

# RHODE ISLAND HOUSING AND MORTGAGE FINANCE CORPORATION

INTERIM FINANCIAL STATEMENTS AND  
SUPPLEMENTARY INFORMATION  
FOR THE SIX MONTHS ENDED  
DECEMBER 31, 2019

**RHODE ISLAND HOUSING AND MORTGAGE FINANCE CORPORATION**  
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**FOR THE SIX MONTHS ENDED DECEMBER 31, 2019 (UNAUDITED)**

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## **Independent Auditors' Review Report**

To 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, which comprise the combining statement of net position as of December 31, 2019 and the related combining statements 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, 2019 and the related statement of changes in fiduciary net position for the six months then ended, and the related notes to the interim financial statements. A review includes primarily applying analytical procedures to management's financial data and making inquiries of company 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 responsibility includes the design, implementation and maintenance of internal control sufficient to provide a reasonable basis for the preparation and fair presentation of interim financial information in accordance with accounting principles generally accepted in the United States of America.

### **Auditors' Responsibility**

Our responsibility is to conduct our review engagement in accordance with auditing standards generally accepted in the United States of America applicable to reviews of interim financial information. A review of interim financial information consists principally of applying analytical procedures and making inquiries of persons responsible for financial and accounting matters. It is substantially less in scope than an audit conducted in accordance with auditing standards generally accepted in the United States of America, the objective of which is the expression of an opinion regarding the financial information. Accordingly, we do not express such an opinion.

### **Conclusion**

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

## Supplementary Information

The accompanying supplementary information included in the combining statement of net position - single-family fund, combining statement of revenues, expenses and changes in net position - single-family fund, combining statement of net position - multi-family funds and combining statement of revenue, 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 reviews 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.

*Blum, Shapiro & Company, P.C.*

Cranston, Rhode Island  
July 24, 2020

**RHODE ISLAND HOUSING AND MORTGAGE FINANCE CORPORATION  
(A COMPONENT UNIT OF THE STATE OF RHODE ISLAND)  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE SIX MONTHS ENDED DECEMBER 31, 2019**

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, 2019, 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, 2019, increased (decreased) from the previous year as follows:

	<b>2019</b>	
	\$	%
Mortgage loans, gross	(50.1)	(3.0)
Investments	203.1	100.5
Cash and cash equivalents	63.1	23.2
Total assets	217.4	10.3
Bonds and notes payable	185.6	13.8
Total net position	12.1	3.6
Total revenues	5.2	8.8
Total expenses	2.4	4.5
Operating income	2.8	43.7

Mortgage loans represent 68.4% of the Corporation's total assts. The decrease is driven by Single-family loans and results from prepayments of existing loans. New Single-family mortgage production is securitized and categorized as an investment resulting in an increase in investments.

Bonds and notes payable represent 76.5% of the Corporations total liabilities. This increase is related to the issuance of new bonds to finance single-family mortgages.

**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.

### **Operating Activity of the Corporation**

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

#### **For the Six Months Ended December 31, 2019 and 2018 (in thousands)**

	<u>2019</u>	<u>2018</u>	<u>% Change</u>
Revenues:			
Interest income on loans	\$ 35,274	\$ 36,278	(2.8)
Earnings on investments	6,977	3,511	98.7
Gain on sale of loans	3,618	6,140	(41.1)
Grant revenue	7,038	4,764	47.7
Other	6,284	7,881	(20.3)
Total revenues	<u>59,191</u>	<u>58,574</u>	<u>1.1</u>
Expenses:			
Interest expense	22,628	21,533	5.1
Provision for loan losses	-	1,000	(100.0)
REO expenditures	49	116	(57.8)
Bond issuance costs	843	827	1.9
Operating expenses	16,696	16,171	3.2
Grant expense	6,507	4,707	38.2
Other expenses	8,124	8,141	(.2)
Total expenses	<u>54,858</u>	<u>52,495</u>	<u>4.5</u>
Operating Income, Before Adjusting Investments to Fair Value	<u>\$ 4,340</u>	<u>\$ 6,079</u>	<u>(28.6)</u>

Operating income, after adjusting investments to fair value, was \$9.2 million for the six-month period ended December 31, 2019 and \$6.4 million for the six-month period ended December 31, 2018. GASB Statement No. 31, which requires investments to be recorded at fair value, resulted in an increase in operating income of \$4.9 million in 2019 compared to an increase in operating income of \$0.3 million in 2018.

Gain on sale of loans was \$3.6 million and \$6.1 million for the six months ended December 31, 2019 and 2018, respectively. The 2019 decrease is the result of a change in financing strategy to take advantage of changing market conditions. In prior years, loans were sold to Fannie Mae or securitized pools of loans were sold in the To-Be-Announced market which generated immediate revenue. In 2019, loans were primarily financed through tax-exempt bonds, securitized and held as investments providing stable revenue over the life of the loans.

Other revenue, which decreased in the current year, consists of loan-related fees such as origination and late fees, and fees received for the management and disbursement of funds for federal housing programs.

Operating expenses of the Corporation (personnel services, other administrative expenses, and depreciation and amortization of other assets) totaled \$16.7 million for the six months ended December 31, 2019, an increase of 3.2% from \$16.2 million for the six months ended December 31, 2018.

Real Estate Owned (REO) expenditures are maintenance type costs incurred related to REO properties. Based on a valuation analysis of the underlying properties, the costs are deemed to be non-recoverable. REO expenses decreased 57.8% to \$.05 million for the six months ended December 31, 2019 as compared to \$0.12 million for the six months ended December 31, 2018.

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 \$19.6 million for the six months ended December 31, 2019, an increase of 7.5% from \$18.3 million for the six months ended December 31, 2018. Earnings on investments increased by \$3.5 million for the six months ended December 31, 2019 as compared to the six months ended December 31, 2018. Net interest income as a percentage of average bonds and notes payable was 2.74% in 2019 and 2.70% in 2018. Interest income on loans as a percentage of total loans was 4.35% in 2019 and 4.40% in 2018, while interest expense on bonds and notes was 3.16% in 2019 and 3.18% in 2018. This caused a total decrease in the spread margin (i.e., differential between loans and bonds) to 1.19% in 2019 from 1.22% in 2018.

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 ninety days past due on the contractual obligation. The Corporation will commence accruing interest income on such loans once the loans are made current.

There was no addition to the provision for loan loss for the six months ended December 31, 2019 as a result of minimal write-offs during that period. The provision recorded for the comparable six months in 2018 was \$1.0 million. The adequacy of the allowance is based on a review of the Corporation's loan portfolio and an analysis of its current characteristics. The primary economic factors incorporated into the allowance estimates are: (1) recent performance characteristics of the single-family portfolio, and (2) net operating cash flows of the developments associated with multi-family loans.

For single-family loans, an estimate of loss reserve is based on the last instance of economic softness and real estate depreciation. For the multi-family portfolios, a specific loan loss reserve analysis is performed for every loan demonstrating signs of financial strain. Cash flow projections are developed from the most recent audited financials for each of the sites which may be experiencing difficulty, and which have a mortgage loan. For each of these sites, an analysis of value is calculated and compared

to the loan balance. This methodology is 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.

