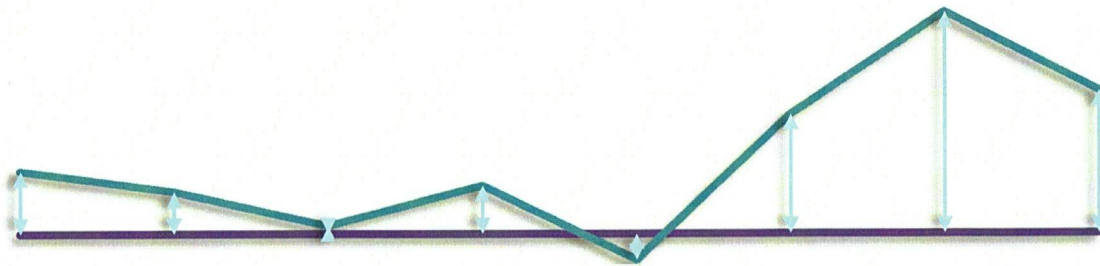


Active Participant Data

Table III-C

As of October 1, 2025**Gender Mix**

Average Age	43.7 years
Average Service	6.0 years
Total Annualized Compensation for the Prior Year	\$835,972
Total Expected Compensation for the Current Year	\$879,745
Average Increase in Compensation for the Prior Year	17.33%
Expected Increase in Compensation for the Current Year	5.34%
Accumulated Contributions for Active Employees	\$268,909

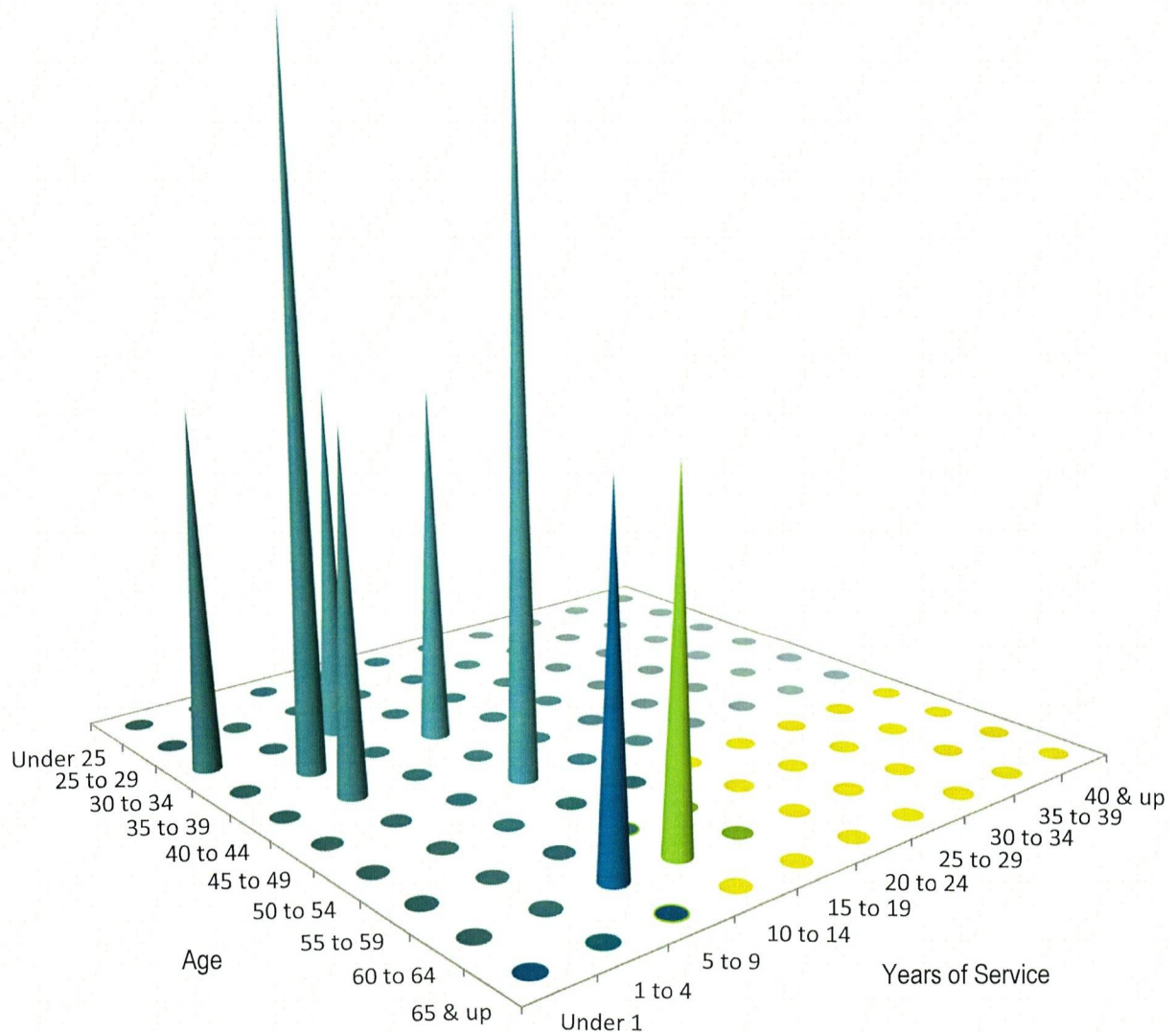
**Actual vs. Expected Salary Increases****Active Participant Statistics From Prior Valuations**

