

**RHODE ISLAND HOUSING AND MORTGAGE FINANCE
CORPORATION**

**INTERIM FINANCIAL STATEMENTS
AND SUPPLEMENTARY INFORMATION**

SIX MONTHS ENDED DECEMBER 31, 2022



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RHODE ISLAND HOUSING AND MORTGAGE FINANCE CORPORATION
TABLE OF CONTENTS
SIX MONTHS ENDED DECEMBER 31, 2022

INDEPENDENT ACCOUNTANTS' REVIEW REPORT	1
MANAGEMENT'S DISCUSSION AND ANALYSIS	3
BASIC FINANCIAL STATEMENTS	
COMBINING STATEMENT OF NET POSITION	9
COMBINING STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION	10
COMBINING STATEMENT OF CASH FLOWS	11
STATEMENT OF FIDUCIARY NET POSITION – PRIVATE PURPOSE TRUST COMPONENT UNIT AFFORDABLE HOUSING TRUST	13
STATEMENT OF CHANGES IN FIDUCIARY NET POSITION – PRIVATE PURPOSE TRUST COMPONENT UNIT AFFORDABLE HOUSING TRUST	14
NOTES TO FINANCIAL STATEMENTS	15
REQUIRED SUPPLEMENTARY INFORMATION	
SCHEDULE OF CHANGES IN TOTAL OPEB LIABILITY AND RELATED RATIOS	47
SUPPLEMENTARY INFORMATION	
COMBINING SCHEDULE OF NET POSITION – SINGLE-FAMILY FUND	48
COMBINING SCHEDULE OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION – SINGLE-FAMILY FUND	49
COMBINING SCHEDULE OF NET POSITION – MULTI-FAMILY FUND	50
COMBINING SCHEDULE OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION – MULTI-FAMILY FUND	51



INDEPENDENT ACCOUNTANTS' REVIEW REPORT

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

We have reviewed the accompanying interim financial statements of Rhode Island Housing and Mortgage Finance Corporation (a component unit of the State of Rhode Island), which comprise the combining statement of net position as of December 31, 2022, and the related combining statement of revenues, expenses and changes in net position and cash flows for the six months then ended, the discretely presented component unit statement of fiduciary net position as of December 31, 2022 and the related statement of changes in fiduciary net position for the six months then ended, and the related notes to the financial statements. A review includes primarily applying analytical procedures to management's financial data and making inquiries of entity management. A review is substantially less in scope than an audit, the objective of which is the expression of an opinion regarding the interim financial statements as a whole. Accordingly, we do not express such an opinion.

Management's Responsibility for the Financial Statements

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

Accountants' Responsibility

Our responsibility is to conduct the review engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the American Institute of Certified Public Accountants and the standards applicable to reviews of financial statements contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require us to perform procedures to obtain limited assurance as a basis for reporting whether we are aware of any material modifications that should be made to the interim financial statements for them to be in accordance with accounting principles generally accepted in the United States of America. We believe that the results of our procedures provide a reasonable basis for our conclusion.

We are required to be independent of Rhode Island Housing and Mortgage Finance Corporation and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements related to our review.

Accountants' Conclusion

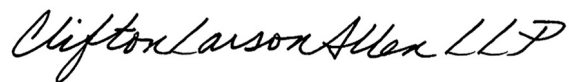
Based on our review, we are not aware of any material modifications that should be made to the accompanying interim financial statements in order for them to be in accordance with accounting principles generally accepted in the United States of America.

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 basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic or historical context. Such information was not audited, reviewed, or compiled by us and we do not express an opinion, or provide any assurance on the information.

Supplementary Information

The accompanying combining schedule of net position – single-family fund, combining schedule of revenues, expenses, and changes in net position – single-family fund, combining schedule of net position – multi-family fund, and combining schedule of revenues, expenses, and changes in net position – multi-family fund is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from, and relates directly to, the underlying accounting and other records used to prepare the financial statements. The supplementary information has been subjected to the review procedures applied in our review of the basic 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 such information.



CliftonLarsonAllen LLP

Cranston, Rhode Island
May 15, 2023

RHODE ISLAND HOUSING AND MORTGAGE FINANCE CORPORATION
(A COMPONENT UNIT OF THE STATE OF RHODE ISLAND)
MANAGEMENT'S DISCUSSION AND ANALYSIS
SIX MONTHS ENDED DECEMBER 31, 2022

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

This section of Rhode Island Housing's financial statements presents Rhode Island Housing's management's discussion and analysis of the Corporation's financial position and performance as of December 31, 2022, and for the six months then ended. This discussion and analysis is intended to serve as an introduction to the Corporation's basic financial statements. The Corporation's basic financial statements, accompanying notes, and supplementary information should be read in conjunction with the following discussion.

Financial Highlights

The financial highlights (in millions) of the Corporation as of and for the six months ended December 31, 2022, increased (decreased) from the previous year as follows:

	2022	
	\$	%
Mortgage Loans, Gross	39.0	2.8
Investments	167.4	21.6
Cash and Cash Equivalents	52.9	15.5
Total Assets	257.7	10.2
Bonds and Notes Payable	292.3	18.0
Total Net Position	(91.2)	(22.9)
Total Revenues	3.6	2.1
Total Expenses	2.1	1.3
Operating Income	1.5	23.1

Mortgage Loans represent the largest category of the Corporation's total assets at 52.0%. The increase from prior year is related to Multi-family and Federal Program loans. The majority of new single-family mortgage production is securitized and categorized as an investment, resulting in an increase in Investments.

Bonds and notes payable represent the largest component of total liabilities at 77.2%. The increase relates to the issuance of three Single Family bonds and one Multi Family bond.

The increases in Total Revenues and Total Expenses relate to the administration of various new Federal housing grants.

**RHODE ISLAND HOUSING AND MORTGAGE FINANCE CORPORATION
(A COMPONENT UNIT OF THE STATE OF RHODE ISLAND)
MANAGEMENT'S DISCUSSION AND ANALYSIS
SIX MONTHS ENDED DECEMBER 31, 2022**

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. All resources of the Trust, including income on investments and other revenues, are held in trust for the benefit of private and not-for-profit 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.

RHODE ISLAND HOUSING AND MORTGAGE FINANCE CORPORATION
(A COMPONENT UNIT OF THE STATE OF RHODE ISLAND)
MANAGEMENT'S DISCUSSION AND ANALYSIS
SIX MONTHS ENDED DECEMBER 31, 2022

Operating Activity of the Corporation

The following table summarize the components of operating income, before the adjustment to record investments at fair value as required by Governmental Accounting Standards Board (GASB) Statement No. 31:

	Six Months Ended December 31, 2022 and 2021		
	(in Thousands)		
	2022	2021	% Change
Revenues:			
Interest Income on Loans	\$ 31,518	\$ 31,674	(0.5)
Earnings on Investments	16,181	9,522	69.9
Gain on Sale of Loans	1,592	7,172	(77.8)
Grant Revenue	104,383	109,419	(4.6)
Other	18,188	12,010	51.4
Total Revenues	171,862	169,797	1.2
Expenses:			
Interest Expense	26,531	19,519	35.9
Provision for Loan Losses	500	1,500	(66.7)
REO Expenditures	(317)	(191)	66.0
Bond Issuance Costs	1,038	1,478	(29.8)
Operating Expenses	27,245	23,126	17.8
Grant Expense	104,128	109,269	(4.7)
Other Expenses	4,529	6,890	(34.3)
Total Expenses	163,654	161,591	1.3
Operating Income, Before Adjusting Investments to Fair Value	\$ 8,208	\$ 8,206	0.0

Operating loss, after adjusting investments to fair value, was \$27.7 million for the six-month period ended December 31, 2022, and operating income after fair value adjustment was \$6.7 million for the six-month period ended December 31, 2021. GASB Statement No. 31, which requires investments to be recorded at fair value, resulted in a decrease in operating income of \$35.9 million in 2022 compared to \$1.5 million in 2021.

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

Gain on sale of loans was \$1.6 million and \$7.1 million for the six months ended December 31, 2022 and 2021, respectively. Fluctuations are a result of different financing strategies to take advantage of changing market conditions. Loans can be sold to Fannie Mae or securitized and sold in the To-Be-Announced market which generates immediate revenue and increases the gain on sale of loans. In the past year, loans were primarily financed through tax-exempt bonds, securitized, and held as investments providing stable revenue over the life of the loans. This strategy results in an increase in investments, yielding increased earnings on investments.

RHODE ISLAND HOUSING AND MORTGAGE FINANCE CORPORATION
(A COMPONENT UNIT OF THE STATE OF RHODE ISLAND)
MANAGEMENT'S DISCUSSION AND ANALYSIS
SIX MONTHS ENDED DECEMBER 31, 2022

Operating Activity of the Corporation (Continued)

Operating expenses of the Corporation (personnel services, other administrative expenses, and depreciation and amortization of other assets) totaled \$27.2 million for the six months ended December 31, 2022, an increase of 17.8% from \$23.1 million for the six months ended December 31, 2021. The increase in 2022 primarily results from expenses relating to the administration of new federal programs.

Net interest income (interest on loans and investments less interest expense) is the largest component of the Corporation's operating income. Net interest income totaled \$21.1 million for the six months ended December 31, 2022, a decrease of 2.3% from \$21.7 million for the six months ended December 31, 2021. Interest income on loans and investments increased by \$6.5 million from 2021 to 2022. Net interest income as a percentage of average bonds and notes payable was 2.40% in 2022 and 2.67% in 2021. Interest income on loans as a percentage of total loans was 4.17% in 2022 and 3.79% in 2021, while interest expense on bonds and notes was 3.0% in 2022 and 2.40% in 2021. This caused a total decrease in the spread margin (i.e., differential between loans and bonds) to 1.17% in 2022 from 1.39% in 2021.