### **Financial Analysis of the Corporation**

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

	<b>December 31, 2019 and 2018 (in thousands)</b>		
	<b>2019</b>	<b>2018</b>	<b>% Change</b>
Loans receivable, net	\$ 1,556,917	\$ 1,608,517	(3.2)%
Investments	405,269	202,173	100.5
Cash and cash equivalents	334,959	271,903	23.2
Other assets	40,653	37,820	7.5
Total assets	<u>2,337,798</u>	<u>2,120,413</u>	<u>10.3</u>
Deferred outflows of resources	<u>1,002</u>	<u>1,420</u>	<u>(29.4)</u>
Bonds and notes payable	1,526,335	1,340,705	13.8
Other liabilities	468,517	449,233	4.3
Total liabilities	<u>1,994,852</u>	<u>1,789,938</u>	<u>11.4</u>
Deferred inflows of resources	<u>686</u>	<u>687</u>	<u>(2.0)</u>
Net position:			
Net investment in capital assets	8,750	9,033	(3.1)
Restricted	250,212	229,656	9.0
Unrestricted	84,300	92,520	(8.9)

Total assets of the Corporation increased 10.3% from 2018 to 2019, primarily due to the increase in investments. Bonds and notes payable totaled \$1.5 billion as of December 31, 2019, an increase of \$186 million, or 13.8%, from December 31, 2018.

As of December 31, 2019 and 2018, the net position-to-asset ratio was 14.7% and 15.6% respectively while the loan-to-asset ratio was 66.6% and 75.9%, respectively. 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. At December 31, 2019, Rhode Island's unemployment rate was 3.6% compared to 3.9% as of December 31, 2018. The Corporation has, however, experienced an increase in its 90+ delinquency rate to 2.54% in 2019 from 2.07% in 2018.

### **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 Chief Financial Officer, Rhode Island Housing and Mortgage Finance Corporation, 44 Washington Street, Providence, Rhode Island, 02903. The Corporation maintains a website at: [www.rihousing.com](http://www.rihousing.com).

**RHODE ISLAND HOUSING AND MORTGAGE FINANCE CORPORATION**  
**(A COMPONENT UNIT OF THE STATE OF RHODE ISLAND)**  
**COMBINING STATEMENT OF NET POSITION**  
**DECEMBER 31, 2019**  
**(Unaudited)**

	Operating Fund	Single-Family Fund	Multi-Family Fund	Total
<b>Assets:</b>				
Loans receivable	\$ 533,299,320	\$ 532,387,192	\$ 495,794,473	\$ 1,561,480,985
Less allowance for loan losses	(31,714,646)	(9,948,931)	-	(41,663,577)
Loans receivable, net	<u>501,584,674</u>	<u>522,438,261</u>	<u>495,794,473</u>	<u>1,519,817,408</u>
Loans held for sale	37,099,291	-	-	37,099,291
Investments	102,414,351	300,470,402	2,384,078	405,268,831
Accrued interest-loans	1,110,000	1,758,147	2,348,197	5,216,344
Accrued interest-investments	20,551	948,517	13,917	982,985
Cash and cash equivalents	130,230,005	130,793,547	73,935,819	334,959,371
Accounts receivable, net	12,261,657	-	-	12,261,657
Other assets, net	18,253,730	3,938,817	-	22,192,547
Interfund receivable (payable)	(18,597)	18,597	-	-
Total assets	<u>802,955,662</u>	<u>960,366,288</u>	<u>574,476,484</u>	<u>2,337,798,434</u>
<b>Deferred Outflows of Resources:</b>				
Loan origination costs	-	4,109	-	4,109
Hedging instruments	859,030	-	-	859,030
Deferred OPEB outflows	139,263	-	-	139,263
Total deferred outflows of resources	<u>998,293</u>	<u>4,109</u>	<u>-</u>	<u>1,002,402</u>
<b>Combined Assets and Deferred Outflows of Resources</b>	<u>\$ 803,953,955</u>	<u>\$ 960,370,397</u>	<u>\$ 574,476,484</u>	<u>\$ 2,338,800,836</u>
<b>Liabilities and Net Position</b>				
<b>Liabilities:</b>				
Bonds and notes payable	\$ 255,838,620	\$ 788,018,804	\$ 482,477,924	\$ 1,526,335,348
Accrued interest payable on bonds and notes	162,568	8,534,021	2,866,554	11,563,143
Accounts payable and accrued liabilities	11,838,553	-	84,634	11,923,187
Fees, net	1,062,082	125,192	-	1,187,274
Escrow deposits	438,151,099	-	5,692,047	443,843,146
Total liabilities	<u>707,052,922</u>	<u>796,678,017</u>	<u>491,121,159</u>	<u>1,994,852,098</u>
<b>Deferred Inflows of Resources:</b>				
Deferred OPEB Inflow	<u>685,684</u>	<u>-</u>	<u>-</u>	<u>685,684</u>
<b>Net Position:</b>				
Net investment in capital assets	8,750,373	-	-	8,750,373
Restricted by bond resolutions	3,164,670	163,692,380	83,355,325	250,212,375
Unrestricted	84,300,306	-	-	84,300,306
Total net position	<u>96,215,349</u>	<u>163,692,380</u>	<u>83,355,325</u>	<u>343,263,054</u>
<b>Total Liabilities and Net Position</b>	<u>\$ 803,953,955</u>	<u>\$ 960,370,397</u>	<u>\$ 574,476,484</u>	<u>\$ 2,338,800,836</u>

The accompanying notes are an integral part of the 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**  
**FOR THE SIX MONTHS ENDED DECEMBER 31, 2019**  
**(Unaudited)**

	<u>Operating Fund</u>	<u>Single-Family Fund</u>	<u>Multi-Family Fund</u>	<u>Total</u>
Operating Revenues:				
Interest Income on loans	\$ 6,744,245	\$ 12,094,241	\$ 13,130,591	\$ 31,969,077
Interest income attributable to internal servicing activities	3,304,861	-	-	3,304,861
Total interest income on loans	<u>10,049,106</u>	<u>12,094,241</u>	<u>13,130,591</u>	<u>35,273,938</u>
Income on investments:				
Earnings on investments	750,501	5,605,817	620,795	6,977,113
Net decrease in fair value of investments	(10,417)	4,941,796	(29,776)	4,901,603
Fees	4,881,920	-	-	4,881,920
Servicing fee income	1,402,492	-	-	1,402,492
Grant revenue	7,037,982	-	-	7,037,982
Miscellaneous income	33	-	-	33
Gain on sale of loans	3,617,753	-	-	3,617,753
Total operating revenues	<u>27,729,370</u>	<u>22,641,854</u>	<u>13,721,610</u>	<u>64,092,834</u>
Operating Expenses:				
Interest expense	3,813,947	11,313,464	7,500,159	22,627,570
Personnel services	11,649,013	-	-	11,649,013
Other administrative expenses	4,119,485	-	-	4,119,485
Housing initiatives	1,151,919	-	-	1,151,919
REO expenditures	(36,117)	85,480	-	49,363
Bad debt expense	10,566	-	-	10,566
Arbitrage rebate	-	-	(3,804)	(3,804)
Bond issuance costs	(276,008)	642,586	476,829	843,407
Depreciation and amortization of other assets	919,232	8,322	-	927,554
Loan costs	6,457,796	132	439,035	6,896,963
State rental subsidy program	78,471	-	-	78,471
Grant expense	6,507,206	-	-	6,507,206
Total operating expenses	<u>34,395,510</u>	<u>12,049,984</u>	<u>8,412,219</u>	<u>54,857,713</u>
Operating Income (Loss)	(6,666,140)	10,591,870	5,309,391	9,235,121
Gain on Sale of Assets, net	(2,800)	-	-	(2,800)
Transfers In (Out)	<u>5,234,922</u>	<u>(3,858,633)</u>	<u>(1,376,289)</u>	<u>-</u>
Total Change in Net Position	(1,434,018)	6,733,237	3,933,102	9,232,321
Net Position - Beginning of Period	<u>97,649,367</u>	<u>156,959,143</u>	<u>79,422,223</u>	<u>334,030,733</u>
Net Position - End of Period	<u>\$ 96,215,349</u>	<u>\$ 163,692,380</u>	<u>\$ 83,355,325</u>	<u>\$ 343,263,054</u>

