

**RHODE ISLAND HOUSING AND MORTGAGE FINANCE
CORPORATION**

**INTERIM FINANCIAL STATEMENTS
AND SUPPLEMENTARY INFORMATION**

THREE MONTHS ENDED SEPTEMBER 30, 2025



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RHODE ISLAND HOUSING AND MORTGAGE FINANCE CORPORATION
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THREE MONTHS ENDED SEPTEMBER 30, 2025

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INDEPENDENT ACCOUNTANTS' 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 September 30, 2025, and the related combining statements of revenues, expenses, and changes in net position, and cash flows for the three-month period then ended, the discretely presented component unit statement of fiduciary net position as of September 30, 2025, and the related statement of changes in fiduciary net position for the three-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, reviewed, or complied 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 for the purpose of forming a conclusion on the financial statements as a whole. 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
January 16, 2026

RHODE ISLAND HOUSING AND MORTGAGE FINANCE CORPORATION
(A COMPONENT UNIT OF THE STATE OF RHODE ISLAND)
MANAGEMENT'S DISCUSSION AND ANALYSIS
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(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 September 30, 2025, and for the three 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.

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.

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.

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(UNAUDITED)

Financial Summary

Net Position

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

	Three Months Ended September 30, (in thousands)		
	2025	2024	% Change
Loans Receivable, Net	\$ 1,549,557	\$ 1,494,012	3.7
Investments	2,040,886	1,682,413	21.3
Cash and Cash Equivalents	530,025	500,565	5.9
Other Assets	65,025	61,692	5.4
Total Assets	<u>4,185,493</u>	<u>3,738,682</u>	12.0
Deferred Outflows of Resources	1,882	2,270	(17.1)
Bonds and Notes Payable	3,080,629	2,683,764	14.8
Other Liabilities	696,580	679,347	2.5
Total Liabilities	<u>3,777,209</u>	<u>3,363,111</u>	12.3
Deferred Inflows of Resources	<u>4,131</u>	<u>5,495</u>	(24.8)
Net Position:			
Net Investment in Capital Assets	9,034	8,385	7.7
Restricted	263,015	243,701	7.9
Unrestricted	<u>133,986</u>	<u>120,260</u>	11.4
Total Net Position	<u>\$ 406,035</u>	<u>\$ 372,346</u>	<u>9.0</u>

As of September 30, 2025, the Corporation's total net position, assets and deferred outflows minus liabilities and deferred inflows, was \$406 million, an increase of \$33.7 million or 9% compared with September 30, 2024. This increase is primarily due to a \$19.3 million or 7.9% increase in restricted net position and a \$13.7 million or 11.4% increase in unrestricted net position. The unrestricted net position increase was the result of the financial performance of the governmental activities. The restricted net position increase resulted from bond issuances and investment purchases related to single family and multi-family activities.

RHODE ISLAND HOUSING AND MORTGAGE FINANCE CORPORATION
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(UNAUDITED)

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:

	Three Months Ended September 30, (in thousands)		
	2025	2024	% Change
Revenues:			
Interest Income on Loans	\$ 16,565	\$ 16,323	1.5
Earnings on Investments	26,860	26,052	3.1
Gain on Sale of Loans	1,591	1,196	33.0
Other	5,135	5,309	(3.3)
Total Revenues	<u>50,151</u>	<u>48,880</u>	<u>2.6</u>
Expenses:			
Interest Expense	29,430	23,981	22.7
REO Expenditures	12	32	(62.5)
Bond Issuance Costs	1,706	2,510	(32.0)
Operating Expenses	11,740	11,428	2.7
Other Expenses	4,080	4,961	(17.8)
Total Expenses	<u>46,968</u>	<u>42,912</u>	<u>9.5</u>
Operating Income (Loss)	<u>3,183</u>	<u>5,968</u>	<u>(46.7)</u>
Noncapital Subsidies:			
Grant Revenue	36,485	25,242	44.5
Operating Income (Loss) and Noncapital Subsidies	39,668	31,210	551.1
Other Nonoperating Revenues (Expenses):			
Net Increase in Fair Value of Investments	17,598	39,960	(56.0)
Grant Expenses	(36,546)	(25,118)	45.5
Total Other Nonoperating Revenues (Expenses)	<u>(18,948)</u>	<u>14,842</u>	<u>(227.7)</u>
Change in Net Position	20,720	46,052	(55.0)
Net Position - Beginning of Period	<u>385,315</u>	<u>326,293</u>	<u>18.1</u>
Net Position - End of Period	406,035	372,345	9.0

Under the revised presentation, the Statement of Revenues, Expenses, and Changes in Net Position shows, in addition to operating revenues and expenses, a new category for noncapital subsidies. Operating revenues are now shown net of noncapital subsidies, providing a clearer view of earnable revenue from core lending and investment activities. Noncapital subsidies reflect programmatic support that helps maintain affordability, distinguishing those flows from trade-like income.

The total change in net position was \$20.7 million for the three-month period ended September 30, 2025, and \$46.1 million for the three-month period ended September 30, 2024, a decrease of \$25.3 million or 55%. The majority of the decrease was due to GASB Statement No. 31, which requires investments to be recorded at fair value, and resulted in an increase in income of \$17.6 million in 2025 compared to an increase in income of \$40.0 million in 2024. 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.

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Detailed Analyses of Results of Operations and Financial Position

Net Position

The financial highlights (in millions) of the Corporation as of and for the three months ended September 30, 2025, increased from the previous year as follows:

	<u>Amount</u>	<u>Percent</u>
Mortgage Loans, Gross	\$ 128.2	8.1
Investments	358.5	21.3
Cash and Cash Equivalents	29.5	5.9
Total Assets	446.8	12.0
Bonds and Notes Payable	396.9	14.8
Total Net Position	33.7	9.0
Total Revenues	(24.0)	(32.3)
Total Expenses	4.1	9.5
Total Noncapital Subsidies	11.2	44.5
Other Nonoperating Revenues (Expenses)	(33.8)	(227.6)
Operating Income	(2.9)	(47.8)

Investments represent the largest category of the Corporation's total assets at 48.8%. Total assets of the Corporation increased 12.0% from September 30, 2024 to September 30, 2025. The increases are due almost entirely as a result of an increase in new single-family mortgage production that is securitized and categorized as an investment.

Bonds and notes payable represent the largest component of total liabilities at 81.6%. Bonds and notes payable totaled \$3.1 billion as of September 30, 2025, an increase of \$396.9 million, or 14.8%, from September 30, 2024. Increases relate to the issuance of single-family and multi-family bonds.

As of September 30, 2025 and 2024, the net position-to-asset ratio was 9.7% and 10.0%, respectively, while the loan-to-asset ratio was 37.0% and 40.0%, 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.

Net Interest Income

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 \$14.0 million for the three months ended September 30, 2025, an decrease of 23.9% from \$18.4 million for the three months ended September 30, 2024. Interest income on loans and investments increased by \$1.0 million from 2024 to 2025. Net interest income as a percentage of average bonds and notes payable was 1.94% in 2025 and 3.02% in 2024. Interest income on loans as a percentage of total loans was 4.96% in 2025 and 5.74% in 2024, while interest expense on bonds and notes was 4.08% in 2025 and 3.93% in 2024. This resulted in a spread margin (i.e., differential between loans and bonds) of 0.87% in 2025 and 1.80% in 2024.

