

**RHODE ISLAND INDUSTRIAL FACILITIES CORPORATION
(A COMPONENT UNIT OF THE STATE OF RHODE ISLAND)**

**FINANCIAL STATEMENTS AND
SUPPLEMENTARY INFORMATION**

AS OF AND FOR THE YEARS ENDED JUNE 30, 2025 AND 2024

**RHODE ISLAND INDUSTRIAL FACILITIES CORPORATION
(A COMPONENT UNIT OF THE STATE OF RHODE ISLAND)**

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Independent Auditors' Report

To the Board of Commissioners
Rhode Island Industrial Facilities Corporation

Report on the Audit of the Financial Statements

Opinions

We have audited the financial statements of the Rhode Island Industrial Facilities Corporation (the "Entity"), as of and for the year ended June 30, 2025, and the related notes to the financial statements, which collectively comprise the Entity's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the Entity, as of June 30, 2025, and the respective changes in financial position, and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America ("GAAS") and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States ("*Government Auditing Standards*"). Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Entity and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Prior Period Financial Statements

The financial statements of the Entity as of and for the year ended June 30, 2024, were audited by Marcum LLP, whose report dated October 8, 2024, expressed unmodified opinions on those statements.

Responsibilities of Management for the Financial Statements

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

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Entity's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Entity's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Entity's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 4-7 be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with GAAS, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Entity's basic financial statements. The following schedules presented in the State of Rhode Island's required format: Statement of Net Position, Statement of Activities, Schedule of Maturities of Long-Term Debt, Schedule of Changes in Long-Term Debt (collectively "supplementary information") on pages 16-19 are presented for purposes of additional analysis and are 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 basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with GAAS. In our opinion, the supplementary information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated November 7, 2025 on our consideration of the Entity's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Entity's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Entity's internal control over financial reporting and compliance.

CBIZ CPAs P.C.

Providence, RI
November 7, 2025

RHODE ISLAND INDUSTRIAL FACILITIES CORPORATION (A COMPONENT UNIT OF THE STATE OF RHODE ISLAND)

MANAGEMENT'S DISCUSSION AND ANALYSIS

FOR THE YEARS ENDED JUNE 30, 2025 AND 2024

As management of the Rhode Island Industrial Facilities Corporation (the "Corporation"), a component unit of the State of Rhode Island (the "State"), we offer readers of the Corporation's financial statements this narrative overview and analysis of the financial activities of the Corporation for the years ended June 30, 2025, and 2024. The Corporation's financial statements, accompanying notes, and supplementary information should be read in conjunction with the following discussion.

INTRODUCTION

The Corporation was organized in 1966 as a non-business corporation under Rhode Island law and in 1967 was constituted and established as a public body corporate and agency of the State by an act of the Rhode Island General Assembly. The Corporation was granted the power to issue revenue bonds, construction loan notes, and equipment acquisition notes for the financing of projects which further industrial development in Rhode Island. The powers of the Corporation are vested in a Board of Directors. The Corporation does not have any employees but is staffed by employees of the Rhode Island Commerce Corporation (the "Corporation"), a component unit of the State.

OVERVIEW OF THE FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as an introduction to the Corporation's financial statements.

The Corporation engages only in business-type activities, that is, activities that are financed as a whole or in part by charges to external parties for services. As a result, the Corporation's basic financial statements include the statements of net position; the statements of revenues, expenses, and changes in net position; the statements 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 statements of net position present detail on the Corporation's assets and deferred outflows of resources, and liabilities and deferred inflows of resources, with the difference between the two reported as net position. Changes in the Corporation's net position serve as a useful indicator of whether the Corporation's net position is improving or deteriorating. Readers should also consider other non-financial factors when evaluating the Corporation's net position. The statements of revenues, expenses, and changes in net position present information on how the Corporation's net position changed during the year.

All assets, liabilities, and changes in net position are reported as soon as the underlying event affecting the asset or liability or deferred outflow or inflow, and resulting change in net position occurs, regardless of the timing of when the cash is received or paid (accrual basis of accounting for governmental entities). Consequently, certain revenues and expenses reported in the statements of revenues, expenses, and changes in net position will result in cash flows in future periods.

