

**RHODE ISLAND HOUSING AND MORTGAGE FINANCE  
CORPORATION**

**INTERIM FINANCIAL STATEMENTS  
AND SUPPLEMENTARY INFORMATION**

**SIX MONTHS ENDED DECEMBER 31, 2024**



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**RHODE ISLAND HOUSING AND MORTGAGE FINANCE CORPORATION**  
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## INDEPENDENT AUDITORS' REVIEW REPORT

Management and the Board of Commissioners  
Rhode Island Housing and Mortgage Finance Corporation  
Providence, Rhode Island

### Results of Review of Interim Financial Information

We have reviewed the accompanying interim financial statements of Rhode Island Housing and Mortgage Finance Corporation (the Corporation), a component unit of the State of Rhode Island, which comprise the combining statement of net position as of December 31, 2024, and the related combining statements of revenues, expenses, and changes in net position, and cash flows for the six month period then ended, the discretely presented component unit statement of fiduciary net position as of December 31, 2024, and the related statement of changes in fiduciary net position for the six month period then ended, and the related notes (collectively referred to as the interim financial information).

Based on our review, we are not aware of any material modifications that should be made to the accompanying interim financial information for it to be in accordance with accounting principles generally accepted in the United States of America.

### Basis for Review Results

We conducted our review in accordance with auditing standards generally accepted in the United States of America (GAAS) applicable to reviews of interim financial information. A review of interim financial information consists principally of applying analytical procedures and making inquiries of persons responsible for financial and accounting matters. A review of interim financial information is substantially less in scope than an audit conducted in accordance with GAAS, the objective of which is an expression of an opinion regarding the financial information as a whole, and accordingly, we do not express such an opinion. We are required to be independent of the Corporation and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our review. We believe that the results of the review procedures provide a reasonable basis for our conclusion.

### Responsibilities of Management for the Interim Financial Information

Management is responsible for the preparation and fair presentation of the interim financial information 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 interim financial information that is free from material misstatement, whether due to fraud or error.

**Required Supplementary Information**

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and schedule of changes in total OPEB liability – and related ratios as listed in the Table of Contents be presented to supplement the interim financial statements. Such information, although not a required part of the interim financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting and for placing the interim financial statements in an appropriate operational, economic, or historical context. Such information is the responsibility of management. We have not audited or reviewed the required supplementary information and we do not express an opinion, a conclusion, nor provide any assurance on the information.

**Supplementary Information**

Our review was conducted to obtain limited assurance as a basis for reporting whether we were aware of any material modification that should be made to the financial statements for them to be in accordance with accounting principles generally accepted in the United States of America. The supplementary information as referenced in the Table of Contents is presented for purposes of additional analysis and is not a required part of the interim financial statements. Such supplementary information is the responsibility of management and was derived from, and relates directly to, the underlying accounting and other records used to prepare the interim financial statements. The supplementary information has been subjected to the review procedures applied in our review of the interim financial statements. We are not aware of any material modifications that should be made to the supplementary information. We have not audited the supplementary information and do not express an opinion on it.



**CliftonLarsonAllen LLP**

Cranston, Rhode Island  
May 13, 2025

**RHODE ISLAND HOUSING AND MORTGAGE FINANCE CORPORATION**  
**(A COMPONENT UNIT OF THE STATE OF RHODE ISLAND)**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**SIX MONTHS ENDED DECEMBER 31, 2024**  
**(UNAUDITED)**

The accompanying basic financial statements include Rhode Island Housing and Mortgage Finance Corporation (the Corporation) and Affordable Housing Trust Fund (the Trust, a component unit of the Corporation), collectively referred to as Rhode Island Housing.

This section of Rhode Island Housing's financial statements presents Rhode Island Housing's management's discussion and analysis of the Corporation's financial position and performance as of December 31, 2024, and for the six months then ended. This discussion and analysis is intended to serve as an introduction to the Corporation's basic financial statements. The Corporation's basic financial statements, accompanying notes, and supplementary information should be read in conjunction with the following discussion.

**Financial Highlights**

The financial highlights (in millions) of the Corporation as of and for the six months ended December 31, 2024, increased from the previous year as follows:

	<u>Amount</u>	<u>Percent</u>
Mortgage Loans, Gross	\$ 116.7	7.9
Investments	394.8	29.0
Cash and Cash Equivalents	134.3	32.9
Total Assets	610.9	18.9
Bonds and Notes Payable	554.7	24.5
Total Net Position	3.4	1.0
Total Revenues	28.9	22.2
Total Expenses	25.3	21.2
Operating Income (before FMV adjustment)	3.6	33.6

Investments and mortgage loans represent the two largest categories of the Corporation's total assets at 45.5% and 41.6%, respectively. The increase in mortgage loans from the prior year is a result of new multi-family mortgages financed through Federal and State grant programs. New single-family mortgage production is securitized and categorized as an investment, resulting in an increase in Investments.

Bonds and notes payable represent the largest component of total liabilities at 80.5%. The increase relates to the issuance of single-family and multi-family bonds.

The increases in Total Revenues and Total Expenses relate to increases in investment interest, bond interest expenses and growth in grant activities.

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**Overview of the Financial Statements**

The Corporation engages only in business-type activities; that is, activities that are financed in whole or in part by charges to external parties for services, with funding sources that are primarily external to the Corporation. As a result, the Corporation's basic financial statements include the statement of net position, the statement of revenues, expenses, and changes in net position, the statement of cash flows, and the notes to the financial statements. These basic financial statements are designed to provide readers with a broad overview of the Corporation's finances, in a manner similar to a private-sector business.

The statement of net position presents information on the Corporation's assets, liabilities, deferred inflows and outflows of resources, and net position. Over time, increases or decreases in the Corporation's net position may serve as an indicator of whether the financial position of the Corporation is improving or deteriorating. Other factors, both internal and external to the Corporation, should be considered when evaluating the Corporation's financial position. The statement of revenues, expenses, and changes in net position presents information on how the Corporation's net position changed during the year.

All assets, liabilities, deferred inflows and outflows of resources, and changes in net position are reported using the accrual basis of accounting for governmental entities and are reported as soon as the underlying event giving rise to the asset or liability and resulting change in net position occurs, regardless of the timing of when a corresponding amount of cash is received or paid. Consequently, certain revenues and expenses reported in the statement of revenues, expenses, and changes in net position will result in cash flows in future periods.

The Affordable Housing Trust Fund (the Trust) is a separate legal entity created pursuant to a trust agreement initiated by the Corporation. The Trust is a private-purpose trust established to assist in activities that involve the creation and preservation of affordable housing in the State of Rhode Island (the State). All resources of the Trust, including income from investments and other revenues, are held in trust for the benefit of private and nonprofit organizations. There is no requirement that any portion of the Trust's resources be preserved as capital. The Trust administers its affairs through its trustees, records its assets in segregated accounts and maintains financial records separate from the Corporation.

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**Operating Activity of the Corporation**

The following table summarizes the components of operating income, before the adjustment required to record investments at fair value as required by the Governmental Accounting Standards Board (GASB) Statement No. 72:

	Six Months Ended December 31,		
	(in thousands)		
	2024	2023	% Change
<b>Revenues:</b>			
Interest Income on Loans	\$ 35,395	\$ 32,304	9.6
Earnings on Investments	46,440	30,746	51.0
Gain on Sale of Loans	4,240	5,673	(25.3)
Grant Revenue	60,891	50,515	20.5
Other	11,800	10,640	10.9
Total Revenues	158,766	129,878	22.2
<b>Expenses:</b>			
Interest Expense	49,968	36,093	38.4
Provision for Loan Losses	-	1,000	(100.0)
REO Expenditures	23	(555)	(104.1)
Bond Issuance Costs	3,562	3,188	11.7
Early retirement of debt	-	-	-
Operating Expenses	23,468	22,171	5.8
Grant Expense	60,616	50,435	20.2
Other Expenses	6,713	6,754	(0.6)
Total Expenses	144,350	119,086	21.2
<b>Operating Income Before Adjusting Investments to Fair Value</b>	<b>\$ 14,416</b>	<b>\$ 10,792</b>	<b>33.6</b>

Operating income, after adjusting investments to fair value, was \$18.7 million for the six-month period ended December 31, 2024, and \$30.8 million for the six-month period ended December 31, 2023. GASB Statement No. 31, which requires investments to be recorded at fair value, resulted in an increase in income of \$4.3 million in 2024 compared to an increase in income of \$20.0 million in 2023.

The fair value of investments held in the form of Mortgage-backed Securities fluctuates in accordance with the changing interest rate environment. The Corporation intends to hold these investments to maturity, and does not expect to realize any gains or losses on these investments.

Gain on sale of loans was \$4.2 million for the six months ended December 31, 2024 compared to \$5.7 million for the six months ended December 31, 2023. Fluctuations are a result of different financing strategies to take advantage of changing market conditions. Loans can be sold to Fannie Mae, Freddie Mac or securitized and sold in the To-Be-Announced market which generates immediate revenue and increases the gain on sale of loans. In the past year, loans were primarily financed through tax-exempt bonds, securitized, and held as investments providing stable revenue over the life of the loans. This strategy results in an increase in investments, yielding increased earnings on investments.

**RHODE ISLAND HOUSING AND MORTGAGE FINANCE CORPORATION**  
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Operating expenses of the Corporation (personnel services, other administrative expenses, and depreciation and amortization of other assets) totaled \$23.5 million for the six months ended December 31, 2024, a decrease of 5.8% from \$22.2 million for the six months ended December 31, 2023. The increase in 2024 is a result of expenses relating to the administration of federal programs.

Net interest income (interest on loans and investments less interest expense) is the largest component of the Corporation's operating income. Net interest income totaled \$31.9 million for the six months ended December 31, 2024, an increase of 18.2% from \$27.0 million for the six months ended December 31, 2023. Interest income on loans and investments increased by \$18.8 million from 2023 to 2024. Net interest income as a percentage of average bonds and notes payable was 2.50% in 2024 and 2.58% in 2023. Interest income on loans as a percentage of total loans was 5.28% in 2024 and 4.82% in 2023, while interest expense on bonds and notes was 3.93% in 2024 and 3.45% in 2023. This resulted in a spread margin (i.e., differential between loans and bonds) of 1.35% in 2024 and 1.36% in 2023.

The Corporation's revenue recognition policy for delinquent loans requires that interest will stop accruing and any accrued interest will be reversed if any loan becomes 90 days past due on the contractual obligation. The Corporation will commence accruing interest income on such loans once the loans are made current.

There were no additions to the provision for loan loss for the six months ended December 31, 2024 and an addition to the provision for loan loss was \$1.0 million for the six months ended December 31, 2023. The adequacy of the allowance is based on a review of the Corporation's loan portfolio and an analysis of its current characteristics. The primary economic factors incorporated into the allowance estimates are: (1) recent performance characteristics of the single-family portfolio, and (2) net operating cash flows of the developments associated with multi-family loans.

For single-family loans, an estimate of loss reserve is based on current delinquency, historical loss experience, and the last instance of economic softness and real estate depreciation.

For the multi-family portfolios, a specific loan loss reserve analysis is performed for every loan demonstrating signs of financial strain. Cash flow projections are developed from the most recent audited financials for each of the sites which may be experiencing difficulty, and which have a mortgage loan. For each of these sites, an analysis of value is calculated and compared to the loan balance. This methodology is equivalent to the formulation of the income approach found in standard real estate appraisals. Beyond the specific reserves derived above, a general reserve is also established. The general reserve is based on a range of reserve percentages applicable to each loan portfolio.

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**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**SIX MONTHS ENDED DECEMBER 31, 2024**  
**(UNAUDITED)**

**Financial Analysis of the Corporation**

The following table summarizes certain financial information regarding the Corporation's financial position:

	Six Months Ended December 31,		
	(in thousands)		
	2024	2023	% Change
Loans Receivable, Net	\$ 1,493,576	\$ 1,419,002	5.3
Investments	1,753,978	1,359,185	29.0
Cash and Cash Equivalents	542,130	407,798	32.9
Other Assets	61,877	54,656	13.2
Total Assets	<u>3,851,561</u>	<u>3,240,641</u>	<u>18.9</u>
Deferred Outflows of Resources	4,660	3,061	52.2
Bonds and Notes Payable	2,823,064	2,268,376	24.5
Other Liabilities	683,589	628,655	8.7
Total Liabilities	<u>3,506,653</u>	<u>2,897,031</u>	<u>21.0</u>
Deferred Inflows of Resources	<u>4,571</u>	<u>5,065</u>	<u>(9.8)</u>
Net Position:			
Net Investment in Capital Assets	8,202	8,940	(8.3)
Restricted	204,955	211,868	(3.3)
Unrestricted	131,840	120,798	9.1
Total Net Position	<u>\$ 344,997</u>	<u>\$ 341,606</u>	<u>1.0</u>

Total assets of the Corporation increased 18.9% from December 31, 2023 to December 31, 2024. Bonds and notes payable totaled \$2.8 billion as of December 31, 2024, an increase of \$554.7 million, or 24.5%, from December 31, 2023.