The accompanying notes are an integral part of the financial statements

**RHODE ISLAND HOUSING AND MORTGAGE FINANCE CORPORATION**  
**(A COMPONENT UNIT OF THE STATE OF RHODE ISLAND)**  
**COMBINING STATEMENT OF CASH FLOWS**  
**FOR THE SIX MONTHS ENDED DECEMBER 31, 2019**  
**(Unaudited)**

	<b>Operating Fund</b>	<b>Single-Family Fund</b>	<b>Multi-Family Fund</b>	<b>Total</b>
<b>Cash Flows from Operating Activities:</b>				
Interest on loans receivable	\$ 10,074,223	\$ 12,346,296	\$ 13,007,688	\$ 35,428,207
Repayment of loans receivable	249,582,017	44,536,555	24,050,644	318,169,216
Fees collected (paid)	6,248,545	(7,926)	-	6,240,619
Other receipts, net	19,615,805	-	496,394	20,112,199
Loans disbursed	(259,604,304)	(5,289,439)	(62,878,125)	(327,771,868)
Accounts receivable, net	(851,954)	-	-	(851,954)
Loss on accounts receivable	(10,566)	-	-	(10,566)
Loss on loans receivable	(285,354)	(51,069)	-	(336,423)
Income (loss) on REO properties	36,117	(85,480)	-	(49,363)
Bond issuance costs	276,008	(642,586)	(476,829)	(843,407)
Personnel services	(11,649,013)	-	-	(11,649,013)
Other administrative expenses	(4,136,593)	-	-	(4,136,593)
Housing initiative expenses	(1,134,811)	-	-	(1,134,811)
Other assets	(522,450)	(917,581)	-	(1,440,031)
Arbitrage rebate	-	-	3,805	3,805
Accounts payable and accrued liabilities	244,471	-	(3,805)	240,666
Gain on sale of loans	(2,594,957)	-	(439,036)	(3,033,993)
State rental subsidy program	(78,471)	-	-	(78,471)
Transfers from (to) other programs	5,249,770	(4,249,255)	(1,000,515)	-
Net cash provided by (used in) operating activities	<u>10,458,483</u>	<u>45,639,515</u>	<u>(27,239,779)</u>	<u>28,858,219</u>
<b>Cash Flows from Noncapital Financing Activities:</b>				
Proceeds from sale of bonds and notes	290,500,000	108,358,668	74,579,900	473,438,568
Payment of bond and note principal	(280,371,777)	(36,996,374)	(33,585,027)	(350,953,178)
Interest paid on bonds and notes	(3,845,298)	(10,279,335)	(7,367,200)	(21,491,833)
Gain on sale of assets, net	(2,800)	-	-	(2,800)
Net cash provided by noncapital financing activities	<u>6,280,125</u>	<u>61,082,959</u>	<u>33,627,673</u>	<u>100,990,757</u>
<b>Cash Flows from Investing Activities:</b>				
Redemption of investments	40,983,668	29,888,240	500,203	71,372,111
Earnings on investments	747,931	5,226,204	621,758	6,595,893
Purchase of investments	(41,448,477)	(148,032,750)	(234)	(189,481,461)
Net cash provided by (used in) investing activities	<u>283,122</u>	<u>(112,918,306)</u>	<u>1,121,727</u>	<u>(111,513,457)</u>
Net Increase (Decrease) in Cash and Cash Equivalents	17,021,730	(6,195,832)	7,509,621	18,335,519
Cash and Cash Equivalents - Beginning of Period	<u>113,208,275</u>	<u>136,989,379</u>	<u>66,426,198</u>	<u>316,623,852</u>
Cash and Cash Equivalents - End of Period	<u>\$ 130,230,005</u>	<u>\$ 130,793,547</u>	<u>\$ 73,935,819</u>	<u>\$ 334,959,371</u>

The accompanying notes are an integral part of the financial statements

**RHODE ISLAND HOUSING AND MORTGAGE FINANCE CORPORATION**  
**(A COMPONENT UNIT OF THE STATE OF RHODE ISLAND)**  
**COMBINING STATEMENT OF CASH FLOWS (CONTINUED)**  
**FOR THE SIX MONTHS ENDED DECEMBER 31, 2019**  
**(Unaudited)**

	<u>Operating Fund</u>	<u>Single-Family Fund</u>	<u>Multi-Family Fund</u>	<u>Total</u>
Reconciliation of Operating Income (Loss) to Net Cash Provided by (Used in) Operating Activities:				
Operating income (loss)	\$ (6,668,940)	\$ 10,591,870	\$ 5,309,391	\$ 9,232,321
Adjustments:				
Earnings on investments	(747,931)	(5,226,204)	(621,758)	(6,595,893)
Net (increase) decrease in fair value of investments	10,417	(4,941,796)	29,776	(4,901,603)
Interest paid on bonds and notes	3,845,298	10,279,335	7,367,200	21,491,833
Transfer of investments and/or net position	5,237,722	(3,858,633)	(1,376,289)	2,800
(Increase) decrease in assets:				
Loans receivable/loss allowance	(10,216,951)	39,196,048	(38,827,481)	(9,848,384)
Accrued interest-loans	25,118	252,054	(122,903)	154,269
Accrued interest-investments	(2,570)	(379,612)	963	(381,219)
Accounts receivable, net	(942,643)	-	-	(942,643)
Other assets	396,782	(909,259)	-	(512,477)
Interfund receivable (payable)	14,847	(390,622)	375,775	-
(Increase) decrease in deferred outflows	245,086	132	-	245,218
Increase (decrease) in liabilities:				
Accrued interest-bonds and notes	(31,351)	1,034,128	132,958	1,135,735
Accounts payable/accrued liabilities	244,471	-	(3,805)	240,666
Fees, net	(35,867)	(7,926)	-	(43,793)
Escrow deposits	19,084,995	-	496,394	19,581,389
Total adjustments	<u>17,127,423</u>	<u>35,047,645</u>	<u>(32,549,170)</u>	<u>19,625,898</u>
Net Cash Provided by (Used in) Operating Activities	<u>\$ 10,458,483</u>	<u>\$ 45,639,515</u>	<u>\$ (27,239,779)</u>	<u>\$ 28,858,219</u>

The accompanying notes are an integral part of the 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, 2019**  
**(Unaudited)**

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Assets:	
Loans receivable	\$ 52,410,156
Less allowance for loan losses	<u>(6,000,000)</u>
Loans receivable, net	46,410,156
Investments	46,869
Accrued interest-loans	159,092
Accrued interest-investments	27
Cash and cash equivalents	54,649,528
Accounts receivable, net	17,781
Other assets, net	<u>403,136</u>
Total Assets	<u>\$ 101,686,589</u>
Liabilities and Net Position	
Liabilities:	
Accounts payable and accrued liabilities	\$ 116,898
Net Position:	
Held in trust	<u>101,569,691</u>
Total Liabilities and Net Position	<u>\$ 101,686,589</u>

The accompanying notes are an integral part of the 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  
FOR THE SIX MONTHS ENDED DECEMBER 31, 2019  
(Unaudited)**

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Revenues:	
Interest income on loans	\$ 1,025,512
Earnings on investments:	
Interest on investments	361,901
Net increase (decrease) in fair value of investments	19
Trust receipts	385,191
Total revenues	<u>1,772,623</u>
Expenses:	
Cost to sell loans	<u>364</u>
Total Change in Net Position	1,772,259
Net Position - Beginning of Period	<u>99,797,432</u>
Net Position - End of Period	<u><u>\$ 101,569,691</u></u>

The accompanying notes are an integral part of the financial statements

**RHODE ISLAND HOUSING AND MORTGAGE FINANCE CORPORATION  
NOTES TO THE FINANCIAL STATEMENTS  
FOR THE SIX MONTHS ENDED DECEMBER 31, 2019 (UNAUDITED)**

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**1. ORGANIZATION AND 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) Statement No. 14, as amended by GASB Statement Nos. 39 and 61. 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 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 from the Corporation 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.