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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.

Gain on Sale of Loans

Gain on sale of loans was \$1.6 million for the three months ended September 30, 2025 compared to \$1.2 million for the three months ended September 30, 2024. 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.

Provision for Loan Loss

There were no additions to the provision for loan loss for the three months ended September 30, 2025 or 2024. 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.

Operating Expenses

Operating expenses of the Corporation (personnel services, other administrative expenses, and depreciation and amortization of other assets) totaled \$11.7 million for the three months ended September 30, 2025, an increase of 2.7% from \$11.4 million for the three months ended September 30, 2024. The increase in 2025 is a result of expenses relating to salary and benefits.

Significant Capital Asset and Long-Term Financing Activity

The Corporation's capital asset base and long-term obligations remain largely unchanged in structure. Capital acquisitions, disposals, and depreciation follow existing accounting policies.

During the three-month period ended September 30, 2025, the Corporation issued \$133.7 million of single-family bonds to finance new loan production. In addition, \$25.9 million of single-family bonds and \$4.5 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.

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Currently Known Facts, Decisions, or Conditions

The economy and the level of unemployment in the State of Rhode Island also have a direct impact on the Corporation's delinquency experience within its portfolio. Due to the federal government shutdown, current unemployment data for Rhode Island as of September 30, 2025, were not available at the time these financial statements were prepared. The most recently published unemployment rate for the State, as of August 2025, was 4.6% compared to 3.2% as of September 30, 2024. The Corporation has experienced an increase in its 90+ delinquency rate to 4.68% in 2025 from 4.13% in 2024.

Management continues to monitor evolving economic conditions, including interest rate trends, secondary-market demand for mortgage-backed securities, and loan prepayment risk — all of which may affect investment income and gains on loan sales. Programmatically, future state/federal grant allocations remain uncertain; changes may materially affect the noncapital subsidy component of future financial statements. The Corporation plans to continue its strategy of securitizing loans for portfolio diversification and liquidity.

RHODE ISLAND HOUSING AND MORTGAGE FINANCE CORPORATION
(A COMPONENT UNIT OF THE STATE OF RHODE ISLAND)
COMBINING STATEMENT OF NET POSITION
SEPTEMBER 30, 2025
(SEE INDEPENDENT ACCOUNTANTS' REVIEW REPORT)
(UNAUDITED)

	Operating Fund	Single-Family Fund	Multi-Family Fund	Total
ASSETS				
Loans Receivable	\$ 909,482,039	\$ 321,406,073	\$ 424,960,708	\$ 1,655,848,820
Less: Allowance for Loan Losses	(140,961,703)	(16,987,952)	-	(157,949,655)
Loans Receivable, Net	<u>768,520,336</u>	<u>304,418,121</u>	<u>424,960,708</u>	<u>1,497,899,165</u>
Loans Held for Sale	51,658,099	-	-	51,658,099
Investments	159,234,171	1,861,677,753	19,974,175	2,040,886,099
Accrued Interest - Loans	2,390,004	895,289	2,390,620	5,675,913
Accrued Interest - Investments	15,370	7,907,589	338,442	8,261,401
Cash and Cash Equivalents	149,610,269	312,397,276	68,017,570	530,025,115
Accounts Receivable, Net	18,279,116	136,749	-	18,415,865
Other Assets, Net	25,692,698	6,978,278	-	32,670,976
Total Assets	<u>1,175,400,063</u>	<u>2,494,411,055</u>	<u>515,681,515</u>	<u>4,185,492,633</u>
DEFERRED OUTFLOWS OF RESOURCES				
Loan Origination Costs	-	1,444	-	1,444
Deferred OPEB Outflows	1,880,829	-	-	1,880,829
Total Deferred Outflows of Resources	<u>1,880,829</u>	<u>1,444</u>	<u>-</u>	<u>1,882,273</u>
Total Assets and Deferred Outflows of Resources	<u>\$ 1,177,280,892</u>	<u>\$ 2,494,412,499</u>	<u>\$ 515,681,515</u>	<u>\$ 4,187,374,906</u>
LIABILITIES				
Bonds and Notes Payable	\$ 394,775,751	\$ 2,295,414,194	\$ 390,438,766	\$ 3,080,628,711
Accrued Interest Payable on Bonds and Notes	2,166,950	45,277,365	6,690,624	54,134,939
Accounts Payable and Accrued Liabilities	21,778,130	789,137	76,086	22,643,353
Fees, Net	1,193,840	26,951	1,966,482	3,187,273
Escrow Deposits	607,477,656	-	9,137,176	616,614,832
Total Liabilities	<u>1,027,392,327</u>	<u>2,341,507,647</u>	<u>408,309,134</u>	<u>3,777,209,108</u>
DEFERRED INFLOWS OF RESOURCES				
Hedging Instruments	127,557	-	-	127,557
Deferred OPEB Inflow	4,003,003	-	-	4,003,003
Total Deferred Inflows of Resources	<u>4,130,560</u>	<u>-</u>	<u>-</u>	<u>4,130,560</u>
NET POSITION				
Net Investment in Capital Assets	9,034,315	-	-	9,034,315
Restricted by Bond Resolutions	2,737,904	152,904,852	107,372,381	263,015,137
Unrestricted	133,985,786	-	-	133,985,786
Total Net Position	<u>145,758,005</u>	<u>152,904,852</u>	<u>107,372,381</u>	<u>406,035,238</u>
Total Liabilities, Deferred Inflows of Resources, and Net Position	<u>\$ 1,177,280,892</u>	<u>\$ 2,494,412,499</u>	<u>\$ 515,681,515</u>	<u>\$ 4,187,374,906</u>

See accompanying Notes to 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
THREE MONTHS ENDED SEPTEMBER 30, 2025
(SEE INDEPENDENT ACCOUNTANTS' REVIEW REPORT)
(UNAUDITED)