**RHODE ISLAND INDUSTRIAL FACILITIES CORPORATION
(A COMPONENT UNIT OF THE STATE OF RHODE ISLAND)**

MANAGEMENT'S DISCUSSION AND ANALYSIS

FOR THE YEARS ENDED JUNE 30, 2025 AND 2024

2025 FINANCIAL HIGHLIGHTS

Total assets exceeded total liabilities by \$221,147 (net position) at June 30, 2025, which is unrestricted and may be used to meet the Corporation's operating requirements.

Due to the lingering negative impacts of inflation, including cost of building materials and labor, there has been less activity and fewer construction projects in the past few years. As interest rates begin to decline the building and expansion activity should increase. However, with continued uncertainty related to potential effects of tariffs on construction projects, the banks may begin tightening their lending criteria and bond issuance will become more attractive and often less costly when compared to traditional bank loans. Increased activity should translate into a positive change in net position over the upcoming years. In 2025, net position decreased by \$26,002, with declining net position now becoming a trend over the past several years, due to the reasons noted above.

2024 FINANCIAL HIGHLIGHTS

Total assets exceeded total liabilities by \$247,149 (net position) at June 30, 2024, which is unrestricted and may be used to meet the Corporation's operating requirements.

Due to the lingering negative impacts of inflation, including cost of building materials and labor, there has been less activity and fewer construction projects in the past few years. As interest rates begin to decline the building and expansion activity should increase. However, the continued uncertainty in the real estate market the banks may begin tightening their lending criteria and bond issuance will become more attractive and often less costly when compared to traditional bank loans. Increased activity should translate into a positive change in net position over the upcoming years. Although in 2024 the net position decreased slightly by \$6,618, overall net position has increased by \$23,224 since 2021, due to gradually improving market conditions.

RHODE ISLAND INDUSTRIAL FACILITIES CORPORATION (A COMPONENT UNIT OF THE STATE OF RHODE ISLAND)

MANAGEMENT'S DISCUSSION AND ANALYSIS

FOR THE YEARS ENDED JUNE 30, 2025 AND 2024

CONDENSED COMPARATIVE INFORMATION

The following table reflects a summary of changes in certain balances in the statements of net position (in thousands):

	Summaries of Net Position				
	Year Ended June 30			Increase (decrease)	
	2025	2024	2023	2025 v 2024	2024 v 2023
Net Position					
Current assets	\$ 601	\$ 616	\$ 277	\$ (15)	\$ 339
Total assets	<u>601</u>	<u>616</u>	<u>277</u>	<u>(15)</u>	<u>339</u>
Current liabilities	373	359	11	14	348
Noncurrent liabilities	<u>7</u>	<u>10</u>	<u>12</u>	<u>(3)</u>	<u>(2)</u>
Total liabilities	<u>380</u>	<u>369</u>	<u>23</u>	<u>11</u>	<u>346</u>
Net Position, Unrestricted	\$ <u>221</u>	\$ <u>247</u>	\$ <u>254</u>	\$ <u>(26)</u>	\$ <u>(7)</u>

The following table reflects a summary of changes in certain balances in the statements of revenues, expenses and changes in net position (in thousands):

	Summaries of Revenues, Expenses and Changes in Net Position				
	Year Ended June 30			Increase (decrease)	
	2025	2024	2023	2025 v 2024	2024 v 2023
Changes in Net Position:					
Operating revenues	\$ 28	\$ 51	\$ 56	\$ (23)	\$ (5)
Operating expenses	<u>54</u>	<u>58</u>	<u>50</u>	<u>(4)</u>	<u>6</u>
Operating Income (Loss)	<u>(26)</u>	<u>(7)</u>	<u>6</u>	<u>(19)</u>	<u>(11)</u>
Change in Net Position	\$ <u>(26)</u>	\$ <u>(7)</u>	\$ <u>6</u>	\$ <u>(19)</u>	\$ <u>(11)</u>

2025 FINANCIAL ANALYSIS

Total assets of the Corporation decreased by \$14,847 during 2025, due to a lower receivable balance due from the Rhode Island Industrial-Recreational Building Authority ("The Authority") from expenses paid for by the Corporation on behalf of the Authority. The decrease is being partially offset by an increase in cash driven by the timing of payments and receipts.