	Average Age	Average Service	Average Salary	Average Expected Salary Increase	Average Actual Salary Increase
October 1, 2016	N/A	N/A	N/A	4.50%	2.77%
October 1, 2017	41.8	3.7	\$43,542	4.50%	11.94%
October 1, 2018	N/A	N/A	N/A	4.50%	10.17%
October 1, 2019	42.9	4.7	\$52,147	4.50%	8.29%
October 1, 2020	N/A	N/A	N/A	4.50%	5.23%
October 1, 2021	48.8	5.6	\$60,096	4.50%	8.85%
October 1, 2022	N/A	N/A	N/A	4.50%	2.16%
October 1, 2023	45.8	5.0	\$56,318	4.50%	15.23%
October 1, 2024	N/A	N/A	N/A	4.50%	24.40%
October 1, 2025	43.7	6.0	\$83,597	4.50%	17.33%



Active Age-Service Distribution

Table III-D



Active Age-Service-Salary Table

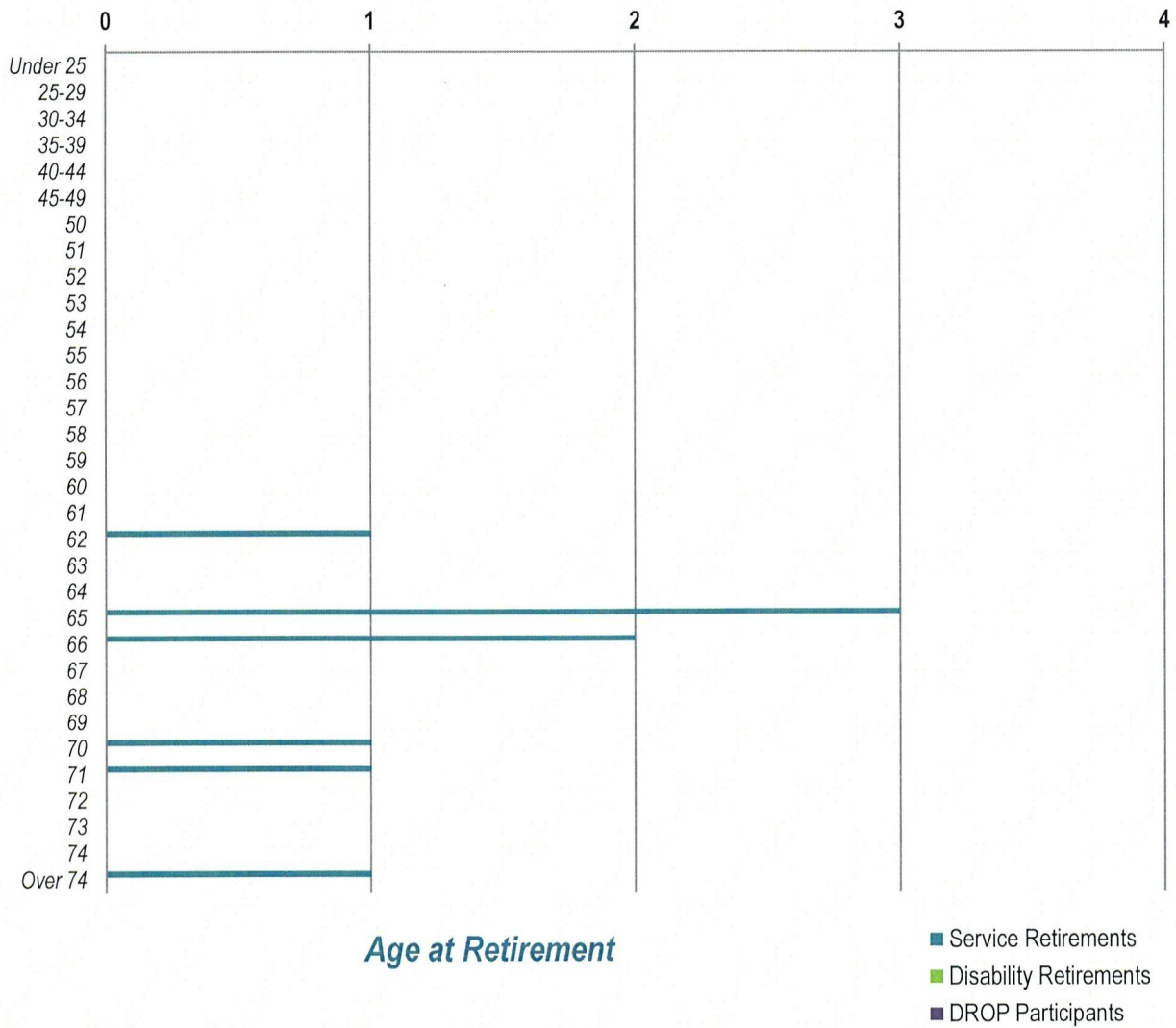
Table III-E

Attained Age	Completed Years of Service										Total
	Under 1	1 to 4	5 to 9	10 to 14	15 to 19	20 to 24	25 to 29	30 to 34	35 to 39	40 & up	