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

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

The Corporation classifies its business-type activities into funds, reported as separate columns within the enterprise fund financial statements, each representing a fiscal and accounting entity with a self-balancing set of accounts segregated to carry on specific activities in accordance with bond resolutions established under various trust indentures, special regulations restrictions, or limitations. All inter-fund 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.

**RHODE ISLAND HOUSING AND MORTGAGE FINANCE CORPORATION  
NOTES TO THE FINANCIAL STATEMENTS  
FOR THE SIX MONTHS ENDED DECEMBER 31, 2019 (UNAUDITED)**

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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 since fiduciary activities are excluded from presentation in enterprise fund 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.

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. 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 receivable 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**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE SIX MONTHS ENDED DECEMBER 31, 2019 (UNAUDITED)**

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The allowance represents an amount that management believes will be adequate to provide for potential loan losses based on 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 loss 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.

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 rebateable to the United States government under Section 103A of the Internal Revenue Code, as amended, (the Code) for tax-exempt bonds sold after 1981. The Code

**RHODE ISLAND HOUSING AND MORTGAGE FINANCE CORPORATION  
NOTES TO THE FINANCIAL STATEMENTS  
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requires that such excess investment income be remitted to the Internal Revenue Service. Such rebateable investment income is included in accounts payable and accrued liabilities in the accompanying 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 statement of revenues, expenses and changes in net position.

**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 3-40 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, 2018.

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

**RHODE ISLAND HOUSING AND MORTGAGE FINANCE CORPORATION**  
**NOTES TO THE FINANCIAL STATEMENTS**  
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**J. Deferred Inflows and Outflows of Resources**

Deferred outflows of resources represent a consumption of net position 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 position 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.

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 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.

**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, 2019 include cash transfers for reimbursement of activities in support of the bond programs.

At December 31, 2019, restricted net position in the Operating Fund, 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, totaled \$3,164,670.

**RHODE ISLAND HOUSING AND MORTGAGE FINANCE CORPORATION  
NOTES TO THE FINANCIAL STATEMENTS  
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**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, liabilities, revenues, 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.

**O. Recent Accounting Pronouncements**

Effective for the fiscal year ended June 30, 2019, the Corporation adopted the provisions of GASB Statement 88, *Certain Disclosures Related to Debt, including Direct Borrowing and Direct Placements* (GASB 88). Note 7, Bonds and Notes Payable, includes GASB 88 disclosures for changes in long-term obligations, debt service requirements as of the statement of net position date as well as unused balances on the various line of credit facilities.

**2. RESTRICTED ASSETS**

The Corporation maintains various trust and escrow accounts required by applicable bond covenants for the benefit of bondholders and others, and all such accounts are considered restricted in this context. Also, restricted assets principally include Mortgage Lenders Reserve Accounts because their use is restricted by agreements between the Corporation and mortgage lenders, escrow funds received from borrowers and advance funds received from HUD for use in 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, 2019, restricted assets in the Operating Fund totaled \$383,678,663.

**RHODE ISLAND HOUSING AND MORTGAGE FINANCE CORPORATION**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE SIX MONTHS ENDED DECEMBER 31, 2019 (UNAUDITED)**

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**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, 2019, the single-family mortgage loan balances in the Single-Family Fund are insured, subject to maximum insurable limits as follows:

Private Mortgage Insurance	\$ 175,033,667
FHA Insurance	174,145,774
VA Guaranteed	5,546,157
USDA/RD Guaranteed	7,440,484
Uninsured	<u>170,221,110</u>
Total	<u>\$ 532,387,192</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 twenty-year debentures. The VA mortgage loan guarantee covers from 25% up to 50% of the original principal amount of a loan up to a maximum of \$60,000 depending on the loan amount. Private mortgage insurers must be qualified to insure mortgages purchased by the Federal Home Loan Mortgage Corporation or the Federal National Mortgage Association (FNMA) and must be authorized to do business in the State. Private mortgage insurance typically covers between 6% and 35% of claims depending upon the premium plan and coverage selected when the loan is originated. The risk exists that if these private mortgage insurance companies are not able to honor claims, these loans would be considered uninsured.

The Corporation has entered into a risk-sharing agreement with HUD whereby HUD will provide partial mortgage insurance on affordable multi-family housing developments financed by the Corporation. The risk of loss to the Corporation varies from 10% to 50% depending on the level of participation by HUD. In the Multi-Family Fund and Operating Fund, loan balances at December 31, 2019 of \$285,582,904 and \$148,051,808, respectively, are insured under such agreements subject to maximum participation limits. At December 31, 2019, loan balances of \$17,802,161, 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. As of December 31, 2019, 2,479 loans had been sold directly to FNMA and eight mortgage-backed securities had been issued.

**RHODE ISLAND HOUSING AND MORTGAGE FINANCE CORPORATION**  
**NOTES TO THE FINANCIAL STATEMENTS**  
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As of December 31, 2019, the percentage of loan dollars that are in a first lien position by fund is as follows:

Operating	50.26%
Single-Family	94.10%
Multi-Family	99.35%
Affordable Housing Trust	46.55%

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 as revenue when received from the borrower. For the six months ended December 31, 2019, interest revenue from deferred loan arrangements was \$297,764 in the Operating Fund and \$382,201 in the Single-Family Fund.

In addition to certain loans of the Corporation that are deferred forgivable or noninterest-bearing loans, the Corporation administers similar federal and state loan programs, which are either deferred forgivable loans or noninterest-bearing.

At December 31, 2019, principal balances outstanding under deferred and noninterest-bearing loan arrangements are as follows:

	<u>Federal and State</u>	<u>Other</u>	<u>Total</u>
Operating Fund:			
Single-family loans	\$ 54,610,018	\$ 5,329,463	\$ 59,939,481
Multi-family loans	163,221,651	61,054,768	224,276,419
Subtotal	<u>217,831,669</u>	<u>66,384,231</u>	<u>284,215,900</u>
Single-Family Fund:			
Single-family loans	<u>-</u>	<u>13,524,264</u>	<u>13,524,264</u>
Total	<u>\$ 217,831,669</u>	<u>\$ 79,908,495</u>	<u>\$ 297,740,164</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, 2019, principal outstanding under such nonaccrual status loans is as follows:

Operating Fund:	
Single-family loans	\$ 7,727,582
Multi-family loans	-
Subtotal	<u>7,727,582</u>
Single-Family Fund:	
Single-family loans	<u>16,219,306</u>
Total	<u>\$ 23,946,888</u>

**RHODE ISLAND HOUSING AND MORTGAGE FINANCE CORPORATION**  
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A summary of the changes in the allowance for loan losses is as follows:

Balance at beginning of year	\$	42,000,000
Loans charged off, net of recoveries		(232,473)
Write-down of REO properties		(103,950)
Provision for loan losses		<u>-</u>
Balance at End of Period	\$	<u>41,663,577</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 Lender's 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, 2019, the Mortgage Lender's Reserve Account totaled \$294,952.

#### **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 typed investments are generally carried at amortized cost which approximates fair value. There are no withdrawal limitations for the money market mutual funds.

**RHODE ISLAND HOUSING AND MORTGAGE FINANCE CORPORATION**  
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**Investments**

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

Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of an investment in a debt instrument. As a means of limiting exposure to fair value losses arising from rising interest rates, the Board of Commissioners' (the Board) established an investment policy for the Corporation's Operating Fund that 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, 2019, 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 \$299,767,890 at December 31, 2019.

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

The Corporation has recurring fair value measurements in the form of Fixed Income Securities (U.S. Treasuries, mortgage-backed securities and obligations of government-sponsored enterprises) as of December 31, 2019, \$102,414,351 in the Operating Fund, \$297,586,907 in the Single-Family, \$2,384,079 in the Multi-Family Fund and \$46,869 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, 2019.

