



***UNAUDITED FINANCIAL
INFORMATION***

September 30, 2025

I, Michell Bosch, hereby certify that the information contained herein is true and accurate to the best of my knowledge and belief. The enclosed unaudited financial statements were prepared in accordance with GAAP.

Michell Bosch
Signature

December 29, 2025
Date

TENNESSEE HOUSING DEVELOPMENT AGENCY
SCHEDULES OF NET POSITION
(Expressed in Thousands)

(Unaudited)

September 30, 2025

	Operating Group	Mortgage Finance Program	Housing Finance Program Bonds	Residential Finance Program Bonds	Total 9/30/2025
ASSETS					
Current assets:					
Cash and cash equivalents	\$ 114,778	\$ 24,281	\$ 2,995	\$ 591,969	\$ 734,023
Investments	-	-	-	994	994
Investment in Real Estate Owned (REO) properties	-	-	-	5,558	5,558
Receivables:					-
Accounts	8,139	68	25	-	8,232
Interest	23	6	187	19,543	19,759
Loans held for resale	4,311	-	-	-	4,311
First and second mortgage loans	-	2,638	1,670	79,615	83,923
Due from federal government	34,308	-	-	-	34,308
Due from other state funds	5,252	-	-	-	5,252
Due from other funds	-	-	-	30,387	30,387
Total current assets	166,811	26,993	4,877	728,066	926,747
Noncurrent assets:					
Restricted assets:					
Cash and cash equivalents	36,991	-	5,010	15,526	57,527
Investments	-	-	910	95,481	96,391
Investment interest receivable	-	-	-	541	541
Investments	-	-	-	416,328	416,328
First mortgage loans receivable	8	49,085	35,130	3,008,958	3,093,181
Allowance for non-performing first mortgage loans	-	-	(12)	(355)	(367)
Second mortgage loans receivable	-	-	-	136,236	136,236
Allowance for uncollectable second mortgages	-	-	-	(5,214)	(5,214)
Unamortized service release premium of					-
in-house mortgages	1,792	-	-	25,313	27,105
Unearned service release premium	3,631	-	-	-	3,631
Advance to local government	3,146	-	-	-	3,146
Allowance for doubtful accounts	(3,146)	-	-	-	(3,146)
Net OPEB asset	128	-	-	-	128
Capital assets:					-
Furniture and equipment	16,058	-	-	-	16,058
Less accumulated depreciation	(12,864)	-	-	-	(12,864)
Total noncurrent assets	45,744	49,085	41,038	3,692,814	3,828,681
Total assets	212,555	76,078	45,915	4,420,880	4,755,428
DEFERRED OUTFLOWS OF RESOURCES					
Deferred amount on refundings	-	-	-	21	21
Deferred outflows related to pensions	3,902	-	-	-	3,902
Deferred outflows related to OPEB	228	-	-	-	228
Deferred outflows related to defeased bonds	-	-	-	816	816
Total deferred outflows of resources	4,130	-	-	837	4,967
LIABILITIES					
Current liabilities:					
Accounts payable	\$ 3,105	\$ 12	\$ -	\$ 2,759	\$ 5,876
Accrued payroll and related liabilities	1,127	-	-	-	1,127
Compensated absences	1,583	-	-	-	1,583
Interest payable	14	-	247	38,886	39,147
Escrow deposits	21,439	-	-	-	21,439
Prepayments on mortgage loans	5	-	24	1,991	2,020
Line of credit payable	4,061	-	-	-	4,061
Due to other funds	30,387	-	-	-	30,387
Bonds payable	-	-	2,430	142,080	144,510
Total current liabilities	61,721	12	2,701	185,716	250,150
Noncurrent liabilities:					
Bonds payable	-	-	26,289	3,644,172	3,670,461
Compensated absences	4,016	-	-	-	4,016
Net pension liability	2,107	-	-	-	2,107
Escrow deposits	21,979	72	-	5	22,056
Arbitrage rebate payable	-	-	-	1,944	1,944
Unearned revenue	112,053	883	-	15,470	128,406
Total noncurrent liabilities	140,155	955	26,289	3,661,591	3,828,990
Total liabilities	201,876	967	28,990	3,847,307	4,079,140
DEFERRED INFLOWS OF RESOURCES					
Deferred inflows related to pensions	1,100	-	-	-	1,100
Deferred inflows related to OPEB	1,461	-	-	-	1,461
Total deferred inflows of resources	2,561	-	-	-	2,561
NET POSITION					
Investment in capital assets	3,193	-	-	-	3,193
Restricted for single family bond programs	-	12,464	16,925	574,410	603,799
Restricted for grant programs	-	26,307	-	-	26,307
Restricted for Homebuyers Revolving Loan Program	3,154	-	-	-	3,154
Unrestricted	5,901	36,340	-	-	42,241
Total net position	\$ 12,248	\$ 75,111	\$ 16,925	\$ 574,410	\$ 678,694