Under 25	0	0	0	0	0	0	0	0	0	0	0
Avg. Pay	0	0	0	0	0	0	0	0	0	0	0
25 to 29	0	0	0	0	0	0	0	0	0	0	0
Avg. Pay	0	0	0	0	0	0	0	0	0	0	0
30 to 34	1	0	1	0	0	0	0	0	0	0	2
Avg. Pay	55,104	0	65,820	0	0	0	0	0	0	0	60,462
35 to 39	0	2	0	1	0	0	0	0	0	0	3
Avg. Pay	0	66,418	0	171,940	0	0	0	0	0	0	101,592
40 to 44	0	1	0	0	0	0	0	0	0	0	1
Avg. Pay	0	67,106	0	0	0	0	0	0	0	0	67,106
45 to 49	0	0	0	2	0	0	0	0	0	0	2
Avg. Pay	0	0	0	83,910	0	0	0	0	0	0	83,910
50 to 54	0	0	0	0	0	0	0	0	0	0	0
Avg. Pay	0	0	0	0	0	0	0	0	0	0	0
55 to 59	0	0	0	0	0	0	0	0	0	0	0
Avg. Pay	0	0	0	0	0	0	0	0	0	0	0
60 to 64	0	0	1	1	0	0	0	0	0	0	2
Avg. Pay	0	0	109,281	66,066	0	0	0	0	0	0	87,674
65 & up	0	0	0	0	0	0	0	0	0	0	0
Avg. Pay	0	0	0	0	0	0	0	0	0	0	0
Total	1	3	2	4	0	0	0	0	0	0	10
Avg. Pay	55,104	66,647	87,551	101,456	0	0	0	0	0	0	83,597