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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, 2019, 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, 2019, there were no investments in the Operating Fund subject to custodial credit risk.

There are no other specific custodial credit risk policies for the other funds. Most of the Corporation's investments in other funds are either in Guaranteed Investment Contracts (GICs) in bonded resolutions, which are direct investments not subject to custodial credit risk, or in accounts managed by a financial advisory firm with underlying investments restricted to U.S. Government and Agency securities. At December 31, 2019, 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, 2019, the Corporation was not party to any interest rate swap agreements. At December 31, 2019, the Corporation had entered into certain commitments to sell loans, which expose the Corporation to interest rate risk as discussed further in Note 9.

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**5. ACCOUNTS RECEIVABLE**

Accounts receivable balance at December 31, 2019, is comprised of the following:

Due from federal government	\$ 1,351,752
Tax sale receivables	4,007,294
Customer and program related Accounts	7,968,290
Total Accounts Receivable	<u>13,327,336</u>
Allowance	<u>(1,065,679)</u>
Accounts Receivable, Net	<u>\$ 12,261,657</u>

**6. OTHER ASSETS**

Other assets, net, consisted of the following at December 31, 2019, 2019:

Real estate owned	\$ 5,594,584
Capital assets (depreciable), net	8,750,331
Purchased mortgage servicing rights and excess servicing, net	7,665,510
Other assets	<u>182,122</u>
Total	<u>\$ 22,192,547</u>

Depreciation expense related to capital assets for the six months ended December 31, 2019, was \$361,716.

Amortization expense related to purchased mortgage servicing rights for the six months ended December 31, 2019, was \$565,838.

Other assets of the Trust consisted of federal program properties totaling \$403,136 at December 31, 2019.

**7. BONDS AND NOTES PAYABLE**

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

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

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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, 2019.

Bonds and notes payable at December 31, 2019 are as follows:

Operating Fund Bonds and Notes:

Federal Home Loan Bank	
Due 2020 to 2026, interest from 0.00% to 2.47%	\$ 11,175,000

Federal Financing Bank	
Due 2056 to 2059, interest from 2.239% to 3.577%	141,752,301

General Obligation Bonds Series 2018:

Mandatory tender bonds, due 2032, interest at 3.12%	5,000,000
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Notes Payable, due 2027 to 2048, interest from 2.75% to 6.25%	15,902,319
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Lines of Credit, payable on demand, interest from 2.663% to 3.489%	<u>82,009,000</u>
Total Operating Fund	<u>255,838,620</u>

Single-Family Fund:

Homeownership Opportunity Bonds:

Series 10-A:	
Term bonds, due 2022 to 2027, interest at 6.50%	980,000

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 61-A:	
Serial bonds, due 2020 to 2023, interest from 2.40% to 3.05%	12,265,000

Series 61-B:	
Term bonds, due 2026 to 2037, interest from 3.45% to 4.10%	6,390,000

Series 61-C:	
Serial bonds, due 2020, interest at 3.00%	2,245,000

Series 62-A:	
Serial bonds, due 2020 to 2021, interest from 2.875% to 3.125%	1,425,000

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Series 62-B:	
Serial bonds, due 2021 to 2022, interest from 3.125% to 3.25%	\$ 4,025,000
Term bonds, due 2024 to 2028, interest from 3.50% to 4.00%	8,930,000
	<u>12,955,000</u>
Series 62-C:	
Serial bonds, due 2020 to 2022, interest from 3.50% to 3.875%	5,585,000
Term bonds, due 2022, interest at 3.875%	7,450,000
	<u>13,035,000</u>
Series 63-A:	
Term bonds, due 2027 to 2040, interest from 3.50% to 4.00%	10,440,000
Series 63-B:	
Term bonds, due 2032, interest at 3.80%	1,000,000
Series 63-C:	
Serial bonds, due 2020 to 2022, interest from 3.05% to 3.50%	4,500,000
Term bonds, due 2025, interest at 3.75%	3,680,000
	<u>8,180,000</u>
Series 64-T:	
Term bonds, due 2023 to 2034, interest from 3.00% to 4.00%	24,970,000
Series 65-T:	
Serial bonds, due 2020 to 2025, interest from 2.802% to 3.886%	22,045,000
Term bonds, due 2029 to 2039, interest from 2.913% to 4.433%	9,840,000
	<u>31,885,000</u>
Series 66 A-1:	
Term bonds, due 2033, interest at 4.00%	11,155,000
Series 66 A-2:	
Term bonds, due 2032, interest at 4.00%	2,905,000
Series 66 C-2:	
Serial bonds, due 2020 to 2026, interest from 2.25% to 3.65%	14,360,000
Series 67-A:	
Term bonds, due 2041, interest at 3.55%	5,235,000
Series 67-B:	
Term bonds, due 2026 to 2046, interest from 2.40% to 3.55%	7,500,000
Series 67-C:	
Serial bonds, due 2020 to 2027, interest from 1.60% to 3.00%	12,545,000
Term bonds, due 2030 to 2038, interest from 3.25% to 3.50%	13,300,000
	<u>25,845,000</u>
Series 68-B:	
Term bonds, due 2031 to 2046, interest from 3.00% to 3.40%	38,470,000
Series 68-C:	
Serial bonds, due 2020 to 2026, interest from 1.65% to 2.65%	35,020,000
Term bonds, due 2031 to 2039, interest from 3.15% to 3.50%	82,945,000
	<u>117,965,000</u>
Series 69-A:	
Serial bonds, due 2020 to 2029, interest from 2.00% to 3.50%	13,655,000
Series 69-B:	
Term bonds, due 2033 to 2048, interest from 3.55% to 4.00%	81,430,000
Series 69-T:	
Serial bonds, due 2020 to 2024, interest from 2.85% to 3.40%	7,075,000

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Series 70:	
Serial bonds, due 2020 to 2031, interest from 1.40% to 2.55%	\$ 31,025,000
Term bonds, due 2034 to 2049, interest from 2.80% to 4.00%	91,665,000
	<u>122,690,000</u>
Series 71:	
Serial bonds, due 2020 to 2032, interest from 1.20% to 2.55%	27,720,000
Term bonds, due 2034 to 2049, interest from 2.75% to 3.75%	69,620,000
	<u>97,340,000</u>
Unamortized bond premium	12,668,688
Subtotal	<u>714,443,688</u>
Home Funding Bonds:	
Series 1-A:	
Serial bonds, due 2020, interest at 3.950%	720,000
Series 2, Subseries 2A:	
Term bonds, due 2041, interest at 3.16%	13,475,000
Series 2, Subseries 2B:	
Term bonds, due 2041, interest at 2.63%	11,280,000
Series 2, Subseries 2C:	
Term bonds, due 2041, interest at 2.73%	20,040,000
Series 3:	
Serial bonds, due 2020, interest at 3.20%	1,145,000
Series 4:	
Serial bonds, due 2020 to 2022, interest from 3.15% to 3.50%	2,065,000
Series 5:	
Term bonds, due 2028 to 2040, interest from 2.75% to 3.45%	24,385,000
Unamortized bond premium	465,116
Subtotal	<u>73,575,116</u>
Total Single-Family Fund	<u>788,018,804</u>
Multi-Family Fund:	
Housing Bonds:	
2001 Series B-2T:	
Term bonds, due 2031, interest at variable rate	2,735,000
2003 Series A-2T:	
Term bonds, due 2034, interest at variable rate	17,330,000
2003 Series B-2T:	
Term bonds, due 2035, interest at variable rate	8,140,000
Unamortized bond discount	(81,163)
Subtotal	<u>28,123,837</u>
Multi-Family Funding Bonds:	
2009 Series A, Subseries 2009A-1:	
Term bonds, due 2051, interest at 3.01%	51,000,000
2009 Series A, Subseries 2009A-2:	
Term bonds, due 2051, interest at 2.32%	14,100,000