	Operating Fund	Single-Family Fund	Multi-Family Fund	Total
OPERATING REVENUES				
Interest Income on Loans	\$ 5,199,743	\$ 2,809,943	\$ 5,461,387	13,471,073
Interest Income Attributable to Internal Servicing Activities	3,094,115	-	-	3,094,115
Total Interest Income on Loans	<u>8,293,858</u>	<u>2,809,943</u>	<u>5,461,387</u>	<u>16,565,188</u>
Income on Investments:				
Earnings on Investments	681,047	25,378,755	799,647	26,859,449
Fees	4,228,317	-	-	4,228,317
Servicing Fee Income	898,596	-	-	898,596
Miscellaneous Income	8,200	-	-	8,200
Gain on Sale of Loans	1,591,276	-	-	1,591,276
Total Operating Revenues	<u>15,701,294</u>	<u>28,188,698</u>	<u>6,261,034</u>	<u>50,151,026</u>
OPERATING EXPENSES				
Interest Expense	3,767,509	22,319,855	3,342,922	29,430,286
Personnel Services	7,839,052	-	-	7,839,052
Other Administrative Expenses	2,741,573	-	-	2,741,573
Housing Initiatives	258,913	-	-	258,913
REO (Recoveries) Expenditures	11,692	-	-	11,692
Arbitrage Rebate	-	149,557	1,309	150,866
Bond Issuance Costs	718,277	981,582	6,500	1,706,359
Depreciation and Amortization of Other Assets	940,555	219,210	-	1,159,765
Loan Costs	851,036	2,695,309	103,078	3,649,423
State Rental Subsidy Program	20,358	-	-	20,358
Total Operating Expenses	<u>17,148,965</u>	<u>26,365,513</u>	<u>3,453,809</u>	<u>46,968,287</u>
Operating Income (Loss)	<u>(1,447,671)</u>	<u>1,823,185</u>	<u>2,807,225</u>	<u>3,182,739</u>
NONCAPITAL SUBSIDIES				
Grant Revenue	36,484,638	-	-	36,484,638
Grant Expense	(36,545,812)	-	-	(36,545,812)
Transfers In (Out)	1,385,484	11,438	(1,396,922)	-
Total Noncapital Subsidies	<u>1,324,310</u>	<u>11,438</u>	<u>(1,396,922)</u>	<u>(61,174)</u>
Operating Income (Loss) and Noncapital Subsidies	<u>(123,361)</u>	<u>1,834,623</u>	<u>1,410,303</u>	<u>3,121,565</u>
OTHER NONOPERATING REVENUES (EXPENSES)				
Net Increase in Fair Value of Investments	97,393	17,500,921	-	17,598,314
CHANGE IN NET POSITION	<u>(25,968)</u>	<u>19,335,544</u>	<u>1,410,303</u>	<u>20,719,879</u>
Net Position - Beginning of Year	<u>145,783,973</u>	<u>133,569,308</u>	<u>105,962,078</u>	<u>385,315,359</u>
NET POSITION - END OF YEAR	<u>\$ 145,758,005</u>	<u>\$ 152,904,852</u>	<u>\$ 107,372,381</u>	<u>\$ 406,035,238</u>

See accompanying Notes to Interim Financial Statements.

RHODE ISLAND HOUSING AND MORTGAGE FINANCE CORPORATION
(A COMPONENT UNIT OF THE STATE OF RHODE ISLAND)
COMBINING STATEMENT OF CASH FLOWS
THREE MONTHS ENDED SEPTEMBER 30, 2025
(SEE INDEPENDENT ACCOUNTANTS' REVIEW REPORT)
(UNAUDITED)

	Operating Fund	Single-Family Fund	Multi-Family Fund	Total
CASH FLOWS FROM OPERATING ACTIVITIES				
Interest on Loans Receivable	\$ 8,211,103	\$ 2,855,105	\$ 5,471,081	\$ 16,537,289
Repayment of Loans Receivable	51,805,933	8,795,553	1,259,276	61,860,762
Fees Collected (Paid)	5,042,898	(1,543)	(5,671)	5,035,684
Other Receipts (Disbursements), Net	(20,659,820)	-	-	(20,659,820)
Loans Disbursed	(91,041,060)	(5,594,882)	-	(96,635,942)
Accounts Receivable, Net	(386,169)	-	-	(386,169)
Allowance on Loans Receivable	25,810,877	(12,048)	-	25,798,829
Income (Loss) on REO Properties	(11,692)	-	-	(11,692)
Bond Issuance Costs	(718,277)	(981,582)	(6,500)	(1,706,359)
Personnel Services	(7,839,052)	-	-	(7,839,052)
Other Administrative Expenses	(2,741,573)	-	-	(2,741,573)
Housing Initiative Expenses	(258,913)	-	-	(258,913)
Other Assets	(543,360)	(19,958)	-	(563,318)
Arbitrage Rebate	(11,438)	(138,119)	(1,309)	(150,866)
Accounts Payable and Accrued Liabilities	(95,320)	138,119	1,309	44,108
Gain (Loss) on Sale of Loans	845,602	(2,695,310)	(103,078)	(1,952,786)
State Rental Subsidy Program	(20,358)	-	-	(20,358)
Net Cash Provided (Used) by Operating Activities	<u>(32,610,619)</u>	<u>2,345,335</u>	<u>6,615,108</u>	<u>(23,650,176)</u>
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES				
Proceeds from Sale of Bonds and Notes	134,175,000	135,171,999	-	269,346,999
Payment of Bond and Note Principal	(126,901,891)	-	-	(126,901,891)
Interest Paid on Bonds and Notes	(3,749,182)	-	-	(3,749,182)
Grant Activities	(61,174)	-	-	(61,174)
Transfers from (to) Other Programs	1,396,922	-	(1,396,922)	-
Net Cash Provided (Used) by Noncapital Financing Activities	<u>4,859,675</u>	<u>135,171,999</u>	<u>(1,396,922)</u>	<u>138,634,752</u>
CASH FLOWS FROM INVESTING ACTIVITIES				
Redemption of Investments	116,103,468	32,900,480	2,098,338	151,102,286
Earnings on Investments	681,183	25,012,516	622,833	26,316,532
Purchase of Investments	(117,681,244)	(108,128,756)	(2,098,338)	(227,908,338)
Net Cash Provided (Used) by Investing Activities	<u>(896,593)</u>	<u>(50,215,760)</u>	<u>622,833</u>	<u>(50,489,520)</u>
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS				
	(28,647,537)	87,301,574	5,841,019	64,495,056
Cash and Cash Equivalents - Beginning of Year	178,257,806	225,095,702	62,176,551	465,530,059
CASH AND CASH EQUIVALENTS - END OF YEAR	<u>\$ 149,610,269</u>	<u>\$ 312,397,276</u>	<u>\$ 68,017,570</u>	<u>\$ 530,025,115</u>

See accompanying Notes to 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)
THREE MONTHS ENDED SEPTEMBER 30, 2025
(SEE INDEPENDENT ACCOUNTANTS' REVIEW REPORT)
(UNAUDITED)

	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)	\$ (1,447,671)	\$ 1,823,185	\$ 2,807,225	\$ 3,182,739
Adjustments:				
Earnings on Investments	(681,183)	(25,012,516)	(622,833)	(26,316,532)
Interest Paid on Bonds and Notes	3,749,182	-	-	3,749,182
Amortization of Bond Premium/Discount	-	(720,343)	433	(719,910)
(Increase) Decrease in Assets:				
Loans Receivable/Loss Allowance	(13,502,097)	3,188,622	1,259,276	(9,054,199)
Accrued Interest - Loans	(82,756)	45,162	9,694	(27,900)
Accrued Interest - Investments	136	(366,239)	(176,814)	(542,917)
Accounts Receivable, Net	(319,760)	11,438	-	(308,322)
Other Assets	397,195	199,210	-	596,405
(Increase) Decrease in Deferred Outflows	105,362	42	-	105,404
Increase (Decrease) in Liabilities:				
Accrued Interest - Bonds and Notes	18,327	23,040,198	3,342,489	26,401,014
Accounts Payable and Accrued Liabilities	(95,320)	138,119	1,309	44,108
Fees, Net	(84,014)	(1,543)	(5,671)	(91,228)
Escrow Deposits	(20,668,020)	-	-	(20,668,020)
Total Adjustments	<u>(31,162,948)</u>	<u>522,150</u>	<u>3,807,883</u>	<u>(26,832,915)</u>
Net Cash Provided (Used) by Operating Activities	<u>\$ (32,610,619)</u>	<u>\$ 2,345,335</u>	<u>\$ 6,615,108</u>	<u>\$ (23,650,176)</u>