Inactive Participant Data

Table III-F

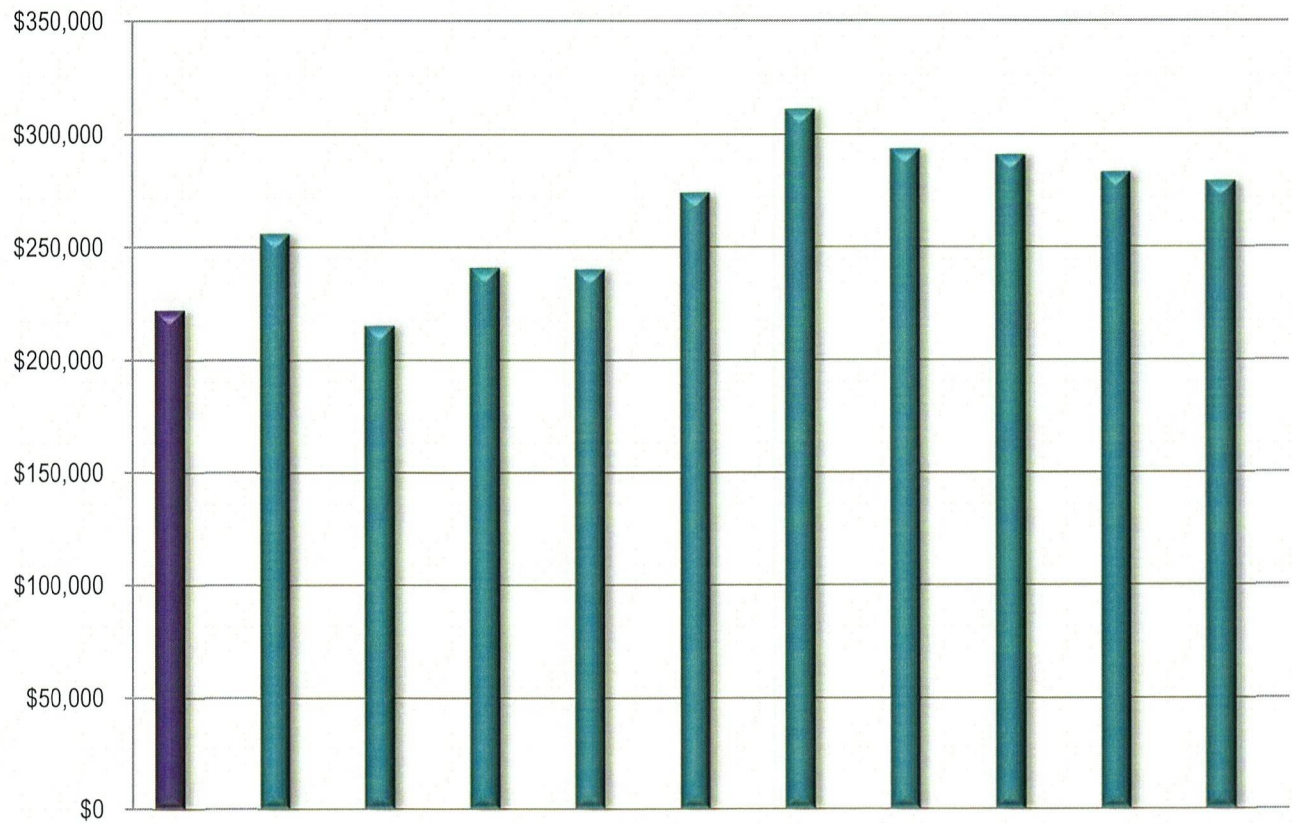
Average Monthly Benefit

Service Retirements	\$2,018.44
Disability Retirements	Not applicable
Beneficiaries Receiving	Not applicable
DROP Participants	Not applicable
Deferred Vested Participants	\$1,174.67
Deferred Beneficiaries	Not applicable



Projected Benefit Payments

Table III-G

Actual

For the period October 1, 2024 through September 30, 2025

\$222,288

Projected

For the period October 1, 2025 through September 30, 2026

\$256,109

For the period October 1, 2026 through September 30, 2027

\$215,173

For the period October 1, 2027 through September 30, 2028

\$240,935

For the period October 1, 2028 through September 30, 2029

\$240,284

For the period October 1, 2029 through September 30, 2030

\$274,044

For the period October 1, 2030 through September 30, 2031

\$311,243

For the period October 1, 2031 through September 30, 2032

\$293,521

For the period October 1, 2032 through September 30, 2033

\$290,935

For the period October 1, 2033 through September 30, 2034

\$283,159

For the period October 1, 2034 through September 30, 2035

\$279,331



Summary of Actuarial Methods and Assumptions

Table IV-A

NOTE: The following assumptions and methods have been selected and approved by the Board of Trustees based in part on the advice of the plan's enrolled actuary in accordance with the authority granted to the Board under the pension ordinances and State law. The salary increase assumption and incidence of mortality are based on an experience study conducted for the Florida Retirement System (FRS) in 2024 because the FRS covers a similar population of employees.