RHODE ISLAND INDUSTRIAL FACILITIES CORPORATION (A COMPONENT UNIT OF THE STATE OF RHODE ISLAND)

MANAGEMENT'S DISCUSSION AND ANALYSIS

FOR THE YEARS ENDED JUNE 30, 2025 AND 2024

Total liabilities of the Corporation increased by \$11,155 during 2025, driven by a significantly higher balance due to the Rhode Island Commerce Corporation ("The Corporation") resulting from Rhode Island Industrial Facilities Corporation payables funded by the Rhode Island Commerce Corporation.

2025 OPERATING ACTIVITY

Operating revenues of the Corporation decreased by \$23,483 compared to 2024 due to there not being any new bond issues in 2025, resulting in no commitment or application fees being recognized. Also, bond fees collected by the Corporation decrease each year as the balances of the outstanding bonds decrease. The fees are calculated using the outstanding bond balances.

Total operating expenses decreased by \$4,099 or -7.0% due primarily to decreased contractual services utilization. The Corporation's change in net position was (\$26,002) in 2025, compared to \$(6,618) in 2024. As additional bonds are issued, the administrative costs will be offset by additional bond fee revenues.

2024 FINANCIAL ANALYSIS

Total assets of the Corporation increased by \$338,829 during 2024, due to a significantly higher receivable balance due from the Rhode Island Industrial-Recreational Building Authority ("The Authority") to from expenses paid for by the Corporation on behalf of the Authority. The increase is being partially offset by a decrease in cash driven by the timing of payments and receipts.

Total liabilities of the Corporation increased by \$345,447 during 2024, driven by a significantly higher balance due to the Rhode Island Commerce Corporation ("The Corporation") resulting from Rhode Island Industrial Facilities Corporation payables funded by the Rhode Island Commerce Corporation.

2024 OPERATING ACTIVITY

Operating revenues of the Corporation decreased by \$4,318 compared to 2023 due to there not being any new bond issues in 2024, resulting in no commitment or application fees being recognized.

Total operating expenses increased by \$8,531 or 17.2% due primarily to increased contractual services. The cost of contractual services, particularly legal services, continues to increase each year. The Corporation's change in net position was (\$6,618) in 2024, compared to \$6,232 in 2023. As additional bonds are issued, the administrative costs will be offset by additional bond fee revenues.

REQUESTS FOR INFORMATION

This financial report is designed as a general overview of the Corporation's financial picture for external and internal shareholders. Questions concerning any of the information provided in this report or public requests for information should be addressed to the Treasurer, Rhode Island Industrial Facilities Corporation, 315 Iron Horse Way, Suite 101, Providence, Rhode Island 02908.

RHODE ISLAND INDUSTRIAL FACILITIES CORPORATION
(A COMPONENT UNIT OF THE STATE OF RHODE ISLAND)

STATEMENTS OF NET POSITION

JUNE 30, 2025 AND 2024

	2025	2024
Assets		
Current Assets		
Cash	\$ 93,871	\$ 53,438
Bond administration fees receivable	--	10,063
Due from Rhode Island Industrial-Recreational Building Authority	501,521	546,737
Prepaid insurance	5,934	5,935
Total Current Assets	601,326	616,173
Total Assets	601,326	616,173
Liabilities		
Current Liabilities		
Accounts payable	--	6,150
Unearned revenue	2,539	2,539
Due to Rhode Island Commerce Corporation	350,323	350,323
State Appropriations for Rhode Island Industrial-Recreational Building Authority (RIIRBA) Future Obligations	19,843	--
Total Current Liabilities	372,705	359,012
Noncurrent Liabilities		
Unearned revenue	7,474	10,012
Total Noncurrent Liabilities	7,474	10,012
Total Liabilities	380,179	369,024
Net Position, Unrestricted	\$ 221,147	\$ 247,149

The accompanying notes are an integral part of these financial statements.