See accompanying Notes to 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
SEPTEMBER 30, 2025
(SEE INDEPENDENT ACCOUNTANTS' REVIEW REPORT)
(UNAUDITED)

ASSETS

Loans Receivable	\$ 73,545,584
Less Allowance for Loan Losses	(9,116,270)
Loans Receivable, Net	64,429,314
Investments	9,869,953
Accrued Interest - Loans	181,295
Accrued Interest - Investments	9,407
Cash and Cash Equivalents	47,815,777
Accounts Receivable, Net	17,781
Other Assets, Net	403,137
	\$ 122,726,664
Total Assets	\$ 122,726,664

NET POSITION

Restricted for Organizations	\$ 122,726,664
	\$ 122,726,664
Total Liabilities and Net Position	\$ 122,726,664

See accompanying Notes to 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
THREE MONTHS ENDED SEPTEMBER 30, 2025
(SEE INDEPENDENT ACCOUNTANTS' REVIEW REPORT)
(UNAUDITED)

ADDITIONS:	
Interest Income on Loans	\$ 540,665
Earnings on Investments:	
Interest on Investments	373,845
Trust Receipts	481,795
Total Revenues	<u>1,396,305</u>
CHANGE IN NET POSITION	1,396,305
Increase in Fair Value of Investments	128,488
Net Position - Beginning of Year	<u>121,201,871</u>
NET POSITION - END OF YEAR	<u><u>\$ 122,726,664</u></u>

See accompanying Notes to Interim Financial Statements.

RHODE ISLAND HOUSING AND MORTGAGE FINANCE CORPORATION
(A COMPONENT UNIT OF THE STATE OF RHODE ISLAND)
NOTES TO INTERIM FINANCIAL STATEMENTS
SEPTEMBER 30, 2025
(UNAUDITED)

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
(A COMPONENT UNIT OF THE STATE OF RHODE ISLAND)
NOTES TO INTERIM FINANCIAL STATEMENTS
SEPTEMBER 30, 2025
(UNAUDITED)

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
(A COMPONENT UNIT OF THE STATE OF RHODE ISLAND)
NOTES TO INTERIM FINANCIAL STATEMENTS
SEPTEMBER 30, 2025
(UNAUDITED)

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 classifies certain inflows as noncapital subsidies in accordance with GASB Statement No. 103. Noncapital subsidies are inflows received without a direct exchange for goods or services and without a requirement that the resources be used to acquire or construct capital assets. Management applies judgment in determining whether an inflow represents a noncapital subsidy by evaluating the substance of the underlying transaction, the presence or absence of participant-specific benefits, and whether the resources are intended to support program operations rather than capital investment.

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.

RHODE ISLAND HOUSING AND MORTGAGE FINANCE CORPORATION
(A COMPONENT UNIT OF THE STATE OF RHODE ISLAND)
NOTES TO INTERIM FINANCIAL STATEMENTS
SEPTEMBER 30, 2025
(UNAUDITED)

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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

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.

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.

RHODE ISLAND HOUSING AND MORTGAGE FINANCE CORPORATION
(A COMPONENT UNIT OF THE STATE OF RHODE ISLAND)
NOTES TO INTERIM FINANCIAL STATEMENTS
SEPTEMBER 30, 2025
(UNAUDITED)

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.

RHODE ISLAND HOUSING AND MORTGAGE FINANCE CORPORATION
(A COMPONENT UNIT OF THE STATE OF RHODE ISLAND)
NOTES TO INTERIM FINANCIAL STATEMENTS
SEPTEMBER 30, 2025
(UNAUDITED)

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, 2024.

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.

RHODE ISLAND HOUSING AND MORTGAGE FINANCE CORPORATION
(A COMPONENT UNIT OF THE STATE OF RHODE ISLAND)
NOTES TO INTERIM FINANCIAL STATEMENTS
SEPTEMBER 30, 2025
(UNAUDITED)

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

RHODE ISLAND HOUSING AND MORTGAGE FINANCE CORPORATION
(A COMPONENT UNIT OF THE STATE OF RHODE ISLAND)
NOTES TO INTERIM FINANCIAL STATEMENTS
SEPTEMBER 30, 2025
(UNAUDITED)

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 September 30, 2025, 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 September 30, 2025, the restricted amount totaled \$2,737,904.

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
(A COMPONENT UNIT OF THE STATE OF RHODE ISLAND)
NOTES TO INTERIM FINANCIAL STATEMENTS
SEPTEMBER 30, 2025
(UNAUDITED)

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 September 30, 2025, restricted assets in the Operating Fund totaled \$935,807,059.

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.

RHODE ISLAND HOUSING AND MORTGAGE FINANCE CORPORATION
(A COMPONENT UNIT OF THE STATE OF RHODE ISLAND)
NOTES TO INTERIM FINANCIAL STATEMENTS
SEPTEMBER 30, 2025
(UNAUDITED)

NOTE 3 LOANS RECEIVABLE (CONTINUED)

At September 30, 2025, the single-family mortgage loan balances in the Single-Family Fund are insured, subject to maximum insurable limits described below:

Private Mortgage Insurance	\$ 30,329,633
FHA Insurance	135,623,806
VA Guaranteed	2,321,659
USDA/RD Guaranteed	2,736,103
Uninsured	150,394,872
Total	<u>\$ 321,406,073</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 September 30, 2025 of \$307,546,508 and \$304,657,281, respectively, are insured under such agreements subject to maximum participation limits. At September 30, 2025, loan balances of \$6,029,808 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 September 30, 2025, 3,014 loans had been sold directly to FNMA, 1,194 loans had been sold directly to Freddie Mac, and eight mortgage-backed securities had been issued.

RHODE ISLAND HOUSING AND MORTGAGE FINANCE CORPORATION
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NOTE 3 LOANS RECEIVABLE (CONTINUED)

As of September 30, 2025, the percentage of loan dollars that are in a first lien position by fund is as follows:

Operating	49.4%
Single-Family	80.7%
Multi-Family	92.5%
Affordable Housing Trust	32.4%

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 three months ended September 30, 2025, interest received under such deferred loan arrangements was \$37,130 in the Operating Fund and \$55,884 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 \$422,432,039 at September 30, 2025.