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.

The addition to the provision for loan loss was \$.5 million for the six months ended December 31, 2022, and \$1.5 million for the six months ended December 31, 2021. 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.

The state of Rhode Island continues to be under a state of national emergency due to the COVID-19 outbreak. The Corporation derives a significant portion of its revenues from loans made to multi-family projects and single-family homeowners which may have both been impacted by business closures and job loss. This has resulted in an increase in delinquencies and uncertainty of collectability as the forbearance program has ended.

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. Certain loan forbearance programs, that resulted from COVID-19 related loss of income, were lifted during fiscal year 2022. At this time, it is too early to determine the ultimate impact on loan collectability and a general percentage was applied.

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 the same as that used in 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.

RHODE ISLAND HOUSING AND MORTGAGE FINANCE CORPORATION
(A COMPONENT UNIT OF THE STATE OF RHODE ISLAND)
MANAGEMENT'S DISCUSSION AND ANALYSIS
SIX MONTHS ENDED DECEMBER 31, 2022

Financial Analysis of the Corporation

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

	Six Months Ended December 31, 2022 and 2021		
	(in Thousands)		
	2022	2021	% Change
Loans Receivable, Net	\$ 1,399,201	\$ 1,361,726	2.8
Investments	943,852	776,481	21.6
Cash and Cash Equivalents	393,645	340,787	15.5
Other Assets	48,031	48,036	(0.0)
Total Assets	2,784,729	2,527,030	10.2
 Deferred Outflows of Resources	2,858	3,679	(22.3)
 Bonds and Notes Payable	1,913,398	1,621,122	18.0
Other Liabilities	565,745	510,599	10.8
Total Liabilities	2,479,143	2,131,721	16.3
 Deferred Inflows of Resources	2,066	1,366	51.2
 Net Position:			
Net Investment in Capital Assets	9,463	9,824	(3.7)
Restricted	182,666	285,042	(35.9)
Unrestricted	114,248	102,755	11.2

Total assets of the Corporation increased 10.2% from 2021 to 2022. Bonds and notes payable totaled \$1.9 billion as of December 31, 2022, an increase of \$292.3 million, or 18.0%, from December 31, 2021.

As of December 31, 2022 and 2021, the net position-to-asset ratio was 11.0% and 15.7%, respectively, while the loan-to-asset ratio was 50.2% and 53.9%, respectively. The reduction in the net position-to-asset ratio is driven by the FMV adjustment, which was a significant decline due to market conditions for the six months ended December 31, 2022. The loan to asset ratio continues to trend down as investments continue to trend upward, driven by the change in strategy. These ratios reflect the application of GASB Statement No. 31.

External Influences

The Rhode Island economy and the level of unemployment in the state of Rhode Island has a direct impact on the Corporation's delinquency experience within its portfolio. As of December 31, 2022, Rhode Island's unemployment rate was 3.2% compared to 4.5% as of December 31, 2021. The Corporation has also experienced a decrease in its 90+ delinquency rate to 3.84% in 2022 from 6.93% in 2021. The increase in both rates that were noted in the early phase of the COVID-19 pandemic, are showing signs of correcting.

**RHODE ISLAND HOUSING AND MORTGAGE FINANCE CORPORATION
(A COMPONENT UNIT OF THE STATE OF RHODE ISLAND)
MANAGEMENT'S DISCUSSION AND ANALYSIS
SIX MONTHS ENDED DECEMBER 31, 2022**

Requests for Information

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

RHODE ISLAND HOUSING AND MORTGAGE FINANCE CORPORATION
(A COMPONENT UNIT OF THE STATE OF RHODE ISLAND)
COMBINING STATEMENT OF NET POSITION
DECEMBER 31, 2022
(SEE INDEPENDENT ACCOUNTANTS' REVIEW REPORT)

	Operating Fund	Single-Family Fund	Multi-Family Fund	Total
ASSETS				
Loans Receivable	\$ 730,430,959	\$ 320,587,105	\$ 364,873,195	\$ 1,415,891,259
Less: Allowance for Loan Losses	(30,874,811)	(17,975,667)	-	(48,850,478)
Loans Receivable, Net	<u>699,556,148</u>	<u>302,611,438</u>	<u>364,873,195</u>	<u>1,367,040,781</u>
Loans Held for Sale	32,160,297	-	-	32,160,297
Investments	121,524,286	820,699,800	1,627,566	943,851,652
Accrued Interest - Loans	1,918,330	949,633	1,776,601	4,644,564
Accrued Interest - Investments	13,571	2,708,894	6,307	2,728,772
Cash and Cash Equivalents	171,659,690	158,144,257	63,841,050	393,644,997
Accounts Receivable, Net	12,900,875	106,596	-	13,007,471
Other Assets, Net	25,731,989	1,918,181	-	27,650,170
Total Assets	<u>1,065,465,186</u>	<u>1,287,138,800</u>	<u>432,124,719</u>	<u>2,784,728,705</u>
DEFERRED OUTFLOWS OF RESOURCES				
Loan Origination Costs	-	1,989	-	1,989
Hedging Instruments	72,404	-	-	72,404
Deferred OPEB Outflows	2,783,516	-	-	2,783,516
Total Deferred Outflows of Resources	<u>2,855,920</u>	<u>1,989</u>	<u>-</u>	<u>2,857,909</u>
Total Assets and Deferred Outflows of Resources	<u>\$ 1,068,321,106</u>	<u>\$ 1,287,140,789</u>	<u>\$ 432,124,719</u>	<u>\$ 2,787,586,614</u>
LIABILITIES				
Bonds and Notes Payable	\$385,792,083	\$ 1,193,585,216	\$ 334,020,769	\$ 1,913,398,068
Accrued Interest Payable on Bonds and Notes	1,644,649	8,355,489	2,557,163	12,557,301
Accounts Payable and Accrued Liabilities	18,772,175	-	-	18,772,175
Fees, Net	1,306,808	55,856	1,477,452	2,840,116
Escrow Deposits	531,575,013	-	-	531,575,013
Total Liabilities	<u>939,090,728</u>	<u>1,201,996,561</u>	<u>338,055,384</u>	<u>2,479,142,673</u>
DEFERRED INFLOWS OF RESOURCES				
Deferred OPEB Inflow	2,065,960	-	-	2,065,960
NET POSITION				
Net Investment in Capital Assets	9,462,544	-	-	9,462,544
Restricted by Bond Resolutions	3,452,612	85,144,228	94,069,335	182,666,175
Unrestricted	114,249,262	-	-	114,249,262
Total Net Position	<u>127,164,418</u>	<u>85,144,228</u>	<u>94,069,335</u>	<u>306,377,981</u>
Total Liabilities, Deferred Inflows of Resources, and Net Position	<u>\$ 1,068,321,106</u>	<u>\$ 1,287,140,789</u>	<u>\$ 432,124,719</u>	<u>\$ 2,787,586,614</u>

See accompanying Notes to Financial Statements.

RHODE ISLAND HOUSING AND MORTGAGE FINANCE CORPORATION
(A COMPONENT UNIT OF THE STATE OF RHODE ISLAND)
COMBINING STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
SIX MONTHS ENDED DECEMBER 31, 2022
(SEE INDEPENDENT ACCOUNTANTS' REVIEW REPORT)

	Operating Fund	Single-Family Fund	Multi-Family Fund	Total
OPERATING REVENUES				
Interest Income on Loans	\$ 9,795,002	\$ 6,599,137	\$ 11,154,609	\$ 27,548,748
Interest Income Attributable to Internal Servicing Activities	3,969,222	-	-	3,969,222
Total Interest Income on Loans	<u>13,764,224</u>	<u>6,599,137</u>	<u>11,154,609</u>	<u>31,517,970</u>
Income on Investments:				
Earnings on Investments	950,660	14,615,359	615,383	16,181,402
Fees	16,889,131	-	-	16,889,131
Servicing Fee Income	1,298,492	-	-	1,298,492
Grant Revenue	104,382,755	-	-	104,382,755
Gain on Sale of Loans	1,592,476	-	-	1,592,476
Total Operating Revenues	<u>138,877,738</u>	<u>21,214,496</u>	<u>11,769,992</u>	<u>171,862,226</u>
OPERATING EXPENSES				
Interest Expense	6,516,603	14,439,089	5,575,737	26,531,429
Personnel Services	15,006,575	-	-	15,006,575
Other Administrative Expenses	10,557,068	-	-	10,557,068
Housing Initiatives	661,765	-	-	661,765
Provision for Loan Losses	500,000	-	-	500,000
REO (Recoveries) Expenditures	(317,131)	-	-	(317,131)
Bad Debt (Recoveries) Expense	(8,828)	-	-	(8,828)
Bond Issuance Costs	(70,421)	923,425	184,616	1,037,620
Depreciation and Amortization of Other Assets	1,681,325	-	-	1,681,325
Loan Costs	(2,329,658)	5,758,682	353,207	3,782,231
State Rental Subsidy Program	93,734	-	-	93,734
Grant Expense	104,128,132	-	-	104,128,132
Total Operating Expenses	<u>136,419,164</u>	<u>21,121,196</u>	<u>6,113,560</u>	<u>163,653,920</u>
OPERATING INCOME	2,458,574	93,300	5,656,432	8,208,306
Net Increase (Decrease) in Fair Value of Investments	(78,232)	(35,774,298)	(19,887)	(35,872,417)
Transfers In (Out)	3,846,794	-	(3,846,794)	-
CHANGE IN NET POSITION	6,227,136	(35,680,998)	1,789,751	(27,664,111)
Net Position - Beginning of Period	<u>120,937,282</u>	<u>120,825,226</u>	<u>92,279,584</u>	<u>334,042,092</u>
NET POSITION - END OF PERIOD	<u>\$ 127,164,418</u>	<u>\$ 85,144,228</u>	<u>\$ 94,069,335</u>	<u>\$ 306,377,981</u>

See accompanying Notes to Financial Statements.