RHODE ISLAND INDUSTRIAL FACILITIES CORPORATION
(A COMPONENT UNIT OF THE STATE OF RHODE ISLAND)

STATEMENTS OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION

FOR THE YEARS ENDED JUNE 30, 2025 AND 2024

	<u>2025</u>	<u>2024</u>
Operating Revenues and Charges for Services		
Bond administration fees	\$ 28,065	\$ 51,180
Other Income	<u>22</u>	<u>390</u>
Total Operating Revenues and Charges for Services	<u>28,087</u>	<u>51,570</u>
Operating Expenses		
Administrative	624	--
Insurance	23,735	23,735
Contractual services	29,725	34,044
Other	<u>5</u>	<u>409</u>
Total Operating Expenses	<u>54,089</u>	<u>58,188</u>
Change in Net Position	(26,002)	(6,618)
Net Position - Beginning of Year	<u>247,149</u>	<u>253,766</u>
Net Position - End of Year	<u>\$ 221,147</u>	<u>\$ 247,149</u>

The accompanying notes are an integral part of these financial statements.

RHODE ISLAND INDUSTRIAL FACILITIES CORPORATION
(A COMPONENT UNIT OF THE STATE OF RHODE ISLAND)

STATEMENTS OF CASH FLOWS

FOR THE YEARS ENDED JUNE 30, 2025 AND 2024

	<u>2025</u>	<u>2024</u>
Cash Flows from Operating Activities		
Cash received for services	\$ 38,150	\$ 41,507
Cash paid to suppliers for goods and services	<u>(62,776)</u>	<u>(60,677)</u>
Net Cash (Used in) Operating Activities	<u>(24,625)</u>	<u>(19,170)</u>
Cash Flows from Noncapital Financing Activities		
Cash advances from Rhode Island Commerce Corporation	--	347,936
Cash advances from Rhode Island Industrial-Recreational Building Authority	19,843	--
Net Cash Provided by Noncapital Financing Activities	<u>19,843</u>	<u>347,936</u>
Cash Flows from Investing Activities		
Cash advances to Rhode Island Industrial-Recreational Building Authority	--	(427,599)
Repayments from Rhode Island Industrial-Recreational Building Authority	45,216	--
Net Cash (Used in) Provided by Investing Activities	<u>45,216</u>	<u>(427,599)</u>
Net (Decrease) Increase in Cash	<u>40,434</u>	<u>(98,833)</u>
Cash - Beginning of Year	<u>53,438</u>	<u>152,271</u>
Cash - End of Year	<u><u>\$ 93,871</u></u>	<u><u>\$ 53,438</u></u>
Reconciliation of Operating Gain (Loss) to Net Cash		
Provided by (Used in) Operating Activities:		
Operating gain	\$ (26,002)	\$ (6,618)
Adjustments to reconcile operating gain to net cash provided by (used in) operating activities:		
Changes in assets and liabilities:		
Bond administration fees receivable	10,063	(10,063)
Prepaid expenses	1	--
Accounts payable	(6,150)	50
Unearned revenue	(2,538)	(2,539)
Due to Rhode Island Commerce Corporation	<u>--</u>	<u>--</u>
Net Cash (Used in) Operating Activities	<u><u>\$ (24,626)</u></u>	<u><u>\$ (19,170)</u></u>

The accompanying notes are an integral part of these financial statements.

**RHODE ISLAND INDUSTRIAL FACILITIES CORPORATION
(A COMPONENT UNIT OF THE STATE OF RHODE ISLAND)**

NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED JUNE 30, 2025 AND 2024

NOTE 1 - DESCRIPTION OF BUSINESS AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

DESCRIPTION OF BUSINESS

The Rhode Island Industrial Facilities Corporation (the “Corporation”) was organized in 1966 as a non-business corporation under Rhode Island law, and in 1967 was constituted and established as a public body corporate and agency of the State of Rhode Island (the “State”) by an act of the Rhode Island General Assembly. The Corporation was granted the power to issue revenue bonds, construction loan notes and equipment acquisition notes for the financing of projects, which further industrial development in Rhode Island. The Corporation is a component unit of the State for financial reporting purposes. Accordingly, the financial statements of the Corporation are included in the State’s comprehensive annual financial report.

The Corporation is exempt from federal and state income taxes.