During the six-month period ended December 31, 2024, the Corporation issued \$380.1 million of single-family bonds and \$87.9 million of multi-family bonds to finance new loan production. In addition, \$4.7 million of single-family bonds and \$8.8 million of multi-family bonds were redeemed prior to maturity under provisions in the bond resolutions that allow mortgage prepayments, excess revenues and refunded amounts to be used for such purposes.

As of December 31, 2024 and 2023, the net position-to-asset ratio was 9.0% and 10.5%, respectively, while the loan-to-asset ratio was 38.8% and 43.8%, respectively. The decrease in the net position-to-asset ratio is driven by increases in investments. The loan to asset ratio also continues to trend down as investments continue to trend upward, driven by the investing strategy. These ratios reflect the application of GASB Statement No. 72 and 91.

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**External Influences**

The economy and the level of unemployment in the State of Rhode Island have a direct impact on the Corporation's delinquency experience within its portfolio. As of December 31, 2024, Rhode Island's unemployment rate was 4.6% compared to 3.4% as of December, 2023. The Corporation has experienced an increase in its 90+ delinquency rate to 4.44% in 2024 from 3.34% in 2023.

**Requests for Information**

This management's discussion and analysis is designed to provide a general overview of the Corporation's finances. Questions concerning this report may be addressed to the Director of Accounting, Rhode Island Housing and Mortgage Finance Corporation, 44 Washington Street, Providence, Rhode Island, 02903. The Corporation maintains a website at: [www.rihousing.com](http://www.rihousing.com).

**RHODE ISLAND HOUSING AND MORTGAGE FINANCE CORPORATION**  
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**COMBINING STATEMENT OF NET POSITION**  
**DECEMBER 31, 2024**  
**(SEE INDEPENDENT AUDITORS' REVIEW REPORT)**  
**(UNAUDITED)**

	Operating Fund	Single-Family Fund	Multi-Family Fund	Total
<b>ASSETS</b>				
Loans Receivable	\$ 833,600,855	\$ 333,125,197	\$ 392,547,099	\$ 1,559,273,151
Less: Allowance for Loan Losses	(91,526,225)	(16,978,128)	-	(108,504,353)
Loans Receivable, Net	<u>742,074,630</u>	<u>316,147,069</u>	<u>392,547,099</u>	<u>1,450,768,798</u>
Loans held for Sale	42,807,643	-	-	42,807,643
Investments	129,972,264	1,614,868,327	9,137,175	1,753,977,766
Accrued Interest - Loans	2,090,781	954,074	2,147,290	5,192,145
Accrued Interest - Investments	16,178	6,782,217	99,100	6,897,495
Cash and Cash Equivalents	207,633,510	230,022,650	104,473,986	542,130,146
Accounts Receivable, Net	16,871,624	130,076	-	17,001,700
Other Assets, Net	26,346,312	6,438,572	-	32,784,884
Total Assets	<u>1,167,812,942</u>	<u>2,175,342,985</u>	<u>508,404,650</u>	<u>3,851,560,577</u>
<b>DEFERRED OUTFLOWS OF RESOURCES</b>				
Loan Origination Costs	-	1,584	-	1,584
Hedging Instruments	2,390,829	-	-	2,390,829
Deferred OPEB Outflows	2,267,957	-	-	2,267,957
Total Deferred Outflows of Resources	<u>4,658,786</u>	<u>1,584</u>	<u>-</u>	<u>4,660,370</u>
Total Assets and Deferred Outflows of Resources	<u>\$ 1,172,471,728</u>	<u>\$ 2,175,344,569</u>	<u>\$ 508,404,650</u>	<u>\$ 3,856,220,947</u>
<b>LIABILITIES</b>				
Bonds and Notes Payable	\$ 375,272,582	\$ 2,056,988,989	\$ 390,802,461	\$ 2,823,064,032
Accrued Interest Payable on Bonds and Notes	2,104,232	19,292,665	3,519,689	24,916,586
Accounts Payable and Accrued Liabilities	21,550,089	389,007	75,744	22,014,840
Fees, Net	1,358,085	31,736	1,983,302	3,373,123
Escrow Deposits	624,147,577	-	9,137,176	633,284,753
Total Liabilities	<u>1,024,432,565</u>	<u>2,076,702,397</u>	<u>405,518,372</u>	<u>3,506,653,334</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>				
Deferred OPEB Inflow	4,570,961	-	-	4,570,961
Total Deferred Inflows of Resources	<u>4,570,961</u>	<u>-</u>	<u>-</u>	<u>4,570,961</u>
<b>NET POSITION</b>				
Net Investment in Capital Assets	8,202,224	-	-	8,202,224
Restricted by Bond Resolutions	3,426,143	98,642,172	102,886,278	204,954,593
Unrestricted	131,839,835	-	-	131,839,835
Total Net position	<u>143,468,202</u>	<u>98,642,172</u>	<u>102,886,278</u>	<u>344,996,652</u>
Total Liabilities, Deferred Inflows of Resources, and Net Position	<u>\$ 1,172,471,728</u>	<u>\$ 2,175,344,569</u>	<u>\$ 508,404,650</u>	<u>\$ 3,856,220,947</u>

See Notes to the Interim Financial Statements.

**RHODE ISLAND HOUSING AND MORTGAGE FINANCE CORPORATION**  
**(A COMPONENT UNIT OF THE STATE OF RHODE ISLAND)**  
**COMBINING STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION**  
**SIX MONTHS ENDED DECEMBER 31, 2024**  
**(SEE INDEPENDENT AUDITORS' REVIEW REPORT)**  
**(UNAUDITED)**

	Operating Fund	Single-Family Fund	Multi-Family Fund	Total
<b>OPERATING REVENUES</b>				
Interest Income on Loans	\$ 13,285,508	\$ 6,013,936	\$ 10,287,828	\$ 29,587,272
Interest Income Attributable to Internal Servicing Activities	5,807,624	-	-	5,807,624
Total Interest Income on Loans	19,093,132	6,013,936	10,287,828	35,394,896
Income on Investments:				
Earnings on Investments	2,687,242	41,919,936	1,833,186	46,440,364
Fees	10,125,734	-	-	10,125,734
Servicing Fee Income	1,658,334	-	-	1,658,334
Grant Revenue	60,891,412	-	-	60,891,412
Miscellaneous Income	16,226	-	-	16,226
Gain on Sale of Loans	4,239,593	-	-	4,239,593
Total Operating Revenues	98,711,673	47,933,872	12,121,014	158,766,559
<b>OPERATING EXPENSES</b>				
Interest Expense	7,860,894	36,029,152	6,078,120	49,968,166
Personnel Services	15,304,757	-	-	15,304,757
Other Administrative Expenses	5,962,991	-	-	5,962,991
Housing Initiatives	1,080,040	-	-	1,080,040
REO (Recoveries) Expenditures	23,830	(444)	-	23,386
Bad Debt (Recoveries) Expense	575	-	-	575
Arbitrage rebate	17,102	159,977	19,558	196,637
Bond Issuance Costs	296,901	2,748,325	516,593	3,561,819
Depreciation and Amortization of Other Assets	1,944,833	255,070	-	2,199,903
Loan Costs	(219,055)	5,254,856	348,422	5,384,223
State Rental Subsidy Program	51,938	-	-	51,938
Grant Expense	60,616,067	-	-	60,616,067
Total Operating Expenses	92,940,873	44,446,936	6,962,693	144,350,502
<b>OPERATING INCOME (LOSS)</b>	5,770,800	3,486,936	5,158,321	14,416,057
Net Increase(Decrease) in Fair Value of Investments	(489,020)	4,776,736	-	4,287,716
Transfers In (Out)	2,651,578	-	(2,651,578)	-
<b>CHANGE IN NET POSITION</b>	7,933,358	8,263,672	2,506,743	18,703,773
Net Position - Beginning of Year	135,534,844	90,378,500	100,379,535	326,292,879
<b>NET POSITION - END OF YEAR</b>	<u>\$ 143,468,202</u>	<u>\$ 98,642,172</u>	<u>\$ 102,886,278</u>	<u>\$ 344,996,652</u>

See Notes to the Interim Financial Statements.

**RHODE ISLAND HOUSING AND MORTGAGE FINANCE CORPORATION**  
**(A COMPONENT UNIT OF THE STATE OF RHODE ISLAND)**  
**COMBINING STATEMENT OF CASH FLOWS**  
**SIX MONTHS ENDED DECEMBER 31, 2024**  
**(SEE INDEPENDENT AUDITORS' REVIEW REPORT)**  
**(UNAUDITED)**

	Operating Fund	Single-Family Fund	Multi-Family Fund	Total
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>				
Interest on Loans Receivable	\$ 19,050,029	\$ 6,138,183	\$ 10,207,280	\$ 35,395,492
Repayment of Loans Receivable	63,915,090	14,301,979	13,630,580	91,847,649
Fees Collected (Paid)	11,706,605	(3,473)	(10,899)	11,692,233
Other Receipts (Disbursements), Net	49,980,491	-	9,137,176	59,117,667
Loans Disbursed	(119,976,017)	(9,500,878)	(44,850,000)	(174,326,895)
Accounts Receivable, Net	6,216,985	-	-	6,216,985
Accounts Receivable Expenses	(575)	-	-	(575)
Allowance for Loan Receivable Losses	31,069,784	(21,872)	-	31,047,912
Income on REO Properties	(23,830)	444	-	(23,386)
Bond Issuance Costs	(296,901)	(2,748,325)	(516,593)	(3,561,819)
Personnel Services	(15,304,757)	-	-	(15,304,757)
Other Administrative Expenses	(5,962,991)	-	-	(5,962,991)
Housing Initiative Expenses	(1,080,040)	-	-	(1,080,040)
Other Assets	(1,902,828)	(2,163,649)	-	(4,066,477)
Arbitrage Rebate	(17,102)	(159,977)	(19,558)	(196,637)
Accounts Payable and Accrued Liabilities	492,363	159,977	19,558	671,898
Gain (Loss) on Sale of Loans	4,206,485	(5,254,856)	(348,422)	(1,396,793)
State Rental Subsidy Program	(51,938)	-	-	(51,938)
Transfers from (to) Other Programs	2,651,578	-	(2,651,578)	-
Net Cash Provided (Used) by Operating Activities	44,672,431	747,553	(15,402,456)	30,017,528
<b>CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES</b>				
Proceeds from Sale of Bonds and Notes	237,025,000	384,985,553	87,855,000	709,865,553
Payment of Bond and Note Principal	(229,689,316)	(29,690,000)	(11,840,000)	(271,219,316)
Interest Paid on Bonds and Notes	(7,876,730)	(34,693,316)	(5,215,546)	(47,785,592)
Net Cash Provided (Used) by Noncapital Financing Activities	(541,046)	320,602,237	70,799,454	390,860,645
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>				
Redemption of Investments	309,722,019	86,027,813	2,360,620	398,110,452
Earnings on Investments	2,687,490	40,774,399	1,734,086	45,195,975
Purchase of Investments	(312,407,965)	(328,232,590)	(11,497,795)	(652,138,350)
Net Cash Provided (Used) by Investing Activities	1,544	(201,430,378)	(7,403,089)	(208,831,923)
<b>NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS</b>				
	44,132,929	119,919,412	47,993,909	212,046,250
Cash and Cash Equivalents - Beginning of Year	163,500,581	110,103,238	56,480,077	330,083,896
<b>CASH AND CASH EQUIVALENTS - END OF YEAR</b>	<b>\$ 207,633,510</b>	<b>\$ 230,022,650</b>	<b>\$ 104,473,986</b>	<b>\$ 542,130,146</b>

See Notes to the Interim Financial Statements.