RHODE ISLAND HOUSING AND MORTGAGE FINANCE CORPORATION
(A COMPONENT UNIT OF THE STATE OF RHODE ISLAND)
COMBINING STATEMENT OF CASH FLOWS
SIX MONTHS ENDED DECEMBER 31, 2022
(SEE INDEPENDENT ACCOUNTANTS' REVIEW REPORT)

	Operating Fund	Single-Family Fund	Multi-Family Fund	Total
CASH FLOWS FROM OPERATING ACTIVITIES				
Interest on Loans Receivable	\$ 13,217,689	\$ 6,620,970	\$ 11,344,091	\$ 31,182,750
Repayment of Loans Receivable	36,774,978	18,651,585	70,476,567	125,903,130
Fees Collected (Paid)	18,083,392	(15,659)	(33,162)	18,034,571
Other Receipts (Disbursements), Net	51,301,562	-	-	51,301,562
Loans Disbursed	(150,002,504)	(4,655,717)	(28,263,000)	(182,921,221)
Accounts Receivable, Net	269,904	-	-	269,904
Gain on Accounts Receivable	8,827	-	-	8,827
Loss on Loans Receivable	(125,189)	(24,333)	-	(149,522)
Income on REO Properties	317,131	-	-	317,131
Bond Issuance Costs	70,421	(923,426)	(184,616)	(1,037,621)
Personnel Services	(15,006,574)	-	-	(15,006,574)
Other Administrative Expenses	(10,557,068)	-	-	(10,557,068)
Housing Initiative Expenses	(661,764)	-	-	(661,764)
Other Assets	(1,451,022)	(1,678,162)	-	(3,129,184)
Accounts Payable and Accrued Liabilities	(818,130)	-	(6,585)	(824,715)
Gain (Loss) on Sale of Loans	3,970,607	(5,758,682)	(353,206)	(2,141,281)
State Rental Subsidy Program	(93,734)	-	-	(93,734)
Transfers from (to) Other Programs	3,862,394	(7,800)	(3,854,594)	-
Net Cash Provided (Used) by Operating Activities	(50,839,080)	12,208,776	49,125,495	10,495,191
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES				
Proceeds from Sale of Bonds and Notes	260,580,000	129,998,620	28,265,000	418,843,620
Payment of Bond and Note Principal	(168,715,681)	(31,355,000)	(65,635,000)	(265,705,681)
Interest Paid on Bonds and Notes	(5,408,895)	(15,110,065)	(5,892,685)	(26,411,645)
Net Cash Provided (Used) by Noncapital Financing	86,455,424	83,533,555	(43,262,685)	126,726,294
CASH FLOWS FROM INVESTING ACTIVITIES				
Redemption of Investments	229,276,204	62,729,595	902	292,006,701
Earnings on Investments	951,466	13,887,330	614,393	15,453,189
Purchase of Investments	(229,415,791)	(260,007,708)	(5,182)	(489,428,681)
Net Cash Provided (Used) by Investing Activities	811,879	(183,390,783)	610,112	(181,968,792)
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	36,428,223	(87,648,452)	6,472,922	(44,747,307)
Cash and Cash Equivalents - Beginning of Period	135,231,467	245,792,709	57,368,128	438,392,304
CASH AND CASH EQUIVALENTS - END OF PERIOD	<u>\$ 171,659,690</u>	<u>\$ 158,144,257</u>	<u>\$ 63,841,050</u>	<u>\$ 393,644,997</u>

See accompanying Notes to Financial Statements.

RHODE ISLAND HOUSING AND MORTGAGE FINANCE CORPORATION
(A COMPONENT UNIT OF THE STATE OF RHODE ISLAND)
COMBINING STATEMENT OF CASH FLOWS (CONTINUED)
SIX MONTHS ENDED DECEMBER 31, 2022
(SEE INDEPENDENT ACCOUNTANTS' REVIEW REPORT)

	Operating Fund	Single-Family Fund	Multi-Family Fund	Total
Reconciliation of Operating Income (Loss) to Net Cash Provided (Used) by Operating Activities:				
Operating Income (Loss) after Fair Value Adjustment	\$ 2,380,342	\$ (35,680,998)	\$ 5,636,545	\$ (27,664,111)
Adjustments:				
Earnings on Investments	(951,466)	(13,887,330)	(614,393)	(15,453,189)
Net (Increase) Decrease in Fair Value of Investments	78,232	35,774,298	19,887	35,872,417
Interest Paid on Bonds and Notes	5,408,895	15,110,065	5,892,685	26,411,645
Amortization of Bond Premium/Discount	-	(1,581,406)	926	(1,580,480)
Transfer of investments and/or Net Position	3,846,794	-	(3,846,794)	-
(Increase) Decrease in Assets:				
Loans Receivable/Loss Allowance	(112,918,619)	13,971,534	42,213,567	(56,733,518)
Accrued Interest - Loans	(546,533)	21,833	189,482	(335,218)
Accrued Interest - Investments	807	(728,029)	(989)	(728,211)
Accounts Receivable, Net	335,808	-	-	335,808
Other Assets	230,302	(1,678,254)	-	(1,447,952)
Interfund Receivable (Payable)	15,600	(7,800)	(7,800)	-
(Increase) Decrease in Deferred Outflows	48,473	92	-	48,565
Increase (Decrease) in Liabilities:				
Accrued Interest - Bonds and Notes	1,107,708	910,429	(317,874)	1,700,263
Accounts Payable and Accrued Liabilities	(818,130)	-	(6,585)	(824,715)
Fees, Net	(104,232)	(15,658)	(33,162)	(153,052)
Escrow Deposits	51,046,939	-	-	51,046,939
Total Adjustments	<u>(53,219,422)</u>	<u>47,889,774</u>	<u>43,488,950</u>	<u>38,159,302</u>
Net Cash Provided (Used) by Operating Activities	<u>\$ (50,839,080)</u>	<u>\$ 12,208,776</u>	<u>\$ 49,125,495</u>	<u>\$ 10,495,191</u>

See accompanying Notes to Financial Statements.

RHODE ISLAND HOUSING AND MORTGAGE FINANCE CORPORATION
(A COMPONENT UNIT OF THE STATE OF RHODE ISLAND)
STATEMENT OF FIDUCIARY NET POSITION – PRIVATE PURPOSE TRUST COMPONENT UNIT
AFFORDABLE HOUSING TRUST
DECEMBER 31, 2022
(SEE INDEPENDENT ACCOUNTANTS' REVIEW REPORT)

ASSETS

Loans Receivable	\$ 51,982,899
Less: Allowance for Loan Losses	<u>(4,974,855)</u>
Loans Receivable, Net	47,008,044
Investments	11,677,384
Accrued Interest - Loans	67,472
Accrued Interest - Investments	13,480
Cash and Cash Equivalents	55,562,408
Accounts Receivable, Net	17,781
Other Assets, Net	<u>403,137</u>
Total Assets	<u><u>\$ 114,749,706</u></u>

LIABILITIES

Accounts Payable and Accrued Liabilities	\$ 42,185
Total Liabilities	<u>42,185</u>

NET POSITION

Restricted for Organizations	<u>114,707,521</u>
Total Liabilities and Net Position	<u><u>\$ 114,749,706</u></u>

See accompanying Notes to Financial Statements.

RHODE ISLAND HOUSING AND MORTGAGE FINANCE CORPORATION
(A COMPONENT UNIT OF THE STATE OF RHODE ISLAND)
STATEMENT OF CHANGES IN FIDUCIARY NET POSITION – PRIVATE PURPOSE TRUST
COMPONENT UNIT AFFORDABLE HOUSING TRUST
SIX MONTHS ENDED DECEMBER 31, 2022
(SEE INDEPENDENT ACCOUNTANTS' REVIEW REPORT)

REVENUES

Interest Income on Loans	\$ 455,247
Earnings on Investments:	
Interest on Investments	749,463
Trust Receipts	<u>3,153,896</u>
Total Revenues	<u>4,358,606</u>

EXPENSES

Housing Initiatives	162,500
Cost to Sell Loans	350
Total Expenses	<u>162,850</u>

CHANGE IN NET POSITION

4,195,756

Net Increase (Decrease) in Fair Value of Investments

(680,976)

Net Position - Beginning of Period

111,192,741

NET POSITION - END OF PERIOD

\$ 114,707,521

See accompanying Notes to Financial Statements.

RHODE ISLAND HOUSING AND MORTGAGE FINANCE CORPORATION
(A COMPONENT UNIT OF THE STATE OF RHODE ISLAND)
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022

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 comprehensive annual 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 appointment 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 not-for-profit 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 FINANCIAL STATEMENTS
DECEMBER 31, 2022

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

C. Financial Statements 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 present the financial information of the Corporation.

The Corporation classifies its business-type activities into funds, reported as separate columns within the 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 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 FINANCIAL STATEMENTS
DECEMBER 31, 2022

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 amount of loans receivable and the amount of principal required to be paid on bonds and notes payable within one year from the date of the combining statement of net position, the actual principal amounts received on loans and repaid on bonds and notes are significantly affected by changes in interest rates, economic conditions, and other factors. Consequently, the principal amount of loans receivable and the principal amount payable for bonds and notes based on contractual terms would not be representative of actual amounts received or paid, and such amounts are not reliably estimable.