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2010 Series A:	
Serial bonds, due 2020 to 2021, interest at 4.00%	\$ 1,430,000
Term bonds, due 2025 to 2035, interest from 4.625% to 5.25%	15,550,000
	<u>16,980,000</u>
2011 Series A:	
Term bonds, due 2021 to 2032, interest from 3.125% to 4.625%	3,910,000
Subtotal	<u>85,990,000</u>
Multi-Family Development Bonds:	
2010 Series 1:	
Serial bonds, due 2020 to 2021, interest from 4.00% to 4.25%	160,000
2013 Series 1-B:	
Serial bonds, due 2020 to 2023, interest from 2.10% to 2.85%	2,065,000
Term bonds, due 2027 to 2048, interest from 3.25% to 4.125%	30,905,000
	<u>32,970,000</u>
2013 Series 2-T:	
Serial bonds, due 2020 to 2023, interest from 2.439% to 3.218%	8,365,000
Term bonds, due 2027, interest at 3.768%	7,605,000
	<u>15,970,000</u>
2013 Series 3-B:	
Serial bonds, due 2020 to 2024, interest from 2.75% to 3.85%	180,000
Term bonds, due 2028, interest at 4.375%	190,000
	<u>370,000</u>
2013 Series 3-C:	
Term bonds, due 2028, interest at 4.375%	5,085,000
2013 Series 3-D:	
Serial bonds, due 2020 to 2024, interest from 3.20% to 4.35%	1,395,000
Term bonds, due 2024, interest at 4.00%	6,915,000
	<u>8,310,000</u>
2013 Series 4-T:	
Term bonds, due 2023, interest at 4.207%	1,200,000
2014 Series 2-T:	
Term bonds, due 2020 to 2027, interest from 2.708% to 3.823%	12,470,000
2014 Series 3-B:	
Serial bonds, due 2020 to 2025, interest from 1.95% to 2.95%	1,410,000
Term bonds, due 2029 to 2049, interest from 3.40% to 4.125%	13,715,000
	<u>15,125,000</u>
2016 Series 1-B:	
Serial bonds, due 2020 to 2026, interest from 1.15% to 2.650%	1,240,000
Term bonds, due 2031 to 2056, interest from 3.15% to 4.10%	15,350,000
	<u>16,590,000</u>
2016 Series 1-C:	
Serial bonds, due 2020 to 2026, interest from 1.45% to 3.00%	3,320,000
Term bonds, due 2031 to 2041, interest from 3.50% to 4.10%	15,170,000
	<u>18,490,000</u>
2017 Series 1-B:	
Term bonds, due 2052, interest at 4.20%	1,695,000
2017 Series 2-T:	
Serial bonds, due 2020 to 2028, interest from 2.078% to 3.639%	8,555,000
Term bonds, due 2032 interest at 4.069%	3,900,000
	<u>12,455,000</u>
2017 Series 3-T:	
Term bonds, due 2020, interest at 0.00%	7,600,000

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2017 Series 4-B:	
Serial bonds, due 2020 to 2028, interest from 1.85% to 3.05%	\$ 2,725,000
Term bonds, due 2032 to 2037, interest from 3.35% to 3.80%	31,620,000
	<u>34,345,000</u>
2019 Series 1-A:	
Serial bonds, due 2049, interest at 1.70%	25,900,000
2019 Series 1-B:	
Serial bonds, due 2022 to 2031, interest from 1.55% to 2.40%	3,445,000
Term bonds, due 2034 to 2059, interest from 2.75% to 3.40%	32,555,000
	<u>36,000,000</u>
2019 Series 2-T:	
Serial bonds, due 2020 to 2031, interest from 1.90% to 2.95%	2,130,000
Term bonds, due 2039 to 2051, interest from 3.30% to 3.50%	9,570,000
	<u>11,700,000</u>
Unamortized bond discount	(34,856)
Subtotal	<u>256,400,144</u>
Multi-Family Mortgage Revenue Bonds and Notes:	
Series 2006 (University Heights Project):	
Term bonds, due 2039, interest at variable rate	26,700,000
Series 2006 (Sutterfield Project):	
Term bonds, due 2039, interest at variable rate	7,000,000
Series 2015 (Charles Place):	
Note payable, due 2045, interest at 4.16%	24,313,148
Series 2016 (EPN):	
Note payable, due 2033, interest at 4.07%	15,422,165
Series 2017 (Colony House):	
Note payable, due 2050, interest at 4.99%	13,864,500
Series 2017 (Lippitt Mill Apartments):	
Note payable, due 2035, interest at variable rate	7,545,354
Series 2017A-B (Oxford Place Gardens)	
Note payable, due 2035, interest at 4%	3,118,776
Series 2018 (Curtis Arms):	
Note payable, due 2051, interest at 4.99%	14,000,000
Subtotal	111,963,943
Total Multi-Family Fund	<u>482,477,924</u>
Total Bonds and Notes Payable	<u>\$ 1,526,335,348</u>

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, 2019, the Corporation may borrow up to a maximum of \$110,000,000 under various revolving loan agreements expiring between January 2020 and November 2020. Borrowings under the lines of credit are payable on demand and are unsecured. One of the lines of credit, in the outstanding amount of \$15,000,000, has a variable interest rate, which was 2.66250% at December 31, 2019. The outstanding remaining lines of credit of \$67,009,000 have fixed rates which range from 2.67475% to 3.48925% at December 31, 2019.

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The Corporation entered into a standby letter of credit agreement with a financial institution whereby the financial institution guarantees payment not to exceed \$1,400,000 to the beneficiary in the event of a request for drawing made by the beneficiary.

Homeownership Opportunity Bonds Series 46-T and 48-T, Housing Bonds 2001 Series B-2T, 2003 Series A-2T and 2003 Series B-2T bear interest at taxable rates established monthly or quarterly, which range from 2.329% - 2.419% at December 31, 2019. Certain Multi-Family Mortgage Revenue Bonds bear interest at tax-exempt rates established weekly with a rate of 1.750% at December 31, 2019. One Multi-Family Mortgage Revenue Bond bears interest daily with a rate of 3.5125% at December 31, 2019.

**8. 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, 2019, is as follows:

Single Family Fund	\$	24,710
Operating Fund		59,186,220
Multi-Family Fund		1,593,496
Trust		<u>3,172,948</u>
 Total	 \$	 <u>63,977,374</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, 2019, \$4,927,890 has been paid under these contracts.

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

The Corporation is exposed to various risks of loss related to torts; theft of, damage to, or destruction of assets; errors or omissions; injuries to employees; or acts of God for which the Corporation carries commercial insurance. Neither the Corporation nor its insurers have settled any claims which exceeded the Corporation’s insurance coverage in any of the last three fiscal years. There have been no significant reductions in any insurance coverage from amounts in the prior year. The Corporation

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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, 2019, because the Corporation officials are of the opinion that, based on prior experience, such claims will not be material.

## **9. 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, 2019, TBA Mortgage-Backed Securities Contracts with a total notional amount of \$15,000,000 and fair market values totaling \$15,489,219 were outstanding, resulting in a hedging instrument of \$489,219. These contracts are valued using quoted market prices (Level 1 inputs) and the fair values of such contracts are included in the combining statements of net position as deferred outflows of resources. In addition, the Corporation entered into commitments to sell loans to Fannie Mae with a total notional amount of \$11,150,000 and fair market values totaling \$11,519,811 resulting in a hedging instrument of \$369,811. These contracts are valued using quoted market prices (Level 1 inputs) and the fair values of such contracts are also included in the combining statements of net position as deferred outflows of resources.

## **10. 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 ICMA Retirement Corporation. 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, 2019 were \$174,143. Contributions were funded from the forfeiture account. 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.