At September 30, 2025, principal balances outstanding under deferred and noninterest bearing loan arrangements are as follows:

Operating Fund:	
Single-Family Loans	\$ 42,808,995
Multi-Family Loans	446,515,407
Subtotal	<u>489,324,402</u>
Single-Family Fund:	
Single-Family Loans	11,101,633
Total	<u><u>\$ 500,426,035</u></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 September 30, 2025, principal outstanding under such nonaccrual status loans is as follows:

Operating Fund:	
Single-Family Loans	\$ 13,979,688
Multi-Family Loans	2,009,068
Subtotal	<u>15,988,756</u>
Single-Family Fund:	
Single-Family Loans	19,599,513
Total	<u><u>\$ 35,588,269</u></u>

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NOTE 3 LOANS RECEIVABLE (CONTINUED)

A summary of the changes in the allowance for loan receivable losses at September 30, 2025 for the Corporation is as follows:

Balance - Beginning of Year	\$ 132,150,826
Loans Charged Off, Net of Recoveries	(101,213)
Write-Down of REO Properties	(12,048)
Provision for Federal/State Program Loans	25,912,090
Balance - End of Period	<u>\$ 157,949,655</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 September 30, 2025, 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 September 30, 2025, 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 September 30, 2025, the distribution of investments by remaining or repricing maturity is as follows:

	1 Year or Less	>1-5 Years	5 Years or More	Total
Operating Fund				
US Govt Obligations	\$ 1,118,767	\$ -	\$ 1,354,910	\$ 2,473,677
Escrows *	-	156,760,494	-	156,760,494
Subtotal	<u>1,118,767</u>	<u>156,760,494</u>	<u>1,354,910</u>	<u>159,234,171</u>
Single-Family Fund				
US Govt Obligations	-	-	1,857,261,630	1,857,261,630
US Agency Obligations	-	-	4,416,123	4,416,123
Total Single-Family Fund	<u>-</u>	<u>-</u>	<u>1,861,677,753</u>	<u>1,861,677,753</u>
Multi-Family Fund				
SLGs	19,974,175	-	-	19,974,175
Subtotal	<u>21,092,942</u>	<u>156,760,494</u>	<u>1,863,032,663</u>	<u>2,040,886,099</u>
AHT				
US Agency Obligations	28,609	-	-	28,609
US Govt Obligations	-	-	9,841,344	9,841,344
Total AHT	<u>28,609</u>	<u>-</u>	<u>9,841,344</u>	<u>9,869,953</u>
Total	<u>\$ 21,121,551</u>	<u>\$ 156,760,494</u>	<u>\$ 1,872,874,007</u>	<u>\$ 2,050,756,052</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 \$1,864,151,430 at September 30, 2025.

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 September 30, 2025, \$159,234,171 in the Operating Fund, \$1,861,677,753 in the Single-Family Fund, \$19,974,175 in the Multi-Family Fund, and \$9,869,953 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 September 30, 2025, 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 September 30, 2025, 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 held in accounts managed by a financial advisory firm with underlying investments restricted to U.S. Government and Agency securities. At September 30, 2025, 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 September 30, 2025, the Corporation was party to three interest rate swap agreements and five forward settling interest rate swap agreements. At September 30, 2025, 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 September 30, 2025 is comprised of the following:

Due from Federal Government	\$ 4,935,253
Tax Sale Receivables	969,899
Customer and Program Related Accounts	12,563,302
Total Receivable	<u>18,468,454</u>
Allowance	(52,589)
Receivable, Net	<u><u>\$ 18,415,865</u></u>

NOTE 6 OTHER ASSETS

Other assets, net, consisted of the following at September 30, 2025:

Real Estate Owned	\$ 131,300
Capital Assets (Depreciable), Net	9,034,315
Purchased Mortgage Servicing Rights and Excess Servicing, Net	23,598,050
Other Assets	(92,689)
Total	<u><u>\$ 32,670,976</u></u>

Depreciation expense related to capital assets for the three months ended September 30, 2025, was \$136,073.

Amortization expense related to purchased mortgage servicing rights for the three months ended September 30, 2025, was \$1,023,692.

Other assets of the Trust consisted of federal program properties totaling \$403,137 at September 30, 2025.

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.

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.

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NOTE 7 BONDS AND NOTES PAYABLE (CONTINUED)

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 September 30, 2025.

Bonds and notes payable at September 30, 2025, are as follows:

