

Vermont Community Loan Fund, Inc.

FINANCIAL STATEMENTS

December 31, 2023

Vermont Community Loan Fund, Inc.
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Kittell Branagan & Sargent

Certified Public Accountants

Vermont License # 167

INDEPENDENT AUDITOR'S REPORT

To the Board of Directors of
Vermont Community Loan Fund, Inc.
Montpelier, Vermont

Opinion

We have audited the accompanying financial statements of Vermont Community Loan Fund, Inc. (a nonprofit organization), which comprise the statements of financial position as of December 31, 2023 and 2022, and the related statements of activities and cash flows for the years then ended, and the related notes to the financial statements.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Vermont Community Loan Fund, Inc. as of December 31, 2023 and 2022, and the changes in its net assets and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Vermont Community Loan Fund, Inc. 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 opinion.

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 Vermont Community Loan Fund, Inc.'s ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

Auditor's 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 auditor's report that includes our opinion. 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 generally accepted 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, including omissions, 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 generally accepted 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 Vermont Community Loan Fund, Inc.'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 Vermont Community Loan Fund, Inc.'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.

Supplementary Information

Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The supplementary information in Schedules 1 and 2 is presented for purposes of additional analysis and is not a required part of the 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 information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole.

Wittell, Brannagan & Sargent

Vermont Community Loan Fund, Inc.
STATEMENTS OF FINANCIAL POSITION
December 31, 2023

<u>ASSETS</u>		<u>2023</u>	<u>2022</u>
CURRENT ASSETS			
Cash and Cash Equivalents - Note 2, 4 and 5		\$ 12,096,699	\$ 11,630,467
Investments - Certificates of Deposit - Note 2, 4 and 5		186,639	1,951,538
Investments - Note 3, 4 and 5		3,794,631	3,114,891
Other Receivables - Current Portion - Note 6		29,431	65,838
Loans Receivable - Current Portion - Note 7		10,650,050	6,658,844
Accrued Interest Receivable		420,565	201,572
Prepaid Expenses		54,111	44,434
TOTAL CURRENT ASSETS		<u>27,232,126</u>	<u>23,667,584</u>
NON-CURRENT ASSETS			
Investments - Long-Term Portion- Note 3, 4 and 5		5,892,729	8,178,590
Loans Receivable - Long-Term Portion - Note 7		20,779,990	20,817,872
Lease - Right to Use Asset-Note 17		463,040	497,342
Security Deposit -Note 17		4,308	4,308
Reserve for Loan Losses - Note 8		(1,832,855)	(1,573,531)
Plant and Equipment - (Net of Accumulated Depreciation) - Note 9		174,856	210,188
TOTAL NON-CURRENT ASSETS		<u>25,482,068</u>	<u>28,134,769</u>
TOTAL ASSETS		<u>\$ 52,714,194</u>	<u>\$ 51,802,353</u>
<u>LIABILITIES AND NET ASSETS</u>			
CURRENT LIABILITIES			
Accounts Payable		\$ 21,758	\$ 26,900
Accrued Liabilities		94,751	78,020
Borrower Deposits - Note 14		-	141,060
Accrued Interest Payable		207,775	226,517
Deferred Revenue - Current Portion - Note 10		456,365	14,768
Lease Liability - Current Portion - Note 17		66,697	65,071
Loans Payable - Current Portion - Note 11		11,857,339	10,394,712
TOTAL CURRENT LIABILITIES		<u>12,704,685</u>	<u>10,947,048</u>
NON-CURRENT LIABILITIES			
Deferred Revenue - Long-Term - Note 10		970,718	21,346
Lease Liability - Note 17		407,880	439,430
Loans Payable - Long-Term - Note 11		21,012,990	22,878,355
TOTAL NON-CURRENT LIABILITIES		<u>22,391,588</u>	<u>23,339,131</u>
TOTAL LIABILITIES		<u>35,096,273</u>	<u>34,286,179</u>
NET ASSETS			
Without Donor Restrictions- Note 13		13,872,344	13,748,273
With Donor Restrictions- Note 12 and 13		3,745,577	3,767,901
TOTAL NET ASSETS		<u>17,617,921</u>	<u>17,516,174</u>
TOTAL LIABILITIES AND NET ASSETS		<u>\$ 52,714,194</u>	<u>\$ 51,802,353</u>

The accompanying notes are an integral part of this financial statement.

Vermont Community Loan Fund, Inc.
STATEMENTS OF ACTIVITIES
For The Years Ended December 31,

	<u>2023</u>			<u>2022</u>		
	<u>Without Donor Restrictions</u>	<u>With Donor Restrictions</u>	<u>Total</u>	<u>Without Donor Restrictions</u>	<u>With Donor Restrictions</u>	<u>Total</u>
REVENUE						
Contributions	\$ 203,912	\$ 19,009	\$ 222,921	\$ 118,340	\$ 106,901	\$ 225,241
Grants	143,231	447,750	590,981	774,295	277,000	1,051,295
Financing Charges	117,688	-	117,688	89,015	-	89,015
Loan Interest	1,522,151	10,720	1,532,871	1,505,219	935	1,506,154
Net Investment Income	671,712	9,635	681,347	152,446	534	152,980
Recovery of Bad Debt and Foreclosure Expenses	106,539	-	106,539	-	-	-
Other Income	4,660	-	4,660	24,515	-	24,515
Net Assets Released from Restrictions - Note 13	<u>509,438</u>	<u>(509,438)</u>	<u>-</u>	<u>477,697</u>	<u>(477,697)</u>	<u>-</u>
TOTAL REVENUE	<u>3,279,331</u>	<u>(22,324)</u>	<u>3,257,007</u>	<u>3,141,527</u>	<u>(92,327)</u>	<u>3,049,200</u>
EXPENSES						
Program Services	2,582,312	-	2,582,312	2,124,479	-	2,124,479
Management and General	466,183	-	466,183	453,012	-	453,012
Fundraising	<u>106,765</u>	<u>-</u>	<u>106,765</u>	<u>100,290</u>	<u>-</u>	<u>100,290</u>
TOTAL EXPENSES	<u>3,155,260</u>	<u>-</u>	<u>3,155,260</u>	<u>2,677,781</u>	<u>-</u>	<u>2,677,781</u>
CHANGES IN NET ASSETS	124,071	(22,324)	101,747	463,746	(92,327)	371,419
NET ASSETS - January 1,	<u>13,748,273</u>	<u>3,767,901</u>	<u>17,516,174</u>	<u>13,284,527</u>	<u>3,860,228</u>	<u>17,144,755</u>
NET ASSETS - December 31,	<u>\$ 13,872,344</u>	<u>\$ 3,745,577</u>	<u>\$ 17,617,921</u>	<u>\$ 13,748,273</u>	<u>\$ 3,767,901</u>	<u>\$ 17,516,174</u>

The accompanying notes are an integral part of this financial statement.