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 Corporation uses the economic resources measurement focus and accrual basis of accounting. Under the accrual basis, revenues are recognized when earned and expenses are recognized when the related liability for goods and services is incurred, regardless of the timing of the related cash flows.

The Corporation distinguishes between operating and non-operating revenues and expenses. Operating revenues and expenses generally result from providing services relating to the Corporation’s principal ongoing operations. Operating expenses include the cost of services provided and administrative expenses. All other revenues and expenses are reported as non-operating revenues and expenses.

When both restricted and unrestricted amounts are available for use, it is the Corporation's practice to use the restricted resources first.

USE OF ESTIMATES

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

**RHODE ISLAND INDUSTRIAL FACILITIES CORPORATION
(A COMPONENT UNIT OF THE STATE OF RHODE ISLAND)**

NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED JUNE 30, 2025 AND 2024

**NOTE 1 - DESCRIPTION OF BUSINESS AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES
(CONTINUED)**

ADOPTION OF NEW ACCOUNTING STANDARDS

During the fiscal year ended June 30, 2025, the Corporation adopted the following new accounting standard:

GASB Statement No. 102 - *Certain Risk Disclosures*, effective for the fiscal year ending June 30, 2025. Management has completed its review of the requirements of this standard and has determined that it is not applicable to the Corporation, as the Corporation does not currently have concentrations or constraints that fall within the scope of this standard.

The following are recently issued governmental accounting standards which may be applicable in future years:

GASB Statement No. 103 - *Financial Reporting Model Improvements*, is effective for the Corporation's fiscal year ending June 30, 2026.

GASB Statement No. 104 - *Disclosure of Certain Capital Assets*, is effective for the Corporation's fiscal year ending June 30, 2026.

Management has determined these standards did not have a significant impact on the Corporation's financial statements as of and for the year ended June 30, 2025.

CASH AND CASH EQUIVALENTS

The Corporation considers all highly liquid investments, including restricted assets, with a maturity of three months or less when purchased to be cash equivalents.

REVENUE RECOGNITION AND CONCENTRATIONS

Bond administration fees paid by participants in the Corporation's revenue bond and note programs, calculated as one-eighth of one percent of the principal amount outstanding under conduit debt obligations determined at specified measurement dates, are recognized when earned over the terms of the respective bonds and notes. In certain instances, bond administration fees are paid in full by participants upon the Corporation issuing conduit debt obligations.

**RHODE ISLAND INDUSTRIAL FACILITIES CORPORATION
(A COMPONENT UNIT OF THE STATE OF RHODE ISLAND)**

NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED JUNE 30, 2025 AND 2024

**NOTE 1 - DESCRIPTION OF BUSINESS AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES
(CONTINUED)**

REVENUE RECOGNITION AND CONCENTRATIONS (CONTINUED)

In these instances, bond administration fees are generally calculated by the Corporation as the present value of one-eighth of one percent of the principal amount outstanding, based upon respective amortization schedules, under such conduit debt obligations at specified measurement dates. Such fees are reported as unearned revenue and recognized as revenue ratably over the term of the conduit debt. Other revenue is recognized when received.

For the years ended June 30, 2025 and 2024, bond administration fees from one participant represents 39% and 38%, respectively, of the Corporation's bond administration fees.

The Corporation also earns other fees from participants upon application for and payoff of conduit debt obligations.

SUBSEQUENT EVENTS

Management has evaluated subsequent events through November 7, 2025, which is the date these financial statements were available to be issued. All subsequent events requiring recognition or disclosure have been incorporated into these financial statements.

**RHODE ISLAND INDUSTRIAL FACILITIES CORPORATION
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NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED JUNE 30, 2025 AND 2024

NOTE 2 - CONDUIT DEBT

From time to time, the Corporation issues revenue bonds, notes, equipment acquisition notes and construction loan notes to provide financial assistance to private-sector entities for the acquisition and construction of industrial and commercial facilities. The bonds and notes are secured by the property financed and are payable solely from payments received on the underlying mortgage loans and lease agreements. Upon repayment of the bonds and notes, ownership of the acquired facilities transfers to the private-sector entity served by the bond or note issuance. The Corporation is not obligated in any manner for repayment of the bonds and notes. Accordingly, the bonds and notes are not reported as liabilities in the accompanying financial statements.