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TENNESSEE HOUSING DEVELOPMENT AGENCY
SCHEDULES OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
(Expressed in Thousands)

(Unaudited)

For the Three Months Ended September 30, 2025

	Operating Group	Mortgage Finance Program	Housing Finance Program Bonds	Residential Finance Program Bonds	Total 9/30/2025
OPERATING REVENUES					
Mortgage interest income	\$ 71	\$ 18	\$ 438	\$ 37,908	\$ 38,435
Investment income:					
Interest	33	77	55	9,964	10,129
Net increase in the fair value of investments	-	93	29	5,644	5,766
Federal grant administration fees	5,818	-	-	-	5,818
Fees and other income	7,376	83	-	-	7,459
Total operating revenues	13,298	271	522	53,516	67,607
OPERATING EXPENSES					
Salaries and benefits	9,256	-	-	-	9,256
Contractual services	4,537	-	-	-	4,537
Materials and supplies	1,092	-	-	-	1,092
Rentals and insurance	9	-	-	-	9
Other administrative expenses	109	-	-	-	109
Other program expenses	1,876	-	-	932	2,808
Interest expense	31	-	185	32,390	32,606
Issuance costs	-	-	-	1,218	1,218
Amortization: service release premium	23	-	-	-	23
Total operating expenses	16,933	-	185	34,540	51,658
Operating income (loss)	(3,635)	271	337	18,976	15,949
NONOPERATING REVENUES (EXPENSES)					
Federal grants revenue	117,650	-	-	-	117,650
Federal grants expenses	(117,861)	-	-	-	(117,861)
Local grants expenses	(2,004)	-	-	-	(2,004)
Total nonoperating revenues (expenses)	(2,215)	-	-	-	(2,215)
Income (loss) before transfers	(5,850)	271	337	18,976	13,734
Transfers to other funds	-	(4,214)	(138)	-	(4,352)
Transfers from other funds	2,172	-	-	2,180	4,352
Change in net position	(3,678)	(3,943)	199	21,156	13,734
Total net position, July 1	15,926	79,054	16,726	553,254	664,960
Total net position, End of Period	\$ 12,248	\$ 75,111	\$ 16,925	\$ 574,410	\$ 678,694

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TENNESSEE HOUSING DEVELOPMENT AGENCY
SCHEDULES OF CASH FLOWS
(Expressed in Thousands)

(Unaudited)