1. Actuarial Cost Method

Aggregate cost method. Under this actuarial cost method, a funding cost is developed for the plan as a level percentage of payroll. The level funding percentage is calculated as the excess of the total future benefit liability over accumulated assets and future employee contributions, with this excess spread over the expected future payroll for current active participants. The normal cost is equal to the level funding percentage multiplied by the expected payroll for the year immediately following the valuation date. The actuarial accrued liability is equal to the accumulated assets. Therefore, under the aggregate cost method, no unfunded accrued liability is developed.

2. Asset Method

The actuarial value of assets is equal to the market value of assets.

3. Interest (or Discount) Rate

7.00% per annum

4. Salary Increases

Plan compensation is assumed to increase in accordance with a service-based table, unless actual plan compensation is known for a prior plan year; rates range from 6.35% for an employee with zero years of service to 3.65% for employees with 30 or more years of service. *(Rates are based on an experience study conducted by the FRS in 2024.)*

5. Decrements

- Pre-retirement mortality: None is assumed.
- Post-retirement healthy mortality: Sex-distinct rates set forth in the PUB-2010 Headcount-Weighted Healthy Retiree Mortality Table for general employees, with full generational improvements in mortality using Scale MP-2021 and with male ages set back one year



Summary of Actuarial Methods and Assumptions

Table IV-A

(continued)

5. **Decrements** (continued)

- Post-retirement disabled mortality: Sex-distinct rates set forth in the PUB-2010 Headcount-Weighted Disabled Retiree Mortality Table for general employees, with full generational improvements in mortality using Scale MP-2021 and with both male and female ages set forward four years
- Disability: None is assumed.
- Termination: None is assumed.
- Retirement: Retirement is assumed to occur upon the attainment of normal retirement age.

No decrements are assumed to occur during the year immediately following the valuation date.

6. **Form of Payment**

Future retirees have been assumed to select the 10-year certain and life annuity.

7. **Expenses**

The total projected benefit liability has been loaded by 3.00% to account for anticipated administrative expenses. In addition, the interest rate set forth in item 3. above is assumed to be net of investment expenses and commissions.



Changes in Actuarial Methods and Assumptions

Table IV-B

Since the completion of the previous valuation, the salary increase and mortality rates were changed to the rates used by the FRS and the administrative expense loading was increased from 1.50% of the projected liability to 3.00% of the projected liability.

The following additional assumption and method changes were made during the past 10 years:

- (1) Effective October 1, 2021, the mortality basis was changed from the RP-2000 Combined Mortality Table with generational improvements in mortality using Scale BB to selected PUB-2010 Mortality Tables with generational improvements in mortality using Scale MP-2018.*
- (2) Effective October 1, 2017, the mortality basis was changed from a 2015 projection of the RP-2000 Mortality Table for annuitants to a full generational projection using Scale BB of the RP-2000 Combined Mortality Table as required by State law.*



Summary of Plan Provisions

Table V-A

1. **Monthly Accrued Benefit**

<i>For Division 1:</i>	3.00% of Average Final Compensation multiplied by Credited Service
<i>For Division 2:</i>	2.70% of Average Final Compensation multiplied by Credited Service
<i>For Division 3:</i>	2.60% of Average Final Compensation multiplied by Credited Service
<i>For Group C:</i>	2.00% of Average Final Compensation multiplied by Credited Service

2. **Normal Retirement Age and Benefit**• **Age**

- For Division 1:* Age 55 with at least 20 years of Credited Service; or
Age 62 with at least 10 years of Credited Service; or
- For those participants hired on or before October 1, 2004 with the City of Boca Raton:*
Age 55 with at least 15 years of Credited Service; or
Age 65 with at least 10 years of Credited Service
- For all other participants:*
Age 55 with at least 20 years of Credited Service; or
Age 65 with at least 10 years of Credited Service

• **Amount**

Monthly Accrued Benefit

• **Form of Payment**

- Actuarially increased single life annuity (optional);
- 10-year certain and life annuity (normal form of payment);
- Actuarially reduced 50% joint and contingent annuity (optional);
- Actuarially reduced 66 $\frac{2}{3}$ % joint and contingent annuity (optional);
- Actuarially reduced 75% joint and contingent annuity (optional);
- Actuarially reduced 100% joint and contingent annuity (optional);
- Any other actuarially equivalent form of payment approved by the Board; or
- Actuarially equivalent lump sum distribution (automatic if the single sum value of the participant's benefit is less than or equal to \$5,000 or the monthly annuity is less than \$100)

(Note: A participant may change his joint annuitant up to two times after retirement.)