**RHODE ISLAND HOUSING AND MORTGAGE FINANCE CORPORATION**  
**(A COMPONENT UNIT OF THE STATE OF RHODE ISLAND)**  
**COMBINING STATEMENT OF CASH FLOWS (CONTINUED)**  
**SIX MONTHS ENDED DECEMBER 31, 2024**  
**(SEE INDEPENDENT AUDITORS' REVIEW REPORT)**  
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	Operating Fund	Single-Family Fund	Multi-Family Fund	Total
Reconciliation of Operating Income (Loss) to Net Cash Provided (Used) by Operating Activities:				
Operating Income (Loss) after FV adjustment	\$ 5,281,780	\$ 8,263,672	\$ 5,158,321	\$ 18,703,773
Adjustments:				
Earnings on Investments	(2,687,490)	(40,774,399)	(1,734,086)	(45,195,975)
Net (Increase) Decrease in Fair Value of Investments	489,020	(4,776,736)	-	(4,287,716)
Interest Paid on Bonds and Notes	7,876,730	34,693,316	5,215,546	47,785,592
Amortization of Bond Premium/Discount		(1,481,225)	880	(1,480,345)
Transfer of investments and/or Net Position	2,651,578	-	(2,651,578)	-
(Increase) Decrease in Assets:				
Loans Receivable/Loss Allowance	(24,404,242)	4,779,230	(31,219,420)	(50,844,432)
Accrued Interest - Loans	(43,103)	124,247	(80,548)	596
Accrued Interest - Investments	247	(1,145,537)	(99,100)	(1,244,390)
Accounts Receivable, Net	5,630,083	-	-	5,630,083
Other Assets	42,005	(1,908,677)	-	(1,866,672)
(Increase) Decrease in Deferred Outflows	(252,163)	98	-	(252,065)
Increase (Decrease) in Liabilities:				
Accrued Interest - Bonds and Notes	(15,836)	2,817,061	861,694	3,662,919
Accounts Payable and Accrued Liabilities	492,363	159,977	19,558	671,898
Fees, Net	(77,462)	(3,474)	(10,899)	(91,835)
Escrow Deposits	49,688,921	-	9,137,176	58,826,097
Total Adjustments	<u>39,390,651</u>	<u>(7,516,119)</u>	<u>(20,560,777)</u>	<u>11,313,755</u>
Net Cash Provided (Used) by Operating Activities	<u>\$ 44,672,431</u>	<u>\$ 747,553</u>	<u>\$ (15,402,456)</u>	<u>\$ 30,017,528</u>

See Notes to the Interim Financial Statements.

**RHODE ISLAND HOUSING AND MORTGAGE FINANCE CORPORATION**  
**(A COMPONENT UNIT OF THE STATE OF RHODE ISLAND)**  
**STATEMENT OF FIDUCIARY NET POSITION – PRIVATE PURPOSE TRUST COMPONENT UNIT**  
**AFFORDABLE HOUSING TRUST**  
**DECEMBER 31, 2024**  
**(SEE INDEPENDENT AUDITORS' REVIEW REPORT)**  
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**ASSETS**

Loans Receivable	\$ 76,347,207
Less Allowance for Loan Losses	<u>(13,169,728)</u>
Loans Receivable, Net	63,177,479
Investments	10,503,405
Accrued Interest - Loans	174,930
Accrued Interest - Investments	12,494
Cash and Cash Equivalents	40,904,527
Accounts Receivable, Net	17,781
Other Assets, Net	<u>403,137</u>
Total Assets	<u><u>\$ 115,193,753</u></u>

**LIABILITIES**

Accounts payable and accrued liabilities	<u>\$ 340</u>
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**NET POSITION**

Restricted for Organizations	<u>115,193,413</u>
Total Liabilities and Net Position	<u><u>\$ 115,193,753</u></u>

See Notes to the Interim Financial Statements.

**RHODE ISLAND HOUSING AND MORTGAGE FINANCE CORPORATION**  
**(A COMPONENT UNIT OF THE STATE OF RHODE ISLAND)**  
**STATEMENT OF CHANGES IN FIDUCIARY NET POSITION – PRIVATE PURPOSE TRUST**  
**COMPONENT UNIT AFFORDABLE HOUSING TRUST**  
**SIX MONTHS ENDED DECEMBER 31, 2024**  
**(SEE INDEPENDENT AUDITORS' REVIEW REPORT)**  
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<b>ADDITIONS:</b>	
Interest Income on Loans	\$ 1,187,657
Earnings on Investments:	
Interest on Investments	588,199
Trust Receipts	1,104,072
Total Additions	<u>2,879,928</u>
 <b>DEDUCTIONS:</b>	
Housing Initiatives	1,000,000
Cost to Sell Loans	340
Total Deductions	<u>1,000,340</u>
 <b>CHANGE IN NET POSITION</b>	 1,879,588
Net Increase (Decrease) in Fair Value of Investments	(17,111)
Net Position - Beginning of Year	<u>113,330,936</u>
 <b>NET POSITION - END OF YEAR</b>	 <u><u>\$ 115,193,413</u></u>

See Notes to the Interim Financial Statements.

**RHODE ISLAND HOUSING AND MORTGAGE FINANCE CORPORATION**  
**(A COMPONENT UNIT OF THE STATE OF RHODE ISLAND)**  
**NOTES TO INTERIM FINANCIAL STATEMENTS**  
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**NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**A. Organization and Description of Financial Reporting Entity**

Rhode Island Housing and Mortgage Finance Corporation (the Corporation) is a public instrumentality established in 1973 by an Act of the Rhode Island General Assembly. The Corporation was created to originate loans and administer other activities to expand the supply of housing available to persons of low and moderate income and to stimulate the construction and rehabilitation of housing and health care facilities in the State of Rhode Island (the State). It has the power to issue negotiable notes and bonds to achieve its corporate purpose. The notes and bonds do not constitute a debt of the State, and the State is not liable for the repayment of such obligations.

The Corporation is considered a component unit of the State and is included in the State's annual comprehensive financial report.

The Corporation is exempt from federal and state income taxes.

In evaluating the inclusion of other separate and distinct legal entities as component units within its financial reporting structure, the Corporation applies the criteria prescribed by Governmental Accounting Standards Board (GASB). Through the application of GASB criteria, the Corporation determined that the Affordable Housing Trust Fund (the Trust) is a component unit of the Corporation, and the Trust has been presented in the accompanying fiduciary fund financial statements. Control over and financial accountability for the Trust is determined based on appointments by a voting majority of the Trust's trustees.

**B. Affordable Housing Trust Fund**

The Affordable Housing Trust Fund (the Trust) is a separate legal entity created pursuant to a trust agreement initiated by the Corporation. The Trust is a private-purpose trust established to assist in activities that involve the creation and preservation of affordable housing in the State. All resources of the Trust, including income on investments and other revenues, are held in trust for the benefit of private and nonprofit organizations. Trust receipts are derived from payments related to affordable housing preservation transactions and funds received to administer housing programs. There is no requirement that any portion of the Trust's resources be preserved as capital. The Trust administers its affairs through its trustees, records its assets in segregated accounts, and maintains financial records separate from the Corporation.

**RHODE ISLAND HOUSING AND MORTGAGE FINANCE CORPORATION**  
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**NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**C. Financial Statement Presentation, Measurement Focus, and Basis of Accounting**

The Corporation engages only in business-type activities. Business-type activities are activities that are financed in whole or in part by fees charged to external parties. The accompanying combining statement of net position, statement of revenues, expenses, and changes in net position, and statement of cash flows (enterprise fund financial statements) present the financial information of the Corporation.

The Corporation classifies its business-type activities into funds, reported as separate columns within the enterprise fund financial statements, each representing a fiscal and accounting entity with a self-balancing set of accounts segregated to carry on specific activities in accordance with bond resolutions established under various trust indentures, special regulations restrictions, or limitations. All interfund activity has been eliminated from the combining totals in the accompanying financial statements. Transfers between funds are made to cover the operating costs associated with management of bond resolutions. Transfers also consist of reimbursement of collateral for bond resolutions previously funded by the operating fund.

The Operating Fund accounts for the receipt of income not directly pledged to the repayment of specific bonds and notes, expenses related to the Corporation's administrative functions, and for various housing program activities that are not covered by bond resolutions. The Operating Fund also accounts for the activities of the Corporation's two separate subsidiaries: Rhode Island Housing Equity Corporation and Rhode Island Housing Development Corporation. The Single-Family Housing Fund includes transactions and programs designed to provide affordable housing to eligible persons and families within the State for properties with one to four dwelling units. All loans whether originated by the Corporation or purchased from participating lenders, are in compliance with bond resolutions. The Multi-Family Fund includes financing activities with the intent to originate multi-family loans secured by a lien.

The Trust engages only in fiduciary activities. Separate financial statements are presented for the Trust as fiduciary activities are excluded from presentation in the financial statements.

The Corporation and the Trust use the economic resources measurement focus and accrual basis of accounting. The accompanying financial statements have been prepared in conformance with generally accepted accounting principles (GAAP) for governments as prescribed by GASB, which is the accepted standard-setting body for establishing governmental accounting and financial reporting principles.

**RHODE ISLAND HOUSING AND MORTGAGE FINANCE CORPORATION**  
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**NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**C. Financial Statements Presentation, Measurement Focus, and Basis of Accounting (Continued)**

The Corporation has presented an unclassified combining statement of net position in accordance with financial institution industry trade practice. Although contractual terms define the principal amounts of loans receivable and the amount of principal required to be paid on bonds and notes payable within one year from the date of the combining statement of net position, the actual principal amounts received on loans and repaid on bonds and notes are significantly affected by changes in interest rates, economic conditions, and other factors. Consequently, the principal amount of loans receivable and the principal amount payable for bonds and notes based on contractual terms would not be representative of actual amounts received or paid, and such amounts are not reliably estimable.

The Corporation distinguishes between operating and nonoperating revenues and expenses. Operating revenues and expenses generally result from services provided in connection with the Corporation's principal ongoing operations. The Corporation reports the Net Increase (Decrease) in the Fair Value of Investments as nonoperating. The intent of the Corporation is to hold the investments to maturity which will not result in realized gains or losses. Operating expenses include the cost of services provided, administrative expenses, and depreciation and amortization expense. All other revenues and expenses are reported as nonoperating revenues and expenses.

**D. Loans Receivable and Allowance for Loan Losses**

Loans receivables are reported at their outstanding principal balance adjusted for any charge-offs and the allowance for loan losses.

In general, interest income on loans receivable is recognized on the accrual basis. A loan is considered delinquent when payments are not made in accordance with contractual terms. Loans go into "nonaccrual status" when loan payments are delinquent for ninety days or more. Interest income is no longer accrued, and any accrued interest is reversed. Loans are returned to accrual status when all amounts contractually due are brought current or the loans have been restructured and future payments are reasonably assured. For certain deferred loans which specify that interest is payable based on available cash flow or the availability of other specified sources, related interest is recorded as income when received.

Losses on loans are provided for under the allowance method of accounting. The allowance is increased by provisions charged to operating expenses and by recoveries of previously charged-off loans. The allowance is decreased as loans are charged off.

**RHODE ISLAND HOUSING AND MORTGAGE FINANCE CORPORATION**  
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**NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**D. Loans Receivable and Allowance for Loan Losses (Continued)**

The allowance represents an amount that management believes will be adequate to provide for potential loan losses based on an evaluation of collectability and prior loss experience, known and inherent risk in the portfolio, changes in the nature, and volume of the loan portfolio, overall portfolio quality, specifically identified high risk loans, the estimated value of the underlying collateral, current and anticipated economic conditions that may affect the borrower's ability to pay, historical loss experience, and the types of mortgage insurance or guarantee programs provided by outside parties. Substantially all loans are secured by real estate in Rhode Island; accordingly, the ultimate collectability of the loans is susceptible to changes in market conditions in the area. Management believes the allowance for loan losses is adequate. While management uses available information to recognize losses on loans, evaluation assessments made by management are inherently subjective and future adjustments to the allowance may be necessary if economic conditions differ substantially from the assumptions used at the time of the evaluation.

Loans originated and intended for sale in the secondary market are carried at the lower of cost or estimated fair value in the aggregate. Such loans are presented as loans held for sale on the accompanying statements of net position. Gains and losses from sales of loans are recognized based upon the difference between the fair value of mortgage-backed securities forward contracts at date of commitment and the carrying value of the underlying loans.

**E. Cash and Cash Equivalents**

Cash and cash equivalents represent funds on deposit with various financial institutions and funds held by the trustees of the various bond programs. Deposits held in financial institutions and all highly liquid investments, such as U.S. Treasury Bills and Notes, with original maturities of 90 days or less are considered cash and cash equivalents.

**F. Investments**

Investments held by the Corporation consist of those permitted by the various bond resolutions and the Corporation's investment policy. Investments include securities of the U.S. Government and of U.S. Government agencies, securities guaranteed by the U.S. Government and U.S. Government agencies, savings accounts, and guaranteed investment contracts.

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

**F. Investments (Continued)**

In accordance with GASB Statement No. 72 (GASB 72), money market investments having a remaining maturity of one year or less at time of purchase are reported at amortized cost if the fair value of such investments is not significantly affected by the impairment of the credit standing of the issuer or by other factors. Investments in nonparticipating interest earning investment contracts, such as nonnegotiable and nontransferable guaranteed investment contracts, which are redeemable at contract or stated value rather than fair value based on current market rates and certificates of deposit with redemption terms that do not consider market rates, are reported at cost or amortized cost provided that the fair value of such contracts is not significantly affected by the impairment of the credit standing of the issuer or other factors. Investments not reported at cost or amortized cost are reported at fair value in accordance with GASB No. 72. The fair value of securities is provided by an investment trustee as reported by recognized pricing firms. The reported amounts of investments not otherwise reported at fair value approximate their fair value.