<u>Description</u>	<u>Amount</u>
Operating Fund Bonds and Notes:	
Federal Home Loan Bank, due 2025 to 2027, Interest from 0.000% to 5.060%	\$ 10,675,000
Federal Financing Bank, due 2042 to 2064, Interest from 2.239% to 4.914%	299,665,496
General Obligation Bonds Series 2018:	
Mandatory Tender Bonds, due 2032, Interest at 4.64%	5,000,000
Notes Payable, due 2027 to 2049, Interest from 2.750% to 6.250%	13,435,255
Lines of Credit, Payable on Demand, Interest from 4.667% to 5.090%	<u>66,000,000</u>
Total Operating Fund and Notes	<u><u>\$ 394,775,751</u></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 at 3.886%	1,845,000
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 2.70% to 3.00%	6,720,000
Series 67-C Term Bonds, due 2030, Interest at 3.25%	6,120,000
	<u>12,840,000</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 2.50% to 2.65%	7,860,000
Series 68-C Term Bonds, due 2031 to 2035, Interest from 3.15% to 3.40%	43,830,000
	<u>51,690,000</u>
Series 69-A Serial Bonds, due 2025 to 2029, Interest from 3.00% to 3.50%	9,845,000
Series 69-B Term Bonds, due 2048, Interest at 4.00%	8,370,000
Series 70 Serial Bonds, due 2025 to 2031, Interest from 1.90% to 2.55%	18,930,000
Series 70 Term Bonds, due 2034 to 2049, Interest from 2.80% to 4.00%	30,540,000
	<u>49,470,000</u>
Series 71 Serial Bonds, due 2025 to 2032, Interest from 1.80% to 2.55%	18,205,000
Series 71 Term Bonds, due 2034 to 2049, Interest from 2.75% to 3.75%	38,415,000
	<u>56,620,000</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%	32,815,000
	<u>44,325,000</u>
Series 73-A Serial Bonds, due 2025 to 2032, Interest from 0.80% to 1.95%	28,815,000
Series 73-A Term Bonds, due 2035 to 2050, Interest from 2.10% to 3.00%	81,030,000
	<u>109,845,000</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 at 1.25%	\$ 1,705,000
Series 74 Serial Bonds, due 2025 to 2033, Interest from 1.30% to 5.00%	44,810,000
Series 74 Term Bonds, due 2036 to 2049, Interest from 2.125% to 3.000%	61,230,000
	<u>106,040,000</u>
Series 75-A Serial Bonds, due 2025 to 2033, Interest from 0.50% to 1.95%	29,035,000
Series 75-A Term Bonds, due 2036 to 2051, Interest from 2.05% to 3.00%	95,960,000
	<u>124,995,000</u>
Series 75-T Serial Bonds, due 2025 to 2028, Interest from 0.90% to 1.55%	14,520,000
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%	78,410,000
	<u>110,745,000</u>
Series 76-T Serial Bonds, due 2025 to 2026, Interest from 1.62% to 1.72%	3,690,000
Series 77-A Serial Bonds, due 2025 to 2034, Interest from 3.35% to 5.00%	36,795,000
Series 77-A Term Bonds, due 2037 to 2051, Interest from 4.00% to 4.25%	52,450,000
	<u>89,245,000</u>
Series 77-T Serial Bonds, due 2025 to 2029, Interest from 3.45% to 4.00%	13,015,000
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%	97,375,000
	<u>108,735,000</u>
Series 78-T Serial Bonds, due 2025 to 2030, Interest from 5.13% to 5.59%	11,400,000
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%	62,930,000
	<u>75,330,000</u>
Series 79 T-1 Serial Bonds, due 2025 to 2031, Interest from 4.984% to 5.373%	14,610,000
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%	69,380,000
	<u>74,950,000</u>
Series 80 T-1 Serial Bonds, due 2025 to 2033, Interest from 5.03% to 5.35%	28,175,000
Series 80 T-1 Term Bonds, due 2038 to 2043, Interest from 5.400% to 5.549%	53,565,000
	<u>81,740,000</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%	78,020,000
	<u>82,475,000</u>
Series 81 T-1 Serial Bonds, due 2025 to 2026, Interest from 5.599% to 5.686%	2,670,000
Series 81 T-1 Term Bonds, due 2043 to 2052, Interest from 6.481% to 6.500%	31,315,000
	<u>33,985,000</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 4.05% to 4.75%	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%	7,440,000
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 3.95% to 4.05%	4,575,000
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%	76,445,000
	<u>103,530,000</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%	76,100,000
	<u>79,515,000</u>
Series 84 T Serial Bonds, due 2025 to 2036, Interest from 3.972% to 4.923%	31,415,000
Series 84 T Term Bonds, due 2039 to 2054, Interest from 4.933% to 6.000%	76,125,000
	<u>107,540,000</u>
Series 85 A Serial Bonds, due 2028 to 2038, Interest from 3.10% to 4.00%	12,930,000
Series 85 A Term Bonds, due 2040 to 2055, Interest from 4.125% to 4.700%	73,010,000
	<u>85,940,000</u>
Series 85 B Serial Bonds, due 2026 to 2027, Interest from 3.40% to 3.60%	4,605,000
Series 85 B Term Bonds, due 2028, Interest at 3.65%	1,955,000
	<u>6,560,000</u>
Series 85 T Serial Bonds, due 2028 to 2035, Interest from 4.282% to 5.136%	10,840,000
Series 85 T Term Bonds, due 2032 to 2053, Interest from 4.77% to 6.25%	57,085,000
	<u>67,925,000</u>
Series 86 A Serial Bonds, due 2028 to 2037, Interest from 3.10% to 4.55%	16,685,000
Series 86 A Term Bonds, due 2040 to 2055, Interest from 4.85% to 5.25%	84,300,000
	<u>100,985,000</u>
Series 86 B Serial Bonds, due 2026 to 2028, Interest from 3.40% to 3.65%	4,015,000
Series 86 T Term Bonds, due 2055, Interest at 6.25%	28,715,000
Unamortized Bond Premium	<u>31,594,194</u>
Total Single-Family Fund	2,295,414,194
Multi-Family Fund:	
Multi-Family Funding Bonds:	
2009 Series A, Subseries 2009A-1: Term 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 5.250%	980,000
2011 Series A Term Bonds, due 2026 to 2032, Interest from 4.125% to 4.625%	1,770,000
Subtotal	<u>18,330,000</u>

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NOTE 7 BONDS AND NOTES PAYABLE (CONTINUED)

<u>Description (Continued)</u>	<u>Amount</u>
Multi-Family Fund (Continued):	
Multi-Family Development Bonds:	
2013 Series 2 Term Bonds, due 2027 to 2048, Interest from 3.250% to 4.125%	\$ 24,920,000
2014 Series 3-B Serial Bonds, due 2025, Interest at 2.95%	135,000
2014 Series 3-B Term Bonds, due 2029 to 2049, Interest from 3.400% to 4.125%	12,455,000
	<u>12,590,000</u>
2016 Series 1-B Serial Bonds, due 2025 to 2026, Interest from 2.50% to 2.65%	305,000
2016 Series 1-B Term Bonds, due 2031 to 2056, Interest from 3.15% to 4.10%	15,350,000
	<u>15,655,000</u>
2016 Series 1-C Serial Bonds, due 2025 to 2026, Interest from 2.85% to 3.00%	345,000
2016 Series 1-C Term Bonds, due 2031 to 2041, Interest from 3.50% to 4.10%	6,195,000
	<u>6,540,000</u>
2017 Series 1-B Term Bonds, due 2052, Interest at 4.20%	1,455,000
2017 Series 4-B Serial Bonds, due 2025 to 2028, Interest from 2.60% to 3.05%	1,255,000
2017 Series 4-B Term Bonds, due 2032 to 2037, Interest from 3.35% to 3.80%	31,620,000
	<u>32,875,000</u>
2019 Series 1-B Serial Bonds, due 2025 to 2031, Interest from 1.80% to 2.40%	2,520,000
2019 Series 1-B Term Bonds, due 2034 to 2059, Interest from 2.75% to 3.40%	32,555,000
	<u>35,075,000</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%	41,800,000
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 1.179% to 2.390%	13,240,000
2021 Series 2-T Term Bonds, due 2035 to 2040, Interest from 2.540% to 3.032%	28,745,000
	<u>41,985,000</u>

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NOTE 7 BONDS AND NOTES PAYABLE (CONTINUED)

Description (Continued)	Amount
Multi-Family Fund (Continued):	
Multi-Family Development Bonds (Continued):	
2022 Series 1-B Serial Bonds, due 2025 to 2034, Interest from 2.75% to 4.25%	\$ 5,210,000
2022 Series 1-B Term Bonds, due 2037 to 2042, Interest from 4.35% to 4.50%	6,380,000
	11,590,000
2023 Series 1-AB Term Bond, due 2053, Interest at 4.00%	7,500,000
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
	18,435,000
2025 Series 1-A Term Bond, due 2055, Interest at 3.35%	10,200,000
2025 Series 1-B Term Bond, due 2028, Interest at 3.30%	10,840,000
2025 Series 1-C Serial Bonds, due 2026 to 2037, Interest from 3.00% to 4.10%	2,665,000
2025 Series 1-C Term Bonds, due 2040 to 2045, Interest from 4.25% to 4.70%	2,800,000
	5,465,000
Unamortized Bond Discount	(21,234)
Subtotal	372,108,766
Total Multi-Family Fund	390,438,766
Total Bonds and Notes Payable	\$ 3,080,628,711

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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 September 30, 2025, the Corporation may borrow up to a maximum of \$135,000,000 under various revolving loan agreements expiring between October 2025 and August 2026. Borrowings under the lines of credit are payable on demand and are unsecured. One line of credit has a variable interest rate. As of September 30, 2025, the borrowings were \$36,000,000 and the rate was 5.09%. The remaining line of credit agreements have fixed interest rates, which ranged from 4.666% to 4.953%. Outstanding borrowings under these agreements totaled \$30,000,000 at September 30, 2025.