Vermont Community Loan Fund, Inc.
STATEMENT OF FUNCTIONAL EXPENSES
For The Year Ended December 31, 2023

	<u>Program Services</u>	<u>Management and General</u>	<u>Fundraising</u>	<u>Total</u>
Accounting	\$ -	\$ 42,069	\$ -	\$ 42,069
Bank Charges	4,957	2,124	-	7,081
Board and Committee Expense	1,589	953	635	3,177
Computer Supplies	9,833	2,622	656	13,111
Consultants	57,716	24,736	-	82,452
Depreciation	42,789	11,410	2,853	57,052
Dues and Publications	7,598	2,026	507	10,131
Employee Search & Relocation Exp	-	1,444	-	1,444
Foreclosure Expense	22,960	-	-	22,960
Fiscal Sponsor Admin Fees	16,321	-	-	16,321
Grant Administrative Expenses	13,225	-	-	13,225
Insurance	17,830	4,755	1,189	23,774
Interest Expense	477,736	-	-	477,736
Legal	2,352	7,057	-	9,409
Loan Service Fees	9,386	-	-	9,386
Marketing and Communications	39,532	-	4,393	43,925
Provision for Loan Losses - Note 8	441,747	-	-	441,747
Occupancy Costs	68,041	18,145	4,536	90,723
Office Supplies	17,306	4,615	1,154	23,074
Outreach	42,312	-	4,701	47,013
Personnel Costs	1,253,156	334,175	83,544	1,670,875
Postage	2,024	1,012	337	3,373
Repairs and Maintenance	2,559	682	171	3,412
Staff Enrichment	3,541	944	236	4,722
Telephone	9,049	2,413	603	12,065
Training	3,547	946	236	4,729
Transportation	8,852	2,361	590	11,803
Travel	6,354	1,694	424	8,472
	<u>6,354</u>	<u>1,694</u>	<u>424</u>	<u>8,472</u>
 TOTAL	 <u>\$ 2,582,312</u>	 <u>\$ 466,183</u>	 <u>\$ 106,765</u>	 <u>\$ 3,155,260</u>

The accompanying notes are an integral part of this financial statement.

Vermont Community Loan Fund, Inc.
STATEMENT OF FUNCTIONAL EXPENSES
For The Year Ended December 31, 2022

	<u>Program Services</u>	<u>Management and General</u>	<u>Fundraising</u>	<u>Total</u>
Accounting	\$ -	\$ 36,131	\$ -	\$ 36,131
Bank Charges	3,989	1,710	-	5,699
Board and Committee Expense	915	549	366	1,830
Computer Supplies	9,163	2,443	611	12,217
Consultants	83,110	35,619	-	118,729
Depreciation	45,503	12,134	3,034	60,671
Dues and Publications	7,640	2,037	509	10,186
Employee Search & Relocation Exp	-	2,249	-	2,249
Foreclosure Expense	41,929	-	-	41,929
Fiscal Sponsor Admin Fees	15,354	-	-	15,354
Grant Administrative Expenses	6,661	-	-	6,661
Insurance	16,333	4,356	1,089	21,778
Interest Expense	505,062	-	-	505,062
Legal	1,048	3,144	-	4,192
Loan Service Fees	7,483	-	-	7,483
Marketing and Communications	39,785	-	4,421	44,206
Provision for Loan Losses - Note 7	(55,001)	-	-	(55,001)
Occupancy Costs	80,095	21,359	5,340	106,794
Office Supplies	5,641	1,504	376	7,521
Outreach	18,104	-	2,012	20,116
Personnel Costs	1,205,952	321,587	80,397	1,607,936
Postage	2,117	1,058	353	3,528
Repairs and Maintenance	1,534	409	102	2,045
Staff Enrichment	4,855	1,295	324	6,474
Telephone	9,947	2,653	663	13,263
Training	4,385	1,169	292	5,846
Transportation	4,954	1,321	330	6,605
Travel	1,071	285	71	1,427
Pass Through Grant Expense	<u>56,850</u>	<u>-</u>	<u>-</u>	<u>56,850</u>
 TOTAL	 <u>\$ 2,124,479</u>	 <u>\$ 453,012</u>	 <u>\$ 100,290</u>	 <u>\$ 2,677,781</u>

The accompanying notes are an integral part of this financial statement.

Vermont Community Loan Fund, Inc.
STATEMENTS OF CASH FLOWS
For The Years Ended December 31,

	<u>2023</u>	<u>2022</u>
CASH FLOWS FROM OPERATING ACTIVITIES		
Changes in Net Assets	\$ 101,747	\$ 371,419
Adjustments to reconcile net income to net cash used in operating activities:		
Depreciation Expense	57,052	60,671
Loans Receivable Charged Off	182,424	109,367
Change in Provision for Loan Losses	259,324	(164,368)
(Increase)/Decrease in:		
Prepaid Expenses	(9,677)	2,751
Lease - Right to Use Asset	34,302	47,652
Other Receivable	36,407	(9,811)
Increase/(Decrease) in:		
Accounts Payable	(5,142)	9,099
Accrued Liabilities	16,731	(6,277)
Borrower Deposits	(141,060)	(200,030)
Lease Liability	(29,924)	(40,493)
Deferred revenue	<u>1,390,969</u>	<u>(21,832)</u>
NET CASH PROVIDED BY OPERATING ACTIVITIES	<u>1,893,153</u>	<u>158,148</u>
CASH FLOWS FROM INVESTING ACTIVITIES		
Decrease/(Increase) in Investments - Certificates of Deposits	1,764,899	800,728
Decrease/(Increase) in Investments	1,606,121	(7,884,354)
(Purchase) or Sale of Leasehold Improvements and Equipment	(21,720)	(57,008)
Principal Advances on Loans Receivable	(10,436,097)	(7,403,640)
Principal Payments on Loans Receivable	6,300,346	8,801,315
Decrease/(Increase) in Accrued Interest Receivable	<u>(218,993)</u>	<u>(25,900)</u>
NET CASH (USED) BY INVESTING ACTIVITIES	<u>(1,005,444)</u>	<u>(5,768,859)</u>
CASH FLOWS FROM FINANCING ACTIVITIES		
Increase/(Decrease) in Accrued Interest Payable	(18,742)	(14,208)
Proceeds from additional Loans Payable	2,067,012	2,244,356
Principal Payments to Loans Payable	<u>(2,469,747)</u>	<u>(3,280,084)</u>
NET CASH (USED) BY FINANCING ACTIVITIES	<u>(421,477)</u>	<u>(1,049,936)</u>
NET INCREASE (DECREASE) IN CASH	466,232	(6,660,647)
CASH - January 1,	<u>11,630,467</u>	<u>18,291,114</u>
CASH - December 31,	<u>\$ 12,096,699</u>	<u>\$ 11,630,467</u>
SUPPLEMENTAL DISCLOSURES		
Interest paid to lenders	<u>\$ 497,792</u>	<u>\$ 519,408</u>

The accompanying notes are an integral part of this financial statement.

Vermont Community Loan Fund, Inc.
NOTES TO FINANCIAL STATEMENTS
December 31, 2023

Vermont Community Loan Fund, Inc. (herein "The Fund") was organized in June 1987 as a non-profit corporation under the laws of the State of Vermont and was granted exempt status by the Internal Revenue Service under IRC Section 501(c)(3) on April 27, 1988.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements are prepared in accordance with generally accepted accounting principles.

Cash and Cash Equivalents include amounts in demand deposits as well as short-term investments with a maturity date within three (3) months of the date acquired by The Fund.

Plant and equipment is stated at cost for purchases higher than \$1,000. Normal maintenance and repair costs are expensed as incurred. Depreciation is charged using the straight-line method over the following estimated lives:

Leasehold Improvements	Term of Lease
Furniture, Fixtures and Equipment	5 Years
Computer Equipment	3 Years

Paid time off is accrued and charged to the appropriate program expense when earned by the employee.

Contributions of cash and other assets are reported as restricted if they are received with donor imposed stipulations that limit the use of the donated assets. Contributions can be unrestricted, temporarily restricted, or permanently restricted.

Net Assets without Donor Restrictions

These assets result from contributions and other inflows which have no restrictions and over which the Board of Directors retains full control to use in achieving any of its organizational purposes.

Net Assets with Donor Restrictions

These assets result from donor-imposed restrictions. Some donor-imposed restrictions are temporary in nature, such as those that will be met by the passage of time or other events or programs run by The Fund. Other donor-imposed restrictions are perpetual in nature, where the donor stipulates that resources be maintained for a particular use in perpetuity. Net assets with donor-imposed restrictions are released when the restriction expires which could be when the stipulated time has elapsed, when the stipulated purpose for which the resource was restricted has been fulfilled, or both.

The Fund reports each class of net assets within the following subcategories:

Program Activities – Include net assets that are restricted to cover program delivery expenses and general operating functions of The Fund, which could include salary, program costs, overhead, and other expenses.