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

D. Loans Receivable and Allowance for Loan Losses

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

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

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

RHODE ISLAND HOUSING AND MORTGAGE FINANCE CORPORATION
(A COMPONENT UNIT OF THE STATE OF RHODE ISLAND)
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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

The allowance represents an amount that management believes will be adequate to provide for potential loan losses based on an evaluation of collectability and prior loss experience, known and inherent risk in the portfolio, changes in the nature, and volume of the loan portfolio, overall portfolio quality, specifically identified high risk loans, the estimated value of the underlying collateral, current and anticipated economic conditions that may affect the borrower's ability to pay, historical loss experience, and the types of mortgage insurance or guarantee programs provided by outside parties. Substantially all loans are secured by real estate in Rhode Island; accordingly, the ultimate collectability of the loans is susceptible to changes in market conditions in this 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 FINANCIAL STATEMENTS
DECEMBER 31, 2022

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

F. Investments (Continued)

In accordance with GASB Statement No. 31 (GASB 31), 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. 31. 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 rebate able 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 rebate able investment income is included in accounts payable and accrued liabilities in the accompanying statements 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 statements 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 FINANCIAL STATEMENTS
DECEMBER 31, 2022

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 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. 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, 2021.

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 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 FINANCIAL STATEMENTS
DECEMBER 31, 2022

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 currently has one type of derivative instrument outstanding: mortgage-backed security forward contracts.

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.

The Corporation classifies all net position amounts associated with its bond resolutions as restricted net position. Under bond indentures, all assets assigned to these programs are pledged for the benefit of the bondholders of each program; consequently, the Corporation classifies all such amounts, while retained in the bond programs, as restricted. Transfers from the bond programs to the Operating Fund are made when transfers are approved and authorized by the Corporation's management and such amounts are not specifically required to be retained within the bond program. Transfers during the period ended December 31, 2022, include cash transfers for reimbursement of activities in support of the bond programs.

RHODE ISLAND HOUSING AND MORTGAGE FINANCE CORPORATION
(A COMPONENT UNIT OF THE STATE OF RHODE ISLAND)
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

K. Net Position (Continued)

Restricted net position in the Operating Fund is comprised of the amount of assets required to be pledged as collateral to a lender in excess of outstanding amounts borrowed, as well as assets restricted for federal programs. At December 31, 2022, the restricted amount totaled \$3,452,612.

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.

N. Fee and Grant Revenue

Recognition of grant revenue is based on the susceptibility of accrual as determined by the 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.

**RHODE ISLAND HOUSING AND MORTGAGE FINANCE CORPORATION
(A COMPONENT UNIT OF THE STATE OF RHODE ISLAND)
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022**

NOTE 2 RESTRICTED ASSETS

Certain assets are restricted by covenants and agreements as a result of transactions, including bond sales, mortgages generated with lending institutions, and funding provided by HUD programs. All Assets in the Single-Family and Multi-Family funds are restricted. Restricted assets in the Operating Fund include Cash and Cash Equivalents, Investments, Loans, and Other Assets. At December 31, 2022, restricted assets in the Operating Fund totaled \$823,773,827.

NOTE 3 LOANS RECEIVABLE

The Corporation provides single-family mortgage loans to qualified borrowers in the State. The 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.

At December 31, 2022, the single-family mortgage loan balances in the Single-Family Fund are insured, subject to maximum insurable limits described below:

Private Mortgage Insurance	\$ 52,320,269
FHA Insurance	112,727,489
VA Guaranteed	3,071,182
USDA/RD Guaranteed	3,873,734
Uninsured	148,594,431
Total	<u>\$ 320,587,105</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.

RHODE ISLAND HOUSING AND MORTGAGE FINANCE CORPORATION
(A COMPONENT UNIT OF THE STATE OF RHODE ISLAND)
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022

NOTE 3 LOANS RECEIVABLE (CONTINUED)

The Corporation has entered into a risk-sharing agreement with HUD whereby HUD will provide partial mortgage insurance on affordable multi-family housing developments financed by the Corporation. The risk of loss to the Corporation varies from 10% to 50% depending on the level of participation by HUD. In the Multi-Family Fund and Operating Fund, loan balances at December 31, 2022 of \$319,935,276 and \$259,024,932, respectively, are insured under such agreements subject to maximum participation limits. At December 31, 2022, loan balances of \$6,317,271, in the Trust are also insured under such agreements.

In May 2012, the Corporation entered into an agreement with FNMA whereby single-family mortgage loans originated under the Corporation's program guidelines may be sold directly to FNMA or pooled into a mortgage-backed security that will be guaranteed by FNMA. In October 2020, the Corporation entered into an agreement with Freddie Mac whereby single-family mortgage loans originated under the Corporation's program guidelines may be sold directly to Freddie Mac or pooled into a mortgage-backed security that would be guaranteed by Freddie Mac. As of December 31, 2022, 2,828 loans had been sold directly to FNMA and 10 loans had been sold directly to Freddie Mac. Eight mortgage-backed securities had been issued.

As of December 31, 2022, the percentage of loan dollars that are in a first lien position are as follows:

Operating	57.1%
Single-Family	85.6%
Multi-Family	99.2%
Affordable Housing Trust	29.9%

The payment of interest by borrowers on certain loans recorded in the Corporation's Operating Fund, Single-Family Fund, and Multi-Family Fund is deferred and payable by borrowers only from available cash flow, as defined in the loan agreements or other specified sources. Interest income on such loans is recorded only when received from the borrower. For the six months ended December 31, 2022, interest received under such deferred loan arrangements was \$295,707 in the Operating Fund and \$146,441 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. Loans under these programs totaled \$235,857,519 at December 31, 2022.

RHODE ISLAND HOUSING AND MORTGAGE FINANCE CORPORATION
(A COMPONENT UNIT OF THE STATE OF RHODE ISLAND)
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022

NOTE 3 LOANS RECEIVABLE (CONTINUED)

At December 31, 2022, principal balances outstanding under deferred and noninterest-bearing loan arrangements are as follows:

Operating Fund:	
Single-Family Loans	\$ 37,022,698
Multi-Family Loans	263,872,225
Subtotal	<u>300,894,923</u>
Single-Family Fund:	
Single-Family Loans	12,018,099
Total	<u><u>\$ 312,913,022</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 December 31, 2022, principal outstanding under such nonaccrual status loans is as follows:

Operating Fund:	
Single-Family Loans	\$ 14,175,822
Multi-Family Loans	-
Subtotal	<u>14,175,822</u>
Single-Family Fund:	
Single-Family Loans	13,618,556
Total	<u><u>\$ 27,794,378</u></u>

A summary of the changes in the allowance for loan losses is as follows:

Balance - Beginning of Year	\$ 48,500,000
Loans Charged Off, Net of Recoveries	(206,915)
Write-Down of REO Properties	(27,344)
Provision for Loan Losses	584,737
Balance - End of Period	<u><u>\$ 48,850,478</u></u>

In addition to the allowance for loan losses, the Corporation maintains an escrow account funded by certain mortgage lenders (the Mortgage Lender's Reserve Account). This Mortgage Lenders Reserve Account equals a percentage of the outstanding principal balance of certain mortgage loans purchased from an applicable mortgage lender and is available to the Corporation in the event the proceeds realized upon the default and foreclosure of any covered mortgage loan is less than the amount due to the Corporation. At December 31, 2022, the Mortgage Lender's Reserve Account totaled \$204,076.

**RHODE ISLAND HOUSING AND MORTGAGE FINANCE CORPORATION
(A COMPONENT UNIT OF THE STATE OF RHODE ISLAND)
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022**

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.

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.

**RHODE ISLAND HOUSING AND MORTGAGE FINANCE CORPORATION
(A COMPONENT UNIT OF THE STATE OF RHODE ISLAND)
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022**

NOTE 4 CASH AND CASH EQUIVALENTS AND INVESTMENTS (CONTINUED)

Investments (Continued)

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 limits. The maximum maturities or repricing maturities as follows:

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

At December 31, 2022, the Operating Fund holds two investments with a maturity of greater than five years. These investments are marketable securities that are pledged as collateral to a lender for borrowings.

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.

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. The securities are held by the Single-Family and Operating Funds and are carried at fair value totaling \$820,176,595 at December 31, 2022.

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.

RHODE ISLAND HOUSING AND MORTGAGE FINANCE CORPORATION
(A COMPONENT UNIT OF THE STATE OF RHODE ISLAND)
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022

NOTE 4 CASH AND CASH EQUIVALENTS AND INVESTMENTS (CONTINUED)

Investments (Continued)

The Corporation has recurring fair value measurements in the form of Fixed Income Securities (U.S. Treasuries, mortgage-backed securities, and obligations of government-sponsored enterprises) as of December 31, 2022, \$121,524,286 in the Operating Fund, \$817,816,305 in the Single-Family Fund, \$1,627,566 in the Multi-Family Fund, and \$11,677,384 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. The Corporation does not measure the fair value of guaranteed investment contracts in the amount of \$2,883,495 in the Single-Family Fund as of December 31, 2022.

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 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

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

At December 31, 2022, all Operating Fund investments were invested in securities of the U.S. Government and Agency securities, with no concentration of more than 5% of total Operating Fund investments in any particular agency for which the investments were not secured by the U.S. Government.

Custodial credit risk is the risk that, in the event of the failure of the counterparty, the Corporation will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. The policy in the Operating Fund is that all purchases are held in a safekeeping or custodial account at an approved safekeeping agent of the Corporation in the Corporation's name. At December 31, 2022, there were no investments in the Operating Fund subject to custodial credit risk.