All investment income, including changes in the fair value of investments, is reported as revenue in the Corporation's statements of revenues, expenses, and changes in net position and in the Trust's statement of changes in fiduciary net assets. The Corporation records a liability for the portion of investment income that is rebateable to the United States government under Section 103A of the Internal Revenue Code, as amended, (the Code) for tax-exempt bonds sold after 1981. The Code requires that such excess investment income be remitted to the Internal Revenue Service. Such rebateable investment income is included in accounts payable and accrued liabilities in the accompanying statement of net position and recorded within operating expenses in the statement of revenues, expenses, and changes in net position.

**G. Bond Issuance Costs, Premiums, Discounts, and Early Retirements**

In accordance with GASB Statement No. 65, costs associated with issuing bonds are reported in the combining statement of revenues, expenses, and changes in net position in the year the bond is issued. In addition, when refinancing debt, the costs associated with the refinanced bond are also reported in the combining statement of revenues, expenses, and changes in net position in the year in which the bond is refinanced.

Premiums and discounts are capitalized and amortized using a method that approximates the interest method over the life of the related issue or to the date the Corporation has the option to redeem the bonds.

The Corporation periodically retires bonds prior to their redemption date. Any premium paid on the call related to the early retirement of bonds that are not refunded is reported in the combining statements of revenues, expenses, and changes in net position.

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

**H. Other Assets**

Other assets of the Corporation are principally comprised of property and equipment, certain other real estate owned, and deferred servicing costs related to service release premiums paid to participating originating lenders for the origination of single-family loans. The Corporation depreciates property and equipment on a straight-line basis over the assets' estimated lives, which range from 3 to 40 years.

The Corporation states its other real estate owned acquired through or in lieu of foreclosure at the lower of cost or fair value less the cost to sell. The fair value of such assets is determined based on independent appraisals and other relevant factors. Other real estate owned in the Single-Family Fund is partially insured or guaranteed by outside parties and it is anticipated that the Corporation will recover substantially all the balance of these assets through such insurance and from proceeds from the sale of the underlying properties. The Corporation holds such properties for subsequent sale in a manner that will allow maximization of value. Carrying costs relating to other real estate owned are recorded in the Operating Fund.

**I. Total Other Postemployment Benefits Other than Pensions (OPEB) Liability**

The total OPEB liability is measured as the portion of the actuarial present value of projected benefits that is attributed to past periods of employee service. The total OPEB liability is measured as of a date (measurement date) no earlier than the end of the employer's prior fiscal year and no later than the end of the current fiscal year, consistently applied from period to period. The measurement date for the reported liability was June 30, 2023.

The Corporation reports total OPEB liability as a component of accounts payable and accrued liabilities on the combining statement of net position.

**J. Deferred Inflows and Outflows of Resources**

Deferred outflows of resources represent the consumption of net assets that applies to a future period or periods and so will not be recognized as an outflow of resources (expense) until then. Deferred inflows of resources represent an acquisition of net assets that applies to a future period or periods and so will not be recognized as an inflow of resources (revenue) until that time.

The Corporation reports deferred outflows of resources related to loan origination costs in the combining statement of net position. Expenses will be recognized once the related loans are sold.

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

**J. Deferred Inflows and Outflows of Resources (Continued)**

Fair values of both hedging derivatives and investment derivatives (if any) are presented on the combining statements of net position either as a derivative liability (negative fair value) or as a derivative asset (positive fair value). The difference between the notional amount and fair value of the derivatives that are determined to be effective hedges is recorded as a deferred inflow or outflow of resources on the Corporation's combining statements of net position. The Corporation uses derivative financial instruments to manage and reduce the exposure to adverse fluctuations in interest rates and to lower the overall cost of financing. The Corporation's derivatives consist of forward sales contracts to sell mortgage-backed securities in the To-Be-Announced market and interest rate swap agreements entered into with rated swap counterparties in connection with its issuance of variable rate mortgage revenue bonds.

The Corporation reports deferred outflows and inflows related to Other Postemployment Benefits (OPEB) in the statement of net position which result from differences between expected and actual experience, changes in assumptions or other inputs and contributions after the measurement date. These amounts are deferred and included in OPEB expense in a systematic and rational manner over a period equal to the average of the expected remaining service lives of all employees that are provided with benefits, the one exception being contributions made after the measurement date which are recognized as OPEB expense in the following year.

The Corporation reports a deferred inflow of resources related to OPEB. That deferred inflow results from contributions made subsequent to the measurement date.

**K. Net Position**

Net position is classified into three components: net investment in capital assets, restricted, and unrestricted. Net investment in capital assets represents the net book value of all capital assets reduced by the outstanding balances of bonds and other debt and deferred inflows of resources, if any, used to acquire, construct, or improve these assets, and increased by deferred outflows of resources related to those assets, if any. Restricted net position consists of restricted assets that have been limited in use as specified either externally by creditors, contributors, laws, or government regulations, or internally by enabling legislation or law. Restricted assets are reduced by liabilities and deferred inflows of resources related to the restricted assets. Unrestricted net position consists of amounts not included in net investment in capital assets or restricted net position.

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

**K. Net Position (Continued)**

The Corporation classifies all net position amounts associated with its bond resolutions as restricted net position. Under bond indentures, all assets assigned to these programs are pledged for the benefit of the bondholders of each program; consequently, the Corporation classifies all such amounts, while retained in the bond programs, as restricted. Transfers from the bond programs to the Operating Fund are made when transfers are approved and authorized by the Corporation's management and such amounts are not specifically required to be retained within the bond program. Transfers during the period ended December 31, 2024, include cash transfers for reimbursement of activities in support of the bond programs.

Restricted net position in the Operating Fund is comprised of the amount of assets required to be pledged as collateral to a lender in excess of outstanding amounts borrowed, as well as assets restricted for federal programs. At December 31, 2024, the restricted amount totaled \$3,426,143.

**L. Interest Income on Loans**

The Corporation presents two categories of interest income. The first category, "interest income on loans," represents the interest component of the mortgagors' payments due to all mortgage servicing entities (including the Corporation's Operating Fund). The second category, "interest income attributable to internal servicing activities," represents compensation earned for mortgage servicing for those loans serviced by the Corporation. Together, these two components comprise interest income on loans owned by the Corporation.

**M. Use of Estimates**

Management has made several estimates and assumptions relating to the reporting of assets and liabilities, revenues and expenses, and disclosure of contingent assets and liabilities when preparing the financial statements in conformity with accounting principles generally accepted in the United States. Actual results could differ from those estimates.

**RHODE ISLAND HOUSING AND MORTGAGE FINANCE CORPORATION**  
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**NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**N. Fee and Grant Revenue**

Recognition of grant revenue is recognized and accrued based on legal and contractual requirements established by each grantor. For grants not restrictive as to specific purposes and revocable only for failure to comply with general prescribed requirements, revenues are recognized when actually received. Where expenditure is the prime factor in determining eligibility, grant revenue is recognized as allowable expenditures are made. Fee income is accrued as earned and includes fees received from loan originations, securitization premiums, loan servicing fees and Section 8 administrative fees received from the U.S. Department of Housing and Urban Development (HUD), including administrative fees that are paid by HUD to the Corporation under the Performance-Based Contract Administration (PBCA) contract for certain Section 8 projects throughout Rhode Island.

**NOTE 2 RESTRICTED ASSETS**

Certain assets are restricted by covenants and agreements as a result of transactions, including bond sales, mortgages generated with lending institutions, and funding provided by HUD programs. All Assets in the Single-Family and Multi-Family Funds are restricted. Restricted assets in the Operating Fund include Cash and Cash Equivalents, Investments, Loans, and Other Assets. At December 31, 2024, restricted assets in the Operating Fund totaled \$950,669,888.

**NOTE 3 LOANS RECEIVABLE**

The Corporation provides single-family mortgage loans to qualified borrowers in the State. Mortgage loans are generally required to be insured through the Federal Housing Administration (FHA), guaranteed by the Department of Veterans Administration (VA) or USDA Rural Development, or conventionally financed with traditional primary mortgage insurance. Under the single-family program guidelines, conventionally financed single-family mortgage loans with an initial loan-to-value ratio of greater than 80% are insured by private mortgage insurance carriers. As these loans amortize and the loan-to-value ratio falls below 80%, the private mortgage insurance coverage may be terminated.

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**NOTE 3 LOANS RECEIVABLE (CONTINUED)**

At December 31, 2024, the single-family mortgage loan balances in the Single-Family Fund are insured, subject to maximum insurable limits described below:

Private Mortgage Insurance	\$ 35,997,710
FHA Insurance	144,598,003
VA Guaranteed	2,608,433
USDA/RD Guaranteed	3,011,542
Uninsured	146,909,509
Total	<u>\$ 333,125,197</u>

The FHA program insures the repayment of the unpaid principal amount of the mortgage upon foreclosure and conveyance of title to the Secretary of HUD. The insurance proceeds are usually paid in cash, but at the discretion of the Secretary, may be settled through issuance of 20-year debentures. The VA mortgage loan guarantee covers from 25% up to 50% of the original principal amount of a loan up to a maximum of \$60,000 depending on the loan amount. Private mortgage insurers must be qualified to insure mortgages purchased by the Federal Home Loan Mortgage Corporation or the Federal National Mortgage Association (FNMA) and must be authorized to do business in the State. Private mortgage insurance typically covers between 6% and 35% of claims depending upon the premium plan and coverage selected when the loan is originated. The risk exists that if these private mortgage insurance companies are not able to honor claims, these loans would be considered uninsured.

The Corporation has entered into a risk-sharing agreement with HUD whereby HUD will provide partial mortgage insurance on affordable multi-family housing developments financed by the Corporation. The risk of loss to the Corporation varies from 10% to 50% depending on the level of participation by HUD. In the Multi-Family Fund and Operating Fund, loan balances at December 31, 2024 of \$315,655,279 and \$303,161,039, respectively, are insured under such agreements subject to maximum participation limits. At December 31, 2024, loan balances of \$6,113,649, in the Trust are also insured under such agreements.

In May 2012, the Corporation entered into an agreement with FNMA whereby single-family mortgage loans originated under the Corporation's program guidelines may be sold directly to FNMA or pooled into a mortgage-backed security that will be guaranteed by FNMA. In October 2020, the Corporation entered into an agreement with Freddie Mac whereby single-family mortgage loans originated under the Corporation's program guidelines may be sold directly to Freddie Mac or pooled into a mortgage-backed security that would be guaranteed by Freddie Mac. As of December 31, 2024, 2,956 loans had been sold directly to FNMA, 942 loans had been sold directly to Freddie Mac, and eight mortgage-backed securities had been issued.

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**NOTE 3 LOANS RECEIVABLE (CONTINUED)**

As of December 31, 2024, the percentage of loan dollars that are in a first lien position by fund is as follows:

Operating	52.3%
Single-Family	83.6%
Multi-Family	89.5%
Affordable Housing Trust	34.2%

The payment of interest by borrowers on certain loans recorded in the Corporation's Operating Fund, Single-Family Fund, and Multi-Family Fund is deferred and payable by borrowers only from available cash flow, as defined in the loan agreements or other specified sources. Interest income on such loans is recorded only when received from the borrower. For the six months ended December 31, 2024, interest received under such deferred loan arrangements was \$72,592 in the Operating Fund and \$103,295 in the Single-Family Fund. In addition, the Corporation administers certain federal and state loan programs, which are either deferred forgivable loans or noninterest bearing to the Corporation. Loans under these programs totaled \$350,964,771 at December 31, 2024.

At December 31, 2024, principal balances outstanding under deferred and noninterest-bearing loan arrangements are as follows:

Operating Fund:	
Single-Family Loans	\$ 39,617,244
Multi-Family Loans	375,493,777
Subtotal	<u>415,111,021</u>
Single-Family Fund:	
Single-Family Loans	19,445,077
Total	<u>\$ 434,556,098</u>

Certain loans recorded in the Corporation's Operating Fund and Single-Family Fund are on nonaccrual status due to delinquency over 90 days. At December 31, 2024, principal outstanding under such nonaccrual status loans is as follows:

Operating Fund:	
Single-Family Loans	\$ 12,910,523
Multi-Family Loans	-
Subtotal	<u>12,910,523</u>
Single-Family Fund:	
Single-Family Loans	20,148,446
Total	<u>\$ 33,058,969</u>

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**NOTE 3 LOANS RECEIVABLE (CONTINUED)**

A summary of the changes in the allowance for loan receivable losses at December 31, 2024 for the Corporation is as follows:

Balance - Beginning of Year	\$ 77,456,441
Loans Charged Off, Net of Recoveries	(537,013)
Write-Down of REO Properties	(31,972)
Provision for Federal/State Program Loans	30,941,897
Provision for Loan Losses	675,000
Balance - End of Period	<u><u>\$ 108,504,353</u></u>

In addition to the allowance for loan losses, the Corporation maintains an escrow account funded by certain mortgage lenders (the Mortgage Lender's Reserve Account). This Mortgage Lenders Reserve Account equals a percentage of the outstanding principal balance of certain mortgage loans purchased from an applicable mortgage lender and is available to the Corporation in the event the proceeds realized upon the default and foreclosure of any covered mortgage loan is less than the amount due to the Corporation. At December 31, 2024, the Mortgage Lender's Reserve Account totaled \$204,076.