Financing Activities – Net assets that are restricted for mission-related lending. Where restricted by donors, these include net assets which will be redeployed as lending capital unless the grant is released due to a restriction being met.

Vermont Community Loan Fund, Inc.
NOTES TO FINANCIAL STATEMENTS
December 31, 2023

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Because donors generally allow contributions to this category of net assets to offset loan charge-offs, The Fund releases an amount equivalent to the loss taken related to the charge-off. Any net recoveries related to the loan charge-off will be returned to this category.

Pass-Through Activities – Net assets that are restricted amounts to be passed through (re-granted) to other organizations or individuals for mission-related purposes. These net assets are not available to be used for program activities or financing activities.

The Fund classifies net assets with donor restrictions into two subcategories:

- *Purpose restricted* net assets include amounts restricted for program activities or mission related finance activities of The Fund.
- *Perpetual in nature* net assets include grant funds that are held in perpetuity.

Estimates

The presentation of financial statements in conformity with generally accepted accounting principles 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.

Below Market Interest Rate Loans

Generally accepted accounting principles require not-for-profit organizations to record interest expense (income) and contribution revenue (expense) in connection with loans that are interest free or that have below market interest rates. The Fund believes there is no material difference between market rates for these types of loans and the stated rates of loans in their portfolios. Consequently, no adjustments have been made to the financial statements to reflect rate differentials.

Loans Receivable

The Fund considers all loans receivable as not held for sale therefore management intends to hold them until paid. Interest accrues daily on outstanding loan balances and The Fund generally collects payments on principal and interest monthly.

Loans become delinquent after 30 days have elapsed since the scheduled payment due date per the terms of the loan. Loans are recorded for non-accrual status when repayment of principal and/or interest in full is doubtful or the borrower's financial soundness is in serious jeopardy. If a loan is well secured and in the process of collection and not expected to result in a deficiency after collateral liquidation, The Fund's staff can recommend that the loan not be placed on non-accrual status. Loans that are removed from non-accrual status must be current and approved by The Fund's Executive Director with written notice.

Loans that have payments in arrears of 90 days or more will be reviewed for consideration as a potential loan charge-off. In the instance of secured loans, staff will take steps to review and evaluate the current value of collateral, including real estate, assigned accounts, chattel/personal property, and the strength of any loan guarantors or co-signers. After exhausting reasonable efforts in loan workout and collateral acquisition and liquidation, staff can categorize those non-performing loans as non-recoverable and offset the respective loan loss reserve account against the outstanding balance of the loan.

Vermont Community Loan Fund, Inc.
 NOTES TO FINANCIAL STATEMENTS
 December 31, 2023

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Loan Loss Reserve

On January 1, 2023, The Fund adopted ASU 2016-13 *Financial Instruments – Credit Losses (Topic 326): Measurement of Credit Losses on Financial Instruments* or CECL methodology. CECL requires applying a reasonable and supportable forecast when measuring potential credit losses in regards to specific pools of loans. The Fund forecasted potential impacts to credit losses based on extraordinary events, macroeconomic factors, as well as potential policy impacts across the Fund’s Housing, Community Facilities, Business and Early Care & Learning portfolios. The impacted loan pools within those portfolios were loans with risk ratings of 1-4 (Note 8).

NOTE 2 CASH AND CERTIFICATES OF DEPOSIT

Cash and certificates of deposit as of December 31, 2023 and 2022 totaled \$12,283,338 and \$13,582,005, respectively.

<i>Cash and Certificates of Deposit</i>	2023	2022
Insured/(FDIC/NCUA)	\$ 436,665	\$ 1,868,331
Collateralized - Treasury	11,572,895	2,344,174
Collateralized - Pool	-	9,228,733
Uninsured/Uncollateralized	273,778	140,767
Total	\$ 12,283,338	\$ 13,582,005

The collateralized accounts are collateralized with government securities, federal agency issued mortgage backed securities and/or general obligation Vermont municipal notes and bonds held by the Bank’s Trust department with a security interest granted to The Fund.

Per agreements with Green Mountain Power, USDA Rural Development, the Small Business Administration, and the Economic Development Authority (EDA), separate bank accounts are maintained totaling \$2,743,950 and \$2,671,477 at December 31, 2023 and 2022, respectively.

The book balance is comprised of cash and certificates of deposits as follows:

<i>Cash and Certificates of Deposit</i>	2023	2022
Cash and Cash Equivalents	\$ 12,096,699	\$ 11,630,467
Investments- Certificates of Deposit	186,639	1,951,538
Total	\$ 12,283,338	\$ 13,582,005

Vermont Community Loan Fund, Inc.
NOTES TO FINANCIAL STATEMENTS
December 31, 2023

NOTE 3 INVESTMENTS

At December 31, 2023 and 2022, The Fund had \$9,687,360 and \$11,293,481 in investments, respectively.

The Fund's investments are reported at fair value in the accompanying balance sheets. The methods used to measure fair value may produce an amount that may not be indicative of net realizable or reflective of future fair values. Furthermore, although The Fund believes its valuations methods are appropriate and consistent with other market participants, the use of different methodologies or assumptions to measure the fair value of certain financial instruments could result in a different fair value at the reporting date.

The fair value measurement accounting literature establishes a fair value hierarchy that prioritizes the inputs to valuation techniques used to measure fair value. This hierarchy consists of three broad levels:

Level 1 – Quoted prices (unadjusted) in active markets for identical assets or liabilities that we can access at the measurement date.

Level 2 – Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly. These include quoted prices for similar assets or liabilities in active markets, quoted prices for identical or similar assets or liabilities in markets that are not active, inputs other than quoted prices that are observable for the asset or liability, and market-corroborated inputs.

Level 3 – Unobservable inputs for the asset or liability. In these situations, we develop inputs using the best information available in the circumstances.

The Fund uses appropriate valuation techniques based on the available inputs to measure the fair value of its investments. When available, The Fund measures fair value using Level 1 inputs because they generally provide the most reliable evidence of fair value. Level 2 inputs and Level 3 inputs are only used when Level 1 inputs are not available.

Level 2 Fair Value Measurements

The fair value of U.S. government agency obligations is valued by the custodians of the securities using pricing models based on credit quality, time to maturity, stated interest rates, and market-rate assumptions, and are classified within Level 2.

At December 31, 2023, The Fund held a non-marketable partnership interest in a privately held partnership without a readily determinable market value. The Fund accounts for its non-marketable partnership interest at cost, with realized gains and losses recognized in the statement of activities as increases or decreases in net assets. The Fund has purchased a subscription of \$500,000 in the Limited Partnership. As of December 31, 2023, there has been one capital call in the amount of \$75,000. The non-marketable partnership interest is accounted for under the cost method and a carrying value of \$75,000.

Vermont Community Loan Fund, Inc.
NOTES TO FINANCIAL STATEMENTS
December 31, 2023

NOTE 3 INVESTMENTS (continued)

The book balance is as follows:

Investments	2023	2022
Investments	\$ 9,687,360	\$ 11,293,481
Less: Current Portion	3,794,631	3,114,891
Non-Current Portion	\$ 5,892,729	\$ 8,178,590

NOTE 4 LIQUIDITY

Financial assets available for general operating use, that is, without donor or other restrictions limiting their use (see Note 5), within one year of the statement of financial position date, comprise the following at December 31, 2023.

Cash and cash equivalents	\$ 12,096,699
Investments - Certificates of Deposit	186,639
Investments	3,794,631
Other receivables	29,431
Loans receivable - current portion	10,650,050
Accrued interest receivable	420,565
	<u>\$ 27,178,015</u>
Less:	
Pass-through cash and cash equivalents:	(420,772)
Investor liquidity reserves	(2,964,335)
	<u>\$ 23,792,908</u>

The Fund's investment and cash management objectives are to carry out The Fund's mission. Effective investment and cash management enhances The Fund's capacity to increase access to capital for the benefit of low and moderate income Vermonters. The Fund is committed to repaying in full all investors and to preserve its capital for the use in fulfilling its mission.