Homeownership Opportunity Bonds Series 79-T, 80-T and 82-T bear interest at taxable rates established weekly. The rate on September 30, 2025, was from 4.15% to 4.20%.

The schedule below includes amounts required for debt service sinking funds for each fiscal year relating to the respective bonds and notes as of September 30, 2025 (dollars in thousands):

Fiscal Year	Operating Fund Bonds/Notes		Single-Family Fund Bonds		Multi-Family Fund Bonds/Notes	
	Principal	Interest	Principal	Interest	Principal	Interest
2026	\$ 36,302	\$ 11,141	\$ 58,395	\$ 71,894	\$ 5,735	\$ 9,995
2027	47,075	13,225	59,850	93,944	6,455	13,199
2028	4,098	11,340	61,750	91,802	27,840	13,037
2029	4,306	11,197	64,135	89,519	8,570	12,150
2030	4,524	11,046	62,175	87,336	8,600	11,894
2031-2035	31,322	51,748	327,735	85,281	44,015	11,628
2036-2040	32,908	46,419	386,340	73,889	110,050	10,167
2041-2045	43,518	39,809	406,270	58,699	75,500	6,361
2046-2050	48,249	32,033	440,085	41,136	39,375	3,841
2051-2055	61,520	23,107	387,580	20,296	38,995	2,420
2056-2060	56,262	12,046	9,505	510	18,940	994
2061-2065	24,692	2,745	-	-	5,475	266
2066-2069	-	-	-	-	910	-
Totals	<u>\$ 394,776</u>	<u>\$ 265,856</u>	<u>\$ 2,263,820</u>	<u>\$ 714,306</u>	<u>\$ 390,460</u>	<u>\$ 95,952</u>

RHODE ISLAND HOUSING AND MORTGAGE FINANCE CORPORATION
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NOTE 7 BONDS AND NOTES PAYABLE (CONTINUED)

Debt service requirements on direct borrowings and placements at September 30, 2025 are as follows (dollars in thousands):

Fiscal Year	Business Type Activities			
	Bonds		Notes from Direct Borrowings and Direct Placements	
	Principal	Interest	Principal	Interest
2026	\$ -	\$ 232	\$ 33,896	\$ 2,961
2027	-	232	43,724	2,412
2028	-	232	576	607
2029	-	232	604	579
2030	-	232	633	550
2031-2035	5,000	232	3,659	2,256
2036-2040	-	-	3,785	1,314
2041-2045	-	-	2,754	388
2046-2050	-	-	463	38
2051-2055	-	-	17	0
Total	<u>\$ 5,000</u>	<u>\$ 1,392</u>	<u>\$ 90,110</u>	<u>\$ 11,105</u>

Bonds and notes payable activity for the three months ended September 30, 2025, is as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
Bonds and Notes Payable:				
General Obligations Bonds	\$ 5,000,000	\$ -	\$ -	\$ 5,000,000
Unsecured Notes	62,000,000	118,000,000	(114,000,000)	66,000,000
Secured Notes	320,502,642	5,175,000	(1,901,891)	323,775,751
Revenue Bonds *	2,551,400,871	135,171,999	(719,910)	2,685,852,960
Totals	<u>\$ 2,938,903,513</u>	<u>\$ 258,346,999</u>	<u>\$ (116,621,801)</u>	<u>\$ 3,080,628,711</u>

Changes in direct borrowings and placements for the three months ended September 30, 2025, 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	86,233,428	119,000,000	(115,123,173)	90,110,255	70,030,474
Totals	<u>\$ 91,233,428</u>	<u>\$ 119,000,000</u>	<u>\$ (115,123,173)</u>	<u>\$ 95,110,255</u>	<u>\$ 70,030,474</u>

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NOTE 7 BONDS AND NOTES PAYABLE (CONTINUED)

The agreements related to the notes from direct borrowings and direct placements of \$86,233,428 include certain provisions and results in the event of default. For the various lines of credit, which total \$66,000,000, 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 \$13,435,255, the principal and related interest would become due immediately.

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 September 30, 2025, the bonds have an aggregate outstanding principal amount payable of \$181,291,422.

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 September 30, 2025, is as follows:

Single-Family Fund	\$ -
Operating Fund	109,539,712
Multi-Family Fund	-
Trust	3,750,616
Total	<u>\$ 113,290,328</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.

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NOTE 9 COMMITMENTS AND CONTINGENCIES (CONTINUED)

The Corporation has entered into contracts with multiple developments under the Neighborhood Opportunities Program to fund projects over the next several years for a total of \$6,933,385, subject to the availability of funds. As of September 30, 2025, \$6,223,866 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.

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 September 30, 2025 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.

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NOTE 10 DERIVATIVE INSTRUMENTS (CONTINUED)

At September 30, 2025, TBA Mortgage-Backed Securities Contracts with a total notional amount of \$30,322,000 and fair market values totaling \$31,078,296 were outstanding, resulting in a hedging instrument of \$756,296. 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.

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 September 30, 2025, the Corporation was party to three interest rate swap agreements and five forward settling interest rate swap agreements with three counterparties. The swap details at September 30, 2025 are as follows:

Associated Bond Issue	Counter-Party	Variable Rate Bonds Outstanding	Swap Notional Amount	Swap Effective Date	Swap Termination Date	Fixed Rate Paid	Variable Rate Received	Hedging Derivative Value
Cash Flow Hedges:								
HOB Series 79 T-2	BNY	\$ 37,040,000	\$ 37,040,000	3/8/2023	10/1/2032	4.0245%	SOFR +10bp	\$ (440,725)
HOB Series 80 T-2	BANA	6,1465,000	6,1465,000	8/24/2023	10/1/2036	3.7780%	SOFR +10bp	(286,791)
HOB Series 82 T-2	RBC	25,670,000	25,670,000	3/21/2024	4/1/2033	4.510%	SOFR +10bp	(503,419)
FFB - West House II	BNY	-	1,190,000	1/9/2026	11/1/2051	2.9225%	SOFR	201,089
FFB - Central Street	BNY	-	1,930,000	5/3/2027	4/1/2046	4.0910%	SOFR	(10,736)
FFB - Rosebrook Commons	BNY	-	2,310,000	10/1/2027	3/1/2046	3.7420%	SOFR	93,361
FFB - Parcel 9 II	BNY	-	2,330,000	6/1/2027	9/1/2053	3.7950%	SOFR	79,334
FFB-321knight Street	BANA	-	720,000	2/1/2028	10/1/2054	4.1880%	SOFR	(5,966)
		<u>\$ 124,175,000</u>	<u>\$ 132,655,000</u>					<u>\$ (883,853)</u>

The counterparty ratings are as follows:

Agency	BNY	BANA	RBC
Moody's	Aa2 Stable	Aa2 Stable	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 three months ended September 30, 2025, were \$496,871. 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 September 30, 2025, 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, which was used to calculate the total OPEB liability at the measurement date as of June 30, 2025:

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 as of June 30, 2025 of \$8,784,843 is based on an actuarial valuation performed as of June 30, 2023.