**NOTE 4 CASH AND CASH EQUIVALENTS AND INVESTMENTS**

**Cash and Cash Equivalents**

The Corporation assumes levels of custodial credit risk for its cash and cash equivalents. Custodial credit risk is the risk that in the event of a financial institution failure, the Corporation's deposits may not be returned to it. Cash and cash equivalents are exposed to custodial credit risk as follows: a) uninsured and uncollateralized; b) uninsured and collateralized with securities held by the financial institution trust departments in the Corporation's or Trust's name; and c) uninsured and collateralized with securities held by financial institution trust departments or agents which are not held in the Corporation's or Trust's name.

The State requires that certain uninsured deposits of the State and State Agencies be collateralized. Section 35-10.1-7 of the General Laws of the State, dealing with the collateralization of public deposits, requires all time deposits with maturities of greater than 60 days and all deposits in institutions that do not meet its minimum capital standards as required by its Federal regulator be collateralized. The Corporation does not have any additional policy regarding custodial credit risk for its deposits.

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**NOTE 4 CASH AND CASH EQUIVALENTS AND INVESTMENTS (CONTINUED)**

**Cash and Cash Equivalents (Continued)**

Cash and cash equivalents in the Single-Family Fund and Multi-Family Fund are principally invested in short-term United States Government money market funds. The funds are rated AAA and invested only in U.S. Treasuries, U.S. Agencies and repurchase agreements collateralized by U.S. Treasury and Agency securities. Since the funds offer a floating rate that tends to move with other market U.S. risk-free rates, there is substantially no interest rate risk associated with these short-term investments. Because of the quality of the underlying securities in the asset pool and the institutions involved in the management and custody, there is no material credit or custodial risk in this portfolio. These investments are used as temporary cash management instruments. The fair value of these money market funds reflects the net asset value reported by the fund administrator, which is a stable \$1 per unit. The underlying investments which are short-term cash equivalent type investments are generally carried at amortized cost which approximates fair value. There are no withdrawal limitations for the money market mutual funds.

**Investments**

The first objective of the Corporation investment strategy is to minimize risk and maximize the preservation of capital. All investments are to be made in a manner to minimize any risk which would jeopardize the safety of the principal invested. The second objective is to maintain sufficient liquidity to match cash flow requirements. The third objective is to maximize yield after satisfying the first two objectives. Other major considerations include diversification of risk and maintenance of credit ratings.

Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of an investment in a debt instrument. As a means of limiting exposure to fair value losses arising from rising interest rates, the Board of Commissioners (the Board) established an investment policy for the Corporation's Operating Fund. The maximum investments in certain maturities or repricing maturities are as follows:

<u>Maturity</u>	<u>Maximum Investment</u>
Less than One Year	100%
One to Five Years	25%
Greater than Five Years	0%

At December 31, 2024, the Operating Fund holds three investments with a maturity of greater than five years. These investments are marketable securities that are pledged as collateral to a lender for borrowings.

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**NOTE 4 CASH AND CASH EQUIVALENTS AND INVESTMENTS (CONTINUED)**

**Investments (Continued)**

While each of the bond resolutions contains investment policies which describe acceptable investments, there are no specific policies for percentage maximum investments with respect to the Single-Family Fund, Multi-Family Fund, and the Trust (collectively referred to as the Other Funds). The Corporation strives to match asset and liability maturities. The Corporation manages interest rate risk by considering variables such as mortgage prepayment frequency, expected asset lives, utilization of interest sensitivity gap (segmented time distribution), and simulation analysis.

At December 31, 2024, the distribution of investments by remaining or repricing maturity is as follows:

	<u>1 Year or Less</u>	<u>&gt;1-5 Years</u>	<u>5 Years or More</u>	<u>Total</u>
<b>Operating Fund:</b>				
US Govt Obligations	\$ 1,292,139	\$ -	\$ 1,456,895	\$ 2,749,034
<b>Single-Family Fund:</b>				
US Govt Obligations	-	-	1,609,919,837	1,609,919,837
US Agency Obligations	-	-	4,948,490	4,948,490
GICs	-	-	-	-
Total Single-Family Fund	-	-	1,614,868,327	1,614,868,327
<b>Multi-Family Fund:</b>				
US Govt Obligations	-	-	-	-
US Agency Obligations	-	-	-	-
GICs	-	9,137,175	-	9,137,175
Total Multi-Family Fund	-	9,137,175	-	9,137,175
<b>Escrows</b>	-	127,223,230	-	127,223,230
<b>Subtotal</b>	1,292,139	136,360,405	1,616,325,222	1,753,977,766
<b>AHT:</b>				
US Agency Obligations	30,890	-	-	30,890
US Govt Obligations	-	-	10,472,515	10,472,515
Total AHT	30,890	-	10,472,515	10,503,405
<b>Total</b>	<u>\$ 1,323,029</u>	<u>\$ 136,360,405</u>	<u>\$ 1,626,797,737</u>	<u>\$ 1,764,481,171</u>

Included in the table above are escrow funds relating to homeowners and to multi-family developments. The Corporation is not exposed to interest rate risk relating to escrows since the income and market gains or losses on these investments flow directly into the respective escrow deposit liability accounts.

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**NOTE 4 CASH AND CASH EQUIVALENTS AND INVESTMENTS (CONTINUED)**

**Investments (Continued)**

Investments include mortgage-backed securities backed by government-insured single-family mortgage loans originated under the Corporation's program guidelines. These securities are pass-through securities which require monthly payments by an FHA-approved or Fannie Mae-approved lender and are guaranteed by either the Government National Mortgage Association (GNMA) or (FNMA). The securities are subject to interest rate risk due to prepayments and the fair value of the securities which vary with the change in market interest rates. The securities are intended to be held to maturity and the Corporation does not expect to realize any gains or losses. The securities are held by the Single-Family and Operating Funds and are carried at fair value totaling \$1,617,617,361 at December 31, 2024.

The Corporation categorizes its fair value measurements within the fair value hierarchy established by GAAP. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets. Level 2 inputs are observable market-based inputs or unobservable inputs that are corroborated by market data. Level 3 inputs are unobservable inputs that are not corroborated by market data.

The Corporation has recurring fair value measurements in the form of Fixed Income Securities (U.S. Treasuries, mortgage-backed securities, and obligations of government-sponsored enterprises) as of December 31, 2024, \$129,972,264 in the Operating Fund, \$1,614,868,327 in the Single-Family Fund, \$9,137,175 in the Multi-Family Fund, and \$10,503,405 in the Trust that are valued using quoted market prices (Level 1 inputs). Included in Operating Fund investments are fair value measurements for escrow funds relating to homeowners and to multi-family developments.

Credit risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. The current Board-approved policy requires all investments in the Operating Fund to be rated at least Single A by a nationally recognized rating agency. Generally, each of the bonded resolutions in the Single-Family Fund and the Multi-Family Fund contain policies that require investments that do not impair the existing ratings on the related bonds. The Trust has no minimum rating requirements.

Concentration of credit risk is the risk of loss attributed to the magnitude of an investment in a single issuer regardless of its credit history. The Board-approved policy for the Operating Fund limits the amount that may be invested with any one issuer as follows:

United States Government Obligations	100% of Portfolio
United States Agency Obligations	100% of Portfolio
Repurchase Agreements	50% of Portfolio
Collective Short-Term Funds	25% of Portfolio
All Other Investments	10% of Portfolio

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**NOTE 4 CASH AND CASH EQUIVALENTS AND INVESTMENTS (CONTINUED)**

**Investments (Continued)**

Although there are no specific concentration policies for maximum percentage of investments, the Corporation attempts to diversify as much as possible given the limited number of issuers of AAA-rated investments.

At December 31, 2024, all Operating Fund investments were invested in securities of the U.S. Government and Agency securities, with no concentration of more than 5% of total Operating Fund investments in any particular agency for which the investments were not secured by the U.S. Government.

Custodial credit risk is the risk that, in the event of the failure of the counterparty, the Corporation will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. The policy in the Operating Fund is that all purchases are held in a safekeeping or custodial account at an approved safekeeping agent of the Corporation in the Corporation's name. At December 31, 2024, there were no investments in the Operating Fund subject to custodial credit risk.

There are no other specific custodial credit risk policies for the other funds. Most of the Corporation's investments in other funds are either in Guaranteed Investment Contracts (GICs) in bonded resolutions, which are direct investments not subject to custodial credit risk, or in accounts managed by a financial advisory firm with underlying investments restricted to U.S. Government and Agency securities. At December 31, 2024, there were no investments in any of the other funds subject to custodial credit risk.

As established in the Board-approved investment policy, the Corporation can enter into interest rate swap agreements and other similar interest rate related derivative instruments to reduce interest rate mismatches between its loan and investment assets and its bond and note liabilities. These types of derivative instruments expose the Corporation to certain risks including credit risk, interest rate risk, and counterparty risk. At December 31, 2024, the Corporation was party to three interest rate swap agreements and two forward settling interest rate swap agreements. At December 31, 2024, the Corporation had entered into certain commitments to sell loans, which expose the Corporation to interest rate risk as discussed further in Note 10.

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**NOTE 5 ACCOUNTS RECEIVABLE**

Accounts receivable balance at December 31, 2024 is comprised of the following:

Due from Federal Government	\$ 6,128,726
Tax Sale Receivables	1,001,366
Customer and Program Related Accounts	10,049,540
Total Receivable	<u>17,179,632</u>
Allowance	(177,932)
Receivable, Net	<u><u>\$ 17,001,700</u></u>

**NOTE 6 OTHER ASSETS**

Other assets, net, consisted of the following at December 31, 2024:

Real Estate Owned	\$ 164,639
Capital Assets (Depreciable), Net	8,202,224
Purchased Mortgage Servicing Rights and Excess Servicing, Net	24,510,710
Other Assets	(92,689)
Total	<u><u>\$ 32,784,884</u></u>

Depreciation expense related to capital assets for the six months ended December 31, 2024, was \$388,507.

Amortization expense related to purchased mortgage servicing rights for the six months ended December 31, 2024, was \$1,811,395.

Other assets of the Trust consisted of federal program properties totaling \$403,137 at December 31, 2024.

**NOTE 7 BONDS AND NOTES PAYABLE**

The Corporation issues serial bonds and term bonds under various bond resolutions to provide permanent financing for the origination or purchase from participating originating lenders of single-family loans, to provide permanent financing for qualified housing developments, and to provide financing for other purposes.

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**NOTE 7 BONDS AND NOTES PAYABLE (CONTINUED)**

The Corporation obtains principally first and second mortgage liens on real property financed. The Corporation assigns such liens to the respective bonds when the mortgage loans are permanently financed using bond proceeds. Bonds and notes are secured by related revenues and assets of the respective programs in which the related bonds and notes payable are reported.

The provisions of the applicable trust indentures require or allow for the redemption of bonds by the Corporation through the use of unexpended bond proceeds and excess funds accumulated primarily through the prepayment of mortgage loans. All outstanding bonds are subject to redemption at the option of the Corporation, in whole or in part at any time after certain dates, as specified in the respective bond series indentures.

Principal and interest on substantially all bonds is payable semi-annually. The Corporation is required by the Internal Revenue Service as well as its various bond resolutions to comply with certain tax code provisions and bond covenants. The most significant of these include the following: all debt payments must be current, annual reports and budgets must be filed with the trustee, and the Corporation must comply with various restrictions on investment earnings from bond proceeds. The Corporation's management believes it was in compliance with these covenants as of December 31, 2024.