Conduit debt obligations of \$0 were issued during each of the years ended June 30, 2025 and 2024, respectively.

Under the terms of the various indentures and related loan and lease agreements, the business entities make loan and lease payments directly to the trustees of the related bond and note issues in amounts equal to interest and principal payments due on the respective issues. Accordingly, the payments are not shown as receipts and disbursements of the Corporation. The aggregate amount of conduit debt outstanding at June 30, 2025 and 2024 was approximately \$32,489,171 and \$43,703,728, respectively.

NOTE 3 - CASH

Cash, including restricted amounts, consists of the following:

	2025	2024
Bank Balance in Checking Account	\$ 93,871	\$ 53,438
Bank balance insured by federal depository insurance	<u>93,871</u>	<u>53,438</u>
Bank Balance Uninsured and Collateralized	<u>\$ --</u>	<u>\$ --</u>

The Corporation assumes levels of custodial credit risk for its cash. Custodial credit risk is the risk that in the event of a financial institution failure, the Corporation's deposits may not be recovered. The Corporation is authorized to invest excess funds by the provisions of the General Laws of the State, Chapter 37, Section 45-37.1-6, in obligations of the State and of the United States Government or certain agencies thereof, and in certificates of deposit. The Corporation also is authorized to enter into repurchase agreements.

**RHODE ISLAND INDUSTRIAL FACILITIES CORPORATION
(A COMPONENT UNIT OF THE STATE OF RHODE ISLAND)**

NOTES TO FINANCIAL STATEMENTS

FOR THE YEARS ENDED JUNE 30, 2025 AND 2024

NOTE 3 - CASH (CONTINUED)

In accordance with State of Rhode Island General Laws, Chapter 35-10.1, depository institutions holding deposits of the State, its agencies or governmental subdivisions are required, at a minimum, to insure or pledge eligible collateral equal to one-hundred percent of time deposits with maturities greater than sixty days. Any of these institutions that do not meet minimum capital standards prescribed by federal regulators are required to insure or pledge eligible collateral equal to one-hundred percent of deposits, regardless of maturity. The Corporation does not have a separate deposit policy for custodial credit risk.

NOTE 4 - DUE FROM RIIRBA

The Rhode Island Industrial-Recreational Building Authority (“RIIRBA”), a component unit of the State, guarantees principal and interest payments required under first mortgages and first security agreements issued to private-sector entities. At June 30, 2025 and 2024, due from RIIRBA represents amounts paid by the Corporation on behalf of RIIRBA. The payments pertain to RIIRBA’s guarantee of defaulted revenue bonds issued to a private-sector entity.

NOTE 5 - DUE TO RHODE ISLAND COMMERCE CORPORATION

The Rhode Island Commerce Corporation, a component unit of the State, provides accounting services and other administrative services to the Corporation.

At June 30, 2025 and 2024, due to Rhode Island Commerce Corporation represents amounts owed for funding advanced to the Corporation to cover regular and recurring operating expenses, as well as to continue to pay down an insured commitment payable resulting from a bond originally issued by RIIFC on behalf of a private sector entity, and which defaulted during the year ended June 30, 2012 (refer to the Rhode Island Industrial-Recreational Building Authority financial statements for more information).

NOTE 6 - RISKS AND UNCERTAINTIES

There were no current risks and uncertainties to report at June 30, 2025 and June 30, 2024.

SUPPLEMENTARY INFORMATION

**RHODE ISLAND INDUSTRIAL FACILITIES CORPORATION
(A COMPONENT UNIT OF THE STATE OF RHODE ISLAND)**

**STATE OF RHODE ISLAND REQUIRED FORMAT
STATEMENT OF NET POSITION (ATTACHMENT B)**

JUNE 30, 2025

Assets

Current Assets

Cash and cash equivalents	\$	93,871
Receivables (net)		--
Due from other component units		501,521
Other assets		5,934
Total Current Assets		<u>601,326</u>
Total Assets	\$	<u><u>601,326</u></u>

Liabilities

Current Liabilities

Accounts payable	\$	--
Due to other component units		350,323
State Appropriations for Future Obligations		19,843
Unearned revenue		2,539
Total Current Liabilities		<u>372,705</u>

Noncurrent Liabilities

Unearned revenue		7,474
Total Noncurrent Liabilities		<u>7,474</u>

Total Liabilities		<u>380,179</u>
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Net Position, Unrestricted	\$	<u><u>221,147</u></u>
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See independent auditors' report on supplementary information.