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**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, 2019, 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, 2017, the date of the last actuarial valuation.

Inactive Plan Members or Beneficiaries Currently Receiving Benefits	24
Inactive Plan Member Entitled to But Not Yet Receiving Benefits	0
Active Plan Members	<u>225</u>
Total Plan Members	<u><u>249</u></u>

**Actuarial Assumptions and Methods**

The total OPEB liability in the June 30, 2017, actuarial valuation was determined using the following actuarial assumptions and other inputs, applied to all periods included in the measurement, unless otherwise specified:

Actuarial Cost Method	Individual Entry-Age
Discount Rate	3.62% as of June 30, 2018; based on the municipal bond index rate.
Inflation	2.50%
Salary Increases	3.50% to 7.50%
Experience Studies	Due to the size of the plan, the demographic assumptions are not based on formal experience studies. However, gains and losses are monitored during each valuation, and adjustments are made to retirement and withdrawal assumptions as needed.
Mortality	For healthy retirees, the RP-2014 Combined Healthy Mortality Table are used for males or females. The rates are projected on a fully generational basis, based on scale BB.

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Health Care Cost Trend Rates	Pre-65: Initial rate of 7.50% declining to an ultimate rate of 4.75% after 13 years; Ultimate trend rate includes a 0.50% adjustment for the excise tax. Post-65: Initial rate of 5.75% declining to an ultimate rate of 4.25% after 10 years.
Participation Rates	70% for retirees with 10 to 15 years of service at retirement. 80% for retirees with 16 to 27 years at retirement. 100% for retirement with 28 years or more at retirement.

**Schedule of Changes in Total OPEB Liability and Related Ratios for Fiscal Year Ended June 30, 2019**

Total OPEB liability		
Service cost	\$	537,100
Interest on total OPEB liability		233,195
Difference between expected and actual experience of the total OPEB liability		4,859
Changes in assumptions		(72,478)
Benefit payments		(94,763)
Net change in total OPEB liability		<u>607,913</u>
Total OPEB liability - beginning		<u>6,329,254</u>
Total OPEB Liability - Ending	\$	<u><u>6,937,167</u></u>
Covered-employee payroll	\$	16,562,167
Total OPEB liability as a percentage of covered-employee payroll		41.89%

Changes of assumptions reflect a change in the discount rate from 3.56% as of June 30, 2017 to 3.62% as of June 30, 2018.

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

Regarding the sensitivity of the total OPEB liability to changes in the discount rate, the following presents the plan's total OPEB liability, calculated using the current discount rate as well as what 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:

	<u>1% Decrease</u> <u>(2.62%)</u>	<u>Current</u> <u>Discount</u> <u>Rate</u> <u>(3.62%)</u>	<u>1% Increase</u> <u>(4.62%)</u>
Total OPEB Liability	\$ 8,283,218	\$ 6,937,167	\$ 5,862,506

**RHODE ISLAND HOUSING AND MORTGAGE FINANCE CORPORATION**  
**NOTES TO THE FINANCIAL STATEMENTS**  
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**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:

	<u>1% Decrease (6.50%)</u>	<u>Current Trend Rate (7.50%)</u>	<u>1% Increase (8.50%)</u>
Total OPEB Liability	\$ 5,555,809	\$ 6,937,167	\$ 8,798,626

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

For the fiscal year ended June 30, 2019, RIHRHP recognized OPEB expense of \$697,099. At June 30, 2019, RIHRHP reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>
Difference between expected and actual experience	\$ 4,426	\$
Changes in assumptions		685,684
Contributions subsequent to the measurement date	<u>134,837</u>	
Total	<u>\$ 139,263</u>	<u>\$ 685,684</u>

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

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

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

<u>Year Ending June 30</u>	<u>Net Deferred Outflows (Inflows)</u>
2020	\$ (73,196)
2021	(73,196)
2022	(73,196)
2023	(73,196)
2024	(73,196)
Thereafter	<u>(315,278)</u>
Total	<u>\$ (681,258)</u>

**RHODE ISLAND HOUSING AND MORTGAGE FINANCE CORPORATION**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE SIX MONTHS ENDED DECEMBER 31, 2019 (UNAUDITED)**

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**11. 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>
January 10, 2020	Multi-Family Development Bonds	\$ 2,650,000
March 2, 2020	Multi-Family Development Bonds	\$ 4,500,000

On March 9, 2020, the Governor of the State of Rhode Island declared a state of emergency to combat a novel coronavirus disease (COVID-19). On March 13, 2020, the President of the United States declared a national emergency due to the COVID-19 outbreak. 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. While the Corporation has not experienced any significant increase in the amount of delinquency from its borrowers, the situation creates uncertainty about the impact on future revenues that might be generated from these loans.

Subsequent to the balance sheet date, domestic and global investment markets have experienced significant volatility. This volatility is the result of numerous economic and political factors including the impact of the spread of COVID-19. As a result, the current fair value of the Corporation's investments may be materially different from the amounts recorded in the financial statements as of December 31, 2019. The change, however, does 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)**  
**COMBINING STATEMENT OF NET POSITION - SINGLE-FAMILY FUND**  
**DECEMBER 31, 2019**  
**(Unaudited)**

	<u>Homeownership Opportunity Bond Program</u>	<u>Home Funding Bond Program</u>	<u>Single-Family Fund Totals</u>
<b>Assets:</b>			
Loans receivable	\$ 503,857,516	\$ 28,529,676	\$ 532,387,192
Less allowance for loan losses	(9,948,931)	-	(9,948,931)
Loans receivable, net	<u>493,908,585</u>	<u>28,529,676</u>	<u>522,438,261</u>
Investments	258,310,625	42,159,776	300,470,401
Accrued interest-loans	1,658,149	99,999	1,758,148
Accrued interest-investments	817,819	130,698	948,517
Cash and cash equivalents	120,362,376	10,431,171	130,793,547
Other assets, net	3,639,923	298,894	3,938,817
Interfund receivable (payable)	-	18,597	18,597
Total assets	<u>878,697,477</u>	<u>81,668,811</u>	<u>960,366,288</u>
<b>Deferred Outflows of Resources:</b>			
Loan origination costs	<u>4,109</u>	<u>-</u>	<u>4,109</u>
Combined Assets and Deferred Outflows of Resources	<u>\$ 878,701,586</u>	<u>\$ 81,668,811</u>	<u>\$ 960,370,397</u>
<b>Liabilities and Net Position</b>			
<b>Liabilities:</b>			
Bonds and notes payable	\$ 714,443,687	\$ 73,575,116	\$ 788,018,803
Accrued interest payable on bonds and notes	7,859,576	674,446	8,534,022
Fees, net	125,192	-	125,192
Total liabilities	<u>722,428,455</u>	<u>74,249,562</u>	<u>796,678,017</u>
<b>Net Position:</b>			
Net position, restricted	<u>156,273,131</u>	<u>7,419,249</u>	<u>163,692,380</u>
Total Liabilities and Net Position	<u>\$ 878,701,586</u>	<u>\$ 81,668,811</u>	<u>\$ 960,370,397</u>

**RHODE ISLAND HOUSING AND MORTGAGE FINANCE CORPORATION**  
**(A COMPONENT UNIT OF THE STATE OF RHODE ISLAND)**  
**COMBINING STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION - SINGLE-FAMILY FUND**  
**FOR THE SIX MONTHS ENDED DECEMBER 31, 2019**  
**(Unaudited)**