RHODE ISLAND HOUSING AND MORTGAGE FINANCE CORPORATION
(A COMPONENT UNIT OF THE STATE OF RHODE ISLAND)
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022

NOTE 4 CASH AND CASH EQUIVALENTS AND INVESTMENTS (CONTINUED)

Investments (Continued)

There are no other specific custodial credit risk policies for the other funds. Most of the Corporation's investments in other funds are either in Guaranteed Investment Contracts (GICs) in bonded resolutions, which are direct investments not subject to custodial credit risk, or in accounts managed by a financial advisory firm with underlying investments restricted to U.S. Government and Agency securities. At December 31, 2022, there were no investments in any of the other funds subject to custodial credit risk.

As established in the Board-approved investment policy, the Corporation can enter into interest rate swap agreements and other similar interest rate related derivative instruments to reduce interest rate mismatches between its loan and investment assets and its bond and note liabilities. These types of derivative instruments expose the Corporation to certain risks including credit risk, interest rate risk, and counterparty risk. At December 31, 2022, the Corporation was not party to any interest rate swap agreements. At December 31, 2022, the Corporation had entered into certain commitments to sell loans, which expose the Corporation to interest rate risk as discussed further in Note 9.

NOTE 5 ACCOUNTS RECEIVABLE

Accounts receivable at December 31, 2022, were as following:

Due from Federal Government	\$ 2,532,343
Tax Sale Receivables	1,303,375
Customer and Program Related Accounts	9,423,112
Total Receivable	<u>13,258,830</u>
Allowance	(251,359)
Receivable, Net	<u><u>\$ 13,007,471</u></u>

NOTE 6 OTHER ASSETS

Other assets, net, consisted of the following at December 31, 2022:

Real Estate Owned	\$ 1,820,920
Capital Assets (Depreciable), Net	9,462,544
Purchased Mortgage Servicing Rights and Excess Servicing, Net	16,608,746
Other Assets	(242,040)
Total	<u><u>\$ 27,650,170</u></u>

Depreciation expense related to capital assets for the six months ended December 31, 2022 was \$429,084.

RHODE ISLAND HOUSING AND MORTGAGE FINANCE CORPORATION
(A COMPONENT UNIT OF THE STATE OF RHODE ISLAND)
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022

NOTE 6 OTHER ASSETS (CONTINUED)

Amortization expense related to purchased mortgage servicing rights for the six months ended December 31, 2022 was \$1,252,241.

Other assets of the Trust consisted of federal program properties totaling \$403,137 at December 31, 2022.

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.

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

Principal and interest on substantially all bonds is payable semi-annually. The Corporation is required by the Internal Revenue Service as well as its various bond resolutions to comply with certain tax code provisions and bond covenants. The most significant of these include the following: all debt payments must be current, annual reports and budgets must be filed with the trustee, and the Corporation must comply with various restrictions on investment earnings from bond proceeds. The Corporation's management believes it was in compliance with these covenants as of December 31, 2022.

RHODE ISLAND HOUSING AND MORTGAGE FINANCE CORPORATION
(A COMPONENT UNIT OF THE STATE OF RHODE ISLAND)
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022

NOTE 7 BONDS AND NOTES PAYABLE (CONTINUED)

Bonds and notes payable at December 31, 2022, are as follows:

<u>Description</u>	<u>Amount</u>
Operating Fund Bonds and Notes:	
Federal Home Loan Bank, due 2023 to 2027, Interest from 0.00% to 4.93%	\$ 10,675,000
Federal Financing Bank, due 2056 to 2062, Interest from 2.239% to 4.280%	262,415,783
General Obligation Bonds Series 2018, Mandatory Tender Bonds, due 2032, Interest at 3.12%	5,000,000
Notes Payable, due 2027 to 2048, Interest from 2.75% to 6.25%	14,701,300
Lines of Credit, Payable on Demand, Interest from 3.670% to 5.426%	<u>93,000,000</u>
Total Operating Fund Bonds and Notes	385,792,083
Single-Family Fund:	
Homeownership Opportunity Bonds:	
Series 10-A:	
Term Bonds, due 2027, Interest at 6.50%	745,000
Series 15-A:	
Term Bonds, due 2024, Interest at 6.85%	380,000
Series 46-T:	
Term Bonds, due 2034, Interest at Variable Rate	15,000,000
Series 48-T:	
Term Bonds, due 2034, Interest at Variable Rate	15,000,000
Series 65-T:	
Serial Bonds, due 2023 to 2025, Interest from 3.636% to 3.886%	9,160,000
Term Bonds, due 2039, Interest from 2.913% to 4.00%	<u>795,000</u>
Total Series 65-T	9,955,000

**RHODE ISLAND HOUSING AND MORTGAGE FINANCE CORPORATION
(A COMPONENT UNIT OF THE STATE OF RHODE ISLAND)
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022**

NOTE 7 BONDS AND NOTES PAYABLE (CONTINUED)

<u>Description</u>	<u>Amount</u>
Single-Family Fund (Continued):	
Homeownership Opportunity Bonds (Continued):	
Series 66 C-2:	
Serial Bonds, due 2023 to 2026, Interest from 3.10% to 3.65%	\$ 8,130,000
Series 67-A:	
Term Bonds, due 2041, Interest at 3.55%	2,530,000
Series 67-B:	
Term Bond, due 2026, Interest at 2.40%	975,000
Series 67-C:	
Serial Bonds, due 2023 to 2027, Interest from 2.25% to 3.00%	9,545,000
Term Bonds, due 2030 to 2038, Interest from 3.25% to 3.50%	7,855,000
Total Series 67-C	<u>17,400,000</u>
Series 68-B:	
Term Bonds, due 2046, Interest at 3.4%	1,135,000
Series 68-C:	
Serial Bonds, due 2023 to 2026, Interest from 2.15% to 2.65%	19,865,000
Term Bonds, due 2031 to 2039, Interest from 3.15% to 3.50%	51,645,000
Total Series 68-C	<u>71,510,000</u>
Series 69-A:	
Serial Bonds, due 2023 to 2029, Interest from 2.60% to 3.50%	12,920,000
Series 69-B:	
Term Bonds, due 2048, Interest at 4.00%	15,365,000
Series 69-T:	
Serial Bonds, due 2023 to 2024, Interest from 3.35% to 3.40%	1,360,000

RHODE ISLAND HOUSING AND MORTGAGE FINANCE CORPORATION
(A COMPONENT UNIT OF THE STATE OF RHODE ISLAND)
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022

NOTE 7 BONDS AND NOTES PAYABLE (CONTINUED)

<u>Description</u>	<u>Amount</u>
Single-Family Fund (Continued):	
Homeownership Opportunity Bonds (Continued):	
Series 70:	
Serial Bonds, due 2023 to 2031, Interest from 1.70% to 2.55%	\$ 23,675,000
Term Bonds, due 2034 to 2049, Interest from 2.80% to 4.00%	<u>37,670,000</u>
Total Series 70	61,345,000
Series 71:	
Serial Bonds, due 2023 to 2032, Interest from 1.55% to 2.55%	22,190,000
Term Bonds, due 2034 to 2049, Interest from 2.75% to 3.75%	<u>46,950,000</u>
Total Series 71	69,140,000
Series 72-A:	
Serial Bonds, due 2023 to 2032, Interest from 0.75% to 2.20%	13,850,000
Term Bonds, due 2035 to 2050, Interest from 2.30% to 3.50%	<u>38,360,000</u>
Total Series 72-A	52,210,000
Series 73-A:	
Serial Bonds, due 2025 to 2032, Interest from 0.80% to 1.95%	28,815,000
Term Bonds, due 2035 to 2050, Interest from 2.10% to 3.00%	<u>91,300,000</u>
Total Series 73-A	120,115,000
Series 73-T:	
Serial Bonds, due 2023 to 2025, Interest from .95% to 1.25%	8,540,000
Series 74:	
Serial Bonds, due 2023 to 2033, Interest from 1.30% to 5.00%	56,785,000
Term Bonds, due 2036 to 2049, Interest from 2.125% to 3.00%	<u>72,700,000</u>
Total Series 74	129,485,000

**RHODE ISLAND HOUSING AND MORTGAGE FINANCE CORPORATION
(A COMPONENT UNIT OF THE STATE OF RHODE ISLAND)
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022**

NOTE 7 BONDS AND NOTES PAYABLE (CONTINUED)

<u>Description</u>	<u>Amount</u>
Single-Family Fund (Continued):	
Homeownership Opportunity Bonds (Continued):	
Series 75-A:	
Serial Bonds, due 2023 to 2033, Interest from 0.15% to 1.95%	\$ 29,450,000
Term Bonds, due 2036 to 2051, Interest from 2.05% to 3.00%	111,405,000
Total Series 75-A	<u>140,855,000</u>
Series 75-T:	
Serial Bonds, due 2023 to 2028, Interest from .30% to 1.55%	24,730,000
Series 76-A:	
Serial Bonds, due 2026 to 2033, Interest from 1.80% to 5.00%	32,335,000
Term Bonds, due 2036 to 2051, Interest from 2.35% to 3.00%	91,685,000
Total Series 76-A	<u>124,020,000</u>
Series 76-T:	
Serial Bonds, due 2023 to 2026, Interest from .96% to 1.72%	12,385,000
Series 77-A:	
Serial Bonds, due 2023 to 2034, Interest from 3.35% to 5.00%	40,930,000
Term Bonds, due 2037 to 2051, Interest from 4.00% to 4.25%	57,245,000
Total Series 77-A	<u>98,175,000</u>
Series 77-T:	
Serial Bonds, due 2023 to 2029, Interest from 2.70% to 4.00%	19,600,000
Series 78-A:	
Serial Bonds, due 2030 to 2034, Interest from 4.00% to 4.55 %	11,360,000
Term Bonds, due 2037 to 2052, Interest from 4.75% to 5.50%	102,050,000
Total Series 78-A	<u>113,410,000</u>