**RHODE ISLAND INDUSTRIAL FACILITIES CORPORATION
(A COMPONENT UNIT OF THE STATE OF RHODE ISLAND)**

**STATE OF RHODE ISLAND REQUIRED FORMAT
STATEMENT OF ACTIVITIES (ATTACHMENT C)**

FOR THE YEAR ENDED JUNE 30, 2025

Expenses	\$ 54,089
Program Revenues	
Charges for services	<u>28,087</u>
Total program Revenues	<u>28,087</u>
Net (Expenses) Revenues	<u>(26,002)</u>
Gain before contributions, transfers, and special and extraordinary items	<u>(26,002)</u>
Change in Net Position	<u>(26,002)</u>
Total Net Position - Beginning	<u>247,149</u>
Total Net Position - Ending	<u><u>\$ 221,147</u></u>

See independent auditors' report on supplementary information.

RHODE ISLAND INDUSTRIAL FACILITIES CORPORATION
(A COMPONENT UNIT OF THE STATE OF RHODE ISLAND)

STATE OF RHODE ISLAND REQUIRED FORMAT
SCHEDULE OF MATURITIES OF LONG-TERM DEBT (ATTACHMENT D)

JUNE 30, 2025

<u>Fiscal Year Ended June 30,</u>	<u>Principal</u>	<u>Interest</u>
2026	\$ --	\$ --
2027	--	--
2028	<u>--</u>	<u>--</u>
Total Long-Term Debt	--	--
Less Current Portion	<u>--</u>	<u>--</u>
Net Long-Term Debt	<u>\$ --</u>	<u>\$ --</u>

See independent auditors' report on supplementary information.

**RHODE ISLAND INDUSTRIAL FACILITIES CORPORATION
(A COMPONENT UNIT OF THE STATE OF RHODE ISLAND)**

**STATE OF RHODE ISLAND REQUIRED FORMAT
SCHEDULE OF CHANGES IN LONG-TERM DEBT (ATTACHMENT E)**

FOR THE YEAR ENDED JUNE 30, 2025

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Reductions</u>	<u>Ending Balance</u>	<u>Amounts Due Within One Year</u>	<u>Amounts Due Thereafter</u>
Due to other component units	\$ 350,323	\$ --	\$ --	\$ 350,323	\$ 350,323	\$ --
Unearned revenue	<u>12,551</u>	<u>--</u>	<u>(2,538)</u>	<u>10,013</u>	<u>2,539</u>	<u>7,474</u>
Total Other liabilities	<u>362,874</u>	<u>--</u>	<u>(2,538)</u>	<u>360,336</u>	<u>352,862</u>	<u>7,474</u>
	<u>\$ 362,874</u>	<u>\$ --</u>	<u>\$ (2,538)</u>	<u>\$ 360,336</u>	<u>\$ 352,862</u>	<u>\$ 7,474</u>

See independent auditors' report on supplementary information.

**INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF
FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT
AUDITING STANDARDS**

To the Board of Directors
Rhode Island Industrial Facilities Corporation

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the Rhode Island Industrial Facilities Corporation, as of and for the year ended June 30, 2025, and the related notes to the financial statements, which collectively comprise Rhode Island Industrial Facilities Corporation basic financial statements, and have issued our report thereon dated November 7, 2025.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered Rhode Island Industrial Facilities Corporation internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Rhode Island Industrial Facilities Corporation internal control. Accordingly, we do not express an opinion on the effectiveness of Rhode Island Industrial Facilities Corporation internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses and significant deficiencies may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether Rhode Island Industrial Facilities Corporation financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

CBIZ CPAs P.C.

Providence, RI
November 7, 2025