As a part of its internal cash management policies, The Fund aims to maintain operating liquidity balances of at least three months of operating expenses and current payables. Cash exceeding short-term requirements can be invested in various marketable securities, mainly certificates of deposit from financial institutions, US government obligations, and/or US government agency securities (see Note 2 and 3) following the parameters of the Board-approved Investment and Cash Management Policy. In managing its investment portfolio, The Fund aims to minimize risk to principal and ensure compliance with all investor covenants.

Vermont Community Loan Fund, Inc.
 NOTES TO FINANCIAL STATEMENTS
 December 31, 2023

NOTE 5 CASH AND INVESTMENT RESERVES

To ensure sufficient funding available to support investor repayments, as part of a Board-approved Investment and Cash Management Policy, The Fund maintains an internal liquidity reserve equal to the greatest of 8% of unrestricted obligations to investors or 25% of unrestricted obligations to investors due in the next twelve months.

To supplement liquidity for mission related financing, The Fund currently has two committed lines of credit from two different banks which it could draw upon (see Note 16). As of December 31, 2023, none of these lines have outstanding balances.

At December 31, 2023 and 2022, The Fund had cash and investments of \$21,970,698 and \$24,875,486, respectively. The Fund reserves a portion of this money for various purposes.

The following is a breakdown of these reserves.

<i>Type of Reserve</i>	2023	2022
Cash Reserved for GMP & GMPCHP	\$ 141,648	\$ 138,357
Cash Reserved for VECAA	279,124	309,977
Cash Reserved for Loan Commitments & Undisbursed Closed Loans	7,592,782	6,881,525
Cash Reserved for Loan Loss & Investor Liquidity	4,797,190	4,235,377
Cash Reserved for Borrower Deposits	-	141,060
Available Cash - Undesignated (Operating)	1,875,937	1,029,835
Available Cash for Lending	7,284,017	12,139,355
Total Cash	\$ 21,970,698	\$ 24,875,486

At December 31, 2023, the Available Cash for Lending excludes various lines of credits and financing commitments as more fully described in Note 16. Financing Commitments.

NOTE 6 OTHER RECEIVABLES

At December 31, 2023 and 2022, The Fund had other receivables of \$29,431 and \$65,838 respectively. Other receivables are comprised of grants which will be received in 2024.

<i>Other Receivables</i>	2023	2022
USDA (RMAP) Technical Assistance Grant	\$ 12,285	\$ 10,199
SBA Technical Assistance Grant	17,146	55,639
Total	\$ 29,431	\$ 65,838

NOTE 7 LOANS RECEIVABLE

At December 31, 2023 and 2022, there were 279 and 255 loans receivable, respectively. The loan balances at December 31, 2023 vary in amount from \$104 to \$2,043,386 with maturity dates ranging from January 1, 2024 to December 1, 2041 and with interest rates from 0% to 8.25% with a weighted average rate of 5.23%. Security interests vary from loan guarantees and senior and junior mortgages to personal and business property.

Vermont Community Loan Fund, Inc.
NOTES TO FINANCIAL STATEMENTS
December 31, 2023

NOTE 7 LOANS RECEIVABLE (continued)

Total loans receivable at December 31, 2023 and 2022 were \$31,430,040 and \$27,476,716, respectively.

Loans Receivable	2023	2022
Loans Current, Per Terms of Loan	\$ 26,039,998	\$ 26,659,500
Loans Delinquent, 31-90 Days	704,576	147,566
Non-Performing Loans	732,142	669,650
Total	\$ 27,476,716	\$ 27,476,716
Less: Current Portion	(10,650,050)	(6,658,844)
Non-Current Portion	\$ 16,826,666	\$ 20,817,872

Maturities of Loans Receivable at December 31, 2023 are as follows:

2024	\$ 10,650,050
2025	3,066,463
2026	2,467,388
2027	5,787,447
2028	4,393,160
Thereafter	<u>5,065,532</u>
Total	<u>\$ 31,430,040</u>

In 2023, The Fund, formerly a participant in the U.S. Small Business Administration 7(a) Loan Guarantee Program – Community Advantage Pilot Program, was approved to be a member of the U.S. Small Business Administration Community Advantage Small Business Lending Company. The guarantee program provides guarantees for 85% of the principal balance of qualifying loans equal to or under \$150,000 and a 75% guarantee for loans over \$150,000 up to a maximum loan amount of \$350,000. As of December 31, 2023 and 2022 the guaranteed principal balance was \$214,124 and \$180,388, respectively. The total outstanding balances for these loans as of December 31, 2023 and 2022 were \$273,397 and \$236,896, respectively.

At December 31, 2023 and 2022, The Fund also held a \$95,000 note receivable which will only be recoverable under certain conditions and, therefore, this loan is not included in the total above, or in Exhibit I. This loan was made to the Crystal Lake Housing Limited Partnership (Crystal Lake) and is structured as a thirty (30) year, 0% deferred note. The repayment of this note is based on the future cash flow and ability of the borrower to repay. A grant was received by The Fund to make this loan. This grant does not require any payback by The Fund regardless of the collection of the loan from Crystal Lake.

At December 31, 2023 and 2022, The Fund also held a \$400,000 note receivable which will only be recoverable under certain conditions and, therefore, this loan is not included in the total above, or in Exhibit I. This loan was made to the Moose River Housing Limited Partnership (Moose River) and is structured as a thirty (30) year, 0% deferred note. The repayment of this note is based on the future cash flow and ability of the borrower to repay. A grant was received by The Fund to make this loan. This grant does not require any payback by The Fund regardless of the collection of the loan from Moose River.

Vermont Community Loan Fund, Inc.
NOTES TO FINANCIAL STATEMENTS
December 31, 2023

NOTE 7 LOANS RECEIVABLE (continued)

At December 31, 2023 and 2022, The Fund also held a \$413,400 note receivable which will only be recoverable under certain conditions and, therefore, this loan is not included in the total above, or in Exhibit I. This loan was made to the Evergreen Housing Limited Partnership (Evergreen) and is structured as a thirty (30) year, 0% deferred note. The repayment of this note is based on the future cash flow and ability of the borrower to repay. A grant was received by The Fund to make this loan. This grant does not require any payback by The Fund regardless of the collection of the loan from Evergreen.

Per its Bylaws, The Fund actively seeks out community-based non-profit organizations and members of lending institutions to serve on the Board of Directors. Consequently, during the course of business, loans may be made to organizations of which current Vermont Community Loan Fund, Inc. members are significant employees or board directors.

Committed Funds to Borrowers

At December 31, 2023 and 2022, there were thirty-two (32) outstanding loan commitments and loans not fully disbursed totaling \$7,592,782 and \$6,881,525, respectively.

NOTE 8 LOAN LOSS RESERVE

The Fund has established a reserve to cover potential loan losses. The reserve amount is based on a risk rating system. Each loan in the portfolio is assigned a risk rating which is tied to a percentage. This percentage is used to determine the reserve amount for each loan based on the outstanding loan balance. Each loan's risk rating is evaluated at the time of origination and annually by both the loan officer and the loan monitoring committee. This process is intended to manage the risk of the portfolio. It should assure a consistent level of awareness regarding the risk and a systematic method of adjusting the portfolio's reserves to accommodate risk levels at any given time. The loan loss reserve account is funded from unrestricted net assets.

In addition, under ASU 2016-13 *Financial Instruments – Credit Losses (Topic 326): Measurement of Credit Losses on Financial Instruments* or CECL methodology, the Fund forecasted potential impacts to credit losses based on extraordinary events, macroeconomic factors, as well as potential policy impacts across the Fund's Housing, Community Facilities, Business and Early Care & Learning portfolios. The impacted loan pools within those portfolios were loans with risk ratings of 1-4. The adoption of this standard did not have a material impact on the Company's financial statements.