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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, 2024
Actuarial Cost Method	Individual Entry-Age Normal
Discount Rate	3.93% as of June 30, 2024
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 3.86% as of June 30, 2023 to 3.93% as of June 30, 2024.

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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, 2025

Total OPEB Liability:	
Service Cost	\$ 544,466
Interest on Total OPEB Liability	322,148
Difference Between Expected and Actual Experience of the Total OPEB Liability	42,273
Changes in Assumptions	(107,631)
Benefit Payments	<u>(179,982)</u>
Net Change in Total OPEB Liability	621,274
Total OPEB Liability - Beginning	8,163,569
Total OPEB Liability - End of Period	<u>\$ 8,784,843</u>
Covered-Employee Payroll	\$ 18,331,750
Total OPEB Liability as a Percentage of Covered-Employee Payroll	47.92%

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 3.93% as of June 30, 2025, 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 2.93%	Current Discount Rate Assumption 3.93%	1% Increase 4.93%
Total OPEB Liability	<u>\$ 10,506,810</u>	<u>\$ 8,784,843</u>	<u>\$ 7,424,853</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, 2025, 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>\$ 7,177,134</u>	<u>\$ 8,784,843</u>	<u>\$ 10,931,596</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, 2025, RIHRHP recognized OPEB expense of \$540,484. At June 30, 2025, 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	\$ 44,097	\$ 1,555,003
Changes in Assumptions	1,736,692	2,448,000
Contributions Subsequent to the Measurement Date	100,040	-
Totals	<u>\$ 1,880,829</u>	<u>\$ 4,003,003</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.

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)
2026	\$ (326,130)
2027	(326,130)
2028	(326,130)
2029	(274,073)
2030	(330,064)
Thereafter	(639,687)
Total	<u>\$ (2,222,214)</u>

NOTE 12 SUBSEQUENT EVENTS

The Corporation has instructed its trustee to redeem the following bonds outstanding:

<u>Date of Call</u>	<u>Principal Program</u>	<u>Outstanding</u>
October 1, 2025	Homeownership Opportunity Bonds	\$ 25,945,000
October 15, 2025	Multi-Family Development Bonds	\$ 4,500,000

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.

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

Fiscal Year Ending Sept 30,	2025	2024	2023	2022	2021	2020	2019	2018
Total OPEB Liability								
Service Cost	\$ 544,466	\$ 555,238	\$ 766,045	\$ 677,977	\$ 522,439	\$ 544,653	\$ 537,100	\$ 619,903
Interest on the Total OPEB Liability	322,148	302,669	203,380	239,317	248,792	258,543	233,195	193,253
Changes of Benefit Terms	-	-	-	-	-	-	-	-
Difference Between Expected and Actual Experience	42,273	(674,102)	(875)	(966,770)	9,438	(1,010,025)	4,859	-
Changes of Assumptions	(107,631)	139,914	(3,088,485)	989,257	1,115,337	1,167,026	(72,478)	(754,007)
Benefit Payments	(179,982)	(169,910)	(159,937)	(158,423)	(150,259)	(134,837)	(94,763)	(76,424)
Net Change in Total OPEB Liability	621,274	153,809	(2,279,872)	781,358	1,745,747	825,360	607,913	(17,275)
Total OPEB Liability - Beginning	8,163,569	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>\$ 8,784,843</u>	<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	\$ 18,331,750	\$ 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	47.92%	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.

RHODE ISLAND HOUSING AND MORTGAGE FINANCE CORPORATION
(A COMPONENT UNIT OF THE STATE OF RHODE ISLAND)
COMBINING STATEMENT OF NET POSITION – MULTI-FAMILY FUND
SEPTEMBER 30, 2025
(SEE INDEPENDENT ACCOUNTANTS' REVIEW REPORT)
(UNAUDITED)

	Multi-Family Funding Bond Program	Multi-Family Development Bonds	Multi-Family Fund Total
ASSETS			
Loans Receivable	\$ 21,440,583	\$ 403,520,125	\$ 424,960,708
Investments	-	19,974,175	19,974,175
Accrued Interest - Loans	148,897	2,241,723	2,390,620
Accrued Interest - Investments	-	338,442	338,442
Cash and Cash Equivalents	6,219,121	61,798,449	68,017,570
	<u>6,219,121</u>	<u>61,798,449</u>	<u>68,017,570</u>
Total Assets	<u>\$ 27,808,601</u>	<u>\$ 487,872,914</u>	<u>\$ 515,681,515</u>
LIABILITIES			
Bonds and Notes Payable	\$ 18,330,000	\$ 372,108,766	\$ 390,438,766
Accrued Interest Payable on			
Bonds and Notes	264,833	6,425,791	6,690,624
Accounts Payable and Accrued Liabilities	-	76,086	76,086
Fees, Net	-	1,966,482	1,966,482
Escrow Deposits	-	9,137,176	9,137,176
	<u>18,594,833</u>	<u>389,714,301</u>	<u>408,309,134</u>
Total liabilities	<u>18,594,833</u>	<u>389,714,301</u>	<u>408,309,134</u>
NET POSITION			
Net Position - Restricted	<u>9,213,768</u>	<u>98,158,613</u>	<u>107,372,381</u>
	<u>9,213,768</u>	<u>98,158,613</u>	<u>107,372,381</u>
Total Liabilities and Net Position	<u>\$ 27,808,601</u>	<u>\$ 487,872,914</u>	<u>\$ 515,681,515</u>

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 –
MULTI-FAMILY FUND
THREE MONTHS ENDED SEPTEMBER 30, 2025
(SEE INDEPENDENT ACCOUNTANTS' REVIEW REPORT)
(UNAUDITED)

	Multi-Family Funding Bond Program	Multi-Family Development Bonds	Multi-Family Fund Total
OPERATING REVENUES			
Interest Income on Loans	\$ 359,879	\$ 5,101,508	\$ 5,461,387
Total Interest Income on Loans	<u>359,879</u>	<u>5,101,508</u>	<u>5,461,387</u>
Earnings on Investments:			
Interest on Investments	<u>62,272</u>	<u>737,375</u>	<u>799,647</u>
Total Operating Revenues	<u>422,151</u>	<u>5,838,883</u>	<u>6,261,034</u>
OPERATING EXPENSES			
Interest Expense	132,415	3,210,507	3,342,922
Arbitrage rebate	-	1,309	1,309
Bond issuance costs	-	6,500	6,500
Loan Costs	-	103,078	103,078
Total Operating Expenses	<u>132,415</u>	<u>3,321,394</u>	<u>3,453,809</u>
OPERATING INCOME (LOSS)	289,736	2,517,489	2,807,225
Transfers In (Out)	<u>(300,000)</u>	<u>(1,096,922)</u>	<u>(1,396,922)</u>
CHANGE IN NET POSITION	(10,264)	1,420,567	1,410,303
Net Position - Beginning of Year	<u>9,224,032</u>	<u>96,738,046</u>	<u>105,962,078</u>
NET POSITION - END OF YEAR	<u>\$ 9,213,768</u>	<u>\$ 98,158,613</u>	<u>\$ 107,372,381</u>



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