**RHODE ISLAND HOUSING AND MORTGAGE FINANCE CORPORATION
(A COMPONENT UNIT OF THE STATE OF RHODE ISLAND)
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022**

NOTE 7 BONDS AND NOTES PAYABLE (CONTINUED)

<u>Description</u>	<u>Amount</u>
Single-Family Fund (Continued):	
Homeownership Opportunity Bonds (Continued):	
Series 78-T	
Serial Bonds, due 2023 to 2030, Interest from 4.81% to 5.59%	\$ 15,000,000
Unamortized Bond Premium	<u>32,170,216</u>
Total Single-Family Fund	1,193,585,216
Multi-Family Funding Bonds:	
2009 Series A, Subseries 2009A-1:	
Term Bonds, due 2051, Interest at 3.01%	9,350,000
2009 Series A, Subseries 2009A-2:	
Term Bonds, due 2051, Interest at 2.32%	14,100,000
2010 Series A:	
Term Bonds, due 2025 to 2035, Interest from 4.625% to 5.25%	2,055,000
2011 Series A:	
Term Bonds, due 2026 to 2032, Interest from 4.125% to 4.625%	3,210,000
Subtotal	<u>28,715,000</u>
2013 Series 2:	
Serial Bonds, due 2023, Interest at 2.85%	565,000
Term Bonds, due 2027 to 2048, Interest from 3.25% to 4.125%	25,840,000
Total 2013 Series 2	<u>26,405,000</u>
2014 Series 3-B:	
Serial Bonds, due 2023 to 2025, Interest from 2.70% to 2.95%	770,000
Term Bonds, due 2029 to 2049, Interest from 3.40% to 4.125%	12,455,000
Total 2014 Series 3-B	<u>13,225,000</u>
2016 Series 1-B:	
Serial Bonds, due 2023 to 2026, Interest from 2.00% to 2.650%	760,000
Term Bonds, due 2031 to 2056, Interest from 3.15% to 4.10%	15,350,000
Total 2016 Series 1-B	<u>16,110,000</u>

RHODE ISLAND HOUSING AND MORTGAGE FINANCE CORPORATION
(A COMPONENT UNIT OF THE STATE OF RHODE ISLAND)
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022

NOTE 7 BONDS AND NOTES PAYABLE (CONTINUED)

<u>Description</u>	<u>Amount</u>
Multi-Family Funding Bonds (Continued):	
2016 Series 1-C:	
Serial Bonds, due 2023 to 2026, Interest from 2.30% to 3.00%	\$ 1,775,000
Term Bonds, due 2031 to 2041, Interest from 3.50% to 4.10%	<u>12,910,000</u>
Total 2016 Series 1-C	14,685,000
2017 Series 1-B:	
Term Bonds, due 2052, Interest at 4.20%	1,525,000
2017 Series 2-T:	
Serial Bonds, due 2023 to 2028, Interest from 2.828% to 3.639%	5,995,000
2017 Series 4-B:	
Serial Bonds, due 2023 to 2028, Interest from 2.25% to 3.05%	2,020,000
Term Bonds, due 2032 to 2037, Interest from 3.35% to 3.80%	<u>31,620,000</u>
Total 2017 Series 4-B	33,640,000
2019 Series 1-B:	
Serial Bonds, due 2023 to 2031, Interest from 1.60% to 2.40%	3,290,000
Term Bonds, due 2034 to 2059, Interest from 2.75% to 3.40%	<u>32,555,000</u>
Total 2019 Series 1-B	35,845,000
2019 Series 2-T:	
Serial Bonds, due 2023 to 2031, Interest from 2.20% to 2.95%	1,835,000
Term Bonds, due 2039 to 2051, Interest from 3.30% to 3.50%	<u>9,570,000</u>
Total 2019 Series 2-T	11,405,000
2020 Series 1-T:	
Term Bonds, due 2023 to 2038, Interest from 1.086% to 2.993%	43,145,000

RHODE ISLAND HOUSING AND MORTGAGE FINANCE CORPORATION
(A COMPONENT UNIT OF THE STATE OF RHODE ISLAND)
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022

NOTE 7 BONDS AND NOTES PAYABLE (CONTINUED)

<u>Description</u>	<u>Amount</u>
Multi-Family Development Bonds (Continued):	
2021 Series 1-A:	
Term Bonds, due 2040, Interest at 0.45%	\$ 17,750,000
2021 Series 1-B:	
Serial Bonds, due 2023 to 2032, Interest from 0.35% to 1.85%	1,230,000
Term Bonds, due 2035 to 2040, Interest from 2% to 2.15%	<u>9,520,000</u>
Total 2021 Series 1-B	10,750,000
2021 Series 2-T:	
Serial Bonds, due 2023 to 2032, Interest from 0.616% to 2.39%	17,845,000
Term Bonds, due 2035 to 2040, Interest from 2.54% to 3.032%	<u>28,745,000</u>
Total 2021 Series 2-T	46,590,000
2022 Series 1-A	
Term Bond, due 2042, interest is 2.80%	16,000,000
2022 Series 1-B	
Serial Bonds, due 2024 to 2034, Interest from 2.35% to 4.25%	5,885,000
Term Bonds, due 2037 to 2042, Interest from 4.35% to 4.50%	<u>6,380,000</u>
Total 2022 Series 1-B	12,265,000
Unamortized Bond Discount	<u>(29,231)</u>
Total Multi-Family Fund	<u>334,020,769</u>
Total Bonds and Notes Payable	<u><u>\$ 1,913,398,068</u></u>

RHODE ISLAND HOUSING AND MORTGAGE FINANCE CORPORATION
(A COMPONENT UNIT OF THE STATE OF RHODE ISLAND)
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022

NOTE 7 BONDS AND NOTES PAYABLE (CONTINUED)

The Operating Fund's lines of credit were established with financial institutions primarily to make funds available for the origination, or purchase from participating originating lenders, of single-family loans prior to the receipt of the respective bond proceeds. At December 31, 2022, the Corporation may borrow up to a maximum of \$135,000,000 under various revolving loan agreements expiring between January 2023 and August 2023. Borrowings under the lines of credit are payable on demand and are unsecured. One line of credit has a variable interest rate. As of December 31, 2022, the borrowings were \$ 23,000,000 and the rate was 5.05%. The remaining line of credit agreements have fixed interest rates which range from 3.67% to 5.43%. Outstanding borrowings under these agreements totaled \$70,000,000 at December 31, 2022.

Homeownership Opportunity Bonds Series 46-T and 48-T bear interest at taxable rates established monthly or quarterly, which range from 4.043% to 4.063% at December 31, 2022.

The schedule below reflects bond and note maturities, and related interest for each fiscal year relating to the respective bonds and notes as of December 31, 2022 (dollars in thousands):

Fiscal Year	Operating Fund Bonds/Notes		Single-Family Fund Bonds		Multi-Family Fund Bonds/Notes	
	Principal	Interest	Principal	Interest	Principal	Interest
2023	\$ 73,002	\$ 11,209	\$ 11,760	\$ 35,315	\$ 2,515	\$ 10,159
2024	33,115	10,479	41,015	35,019	6,375	10,107
2025	3,268	9,469	44,870	33,955	7,325	9,977
2026	3,430	9,353	47,470	32,754	8,725	9,809
2027	10,774	9,231	45,580	31,458	9,115	9,606
2028-2032	20,853	43,864	225,805	30,062	45,095	9,381
2033-2037	26,321	39,736	200,625	24,064	47,010	8,159
2038-2042	32,455	34,567	195,335	18,467	139,580	6,781
2043-2047	38,315	28,451	186,100	12,516	24,175	2,345
2048-2052	47,150	21,373	162,705	6,191	24,065	1,511
2053-2057	58,166	12,493	150	8	11,330	710
2058-2062	36,767	3,859	-	-	8,740	297
2063-2067	2,176	20	-	-	-	-
Totals	<u>\$ 385,792</u>	<u>\$ 234,104</u>	<u>\$ 1,161,415</u>	<u>\$ 259,809</u>	<u>\$ 334,050</u>	<u>\$ 78,842</u>

RHODE ISLAND HOUSING AND MORTGAGE FINANCE CORPORATION
(A COMPONENT UNIT OF THE STATE OF RHODE ISLAND)
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022

NOTE 7 BONDS AND NOTES PAYABLE (CONTINUED)

Debt service requirements on direct borrowings and placements at December 31, 2022 are as follows (dollars in thousands):

Fiscal Year	Business-Type Activities			
	Bonds		Notes from Direct Borrowings and Direct Placements	
	Principal	Interest	Principal	Interest
2023	\$ -	\$ 156	\$ 71,732	\$ 4,656
2024	5,000	78	25,481	1,569
2025	-	-	503	725
2026	-	-	527	701
2027	-	-	7,728	676
2028-2032	-	-	3,190	2,725
2033-2037	-	-	3,790	1,872
2038-2042	-	-	3,691	903
2043-2047	-	-	1,567	174
2048-2052	-	-	167	11
	<u>\$ 5,000</u>	<u>\$ 234</u>	<u>\$ 118,376</u>	<u>\$ 14,012</u>

Bonds and notes payable activity for the six months ended December 31, 2022, is as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
Bonds and Notes Payable:				
General Obligations Bonds	\$ 5,000,000	\$ -	\$ -	\$ 5,000,000
Unsecured Notes	104,000,000	192,000,000	(203,000,000)	93,000,000
Secured Notes	184,927,763	104,580,000	(1,715,681)	287,792,082
Revenue Bonds	1,467,912,846	141,675,000	(81,981,860)	1,527,605,986
Totals	<u>\$ 1,761,840,609</u>	<u>\$ 438,255,000</u>	<u>\$ (286,697,541)</u>	<u>\$ 1,913,398,068</u>

Changes in direct borrowings and placements for the six months ended December 31, 2022 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	130,088,264	192,000,000	(203,711,964)	118,376,300	97,350,147
Totals	<u>\$ 135,088,264</u>	<u>\$ 192,000,000</u>	<u>\$ (203,711,964)</u>	<u>\$ 123,376,300</u>	<u>\$ 97,350,147</u>

The agreements related to the notes from direct borrowings and direct placements of \$118,376,300 include certain provisions and results in the event of default. For the various lines of credit, which total \$93,000,000, 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 \$14,701,300, the principal and related interest would become due immediately.