The loan loss reserves at December 31, 2023 and 2022 are \$1,832,855 and \$1,573,531, respectively.

Vermont Community Loan Fund, Inc.
 NOTES TO FINANCIAL STATEMENTS
 December 31, 2023

NOTE 8 LOAN LOSS RESERVE (continued)

Changes in the loan loss reserve for the years ended December 31, were as follows:

2023	Housing	Community Facilities	Business	Early Care & Learning	Total
Balance Dec 31, 2022	\$ 558,040	\$ 188,976	\$ 520,328	\$ 306,187	\$ 1,573,531
Provision for Loan Losses	54,227	(75,786)	465,737	(2,431)	441,747
Recoveries of amounts charged off	-	-	-	-	-
	612,267	113,190	986,065	303,756	2,015,278
Amounts Charged off	(6,665)	-	(171,156)	(4,602)	(182,423)
Balance Dec 31, 2023	\$ 605,602	\$ 113,190	\$ 814,909	\$ 299,154	\$ 1,832,855

2022	Housing	Community Facilities	Business	Early Care & Learning	Total
Balance Dec 31, 2021	\$ 595,821	\$ 225,333	\$ 524,915	\$ 391,830	\$ 1,737,899
Provision for Loan Losses	(31,781)	(36,357)	(4,587)	17,724	(55,001)
Recoveries of amounts charged off	-	-	-	-	-
	564,040	188,976	520,328	409,554	1,682,898
Amounts Charged off	(6,000)	-	-	(103,367)	(109,367)
Balance Dec 31, 2022	\$ 558,040	\$ 188,976	\$ 520,328	\$ 306,187	\$ 1,573,531

Despite the above allocation, the loan loss reserve is general in nature and is available to absorb loss from any loan type.

The Fund's impairment methodology is to individually evaluate every loan for impairment in calculating the loan loss reserve.

Vermont Community Loan Fund, Inc.
NOTES TO FINANCIAL STATEMENTS
December 31, 2023

NOTE 8 LOAN LOSS RESERVE (continued)

The following table summarizes the loan ratings applied to The Fund's loan types as of December 31:

2023 Risk	Housing	Community Facilities	Business	Early Care & Learning	Total
Low	\$ 483,960	\$ 18,517	\$ -	\$ -	\$ 502,477
Moderate	2,705,308	122,351	2,248,769	1,443,860	6,520,288
Average	7,603,074	2,275,251	3,963,290	774,012	14,615,627
Substantial	3,857,182	1,313,294	2,589,763	466,525	8,226,764
High	466,834	-	655,994	357,056	1,479,884
Workout	85,000	-	-	-	85,000
Total	\$ 15,201,358	\$ 3,729,413	\$ 9,457,816	\$ 3,041,453	\$ 31,430,040

2022 Risk	Housing	Community Facilities	Business	Early Care & Learning	Total
Low	\$ 318,177	\$ 26,118	\$ -	\$ -	\$ 344,295
Moderate	2,100,859	482,161	194,091	234,603	3,011,714
Average	4,984,400	373,118	6,006,446	2,006,755	13,370,719
Substantial	4,038,721	3,480,383	1,381,526	606,292	9,506,922
High	479,968	-	272,190	316,500	1,068,658
Workout	85,000	-	-	89,408	174,408
Total	\$ 12,007,125	\$ 4,361,780	\$ 7,854,253	\$ 3,253,558	\$ 27,476,716

The following is an overview of The Fund's loan rating system:

1 Rating – Low Risk

At origination, loans will warrant a rating of "1" when the loan is fully secured by cash or other liquid securities. This also would apply to loans that are pre-funded with designated funds from outside entities and there is no risk of The Fund's capital. On a continuing basis, loans will warrant a rating of "1" only when the loan exhibits all of the following characteristics:

- Loan is current.
- Balance remains fully secured

2 Rating – Moderate Risk

At origination, loans will warrant a rating of "2" when the loan exhibits the following characteristics:

- The loan either has a strong collateral position with a discounted LTV of at least 80% or historical and projected cash flow provide debt service coverage of at least 1.3x.
- The loan officer believes there is very low risk of the loan going into default and very low risk of loss to The Fund.

NOTE 8 LOAN LOSS RESERVE (continued)

On a continuing basis, loans will warrant a rating of “2” when the loan exhibits the following characteristics:

- Loan payments are timely.
- Borrower's financial condition is stable (able to meet financial obligations).

3 Rating – Average Risk

At origination, loans will warrant a rating of “3” when the loan exhibits the following characteristics:

- Collateral coverage of the loan is sufficient with a discounted LTV of at least 100% but the liquidation value may be questionable.
- Cash flow coverage is sufficient with debt service coverage of at least 1.1x

On a continuing basis, loans will warrant a rating of “3” when the loan exhibits any of the following characteristics:

- Loan payments are frequently late.
- Borrower's financial condition is weak (having difficulty meeting financial obligations).
- Financial reports are irregular.

4 Rating – Substantial Risk

In general, the Business lending shall not seek to originate loans with a risk rating of “4”. On a continuing basis, loans will warrant a rating of “4” when the loan exhibits any of the following characteristics:

- Loan payments are frequently 30 days past due without good cause.
- Borrower's financial condition is weak (unable to meet financial obligations).
- Financial reports are non-existent without good cause.
- Evidence of fraud.
- Serious documentation deficiencies (i.e. insurance coverage).
- Workout is a consideration.

5 Rating – High Risk

Loans will warrant a rating of “5” when the loan exhibits the following characteristics:

- The loan officer believes there is a significant risk that the loan will remain non-performing.

6 Rating – Workout

A loan will warrant a “6” rating when it is deemed that there is virtually no chance that a loan will be performing and it is either in foreclosure or going through a voluntary liquidation with the borrower. A loan will maintain this rating until it has been charged off.

Vermont Community Loan Fund, Inc.
NOTES TO FINANCIAL STATEMENTS
December 31, 2023

NOTE 8 LOAN LOSS RESERVE (continued)

The following table provides information with respect to loans individually assessed for impairment as of and for the year ended December 31:

2023	Recorded Investment	Principal Balance	Related Allowance	Average Recorded Investment	Interest Income Recognized
Housing	\$ 15,201,358	\$ 15,201,358	\$ 605,602	\$ 13,604,242	\$ 644,233
Community Facilities	3,729,413	3,729,413	113,190	4,045,597	283,472
Business	9,457,816	9,457,816	814,909	8,656,035	393,633
Early Care & Learning	3,041,453	3,041,453	299,154	3,147,506	211,533
Total	\$ 31,430,040	\$ 31,430,040	\$ 1,832,855	\$ 29,453,380	\$ 1,532,871

2022	Recorded Investment	Principal Balance	Related Allowance	Average Recorded Investment	Interest Income Recognized
Housing	\$ 12,007,125	\$ 12,007,125	\$ 558,040	\$ 12,587,679	\$ 682,701
Community Facilities	4,361,780	4,361,780	188,976	4,694,490	258,927
Business	7,854,253	7,854,253	520,328	7,569,618	388,261
Early Care & Learning	3,253,558	3,253,558	306,187	3,378,452	176,265
Total	\$ 27,476,716	\$ 27,476,716	\$ 1,573,531	\$ 28,230,239	\$ 1,506,154

For the years ended December 31, 2023 and 2022, \$1,532,871 and \$1,506,154 were recognized as interest income from the above loans.

As of December 31, 2023 and 2022, The Fund was not committed to lend any additional funds to borrowers whose loans were nonperforming, impaired or restructured.