Bonds and notes payable at December 31, 2024, are as follows:

<u>Description</u>	<u>Amount</u>
Operating Fund Bonds and Notes:	
Federal Home Loan Bank, due 2025 to 2027, Interest from 0.00% to 5.060%	\$ 10,675,000
Federal Financing Bank, due 2054 to 2064, Interest from 2.239% to 4.860%	297,794,438
General Obligation Bonds Series 2018:	
Mandatory Tender Bonds due 2032, Interest at 4.640%	5,000,000
Notes Payable, due 2027 to 2049, Interest from 2.750% to 6.250%	13,803,144
Lines of Credit, Payable on Demand, Interest from 5.073% to 5.250%	<u>48,000,000</u>
Total Operating Fund and Notes	<u>\$ 375,272,582</u>

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**NOTE 7 BONDS AND NOTES PAYABLE (CONTINUED)**

<u>Description (Continued)</u>	<u>Amount</u>
Single-Family Fund:	
Homeownership Opportunity Bonds:	
Series 10-A Term bonds, due 2027, Interest at 6.50%	\$ 745,000
Series 65-T Serial bonds, due 2025, Interest from 3.836% to 3.886%	3,660,000
Series 66-C2 Serial bonds, due 2025 to 2026, Interest from 3.50% to 3.65%	3,665,000
Series 67-A Term bonds, due 2041, Interest at 3.55%	2,530,000
Series 67-B Term bonds, due 2026, Interest at 2.40%	975,000
Series 67-C Serial bonds, due 2025 to 2027, Interest from 2.65% to 3.00%	7,310,000
Series 67-C Term bonds, due 2030 to 2038, Interest from 3.25% to 3.50%	6,285,000
	<u>13,595,000</u>
Series 68-B Term bonds, due 2046, Interest at 3.40%	1,135,000
Series 68-C Serial bonds, due 2025 to 2026, Interest from 2.45% to 2.65%	10,370,000
Series 68-C Term bonds, due 2031 to 2039, Interest from 3.15% to 3.50%	45,510,000
	<u>55,880,000</u>
Series 69-A Serial bonds, due 2025 to 2029, Interest from 2.95% to 3.50%	10,960,000
Series 69-B Term bonds, due 2048, Interest at 4.00%	9,940,000
Series 70 Serial Bonds, due 2025 to 2031, Interest from 1.85% to 2.55%	20,160,000
Series 70 Term Bonds, due 2034 to 2049, Interest from 2.80% to 4.00%	32,200,000
	<u>52,360,000</u>
Series 71 Serial Bonds, due 2025 to 2032, Interest from 1.75% to 2.55%	19,235,000
Series 71 Term Bonds, due 2034 to 2049, Interest from 2.75% to 3.75%	40,360,000
	<u>59,595,000</u>
Series 72-A Serial Bonds, due 2025 to 2032, Interest from 1.20% to 2.20%	11,510,000
Series 72-A Term Bonds, due 2035 to 2050, Interest from 2.30% to 3.50%	34,085,000
	<u>45,595,000</u>
Series 73-A Serial Bonds, due 2025 to 2032, Interest from .80% to 1.95%	28,815,000
Series 73-A Term Bonds, due 2035 to 2050, Interest from 2.10% to 3.00%	83,430,000
	<u>112,245,000</u>

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**NOTE 7 BONDS AND NOTES PAYABLE (CONTINUED)**

<u>Description (Continued)</u>	<u>Amount</u>
Single-Family Fund (Continued):	
Homeownership Opportunity Bonds (Continued):	
Series 73-T Serial Bonds, due 2025, Interest from 1.20% to 1.25%	\$ 3,460,000
Series 74 Serial Bonds, due 2025 to 2033, Interest from 1.30% to 5.00%	47,290,000
Series 74 Term Bonds, due 2036 to 2049, Interest from 2.125% to 3.00%	<u>64,545,000</u>
	111,835,000
Series 75-A Serial Bonds, due 2025 to 2033, Interest from .40% to 1.95%	29,140,000
Series 75-A Term Bonds, due 2036 to 2051, Interest from 2.05% to 3.00%	<u>100,230,000</u>
	129,370,000
Series 75-T Serial Bonds, due 2025 to 2028, Interest from .80% to 1.55%	16,635,000
Series 76-A Serial Bonds, due 2026 to 2033, Interest from 1.80% to 5.00%	32,335,000
Series 76-A Term Bonds, due 2036 to 2051, Interest from 2.35% to 3.00%	<u>82,065,000</u>
	114,400,000
Series 76-T Serial Bonds, due 2025 to 2026, Interest from 1.52% to 1.72%	5,490,000
Series 77-A Serial Bonds, due 2025 to 2034, Interest from 3.35% to 5.00%	38,080,000
Series 77-A Term bonds, due 2037 to 2051, Interest from 4.00% to 4.25%	<u>53,950,000</u>
	92,030,000
Series 77-T Serial Bonds, due 2025 to 2029, Interest from 3.35% to 4.00%	14,400,000
Series 78-A Serial Bonds, due 2030 to 2034, Interest from 4.00% to 4.55%	11,360,000
Series 78-A Term Bonds, due 2037 to 2052, Interest from 4.75% to 5.50%	<u>99,330,000</u>
	110,690,000
Series 78-T Serial Bonds, due 2025 to 2030, Interest from 5.08% to 5.59%	12,285,000
Series 79-A Serial Bonds, due 2031 to 2035, Interest from 3.60% to 4.05%	12,400,000
Series 79-A Term Bonds, due 2038 to 2053, Interest from 4.40% to 4.95%	<u>62,930,000</u>
	75,330,000
Series 79 T-1 Serial Bonds, due 2025 to 2031, Interest from 4.984% to 5.373%	15,535,000
Series 79 T-2 Term Bond, due 2053, Interest is variable	41,120,000

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**NOTE 7 BONDS AND NOTES PAYABLE (CONTINUED)**

<u>Description (Continued)</u>	<u>Amount</u>
Single-Family Fund (Continued):	
Homeownership Opportunity Bonds (Continued):	
Series 80-A Serial Bonds, due 2031 to 2035, Interest from 3.80% to 4.00%	\$ 5,570,000
Series 80-A Term Bonds, due 2038 to 2053, Interest from 4.15% to 4.65%	69,430,000
	<u>75,000,000</u>
Series 80 T-1 Serial Bonds, due 2025 to 2033, Interest from 5.03% to 5.35%	29,500,000
Series 80 T-1 Term Bonds, due 2038 to 2043, Interest from 5.40% to 5.549%	53,565,000
	<u>83,065,000</u>
Series 80 T-2 Term Bond, due 2053, Interest is variable	64,710,000
Series 81 A Serial Bonds, due 2031 to 2035, Interest from 4.50% to 4.85%	4,455,000
Series 81 A Term Bonds, due 2038 to 2053, Interest from 5.00% to 6.25%	78,650,000
	<u>83,105,000</u>
Series 81 T-1 Serial Bonds, due 2025 to 2026, Interest from 5.579% to 5.686%	3,505,000
Series 81 T-1 Term Bonds, due 2043 to 2052, Interest from 6.481% to 6.50%	31,990,000
	<u>35,495,000</u>
Series 81 T-2 Serial Bonds, due 2027 to 2033, Interest from 5.794% to 6.345%	14,705,000
Series 81 T-2 Term Bonds, due 2038, Interest at 6.385%	15,325,000
	<u>30,030,000</u>
Series 82 A Serial Bonds, due 2028 to 2036, Interest from 3.35% to 3.90%	26,335,000
Series 82 A Term Bonds, due 2039 to 2054, Interest from 4.050% to 5.00%	98,120,000
	<u>124,455,000</u>
Series 82 T-1 Serial Bonds, due 2025 to 2028, Interest from 4.989% to 5.187%	9,000,000
Series 82 T-2 Term Bond, due 2054, Interest is variable	26,000,000
Series 83 A Serial Bonds, due 2031 to 2036, Interest from 3.80% to 4.10%	5,635,000
Series 83 A Term Bonds, due 2039 to 2054, Interest from 4.20% to 5.25%	77,715,000
	<u>83,350,000</u>
Series 83 B Serial Bonds, due 2025 to 2027, Interest from 3.85% to 4.05%	5,575,000
Series 83 T Serial Bonds, due 2027 to 2036, Interest from 4.84% to 5.58%	27,085,000
Series 83 T Term Bonds, due 2039 to 2054, Interest from 5.71% to 6.25%	76,570,000
	<u>103,655,000</u>

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**NOTE 7 BONDS AND NOTES PAYABLE (CONTINUED)**

<u>Description (Continued)</u>	<u>Amount</u>
Single-Family Fund (Continued):	
Homeownership Opportunity Bonds (Continued):	
Series 84 A Serial Bonds, due 2035 to 2036, Interest from 3.80% to 3.90%	\$ 3,415,000
Series 84 A Term Bonds, due 2039 to 2054, Interest from 3.95% to 5.00%	<u>76,100,000</u>
	79,515,000
Series 84 T Serial Bonds, due 2025 to 2030, Interest from 3.972% to 4.213%	13,920,000
Series 84 T Term Bonds, due 2031 to 2054, Interest from 4.355% to 6.00%	<u>94,040,000</u>
	107,960,000
Unamortized Bond Premium	<u>30,613,989</u>
Total Single-Family Fund	2,056,988,989
Multi-Family Fund:	
Multi-Family Funding Bonds:	
2009 Series A, Subseries 2009A-1 Serial Bonds, due 2051, Interest at 3.01%	5,580,000
2009 Series A, Subseries 2009A-2 Term Bonds, due 2051, Interest at 2.32%	10,000,000
2010 Series A Term Bonds, due 2025 to 2035, Interest from 4.625% to 5.25%	1,030,000
2011 Series A Term Bonds, due 2026 to 2032, Interest from 4.125% to 4.625%	<u>1,875,000</u>
Subtotal	18,485,000
Multi-Family Development Bonds:	
2013 Series 2 Term Bonds, due 2027 to 2048, Interest from 3.25% to 4.125%	25,235,000
2014 Series 3-B Serial Bonds, due 2025, Interest at 2.95%	270,000
2014 Series 3-B Term Bonds, due 2029 to 2049, Interest from 3.40% to 4.125%	<u>12,455,000</u>
	12,725,000
2016 Series 1-B Serial Bonds, due 2025 to 2026, Interest from 2.45% to 2.65%	400,000
2016 Series 1-B Term Bonds, due 2031 to 2056, Interest from 3.15% to 4.10%	<u>15,350,000</u>
	15,750,000
2016 Series 1-C Serial Bonds, due 2025 to 2026, Interest from 2.75% to 3.00%	940,000
2016 Series 1-C Term Bonds, due 2031 to 2041, Interest from 3.50% to 4.10%	<u>12,910,000</u>
	13,850,000
2017 Series 1-B Term Bonds, due 2052, Interest at 4.20%	1,470,000

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**NOTE 7 BONDS AND NOTES PAYABLE (CONTINUED)**

<u>Description (Continued)</u>	<u>Amount</u>
Multi-Family Development Bonds (Continued):	
2017 Series 4-B Serial Bonds, due 2025 to 2028, Interest from 2.50% to 3.05%	\$ 1,420,000
2017 Series 4-B Term Bonds, due 2032 to 2037, Interest from 3.35% to 3.80%	31,620,000
	<u>33,040,000</u>
2019 Series 1-B Serial Bonds, due 2025 to 2031, Interest from 1.75% to 2.40%	2,685,000
2019 Series 1-B Term Bonds, due 2034 to 2059, Interest from 2.75% to 3.40%	32,555,000
	<u>35,240,000</u>
2019 Series 2-T Serial Bonds, due 2025 to 2031, Interest from 2.40% to 2.95%	1,415,000
2019 Series 2-T Term Bonds, due 2039 to 2051, Interest from 3.30% to 3.50%	9,570,000
	<u>10,985,000</u>
2020 Series 1-T Term Bonds, due 2025, to 2038, Interest from 1.496% to 2.993%	42,085,000
2021 Series 1-B Serial Bonds, due 2025 to 2032, Interest from 0.60% to 1.85%	1,080,000
2021 Series 1-B Term Bonds, due 2035 to 2040, Interest from 2.00% to 2.15%	9,520,000
	<u>10,600,000</u>
2021 Series 2-T Serial Bonds, due 2025 to 2032, Interest from 1.129% to 2.39%	14,240,000
2021 Series 2-T Term Bonds, due 2035 to 2040, Interest from 2.54% to 3.032%	28,745,000
	<u>42,985,000</u>
2022 Series 1-B Serial Bonds, due 2025 to 2034, Interest from 2.70% to 4.25%	5,440,000
2022 Series 1-B Term Bonds, due 2037 to 2042, Interest from 4.35% to 4.50%	6,380,000
	<u>11,820,000</u>
2023 Series 1-AB Term Bond, due 2053, Interest at 4.00%	24,500,000
2023 Series 1-B Term Bonds due 2028 to 2063, Interest from 3.50% to 5.05%	4,200,000
2024 Series 1-A Term Bond, due 2054, Interest at 3.60%	60,720,000
2024 Series 1-B Term Bond, due 2027, Interest at 3.35%	8,700,000
2024 Series 1-C Serial Bonds, due 2026 to 2036, Interest from 3.15% to 3.95%	1,610,000
2024 Series 1-C Term Bonds, due 2044 to 2066, Interest from 4.55% to 4.80%	16,825,000
	<u>18,435,000</u>
Unamortized Bond Discount	<u>(22,539)</u>
Subtotal	372,317,461
Total Multi-Family Fund	<u>390,802,461</u>
Total Bonds and Notes Payable	<u>\$ 2,823,064,032</u>

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**NOTE 7 BONDS AND NOTES PAYABLE (CONTINUED)**

The Operating Fund's lines of credit were established with financial institutions primarily to make funds available for the origination, or purchase from participating originating lenders, of single-family loans prior to the receipt of the respective bond proceeds. At December 31, 2024, the Corporation may borrow up to a maximum of \$135,000,000 under various revolving loan agreements expiring between August 2024 and October 2025. Borrowings under the lines of credit are payable on demand and are unsecured. One line of credit has a variable interest rate. As of December 31, 2024, the borrowings were \$18,000,000 and the rate was 5.250%. The remaining line of credit agreements have fixed interest rates, which ranged from 5.073% to 5.410%. Outstanding borrowings under these agreements totaled \$30,000,000 at December 31, 2024.