RHODE ISLAND HOUSING AND MORTGAGE FINANCE CORPORATION
(A COMPONENT UNIT OF THE STATE OF RHODE ISLAND)
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022

NOTE 8 CONDUIT DEBT

To further economic development in the State, the Corporation issues bonds that provide financing for the acquisition, construction and rehabilitation of multifamily housing for low-income renters. The properties financed are pledged as collateral, and the bonds are payable solely from payments received from the Developers on the underlying mortgage or promissory notes. In addition, no commitments beyond the collateral, the payments from the Developers and maintenance of the tax-exempt status of the conduit debt obligation were extended by the Corporation for any of those bonds. At December 31, 2022, the bonds have an aggregate outstanding principal amount payable of \$132,393,359.

NOTE 9 COMMITMENTS AND CONTINGENCIES

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

Total credit exposure as a result of loan commitments at December 31, 2022, is as follows:

Single-Family Fund	\$ -
Operating Fund	123,183,913
Multi-Family Fund Trust	-
Trust	<u>9,535,206</u>
Total	<u><u>\$ 132,719,119</u></u>

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

The Corporation has entered into contracts with multiple developments under the Neighborhood Opportunities Program to fund projects over the next seven years for a total of \$6,442,339, subject to the availability of funds. As of December 31, 2022, \$5,581,575 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.

RHODE ISLAND HOUSING AND MORTGAGE FINANCE CORPORATION
(A COMPONENT UNIT OF THE STATE OF RHODE ISLAND)
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022

NOTE 9 COMMITMENTS AND CONTINGENCIES (CONTINUED)

The Corporation is exposed to various risks of loss related to torts; theft of, damage to, or destruction of assets; errors or omissions; injuries to employees; or acts of God for which the Corporation carries commercial insurance. Neither the Corporation nor its insurers have settled any claims which exceeded the Corporation's insurance coverage in any of the last three fiscal years. There have been no significant reductions in any insurance coverage from amounts in the prior year. The Corporation also is self-insured for unemployment compensation, and no accrual has been recorded in the accompanying financial statements for claims expected to arise from services rendered on or before December 31, 2022, 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 and GNMA as to timely payment of principal and interest. The securities represent pools of qualified first mortgage loans originated by the Corporation approved lenders. Under this program, the Corporation periodically enters into forward contracts to sell the securities to investors before the securities are ready for delivery (referred to as a to-be-announced or TBA Mortgage-Backed Security Contract). The Corporation enters into TBA Mortgage-Backed Security Contracts to hedge the interest rate risk for loan commitments made to originating mortgage lenders. TBA Mortgage-Backed Security Contracts are derivative instruments due to one or more of the following factors that are not designated at the time the Corporation and the investor enter into the transaction: settlement factors; the reference rates or interest rates the security will bear; and notional amounts in the form of the principal amount of the future Mortgage-Backed Securities. In addition, payment to the Corporation by the investor is not required until the investor receives the security, enabling the investor to take a position on interest rates without making a payment. Finally, the TBA Mortgage-Backed Security Contracts may be "net settled" because neither party is required to deliver or purchase an asset to settle the TBA Mortgage-Backed Securities Contract.

At December 31, 2022, TBA Mortgage-Backed Securities Contracts with a total notional amount of \$3,620,000 and fair market values totaling \$3,692,404 were outstanding, resulting in a hedging instrument of \$72,404. These contracts are valued using quoted market prices (Level 1 inputs) and the fair values of such contracts are included in the combining statement of net position as deferred outflows of resources.

**RHODE ISLAND HOUSING AND MORTGAGE FINANCE CORPORATION
(A COMPONENT UNIT OF THE STATE OF RHODE ISLAND)
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022**

NOTE 11 EMPLOYEE BENEFITS

Employee Benefit Plan

The Corporation has adopted an employee retirement plan created in accordance with Internal Revenue Code Section 401(a). The Corporation's 401(a) money Purchase Pension Plan (the Plan) is a defined contribution plan, administered by Voya Financial. Regular full-time employees who meet certain requirements as to length of service are eligible. The Corporation contributes a set percentage of an employee's annual eligible compensation to the Plan. The contribution requirements, and benefit provisions, are established and may be amended by management of the Corporation along with the Board of Commissioners. Contributions to the plan for the six months ended December 31, 2022 were \$955,326. 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.

Post-employment Healthcare Plan

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

RIHRHP currently pays for postemployment health care benefits on a pay-as-you-go basis. As of December 31, 2022, 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, 2021, the date of the last actuarial valuation.

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

Total OPEB Liability

RI Housing's OPEB liability is based on an actuarial valuation performed as of June 30, 2021, resulting in a liability of \$10,289,632. The liability has been increased by \$500,000 to reflect an estimate for the six months ended December 31, 2022. The total liability is \$10,789,632.

**RHODE ISLAND HOUSING AND MORTGAGE FINANCE CORPORATION
(A COMPONENT UNIT OF THE STATE OF RHODE ISLAND)
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022**

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, 2021
Measurement Date	June 30, 2021
Actuarial Cost Method	Individual Entry-Age Normal
Discount Rate	1.92% as of June 30, 2021; Based on the Municipal Bond Index Rate.
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 evaluation and adjustments are made to retirement and withdrawal assumptions as needed.
Mortality	For health retirees, the general- distinct PubG-2010 Health Retiree mortality tables are used. The rates are projected on a full 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 6.50%, declining to an ultimate rate of 4.00% after 12 years; Post-65: Initial rate of 5.60%, declining to an ultimate rate of 4.00% after 8 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 or more years of service at retirement.
Other Information	The discount rate changed from 2.45% as of June 30, 2020 to 1.92% as of June 30, 2021.

**RHODE ISLAND HOUSING AND MORTGAGE FINANCE CORPORATION
(A COMPONENT UNIT OF THE STATE OF RHODE ISLAND)
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022**

NOTE 11 EMPLOYEE BENEFITS (CONTINUED)

Schedule of Changes in Total OPEB Liability and Related Ratios for Fiscal Year Ended June 30, 2022

Total OPEB Liability:		
Service Cost	\$	677,977
Interest on Total OPEB Liability		239,317
Difference Between Expected and Actual Experience of the Total OPEB Liability		(966,770)
Changes in Assumptions		989,257
Benefit Payments		<u>(158,423)</u>
Net Change in Total OPEB Liability		781,358
Total OPEB Liability - Beginning		<u>9,508,274</u>
Total OPEB Liability - End of Period		<u><u>\$ 10,289,632</u></u>
 Covered-Employee Payroll	 \$	 15,985,909
 Total OPEB Liability as a Percentage of Covered-Employee Payroll		 64.37%

Sensitivity of Total OPEB Liability to the Discount Rate Assumption

Regarding the sensitivity of the total OPEB liability changes in the discount rate, the following presents the Plan's total OPEB liability, calculated using a discount rate of 1.92% as of June 30, 2022, 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 (0.92%)	Current Discount Rate (1.92%)	1% Increase (2.92%)
Total OPEB Liability	<u>\$ 12,557,033</u>	<u>\$ 10,289,632</u>	<u>\$ 8,524,803</u>

RHODE ISLAND HOUSING AND MORTGAGE FINANCE CORPORATION
(A COMPONENT UNIT OF THE STATE OF RHODE ISLAND)
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022

NOTE 11 EMPLOYEE BENEFITS (CONTINUED)

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, 2022, the healthcare cost trend rates for members who are Pre-65 were 6.75% and for members who are Post-65 were 5.60%:

	1% Decrease	Current Healthcare Cost Trend Rate Assumptions	1% Increase
Total OPEB Liability	\$ 8,249,848	\$ 10,289,632	\$ 13,074,288

Deferred Outflows and Deferred Inflows Related to OPEB

For the fiscal year ended June 30, 2022, RIHRHP recognized OPEB expense of \$980,695. At June 30, 2022, 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	\$ 10,551	\$ 1,601,163
Changes in Assumptions	2,613,028	464,797
Contributions Subsequent to the Measurement Date	159,937	-
Totals	\$ 2,783,516	\$ 2,065,960

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:

RHODE ISLAND HOUSING AND MORTGAGE FINANCE CORPORATION
(A COMPONENT UNIT OF THE STATE OF RHODE ISLAND)
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022

NOTE 11 EMPLOYEE BENEFITS (CONTINUED)

Deferred Outflows and Deferred Inflows to be Recognized in Future OPEB Expense

<u>Year Ending June 30,</u>	<u>Net Deferred Outflows/ (Inflows)</u>
2023	\$ 63,401
2024	63,401
2025	63,401
2026	63,401
2027	63,401
Thereafter	<u>240,614</u>
Total	<u>\$ 557,619</u>

NOTE 12 OTHER CONTINGENCIES

The Corporation derives a significant portion of its revenues from loans made to multifamily projects and single-family homeowners which may have both been impacted by business closures and job loss as a result of the COVID-19 pandemic. This has resulted in an increase in delinquency and loans in forbearance. The situation creates uncertainty about the impact of future revenues that might be generated from these loans.