	<b>Homeownership Opportunity Bond Program</b>	<b>Home Funding Bond Program</b>	<b>Single-Family Fund Total</b>
Operating Revenues:			
Interest income on loans	\$ 11,497,527	\$ 596,714	\$ 12,094,241
Earnings on investments:			
Interest on investments	4,655,626	950,191	5,605,817
Net increase (decrease) in fair value of investments	4,900,451	41,345	4,941,796
Total operating revenues	<u>21,053,604</u>	<u>1,588,250</u>	<u>22,641,854</u>
Operating Expenses:			
Interest expense	10,174,976	1,138,488	11,313,464
Provision for loan losses	85,480	-	85,480
Bond issuance costs	642,586	-	642,586
Depreciation and amortization of other assets	5,778	2,544	8,322
Loan costs	132	-	132
Total operating expenses	<u>10,908,952</u>	<u>1,141,032</u>	<u>12,049,984</u>
Operating Income	10,144,652	447,218	10,591,870
Transfers Out	<u>(3,858,633)</u>	<u>-</u>	<u>(3,858,633)</u>
Total Change in Net Position	6,286,019	447,218	6,733,237
Net Position - Beginning of Period	<u>149,987,112</u>	<u>6,972,031</u>	<u>156,959,143</u>
Net Position - End of Period	<u>\$ 156,273,131</u>	<u>\$ 7,419,249</u>	<u>\$ 163,692,380</u>

**RHODE ISLAND HOUSING AND MORTGAGE FINANCE CORPORATION**  
**(A COMPONENT UNIT OF THE STATE OF RHODE ISLAND)**  
**COMBINING STATEMENT OF NET POSITION - MULTI-FAMILY FUND**  
**DECEMBER 31, 2019**  
**(Unaudited)**

	<u>Multi-Family Housing Bond Program</u>	<u>Housing Bond Program</u>	<u>Multi-Family Mortgage Revenue Bond Program</u>
<b>Assets:</b>			
Loans receivable	\$ -	\$ 31,421,289	\$ 111,963,943
Investments	-	622,911	-
Accrued interest-loans	-	195,620	355,388
Accrued interest-investments	-	9,089	-
Cash and cash equivalents	-	5,334,767	5,692,047
Total assets	<u>-</u>	<u>37,583,676</u>	<u>118,011,378</u>
Combined Assets and Deferred Outflows of Resources	<u>\$ -</u>	<u>\$ 37,583,676</u>	<u>\$ 118,011,378</u>
<b>Liabilities and Net Position</b>			
<b>Liabilities:</b>			
Bonds and notes payable	\$ -	\$ 28,123,837	\$ 111,963,943
Accrued interest payable on bonds and notes	-	(110,237)	340,431
Accounts payable and accrued liabilities	-	-	-
Escrow deposits	-	-	5,692,047
Total liabilities	<u>-</u>	<u>28,013,600</u>	<u>117,996,421</u>
Net Position:			
Net position, restricted	<u>-</u>	<u>9,570,076</u>	<u>14,957</u>
Total Liabilities and Net Position	<u>\$ -</u>	<u>\$ 37,583,676</u>	<u>\$ 118,011,378</u>

**RHODE ISLAND HOUSING AND MORTGAGE FINANCE CORPORATION**  
**(A COMPONENT UNIT OF THE STATE OF RHODE ISLAND)**  
**COMBINING STATEMENT OF NET POSITION - MULTI-FAMILY FUND**  
**DECEMBER 31, 2019**  
**(Unaudited)**

	<b>Multi-Family Funding Bond Program</b>	<b>Multi-Family Development Bonds</b>	<b>Multi-Family Fund Total</b>
<b>Assets:</b>			
Loans receivable	\$ 86,065,295	\$ 266,343,946	\$ 495,794,473
Investments	-	1,761,168	2,384,079
Accrued interest-loans	458,124	1,339,065	2,348,197
Accrued interest-investments	-	4,827	13,916
Cash and cash equivalents	9,799,570	53,109,435	73,935,819
Total assets	<u>96,322,989</u>	<u>322,558,441</u>	<u>574,476,484</u>
Combined Assets and Deferred Outflows of Resources	<u>\$ 96,322,989</u>	<u>\$ 322,558,441</u>	<u>\$ 574,476,484</u>
<b>Liabilities and Net Position</b>			
<b>Liabilities:</b>			
Bonds and notes payable	\$ 85,990,000	\$ 256,400,144	\$ 482,477,924
Accrued interest payable on bonds and notes	716,038	1,920,322	2,866,554
Accounts payable and accrued liabilities	-	84,634	84,634
Escrow deposits	-	-	5,692,047
Total liabilities	<u>86,706,038</u>	<u>258,405,100</u>	<u>491,121,159</u>
Net Position:			
Net position, restricted	<u>9,616,951</u>	<u>64,153,341</u>	<u>83,355,325</u>
Total Liabilities and Net Position	<u>\$ 96,322,989</u>	<u>\$ 322,558,441</u>	<u>\$ 574,476,484</u>

**RHODE ISLAND HOUSING AND MORTGAGE FINANCE CORPORATION**  
**(A COMPONENT UNIT OF THE STATE OF RHODE ISLAND)**  
**COMBINING STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION**  
**MULTI-FAMILY FUND**  
**FOR THE SIX MONTHS ENDED DECEMBER 31, 2019**  
**(Unaudited)**

	<u>Multi-Family Housing Bond Program</u>	<u>Housing Bond Program</u>	<u>Multi-Family Mortgage Revenue Bond Program</u>
Operating Revenues:			
Interest income on loans	\$ -	\$ 1,101,938	\$ 2,173,874
Earnings on investments:			
Interest on investments	-	70,844	-
Net decrease in fair value of investments	-	(7,662)	-
Total operating revenues	<u>-</u>	<u>1,165,120</u>	<u>2,173,874</u>
Operating Expenses:			
Interest expense	-	362,995	2,008,046
Loan costs	53,179	46,618	-
Total operating expenses	<u>53,179</u>	<u>409,613</u>	<u>2,008,046</u>
Operating Income (Loss)	(53,179)	755,507	165,828
Transfers In (Out)	<u>53,179</u>	<u>(1,153,382)</u>	<u>(182,744)</u>
Total Change in Net Position	-	(397,875)	(16,916)
Net position - Beginning of Period	<u>-</u>	<u>9,967,951</u>	<u>31,873</u>
Net Position - End of Period	<u>\$ -</u>	<u>\$ 9,570,076</u>	<u>\$ 14,957</u>

**RHODE ISLAND HOUSING AND MORTGAGE FINANCE CORPORATION**  
**(A COMPONENT UNIT OF THE STATE OF RHODE ISLAND)**  
**COMBINING STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION**  
**MULTI-FAMILY FUND**  
**FOR THE SIX MONTHS ENDED DECEMBER 31, 2019**  
**(Unaudited)**

	<u>Multi-Family Funding Bond Program</u>	<u>Multi-Family Development Bonds</u>	<u>Multi-Family Fund Total</u>
Operating Revenues:			
Interest income on loans	\$ 2,754,519	\$ 7,100,260	\$ 13,130,591
Earnings on investments:			
Interest on investments	94,485	455,465	620,794
Net decrease in fair value of investments	-	(22,113)	(29,775)
Total operating revenues	<u>2,849,004</u>	<u>7,533,612</u>	<u>13,721,610</u>
Operating Expenses:			
Interest expense	1,437,227	3,691,891	7,500,159
Loan costs	53,179	286,060	439,036
Total operating expenses	<u>1,490,406</u>	<u>4,450,975</u>	<u>8,412,219</u>
Operating Income	1,358,598	3,082,637	5,309,391
Transfers In (Out)	<u>(1,146,821)</u>	<u>1,053,479</u>	<u>(1,376,289)</u>
Total Change in Net Position	211,777	4,136,116	3,933,102
Net Position - Beginning of Period	<u>9,405,174</u>	<u>60,017,225</u>	<u>79,422,223</u>
Net Position - End of Period	<u>\$ 9,616,951</u>	<u>\$ 64,153,341</u>	<u>\$ 83,355,325</u>