Homeownership Opportunity Bonds Series 79-T, 80-T and 82-T bear interest at taxable rates established weekly. The rate on December 31, 2024, was 4.35% and 4.40%.

The schedule below includes amounts required for debt service sinking funds for each fiscal year relating to the respective bonds and notes as of December 31, 2024 (dollars in thousands):

Fiscal Year	Operating Fund Bonds/Notes		Single-Family Fund Bonds		Multi-Family Fund Bonds/Notes	
	Principal	Interest	Principal	Interest	Principal	Interest
2025	\$ 34,779	\$ 7,046	\$ 27,300	\$ 41,470	\$ 2,785	\$ 9,959
2026	22,191	11,675	57,835	82,034	5,980	13,398
2027	11,052	11,072	56,620	80,135	6,935	13,264
2028	4,073	10,897	57,625	78,105	17,255	13,083
2029	4,279	10,749	59,745	75,974	8,830	12,542
2030-2034	29,883	50,777	295,335	73,960	45,125	12,274
2035-2039	31,250	45,642	339,270	64,178	111,535	10,787
2040-2044	38,632	39,382	369,565	51,406	78,975	6,931
2045-2049	46,082	32,035	370,420	36,130	40,625	4,277
2050-2054	58,567	23,096	373,835	19,529	42,925	2,789
2053-2057	61,211	12,044	18,825	911	16,865	1,212
2058-2062	32,933	2,745	-	-	11,155	550
2058-2067	341	3	-	-	1,835	88
Totals	<u>\$ 375,273</u>	<u>\$ 257,163</u>	<u>\$ 2,026,375</u>	<u>\$ 603,832</u>	<u>\$ 390,825</u>	<u>\$ 101,154</u>

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**NOTE 7 BONDS AND NOTES PAYABLE (CONTINUED)**

Debt service requirements on direct borrowings and placements at December 31, 2024 are as follows (dollars in thousands):

Fiscal Year	Business Type Activities			
	Bonds		Notes from Direct Borrowings and Direct Placements	
	Principal	Interest	Principal	Interest
2025	\$ -	\$ 116	\$ 33,253	\$ 1,692
2026	-	232	19,025	1,045
2027	-	232	7,725	551
2028	-	232	576	491
2029	-	232	604	463
2030-2034	5,000	232	3,490	2,309
2035-2039	-	-	3,782	1,509
2040-2044	-	-	3,325	551
2045-2049	-	-	652	62
2050-2054	-	-	46	2
	<u>\$ 5,000</u>	<u>\$ 1,276</u>	<u>\$ 72,478</u>	<u>\$ 8,676</u>

Bonds and notes payable activity for the six months ended December 31, 2024, is as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
Bonds and Notes Payable:				
General Obligations Bonds	\$ 5,000,000	\$ -	\$ -	\$ 5,000,000
Unsecured Notes	60,000,000	174,000,000	(186,000,000)	48,000,000
Secured Notes	302,936,898	24,025,000	(4,689,316)	322,272,582
Revenue Bonds *	2,017,961,242	467,910,000	(38,079,792)	2,447,791,450
Totals	<u>\$ 2,385,898,140</u>	<u>\$ 665,935,000</u>	<u>\$ (228,769,108)</u>	<u>\$ 2,823,064,032</u>

Changes in direct borrowings and placements for the six months ended December 31, 2024 are as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due within One Year
General Obligation Bonds	\$ 5,000,000	\$ -	\$ -	\$ 5,000,000	\$ -
Notes from direct borrowings and direct placements	84,709,568	177,000,000	(189,231,424)	72,478,144	51,512,567
Totals	<u>\$ 89,709,568</u>	<u>\$ 177,000,000</u>	<u>\$ (189,231,424)</u>	<u>\$ 77,478,144</u>	<u>\$ 51,512,567</u>

The agreements related to the notes from direct borrowings and direct placements of \$72,478,144 include certain provisions and results in the event of default. For the various lines of credit, which total \$48,000,000, the interest rate could increase up to a maximum of 5% over the current rate and the outstanding lines may become due immediately at the discretion of the respective lenders. For the notes payable, which total \$13,803,144, the principal and related interest would become due immediately.

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**NOTE 8 CONDUIT DEBT**

To further economic development in the State, the Corporation issues bonds that provide financing for the acquisition, construction, and rehabilitation of multifamily housing for low-income renters. The properties financed are pledged as collateral, and the bonds are payable solely from payments received from the developers on the underlying mortgage or promissory notes. In addition, no commitments beyond the collateral, the payments from the developers, and maintenance of the tax-exempt status of the conduit debt obligation were extended by the Corporation for any of those bonds. At December 31, 2024, the bonds have an aggregate outstanding principal amount payable of \$155,187,936.

**NOTE 9 COMMITMENTS AND CONTINGENCIES**

The Corporation is party to financial instruments with off-balance-sheet risk in connection with its commitments to provide financing. Such commitments expose the Corporation to credit risk in excess of the amounts recognized in the accompanying combining statements of net position. The Corporation's exposure to credit loss in the event of nonperformance by the borrowers is represented by the contractual amount of such instruments. The Corporation uses the same credit policies in making commitments as it does for on-balance-sheet instruments.

Total credit exposure as a result of loan commitments at December 31, 2024, is as follows:

Single-Family Fund	\$ -
Operating Fund	234,469,858
Multi-Family Fund	7,780,605
Trust	5,571,199
Total	<u>\$ 247,821,662</u>

Commitments to extend credit are agreements to lend to a borrower as long as there is no violation of any condition established in the contract. Commitments generally have fixed expiration dates or other termination clauses. The Corporation evaluates each borrower's creditworthiness on a case-by-case basis. Interest rates on approved loan commitments are principally fixed rates.

The Corporation has entered into contracts with multiple developments under the Neighborhood Opportunities Program to fund projects over the next seven years for a total of \$6,933,385, subject to the availability of funds. As of December 31, 2024, \$6,213,866 has been paid under these contracts.

The Corporation is party to certain claims and lawsuits which are being contested, certain of which the Corporation and respective legal counsel are unable to determine the likelihood of an unfavorable outcome or the amount or range of potential loss. In the opinion of management, the ultimate liability with respect to these actions and claims will not have a material adverse effect on either the financial position or the results of operations of the Corporation.

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**NOTE 9 COMMITMENTS AND CONTINGENCIES (CONTINUED)**

The Corporation is exposed to various risks of loss related to torts; theft of, damage to, or destruction of assets; errors or omissions; injuries to employees; or acts of God for which the Corporation carries commercial insurance. Neither the Corporation nor its insurers have settled any claims which exceeded the Corporation's insurance coverage in any of the last three fiscal years. There have been no significant reductions in any insurance coverage from amounts in the prior year. The Corporation also is self-insured for unemployment compensation, and no accrual has been recorded in the accompanying financial statements for claims expected to arise from services rendered on or before December 31, 2024 because the Corporation officials are of the opinion that, based on prior experience, such claims will not be material.

**NOTE 10 DERIVATIVE INSTRUMENTS**

In July 2013, the Corporation converted its loan funding platform from a mortgage revenue bond program to a program primarily financed through the sale of whole loans and mortgage-backed securities guaranteed by FNMA, Freddie Mac and GNMA as to timely payment of principal and interest. The securities represent pools of qualified first mortgage loans originated by the Corporation approved lenders. Under this program, the Corporation periodically enters into forward contracts to sell the securities to investors before the securities are ready for delivery (referred to as a To-Be-Announced or TBA Mortgage-Backed Security Contract). The Corporation enters into TBA Mortgage-Backed Security Contracts to hedge the interest rate risk for loan commitments made to originating mortgage lenders. TBA Mortgage-Backed Security Contracts are derivative instruments due to one or more of the following factors that are not designated at the time the Corporation and the investor enter into the transaction: settlement factors; the reference rates or interest rates the security will bear; and notional amounts in the form of the principal amount of the future Mortgage-Backed Securities. In addition, payment to the Corporation by the investor is not required until the investor receives the security, enabling the investor to take a position on interest rates without making a payment. Finally, the TBA Mortgage-Backed Security Contracts may be "net settled" because neither party is required to deliver or purchase an asset to settle the TBA Mortgage-Backed Securities Contract.

At December 31, 2024, TBA Mortgage-Backed Securities Contracts with a total notional amount of \$24,085,000 and fair market values totaling \$24,866,096 were outstanding, resulting in a hedging instrument of \$781,096. These contracts are valued using quoted market prices (Level 1 inputs) and the fair values of such contracts are included in the combining statements of net position as deferred outflows of resources.

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**NOTE 10 DERIVATIVE INSTRUMENTS (CONTINUED)**

The Corporation may utilize swaps to establish synthetic fixed rates for a portion of its variable rate bond obligations in order to reduce overall costs of borrowing and to protect against the potential of rising interest rates. The Corporation's existing interest rate swap transaction is structured for the Corporation to pay a fixed interest rate while receiving a variable interest rate from the swap counterparty which is comparable to the rate required by the associated variable rate debt. This synthetic fixed rate was lower than that available to the Corporation from fixed rate obligations of comparable maturities. The proceeds of these transactions are generally utilized to make fixed rate mortgage loans. As the objective of the swap entered into was to hedge changes in cash flows for each bond series, they are classified as cash flow hedges.

At December 31, 2024, the corporation was party to four interest rate swap agreements and two forward settling interest rate swap agreements with three counterparties. The swap details at December 31, 2024 are as follows:

Associated Bond Issue	Counter-Party	Variable Rate	Swap	Swap	Swap	Fixed	Variable	Hedging
		Bonds Outstanding	Notional Amount	Effective Date	Termination Date	Rate Paid	Rate Received	Derivative Value
Cash Flow Hedges:								
HOB Series 79 T-2	BNY	\$ 39,430,000	\$ 39,430,000	3/8/2023	10/1/2032	4.0245%	SOFR +10bp	\$ 189,698
FFB - West House II	BNY	-	1,190,000	1/9/2026	11/1/2051	2.9225%	SOFR	193,896
HOB Series 80 T-2	BANA	63,550,000	63,550,000	8/24/2023	10/1/2036	3.7780%	SOFR +10bp	1,069,450
HOB Series 82 T-2	RBC	26,000,000	26,000,000	3/21/2024	4/1/2033	4.1510%	SOFR +10bp	4,581
FFB - Central Street	BNY	-	1,930,000	5/3/2027	4/1/2046	4.0910%	SOFR	1,930
FFB - Rosebrook Commons	BNY	-	2,310,000	10/1/2027	3/1/2046	3.7420%	SOFR	95,541
FFB - Parcel 9 II	BNY	-	2,330,000	6/1/2027	9/1/1953	3.7950%	SOFR	54,637
		<u>\$ 128,980,000</u>	<u>\$ 136,740,000</u>					<u>\$ 1,609,733</u>

The counterparty ratings are as follows:

<u>Agency</u>	<u>BNY</u>	<u>BANA</u>	<u>RBC</u>
Moody's	Aa1 Stable	Aa1 Negative	Aa1 Stable
S&P	AA- Stable	A+ Stable	AA- Stable
Fitch	AA Stable	AA Stable	AA- Stable

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**NOTE 11 EMPLOYEE BENEFITS**

**Employee Benefit Plan**

The Corporation has adopted an employee retirement plan created in accordance with Internal Revenue Code Section 401(a). The Corporation's 401(a) Money Purchase Pension Plan (the Plan) is a defined contribution plan, administered by Voya Financial. Regular full-time employees who meet certain requirements as to length of service are eligible. The Corporation contributes a set percentage of an employee's annual eligible compensation to the Plan. The contribution requirements, and benefit provisions, are established and may be amended by management of the Corporation along with the Board of Commissioners. Contributions to the Plan for the six months ended December 31, 2024, were \$992,280. The assets of the Plan were placed under a separate trust agreement for the benefit of the applicable employees and, therefore, are neither an asset nor a liability of the Corporation.