Summary of Plan Provisions

Table V-A

(continued)

3. Early Retirement Age and Benefit

- **Age**
Age 50 with at least 20 years of Credited Service
- **Amount**
Monthly Accrued Benefit (payable at Normal Retirement Age); or
Monthly Accrued Benefit reduced by 5% for each year by which the participant's Early Retirement Date precedes his Normal Retirement Date (payable at Early Retirement Age)
- **Form of Payment**
Same as for Normal Retirement

4. Service Incurred Disability Eligibility and Benefit

- **Eligibility**
The participant is eligible if his disability was incurred during the course of his employment with the Housing Authority.
- **Condition**
The Board must find that the participant has a physical or mental condition resulting from bodily injury, disease, or a mental disorder which renders him incapable of employment with the Housing Authority.
- **Amount Payable**
Monthly Accrued Benefit
- **Form of Payment**
Single life annuity

5. Non-Service Incurred Disability Eligibility and Benefit

No benefit is provided other than the Early or Normal Retirement Benefit.

6. Delayed Retirement Age and Benefit

- **Age**
After Normal Retirement Age
- **Amount**
Monthly Accrued Benefit
- **Form of Payment**
Same as for Normal Retirement



Summary of Plan Provisions

Table V-A

(continued)

7. Deferred Vested Benefit

- **Age**
Any age with at least 10 years of Credited Service (*Three former employees who lost their position due to the sale of Banyan Place are fully vested in their accrued benefit under the plan regardless of their service.*)
- **Amount**
Monthly Accrued Benefit (payable at Normal Retirement Age); or
Monthly Accrued Benefit reduced by 5% for each year by which the participant's Early Retirement Date precedes his Normal Retirement Date (payable at Early Retirement Age)
- **Form of Payment**
Same as for Normal Retirement

8. Pre-Retirement Death Benefit

In the case of the death of a vested participant prior to retirement, his beneficiary will receive the participant's Monthly Accrued Benefit payable for 10 years beginning on the participant's early or normal retirement date. In the case of the death of a non-vested participant prior to retirement, his beneficiary will receive the participant's Accumulated Contributions in lieu of any other benefits payable from the plan.

9. Average Final Compensation

Average of the highest five years of Compensation (or career average, if higher)

10. Compensation

Total compensation paid by the employer for services rendered, excluding sick payout to the participant at retirement, bonuses, and vacation payout to the participant at employment termination; annual compensation in excess of \$200,000 (as indexed) is excluded in accordance with IRC §401(a)(17).

11. Credited Service

The elapsed time from the participant's date of hire until his date of termination, retirement, or death, provided that the participant transfers or purchases his prior service with the Boca Raton Housing Authority, under the City of Boca Raton General Employees Retirement Plan, or under the City of Boca Raton Management Employees Retirement Plan, as applicable.



Summary of Plan Provisions

Table V-A

(continued)

12. Accumulated Contributions

The Employee Contributions accumulated with interest at the rate of 5.00% per annum; if the participant terminates his employment with less than 10 years of Credited Service, he receives his Accumulated Contributions in lieu of any other benefits payable from the plan.

13. Participant Contribution

6.00% of earnings *(for Division 1 participants, 9.00% of earnings; for Division 2 participants, 8.00% of earnings; for Division 3 participants, 7.00% of earnings)*

14. Definition of Actuarially Equivalent

Based on 7.00% interest per annum and the unisex mortality table promulgated by the Internal Revenue Service (IRS) for purposes of Internal Revenue Code (IRC) section 417(e)(3).

15. Plan Effective Date

October 1, 2004

16. Automatic Annual Cost-of-Living Adjustment

Division 1 participants receive an automatic 2.00% annual cost-of-living adjustment for all retirement payments made at least two years after retirement; Division 2 participants receive an automatic 1.50% annual cost-of-living adjustment for all retirement payments made at least five years after retirement.



Summary of Plan Amendments

Table V-B

No significant plan changes were adopted since the completion of the previous valuation.