NOTE 9 PLANT AND EQUIPMENT

The following is a summary of net plant and equipment at December 31, 2023 and 2022:

Fixed Assets	Gross Fixed Assets 12/31/23	Accumulated Depreciation 12/31/23	Net Book Value 12/31/23	Gross Fixed Assets 12/31/22	Accumulated Depreciation 12/31/22	Net Book Value 12/31/22
Furniture, Fixtures and Equipment	\$ 269,558	\$ 185,944	\$ 83,614	\$ 298,315	\$ 208,770	\$ 89,545
Leasehold Improvements	120,643	29,401	91,242	120,643	-	120,643
Total	\$ 390,201	\$ 215,345	\$ 174,856	\$ 418,958	\$ 208,770	\$ 210,188

NOTE 10 DEFERRED REVENUE

At December 31, 2023 and 2022, deferred revenue was \$1,416,301 and \$36,114 respectively.

In late 2016, with start-up support from the State of Vermont's Working Lands Enterprise Initiative (WLEB), The Fund started the Sprout Deferred Payment Loan Program (Sprout) to help meet the financing needs of working land entrepreneurs who might not be eligible for a loan otherwise. The initial grant funding in 2016, as well as additional funding in 2018, from WLEB covers a portion of the loan interest. As of December 31, 2023 and 2022, there were 17 and 20 borrowers each year respectively who were participating in the Sprout program.

Vermont Community Loan Fund, Inc.
NOTES TO FINANCIAL STATEMENTS
December 31, 2023

NOTE 10 DEFERRED REVENUE (continued)

In early 2023, a grant agreement was entered into with the Vermont Housing and Conservation Board (VHCB). VHCB had received an appropriation from the Vermont Legislature to establish the CTE Construction and Rehabilitation Experiential Learning Program and Revolving Loan Fund (CTE RLF). Under the three year agreement, the Fund is responsible for the design and implementation of the CTE RLF program.

The loans under the CTE RLF maybe be partially forgiven in projects which result in permanently affordable housing. As of December 31, 2023, there was 1 borrower participating in the newly established program.

Deferred revenue consists of remaining WLEB funds and CTE RLF funds.

Deferred Revenue	2023	2022
CTE RLF	\$ 1,404,240	\$ -
WLEB	22,843	36,114
Less: Current Portion	(456,365)	(14,768)
Non-Current Portion	\$ 970,718	\$ 21,346

NOTE 11 LOANS PAYABLE

At December 31, 2023 and 2022, there were various loans payable. There were 684 loans at December 31, 2023, which varied in amount from \$250 to \$1,500,000 with maturity dates from January 15, 2024 to August 18, 2047 and with interest rates from 0% to 4% with a weighted average rate of 1.53%.

The loans from USDA, totaling \$4,550,349, are secured by a pledge of all assets now in the IRP and RMAP Revolving Funds, including cash and investments, notes receivable and the security interest in collateral pledged.

Loans from the SBA, totaling \$725,654, are secured by a pledge of all assets in the SBA Revolving Fund, including cash and investments, notes receivable and the security interest in collateral pledged. The remainder of the loans are unsecured. The loans payable balances at December 31, 2023 and 2022 were \$32,870,329 and \$33,273,067, respectively.

The following is a summary of loans payable at December 31, 2023 and 2022:

Loans Payable	2023	2022
Total Loans Payable	\$ 32,870,329	\$ 33,273,067
Less: Current Portion	(11,857,339)	(10,394,712)
Non-Current Portion	\$ 21,012,990	\$ 22,878,355

Vermont Community Loan Fund, Inc.
NOTES TO FINANCIAL STATEMENTS
December 31, 2023

NOTE 11 LOANS PAYABLE

Maturities at December 31, 2023 are as follows:

2024	\$ 11,857,339
2025	3,938,873
2026	4,129,938
2027	2,234,664
2028	4,225,077
Thereafter	6,484,438
	<u>\$ 32,870,329</u>

Per its Bylaws, The Fund actively seeks out investors and members of the socially responsible investment community to serve as members of its Board of Directors. Consequently, during the course of business, investments may be accepted from individual Board members or from organizations of which current Board members of The Fund are significant employees or board directors. There are some loans payable that contain certain financial covenants.

NOTE 12 NET ASSETS WITH DONOR RESTRICTIONS

Net assets were released from donor restrictions by incurring expenses satisfying the restricted purpose or by occurrence of the passage of time or other events specified by the donors as follows for the years ended December 31:

	<u>2023</u>	<u>2022</u>
Satisfaction of purpose restrictions		
Vermont Early Childhood Advocacy Alliance	\$ 300,720	\$ 273,808
Barre Area Revolving Loan Fund	1,960	1,971
Vermont Housing Conservation Board for Mobile Home Subsidy Program - VHCB	6,665	6,000
Economic Development Authority	12,787	-
Green Mountain Power	-	56,850
Mascoma Business Navigator	54,433	60,079
Interest Rate Subsidy - COVID program	31,291	24,869
Interest Rate Subsidy - SPROUT program	30,577	5,819
Racial Justice Contributions	71,005	48,301
Total releases from purpose restrictions	<u>\$ 509,438</u>	<u>\$ 477,697</u>

Vermont Community Loan Fund, Inc.
NOTES TO FINANCIAL STATEMENTS
December 31, 2023

NOTE 12 NET ASSETS WITH DONOR RESTRICTIONS (continued)

Net Assets with donor restrictions are restricted and summarized as follows as of December 31:

Program Initiative	2023		
	Purpose Restricted	Perpetual in Nature	Total
Program Activities:			
Vermont Early Childhood Advocacy Alliance	\$ 253,005	\$ -	\$ 253,005
Racial Justice Programs	78,889	-	78,889
Total Program Activities	331,894	-	331,894
Financing Activities:			
Barre Area Revolving Loan Fund	194,284	-	194,284
Northern Border Regional Commission	175,355	-	175,355
Philanthropic Interest Rate Subsidies - Racial Justice	128,620	-	128,620
Philanthropic Interest Rate Subsidies - Sprout Program	164,423	-	164,423
Philanthropic Interest Rate Subsidies - COVID Recovery	73,840	-	73,840
Vermont Housing Conservation Board for Mobile Home Subsidy Program - VHCB (now restricted to affordable housing)	-	134,242	134,242
USDA-RD Grants (three revolving funds), plus deposit interest	-	434,222	434,222
Economic Development Authority (EDA)	-	1,967,049	1,967,049
Total Financing Activities	736,522	2,535,513	3,272,035
Pass-Through:			
Green Mountain Power (GMP)	141,648	-	141,648
Total net assets with donor restrictions	\$ 1,210,064	\$ 2,535,513	\$ 3,745,577

NOTE 13 PROGRAM IMPACT ON NET ASSETS WITH AND WITHOUT DONOR RESTRICTIONS

VERMONT EARLY CHILDHOOD ADVOCACY ALLIANCE EFFECT ON NET ASSETS WITH DONOR RESTRICTIONS

The Fund entered into a fiscal sponsor relationship with the Vermont Early Childhood Advocacy Alliance on November 22, 2013.

The Vermont Early Childhood Advocacy Alliance (VECAA) is an unincorporated coalition of individuals, organizations, businesses and agencies dedicated to supporting Vermont's children during their early years. The Alliance is committed to improving the early childhood experience in the areas of education/learning, safety, health, nutrition and economic security.

A fiscal sponsor describes a relationship in which an unincorporated group wishing to conduct charitable activities affiliates with an existing 501(c)(3) nonprofit with a compatible mission. The parent sponsor accepts the group as one of its programs, provides organizational support (accounting, HR, back-office, etc.). The fiscal sponsor is able to provide this support only to groups whose activities further the sponsor's mission and tax-exempt purpose. At a minimum the fiscal sponsor must:

- Retain control and discretion as to the use of any funds.
- Maintain records establishing that the funds were used for section 501(c)(3) purposes.
- Limit distributions to specific projects that are in furtherance of their own exempt purpose.