**Postemployment Healthcare Plan**

The Rhode Island Housing Retiree Healthcare Plan (RIHRHP) is a single-employer, defined benefit healthcare plan administered by the Corporation. RIHRHP provides medical insurance benefits to eligible employees who retire from active full-time employment based on years of service and age.

RIHRHP currently pays for postemployment health care benefits on a pay-as-you-go basis. As of December 31, 2024, RIHRHP has not established a trust fund to irrevocably segregate assets to fund liability associated with the postemployment benefits, which would require the reporting of a trust fund in accordance with GASB guidelines. Administration costs are financed from current operations. RIHRHP does not issue a stand-alone financial report.

Employees become eligible at 28 years of service or at age 59½ with 10 years of service. RIHRHP pays a percentage of the cost of insurance, ranging from 50% to 100%, based on a combination of years of service and age. The benefit provisions are established and may be amended by management of the Corporation along with the Board of Commissioners.

Membership in the plan consisted of the following at June 30, 2023, the date of the last actuarial valuation.

Inactive Plan Members or Beneficiaries Currently	
Receiving Benefits	34
Inactive Plan Members Entitled to But Not Yet	
Receiving Benefits	-
Active Plan Members	218
Total Plan Members	<u>252</u>

**Total OPEB Liability**

RI Housing's total OPEB liability is based on a roll forward from the actuarial valuation performed as of June 30, 2023, to the measurement date of June 30, 2023, resulting in a liability of \$8,163,569. The liability has been increased by \$370,000 to reflect an estimate for the six months ended December 31, 2024. The total liability is \$8,533,569.

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**NOTE 11 EMPLOYEE BENEFITS (CONTINUED)**

**Actuarial Assumptions and Methods**

The total OPEB liability was determined using the following actuarial assumptions and other inputs, applied to all periods included in the measurement, unless otherwise specified:

Valuation Date	June 30, 2023
Measurement Date	June 30, 2023
Actuarial Cost Method	Individual Entry-Age Normal
Discount Rate	3.86% as of June 30, 2023
Inflation	2.25%
Salary Increases	3.50% to 7.50%
Demographic Assumptions	Due to the size of the plan, the demographic assumptions are not based on formal experience studies. However, gains and losses are monitored during each valuation and adjustments are made to the demographic assumptions as needed.
Mortality	For healthy retirees, the gender-distinct PubG-2010 Health Retiree mortality tables were used. The rates are projected on a fully generational basis using the ultimate mortality improvement rates in the Scale MP-2014 tables to account for future mortality improvements.
Health Care Cost Trend Rates	Pre-65: Initial rate of 7.10% declining to an ultimate rate of 4.25% after 15 years; Post-65: Initial rate of 5.00% declining to an ultimate rate of 4.25% after 9 years
Participation Rates	70% for retirees with 10 to 15 years of service at retirement; 85% for retirees with 16 to 27 years of service at retirement; 100% for retirees with 28 years or more of service at retirement
Other Information	The discount rate changed from 3.69% as of June 30, 2022 to 3.86% as of June 30, 2023. Additionally, the healthcare trend was reset based on the plan's anticipated experience.

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**NOTE 11 EMPLOYEE BENEFITS (CONTINUED)**

**Schedule of Changes in Total OPEB Liability and Related Ratios for Fiscal Year Ended June 30, 2024**

Total OPEB Liability:		
Service Cost	\$	555,238
Interest on Total OPEB Liability		302,669
Difference Between Expected and Actual Experience of the Total OPEB Liability		(674,102)
Changes in Assumptions		139,914
Benefit Payments		<u>(169,910)</u>
Net Change in Total OPEB Liability		153,809
Total OPEB Liability - Beginning		<u>8,009,760</u>
Total OPEB Liability - End of Period		<u><u>\$ 8,163,569</u></u>
Covered-Employee Payroll	\$	17,984,979
Total OPEB Liability as a Percentage of Covered-Employee Payroll		45.39%

**Sensitivity of Total OPEB Liability to the Discount Rate Assumption**

Regarding the sensitivity of the total OPEB liability changes to the discount rate, the following presents the Plan's total OPEB liability, calculated using a discount rate of 3.86% as of June 30, 2024, as well as the Plan's total OPEB liability would be if it were calculated using a discount rate that is one percentage point lower or one percentage point higher:

	1% Decrease 2.86%	Current Discount Rate Assumption 3.86%	1% Increase 4.86%
Total OPEB Liability	<u>\$ 9,777,778</u>	<u>\$ 8,163,569</u>	<u>\$ 6,889,298</u>

**Sensitivity of Total OPEB Liability to the Healthcare Cost Trend Rate Assumption**

Regarding the sensitivity of the total OPEB liability to changes in the healthcare cost trend rates, the following presents the plan's total OPEB liability, calculated using the assumed trend rates as well as what the plan's total OPEB liability would be if it were calculated using a trend rate that is one percent lower or one percent higher: For the year ended June 30, 2024, the healthcare cost trend rates for members who are Pre-65 were 7.10% and for members who are Post-65 were 5.00%:

	1% Decrease	Current Healthcare Cost Trend Rate Assumption	1% Increase
Total OPEB Liability	<u>\$ 6,716,301</u>	<u>\$ 8,163,569</u>	<u>\$ 10,088,102</u>

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**NOTE 11 EMPLOYEE BENEFITS (CONTINUED)**

**Deferred Outflows and Deferred Inflows Related to OPEB**

For the fiscal year ended June 30, 2024, RIHRHP recognized OPEB expense of \$538,591. At June 30, 2024, RIHRHP reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Difference Between Expected and Actual Experience	\$ 7,671	\$ 1,818,807
Changes in Assumptions	2,080,304	2,752,154
Contributions Subsequent to the Measurement Date	179,982	-
Totals	<u>\$ 2,267,957</u>	<u>\$ 4,570,961</u>

Amounts reported as deferred outflows of resources related to contributions after the measurement date will be recognized as a reduction of the total OPEB liability in the subsequent year.

**Deferred Outflows and Deferred Inflows Related to OPEB (Continued)**

Amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized in OPEB expenses as follows:

<u>Year Ending June 30,</u>	Net Deferred Outflows/ (Inflows)
2025	(319,316)
2026	(319,316)
2027	(319,316)
2028	(319,316)
2029	(267,259)
Thereafter	(938,463)
Total	<u>\$ (2,482,986)</u>

**NOTE 12 SUBSEQUENT EVENTS**

The Corporation issue debt as outlined below:

<u>Date of Issuance</u>	<u>Principal Program</u>	<u>Outstanding</u>
March 26, 2025	Homeownership Opportunity Bonds	\$160,875,000*

Various economic and political factors have created significant pockets of volatility in investment markets. As a result, the current fair value of the Corporation's investments may be materially different from the amounts recorded in recent quarters' financial statements. Any changes, however, do not impact the Corporation's liquidity as it typically holds mortgage-backed securities until maturity.

\*At the time of this review, this figure represents a planned market sale of bonds and does not represent the committed issuance of debt.

**RHODE ISLAND HOUSING AND MORTGAGE FINANCE CORPORATION**  
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**SCHEDULE OF CHANGES IN TOTAL OPEB LIABILITY AND RELATED RATIOS**  
**FOR THE LAST SEVEN FISCAL YEARS**  
**(UNAUDITED)**

	2024	2023	2022	2021	2020	2019	2018
Total OPEB Liability:							
Service Cost	\$ 555,238	\$ 766,045	\$ 677,977	\$ 522,439	\$ 544,653	\$ 537,100	\$ 619,903
Interest on Total OPEB Liability	302,669	203,380	239,317	248,792	258,543	233,195	193,253
Changes of Benefit Terms	-	-	-	-	-	-	-
Differences Between Expected and Actual Experience of Total OPEB Liability	(674,102)	(875)	(966,770)	9,438	(1,010,025)	4,859	-
Changes in Assumptions	139,914	(3,088,485)	989,257	1,115,337	1,167,026	(72,478)	(754,007)
Benefit Payments	(169,910)	(159,937)	(158,423)	(150,259)	(134,837)	(94,763)	(76,424)
Net Change in Total OPEB Liability	153,809	(2,279,872)	781,358	1,745,747	825,360	607,913	(17,275)
Total OPEB Liability - Beginning	8,009,760	10,289,632	9,508,274	7,762,527	6,937,167	6,329,254	6,346,529
Total OPEB Liability - Ending	<u>\$ 8,163,569</u>	<u>\$ 8,009,760</u>	<u>\$ 10,289,632</u>	<u>\$ 9,508,274</u>	<u>\$ 7,762,527</u>	<u>\$ 6,937,167</u>	<u>\$ 6,329,254</u>
Covered-Employee Payroll	\$ 17,984,979	\$ 18,034,032	\$ 15,985,909	\$ 16,179,697	\$ 16,567,803	\$ 16,562,167	\$ 13,634,804
Total OPEB liability as a Percentage of Covered-Employee Payroll	45.39%	44.41%	64.37%	58.77%	46.85%	41.89%	46.42%

\* This schedule is intended to show information for 10 years. Additional years' information will be displayed as it becomes available.

Note: Measurement date of the Total OPEB Liability is one year prior to the report date

**RHODE ISLAND HOUSING AND MORTGAGE FINANCE CORPORATION**  
**(A COMPONENT UNIT OF THE STATE OF RHODE ISLAND)**  
**COMBINING SCHEDULE OF NET POSITION – MULTI-FAMILY FUND**  
**DECEMBER 31, 2024**  
**(SEE INDEPENDENT AUDITORS' REVIEW REPORT)**  
**(UNAUDITED)**

	Multi-Family Funding Bond Program	Multi-Family Development Bonds	Multi-Family Fund Total
<b>ASSETS</b>			
Loans Receivable	\$ 21,726,588	\$ 370,820,511	\$ 392,547,099
Investments	-	9,137,175	9,137,175
Accrued Interest - Loans	150,490	1,996,800	2,147,290
Accrued Interest - Investments	-	99,100	99,100
Cash and Cash Equivalents	5,982,365	98,491,621	104,473,986
Total Assets	\$ 27,859,443	\$ 480,545,207	\$ 508,404,650
<b>LIABILITIES</b>			
Bonds and Notes Payable	\$ 18,485,000	\$ 372,317,461	\$ 390,802,461
Accrued Interest Payable on			
Bonds and Notes	134,078	3,385,611	3,519,689
Accounts Payable and Accrued Liabilities	-	75,744	75,744
Fees, Net	-	1,983,302	1,983,302
Escrow Deposits	-	9,137,176	9,137,176
Total liabilities	18,619,078	386,899,294	405,518,372
<b>NET POSITION</b>			
Net Position - Restricted	9,240,365	93,645,913	102,886,278
Total Liabilities and Net Position	\$ 27,859,443	\$ 480,545,207	\$ 508,404,650

**RHODE ISLAND HOUSING AND MORTGAGE FINANCE CORPORATION**  
**(A COMPONENT UNIT OF THE STATE OF RHODE ISLAND)**  
**COMBINING SCHEDULE OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION –**  
**MULTI-FAMILY FUND**  
**SIX MONTHS ENDED DECEMBER 31, 2024**  
**(SEE INDEPENDENT AUDITORS' REVIEW REPORT)**  
**(UNAUDITED)**

	Multi-Family Funding Bond Program	Multi-Family Development Bonds	Multi-Family Fund Total
<b>OPERATING REVENUES</b>			
Interest Income on Loans	\$ 730,798	\$ 9,557,030	\$ 10,287,828
Total Interest Income on Loans	<u>730,798</u>	<u>9,557,030</u>	<u>10,287,828</u>
Earnings on Investments:			
Interest on Investments	147,561	1,685,625	1,833,186
Total Operating Revenues	<u>878,359</u>	<u>11,242,655</u>	<u>12,121,014</u>
<b>OPERATING EXPENSES</b>			
Interest Expense	269,815	5,808,305	6,078,120
Arbitrage rebate	-	19,558	19,558
Bond issuance costs	-	516,593	516,593
Loan Costs	49,734	298,688	348,422
Total Operating Expenses	<u>319,549</u>	<u>6,643,144</u>	<u>6,962,693</u>
<b>OPERATING INCOME (LOSS)</b>	558,810	4,599,511	5,158,321
Transfers In (Out)	<u>(550,267)</u>	<u>(2,101,311)</u>	<u>(2,651,578)</u>
<b>CHANGE IN NET POSITION</b>	8,543	2,498,200	2,506,743
Net Position - Beginning of Year	<u>9,231,822</u>	<u>91,147,713</u>	<u>100,379,535</u>
<b>NET POSITION - END OF YEAR</b>	<u>\$ 9,240,365</u>	<u>\$ 93,645,913</u>	<u>\$ 102,886,278</u>



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