For the Three Months Ended September 30, 2025

	Operating Group	Mortgage Finance Program	Housing Finance Program Bonds	Residential Finance Program Bonds	Total 9/30/2025
Cash flows from operating activities:					
Receipts from customers	\$ 6,276	\$ 1,233	\$ 1,606	\$ 116,362	\$ 125,477
Receipts from federal government	4,870	-	-	-	4,870
Receipts from other funds	-	-	-	74	74
Other miscellaneous receipts	7,376	83	-	-	7,459
Acquisition of mortgage loans	-	-	-	(103,557)	(103,557)
Payments to suppliers	(35,455)	-	-	-	(35,455)
Payments to primary government	(100)	-	-	-	(100)
Payments to other funds	(74)	-	-	-	(74)
Payments to or for employees	(9,378)	-	-	-	(9,378)
Net cash provided (used) by operating activities	(26,485)	1,316	1,606	12,879	(10,684)
Cash flows from non-capital financing activities:					
Operating grants received	135,084	-	-	-	135,084
Transfers in (out)	2,172	(4,214)	(138)	2,180	-
Proceeds from sale of bonds	-	-	-	164,820	164,820
Operating grants paid	(135,380)	-	-	-	(135,380)
Cost of issuance paid	-	-	-	(1,218)	(1,218)
Principal payments	-	-	(2,505)	(260,285)	(262,790)
Interest paid	(36)	-	(536)	(73,892)	(74,464)
Net cash provided (used) by non-capital financing activities	1,840	(4,214)	(3,179)	(168,395)	(173,948)
Cash flows from investing activities:					
Proceeds from sales and maturities of investments	-	1,225	6,683	310,266	318,174
Purchases of investments	-	-	(910)	(39,708)	(40,618)
Investment interest received	33	77	79	10,847	11,036
Increase in fair value of investments subject to fair value reporting and classified as cash equivalents	-	90	7	2,629	2,726
Net cash provided by investing activities	33	1,392	5,859	284,034	291,318
Net increase (decrease) in cash and cash equivalents	(24,612)	(1,506)	4,286	128,518	106,686
Cash and cash equivalents, July 1	176,381	25,787	3,719	478,977	684,864
Cash and cash equivalents, June 30	\$ 151,769	\$ 24,281	\$ 8,005	\$ 607,495	\$ 791,550

TENNESSEE HOUSING DEVELOPMENT AGENCY
SCHEDULES OF CASH FLOWS (cont.)
(Expressed in Thousands)

(Unaudited)

For the Three Months Ended September 30, 2025

	Operating Group	Mortgage Finance Program	Housing Finance Program Bonds	Residential Finance Program Bonds	Total 9/30/2025
Reconciliation of operating income (loss) to net cash provided (used) by operating activities:					
Operating income (loss)	\$ (3,635)	\$ 271	\$ 337	\$ 18,976	\$ 15,949
Adjustments to reconcile operating income (loss) to net cash provided (used) by operating activities:					
Changes in assets and liabilities:					
Accounts receivable	1,454	620	92	3,503	5,669
Mortgage interest receivable	3	22	14	(643)	(604)
Unamortized service release premium of in-house mortgages	241	-	-	(633)	(392)
Unearned service release premium	(212)	-	-	-	(212)
Loans held for resale	171	-	-	-	171
Mortgage loans receivable	-	688	1,059	(29,719)	(27,972)
Due from federal government	(948)	-	-	-	(948)
Interfund receivables	-	-	-	74	74
Interfund payables	(74)	-	-	-	(74)
Accounts payable	(22,367)	3	3	2,658	(19,703)
Accrued payroll / compensated absences	(36)	-	-	-	(36)
Due to primary government	(100)	-	-	-	(100)
Unearned revenue	(808)	(118)	-	662	(264)
Line of credit payable	(172)	-	-	-	(172)
Arbitrage rebate liability	-	-	-	1	1
Investment income included as operating revenue	(33)	(170)	(84)	(15,608)	(15,895)
Interest expense included as operating expense	31	-	185	32,390	32,606
Issuance cost included as operating expense	-	-	-	1,218	1,218
Total adjustments	(22,850)	1,045	1,269	(6,097)	(26,633)
Net cash provided (used) by operating activities	\$ (26,485)	\$ 1,316	\$ 1,606	\$ 12,879	\$ (10,684)
Noncash investing, capital, and financing activities:					
Increase in fair value of investments	\$ -	\$ -	\$ 7	\$ 3,688	\$ 3,695
Total noncash investing, capital, and financing activities	\$ -	\$ -	\$ 7	\$ 3,688	\$ 3,695