Vermont Community Loan Fund, Inc.
NOTES TO FINANCIAL STATEMENTS
December 31, 2023

NOTE 13 PROGRAM IMPACT ON NET ASSETS WITH AND WITHOUT DONOR RESTRICTIONS
(continued)

A 501(c)(3) organization acting as a fiscal sponsor that fails to conform to these requirements jeopardizes their own exempt status.

In preparation for beginning this relationship, The Fund revised and updated its charitable and tax-exempt purpose filing with the Vermont Secretary of State's office and filed Form 5768 with the IRS.

The original sponsorship agreement was entered into in 2013 and renewed in subsequent years. In 2018, the agreement was renewed to include a provision that the agreement will remain in effect until the relationship is terminated. The VECAA activities will be funded by grants and donations from interested foundations, agencies, corporations and individuals.

As of December 31, 2023 donor restricted net assets in the VECAA Fund were \$253,005 and \$281,716 at December 31, 2022.

RACIAL JUSTICE PROGRAM EFFECT ON NET ASSETS WITH DONOR RESTRICTIONS

The Fund received several philanthropic donations in 2020, 2021, and 2022 towards The Fund's initiatives surrounding racial justice. The goal of the racial justice program is to provide education internally as well as creating a Racial Justice Fund for lending. In 2021, the Justice Forward Fund was launched. As a part of this work, a Business Navigator was hired in 2021 to help coordinate partnerships in Chittenden County to increase The Fund's work with communities of color.

As of December 31, 2023 and December 31, 2022 donor restricted net assets in the Racial Justice program totaled \$78,889 and \$168,829, respectively for program activities.

BARRE AREA REVOLVING LOAN FUND EFFECT ON NET ASSETS WITH DONOR RESTRICTIONS

The Fund received a capital grant from the Barre Area Revolving Loan Fund (BRLF) in 2015 to provide loans to businesses in the Town and City of Barre, VT. This revolving loan fund was capitalized with \$257,245 received in cash. The Fund charged 8% of deposited funds to establish a segregated loan fund to manage the BRLF. Annually, The Fund will charge a 1% asset management fee to fund operations of the BRLF. The Fund will retain the interest from loans and cash on deposit.

As of December 31, 2023, the donor restricted net assets were \$194,284 and \$196,244 at December 31, 2022.

NORTHERN BORDERS REGIONAL COMMISSION EFFECT ON NET ASSETS WITH DONOR RESTRICTIONS

In 2019, The Fund received a \$250,000 capital grant from the Northern Borders Regional Commission (NBRC) to provide loans to small business owners and entrepreneurs at work in Vermont's working lands, forestry, and outdoor recreation sectors. The Fund will provide matching funds in the revolving fund using other sources of capital. In 2022, the grant period was extended to September 30, 2023.

Vermont Community Loan Fund, Inc.
NOTES TO FINANCIAL STATEMENTS
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NOTE 13 PROGRAM IMPACT ON NET ASSETS WITH AND WITHOUT DONOR RESTRICTIONS
(continued)

As of December 31, 2023, and December 31, 2022, the donor restricted net assets were \$175,355 and \$94,104, respectively.

PHILANTHROPIC INTEREST RATE SUBSIDIES EFFECT ON NET ASSETS WITH DONOR RESTRICTIONS

In 2021 and 2020, The Fund received several philanthropic donations intended to subsidize interest rates for various lending programs, including a replenishment of interest subsidy related to the Sprout program, funding towards the Justice Forward Fund, as well as a subsidy dedicated to helping borrowers impacted by the COVID-19 pandemic.

As of December 31, 2023 and December 31, 2022, the donor restricted net assets were \$366,883 and \$350,249, respectively.

GMP FUNDS EFFECT ON NET ASSETS WITH DONOR RESTRICTIONS

In 2004, The Fund established the Green Mountain Power Renewable Development Fund (RDF). In 2008, The Fund established the Green Mountain Power Combined Heat and Power Fund (CHP). In 2015, the Funds of the CHP Fund were consolidated with the RDF Fund. In 2016 and prior years, both funds have received grants which increased the net assets in The Fund. Net assets in the funds will decrease in subsequent years as The Fund sub-grants the capital to eligible renewable energy projects.

Donor restricted net assets for the RDF and CHP as of December 31, 2023 and 2022 are \$141,648 and \$138,357 respectively.

ECONOMIC DEVELOPMENT AUTHORITY EFFECT ON NET ASSETS WITH DONOR RESTRICTIONS

The Fund received a capital grant from the Economic Development Authority (EDA) in 2014 to provide loans to businesses in the six northern most counties of Vermont – Caledonia, Essex, Franklin, Grand Isle, Lamoille and Orleans. This revolving loan fund was capitalized with \$526,007 received in cash and \$180,393 in loans from the former holder of the grant. In addition, The Fund was required to contribute \$231,500 in equity. The Net Asset Transfer was comprised of three performing loans with cumulative balances of \$230,337 and \$1,163 in cash.

In 2021, under the Reinvigorating Lending for the Future Act, the EDA released its federal interest in the capital grant. Per the terms of the released agreement, the funds associated with this grant are to continue as a revolving loan fund and the EDA reserves the right to inquire. The funds associated with this capital grant will remain restricted.

The Fund was awarded a \$960,000 capital grant in 2020 to provide loans to businesses impacted by the COVID-19 pandemic located in the six northern most counties of Vermont – Caledonia, Essex, Franklin, Grand Isle, Lamoille and Orleans. In 2021, all funds were drawn from the EDA for deployment to nine (9) borrowers. In 2022, \$42,000 from an associated technical assistance grant were shifted in the revolving loan fund for a total of \$1,002,000. The additional funds were deployed to two (2) additional borrowers.

Vermont Community Loan Fund, Inc.
NOTES TO FINANCIAL STATEMENTS
December 31, 2023

NOTE 13 PROGRAM IMPACT ON NET ASSETS WITH AND WITHOUT DONOR RESTRICTIONS
(continued)

As of December 31, 2023, the total donor restricted net assets in the EDA were \$1,967,049 and \$1,965,684 at December 31, 2022.

NEXT GENERATION FUND EFFECT ON NET ASSETS WITHOUT DONOR RESTRICTIONS

The Next Generation Fund (NGF) was created by The Fund late in 2013 in order to create a self-sustaining pool of loan capital to support its child care programs. The fund is intended to provide technical assistance and lower cost loans to early care and learning borrowers, through low interest rate bearing investments, permanent capital grants and capacity building grants. The Fund contributed \$250,000 unrestricted equity to the NGF. As of December 31, 2023, The Fund has eighteen (18) investors, including the Office of the Treasurer State of Vermont, totaling approximately \$1.08 million with approximately \$911,000 in loans receivable to nine (9) borrowers.

As of December 31, 2023, the unrestricted net assets in the NGF were \$208,528 and \$205,750 at December 31, 2022.

FOOD, FARMS & FOREST FUND EFFECT ON NET ASSETS WITHOUT DONOR RESTRICTIONS

The Food, Farms & Forest Fund (FFF) was created by The Fund in late 2015 in order to create a self-sustaining pool of loan capital to support its food, farm and forest programs. The fund is intended to provide technical assistance and lower cost loans to food, farm and forest borrowers, through low interest rate bearing investments, permanent capital grants and capacity building grants. As of December 31, 2023 the FFF had fifty-nine (59) investors totaling approximately \$2.28 million in loans payable and has approximately \$1.40 million in loans receivable to twenty-nine (29) borrowers.

As of December 31, 2023, the unrestricted net deficits in the FFF were \$(59,631) and \$(53,463) as of December 31, 2022.

NOTE 14 BORROWER DEPOSITS

The Fund held a cash balance of \$141,060 for one (1) borrower as of December 31, 2022 and was subsequently released in 2023 upon repayment of the underlying loan. The deposit was available to cover any shortfalls in debt repayments.