NOTE 13 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>
February 15, 2023	Multi-Family Funding Bonds	\$ 4,600,000
February 15, 2023	Multi-Family Development Bonds	17,750,000

The Corporation issue debt as outlined below:

<u>Date of Issuance</u>	<u>Principal Program</u>	<u>Outstanding</u>
March 8, 2023	Homeownership Opportunity Bonds	\$ 135,330,000

Numerous economic and political factors including the impact of the COVID-19 pandemic have created significant pockets of volatility in investment markets over the past eighteen months. As a result, the current fair value of the Corporation's investments may be materially different from 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
(A COMPONENT UNIT OF THE STATE OF RHODE ISLAND)
SCHEDULE OF CHANGES IN TOTAL OPEB LIABILITY AND RELATED RATIOS
JUNE 30, 2022

	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>
Total OPEB Liability:					
Service Cost	\$ 677,977	\$ 522,439	\$ 544,653	\$ 537,100	\$ 619,903
Interest on Total OPEB Liability	239,317	248,792	258,543	233,195	193,253
Changes of Benefit Terms	-	-	-	-	-
Differences Between Expected and Actual Experience of Total OPEB Liability	(966,770)	9,438	(1,010,025)	4,859	
Changes in Assumptions	989,257	1,115,337	1,167,026	(72,478)	(754,007)
Benefit Payments	(158,423)	(150,259)	(134,837)	(94,763)	(76,424)
Net Change in Total OPEB Liability	<u>781,358</u>	<u>1,745,747</u>	<u>825,360</u>	<u>607,913</u>	<u>(17,275)</u>
Total OPEB Liability - Beginning	<u>9,508,274</u>	<u>7,762,527</u>	<u>6,937,167</u>	<u>6,329,254</u>	<u>6,346,529</u>
Total OPEB Liability - Ending	<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	\$ 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	64.37%	58.77%	46.85%	41.89%	46.42%

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

Note: Measurement date of the total OPEB liability is one year prior to report date

RHODE ISLAND HOUSING AND MORTGAGE FINANCE CORPORATION
(A COMPONENT UNIT OF THE STATE OF RHODE ISLAND)
COMBINING SCHEDULE OF NET POSITION – MULTI-FAMILY FUND
DECEMBER 31, 2022
(SEE INDEPENDENT ACCOUNTANTS' REVIEW REPORT)

	<u>Homeownership Opportunity Bond Program</u>	<u>Single-Family Fund Totals</u>
ASSETS		
Loans Receivable	\$ 320,587,105	\$ 320,587,105
Less: Allowance for Loan Losses	<u>(17,975,667)</u>	<u>(17,975,667)</u>
Loans Receivable, Net	302,611,438	302,611,438
Investments	820,699,800	820,699,800
Accrued Interest - Loans	949,633	949,633
Accrued Interest - Investments	2,708,894	2,708,894
Cash and Cash Equivalents	158,144,257	158,144,257
Accounts Receivable	106,596	106,596
Other Assets, Net	<u>1,918,181</u>	<u>1,918,181</u>
Total Assets	1,287,138,800	1,287,138,800
DEFERRED OUTFLOWS OF RESOURCES		
Loan Origination Costs	<u>1,989</u>	<u>1,989</u>
Total Deferred Outflows of Resources	<u>1,989</u>	<u>1,989</u>
Total Assets and Deferred Outflows of Resources	<u><u>\$ 1,287,140,789</u></u>	<u><u>\$ 1,287,140,789</u></u>
LIABILITIES		
Bonds and Notes Payable	\$ 1,193,585,216	\$ 1,193,585,216
Accrued Interest Payable on Bonds and Notes	8,355,489	8,355,489
Fees, Net	<u>55,856</u>	<u>55,856</u>
Total Liabilities	1,201,996,561	1,201,996,561
NET POSITION		
Net Position - Restricted	<u>85,144,228</u>	<u>85,144,228</u>
Total Liabilities and Net Position	<u><u>\$ 1,287,140,789</u></u>	<u><u>\$ 1,287,140,789</u></u>

RHODE ISLAND HOUSING AND MORTGAGE FINANCE CORPORATION
(A COMPONENT UNIT OF THE STATE OF RHODE ISLAND)
COMBINING SCHEDULE OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION –
SINGLE-FAMILY FUND
SIX MONTHS ENDED DECEMBER 31, 2022
(SEE INDEPENDENT ACCOUNTANTS' REVIEW REPORT)

	Homeownership Opportunity Bond Program	Single-Family Fund Totals
OPERATING REVENUES		
Interest Income on Loans	\$ 6,599,137	\$ 6,599,137
Earnings on Investments:		
Interest on Investments	14,615,359	14,615,359
Total Operating Revenues	21,214,496	21,214,496
OPERATING EXPENSES		
Interest Expenses	14,439,089	14,439,089
Bond Issuance Costs	923,425	923,425
Loan Costs	5,758,682	5,758,682
Total Operating Expenses	21,121,196	21,121,196
OPERATING INCOME	93,300	93,300
Net Increase (Decrease) in Fair Value of Investments	(35,774,298)	(35,774,298)
CHANGE IN NET POSITION	(35,680,998)	(35,680,998)
Net Position - Beginning of Period	120,825,226	120,825,226
NET POSITION - END OF PERIOD	\$ 85,144,228	\$ 85,144,228

RHODE ISLAND HOUSING AND MORTGAGE FINANCE CORPORATION
(A COMPONENT UNIT OF THE STATE OF RHODE ISLAND)
COMBINING SCHEDULE OF NET POSITION – MULTI-FAMILY FUND
DECEMBER 31, 2022
(SEE INDEPENDENT ACCOUNTANTS' REVIEW REPORT)

	Multi-Family Mortgage Revenue Bond Program	Multi-Family Funding Bond Program	Multi-Family Development Bonds	Multi-Family Fund Total
ASSETS				
Loans Receivable	\$ -	\$ 27,493,878	\$ 337,379,317	\$ 364,873,195
Investments	-	-	1,627,566	1,627,566
Accrued Interest - Loans	-	153,142	1,623,459	1,776,601
Accrued Interest - Investments	-	-	6,307	6,307
Cash and Cash Equivalents	-	11,568,862	52,272,188	63,841,050
	<u>-</u>	<u>11,568,862</u>	<u>52,272,188</u>	<u>63,841,050</u>
Total Assets	<u>\$ -</u>	<u>\$ 39,215,882</u>	<u>\$ 392,908,837</u>	<u>\$ 432,124,719</u>
LIABILITIES AND NET POSITION				
LIABILITIES				
Bonds and Notes Payable	\$ -	\$ 28,715,000	\$ 305,305,769	\$ 334,020,769
Accrued Interest Payable on				
Bonds and Notes	-	213,313	2,343,850	2,557,163
Fees, Net	-	-	1,477,452	1,477,452
Total liabilities	<u>-</u>	<u>28,928,313</u>	<u>309,127,071</u>	<u>338,055,384</u>
NET POSITION				
Net Position - Restricted	<u>-</u>	<u>10,287,569</u>	<u>83,781,766</u>	<u>94,069,335</u>
Total Liabilities and Net Position	<u>\$ -</u>	<u>\$ 39,215,882</u>	<u>\$ 392,908,837</u>	<u>\$ 432,124,719</u>

RHODE ISLAND HOUSING AND MORTGAGE FINANCE CORPORATION
(A COMPONENT UNIT OF THE STATE OF RHODE ISLAND)
COMBINING SCHEDULE OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION –
MULTI-FAMILY FUND
SIX MONTHS ENDED DECEMBER 31, 2022
(SEE INDEPENDENT ACCOUNTANTS' REVIEW REPORT)

	Multi-Family Mortgage Revenue Bond Program	Multi-Family Funding Bond Program	Multi-Family Development Bonds	Multi-Family Fund Total
OPERATING REVENUES				
Interest Income on Loans	\$ -	\$ 1,649,662	\$ 9,504,947	\$ 11,154,609
Total Interest Income on Loans	-	\$1,649,662	9,504,947	11,154,609
Earnings on Investments:				
Interest on Investments	-	208,221	407,162	615,383
Total Operating Revenues	-	1,857,883	9,912,109	11,769,992
OPERATING EXPENSES				
Interest Expense	-	912,557	4,663,180	5,575,737
Bond Issuance Costs	-	-	184,616	184,616
Loan Costs	33,000	44,850	275,357	353,207
Total Operating Expenses	33,000	957,407	5,123,153	6,113,560
OPERATING INCOME (LOSS)	(33,000)	900,476	4,788,956	5,656,432
Net Decrease in Fair Value of Investments	-	-	(19,887)	(19,887)
Transfers In (Out)	33,000	(1,155,151)	(2,724,643)	(3,846,794)
CHANGE IN NET POSITION	-	(254,675)	2,044,426	1,789,751
Net Position - Beginning of Period	-	10,542,244	81,737,340	92,279,584
NET POSITION - END OF PERIOD	<u>\$ -</u>	<u>\$ 10,287,569</u>	<u>\$ 83,781,766</u>	<u>\$ 94,069,335</u>