NOTE 15 403(b) RETIREMENT PLAN

The Fund's 403(b) Plan consists of an Elective Employee Deferral, an employer Match of the Participants' Elective Deferral and a Discretionary Employer Contribution. The Elective Employee Deferral allows each Participant to defer the maximum percentage of Compensation or dollar amount permissible under Code §402(g), not to exceed the limits of Code §§403(b), 404, 414(v) and 415. The Fund matches 100% of the Participants' Elective Deferrals up to a maximum of 2.5%. The Discretionary Employer Contribution is allocated as a percentage of compensation of the eligible Participants for the Plan Year. The Discretionary Contribution was 2.5% in 2022 and 2023. Pension expense for the years ended December 31, 2023 and 2022 was \$61,317 and \$54,539, respectively.

Vermont Community Loan Fund, Inc.
 NOTES TO FINANCIAL STATEMENTS
 December 31, 2023

NOTE 16 FINANCING COMMITMENTS

The Fund was approved for loans from Community National Bank and M&T Bank (formerly People’s United Bank) in 2009, TD Bank in 2012, Bank of America in 2018, the Small Business Administration (SBA) in 2022, the United States Department of Agriculture Intermediary Relending Program (USDA IRP), as well as the United State Department of Agriculture Rural Microenterprise Assistance Program (USDA-RMAP). Each other loan has been renewed at successive maturity since then, if applicable.

At December 31, 2023, The Fund had \$2,500,000 in financing available.

Financing Commitments	Rate	Term (Yrs)	Financing Amount	2023 Outstanding Balance	Available Balance	2022 Outstanding Balance
M&T Bank Line of Credit (LOC)	Variable	1	\$ 500,000	\$ -	\$ 500,000	\$ -
TD Bank LOC	Variable	1	500,000	-	500,000	-
USDA RMAP 2 Loan	1.000%	20	500,000	-	500,000	-
USDA IRP 32 Loan	1.000%	30	1,000,000	-	1,000,000	-
SBA	0.000%	10	500,000	468,693	-	338,112
Total			\$ 3,000,000	\$ 468,693	\$ 2,500,000	\$ 338,112

NOTE 17 OPERATING LEASE AGREEMENT

In 2021, The Fund entered into a ten (10) year lease agreement with Malone 118 Main street Montpelier Properties, LLC to rent office space. The lease agreement included a security deposit of \$4,308. Rental expense for the years ended December 31, 2023 and 2022 was \$48,736 and \$63,484, respectively. There were three months The Fund did not pay rent due to catastrophic flooding in July. These three months were added onto the end of the lease.

In 2022, The Fund adopted FASB Accounting Standards Update (ASU) No. 2016-02, ASC 842, *Leases*, which requires the recognition of a right-of-use asset and a lease liability based on the present value of the remaining lease payments. Under ASC 842, a contract is (or contains) a lease if it conveys the right to control the use of an identified asset for a period of time in exchange for consideration. Control is defined under the standard as having both the right to obtain substantially all of the economic benefits from use of the asset and the right to direct the use of the asset. Management only reassess its determination if the terms and conditions of the contract are changed. The allocation of consideration in the contract is recognized straight-line over the term of the lease. A discount rate of 4.50% was used to determine present value. The adoption of the standard resulted in an increase in operating right-of-use asset of \$544,934 and an increase in lease liability of \$544,934.

At December 31, 2023 the right-of-use asset and lease liability were \$463,040 and 474,577, respectively.

Vermont Community Loan Fund, Inc.
 NOTES TO FINANCIAL STATEMENTS
 December 31, 2023

NOTE 17 OPERATING LEASE AGREEMENT (continued)

A schedule by years of minimum future rentals on the operating lease and the decrease of the net present value (NPV) of the lease liability are as follows:

Year	Rent Expense	Right-of-Use Asset Balance at Dec 31	NPV of Lease Liability Balance at Dec 31
2024	\$ 66,698	\$ 412,200	\$ 427,683
2025	68,365	359,151	376,911
2026	70,074	303,776	322,104
2027	71,826	245,893	263,037
2028	73,622	185,339	199,504
2029	75,462	121,851	131,196
2030	77,349	55,243	57,881
2031	58,728	-	-
Total	\$ 562,124		

At renewal, The Fund has the option to extend the lease for two (2) additional five (5) year terms.

NOTE 18 SUBSEQUENT EVENTS

In accordance with accounting standards, The Fund has evaluated subsequent events through February 26, 2024, which is the date these financial statements were available to be issued. All subsequent events requiring recognition as of December 31, 2023 have been incorporated into these basic financial statements herein.

SUPPLEMENTARY INFORMATION

VERMONT COMMUNITY LOAN FUND, INC. AND SUBSIDIARIES
 SUPPLEMENTARY INFORMATION
 COMBINING SCHEDULE OF FINANCIAL POSITION
 December 31, 2023

Schedule 1

ASSETS	Operating Fund	GMP CVPS RDF/CHP Fund	VECAA Fund	Unrestricted Fund	Agri Tourism Fund	Intermediary Relending Program 29 Fund	Intermediary Relending Program 30 Fund	Intermediary Relending Program 31 Fund	SBA Fund	RMAP Fund	EDA Fund	EDA CARES Fund	Barre Revolving Loan Fund	NBRC Fund	Food, Farms, and Forest Fund	Next Generation Fund	CTE RLF	Elimination	Total
CURRENT ASSETS																			
Cash and Cash Equivalents	\$ 946,725	\$ 141,648	\$ 279,124	\$ 5,367,786	\$ 132,430	\$ 1,065,308	\$ 147,135	\$ 312,462	\$ 567,099	\$ 121,035	\$ 92,689	\$ 192,328	\$ 164,833	\$ 52,699	\$ 890,376	\$ 410,952	\$ 1,212,070	\$ -	\$ 12,096,699
Investments - Certificates of Deposit	-	-	-	-	-	186,639	-	-	-	-	-	-	-	-	-	-	-	-	186,639
Investments	167,282	-	-	3,627,349	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3,794,631
Other Receivables-Current Portion	29,431	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	29,431
Loans Receivable - Current Portion	-	-	-	7,978,401	39,434	633,066	312,374	293,148	122,319	59,775	290,842	91,848	2,802	41,992	475,477	308,572	-	-	10,650,050
Accrued Interest Receivable	8,961	-	-	369,917	570	7,658	3,309	2,513	970	503	3,064	1,337	120	481	3,745	17,417	-	-	420,565
Prepaid Expenses	49,296	-	4,815	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	54,111
Due from Other Programs	191,596	-	-	-	-	-	9,464	7,546	-	-	-	66,233	-	-	-	-	-	(274,839)	-
TOTAL CURRENT ASSETS	1,393,291	141,648	283,939	17,343,453	172,434	1,892,671	472,282	615,669	690,388	181,313	386,595	351,746	167,755	95,172	1,369,598	736,941	1,212,070	(274,839)	27,232,126
NON-CURRENT ASSETS																			
Investments - Long-Term Portion	812,332	-	-	5,080,397	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5,892,729
Loans Receivable - Long-Term Portion	-	-	-	14,674,587	263,389	1,236,471	610,113	572,560	238,906	116,749	568,058	664,830	28,778	82,017	928,677	602,685	192,170	-	20,779,990
Lease - Right to Use Asset	463,040	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	463,040
Security Deposits	4,308	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4,308
Reserve for Loan Losses	-	-	-	(1,243,198)	(10,179)	(123,070)	(153,131)	(39,955)	(57,380)	(14,075)	(53,894)	(29,763)	(948)	(6,160)	(59,629)	(41,473)	-	-	(1,832,855)
Net Property, Plant and Equipment	174,856	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	174,856
TOTAL NON-CURRENT ASSETS	1,454,536	-	-	18,511,786	253,210	1,113,401	456,982	532,605	181,526	102,674	514,164	635,067	27,830	75,857	869,048	561,212	192,170	-	25,482,068
TOTAL ASSETS	\$ 2,847,827	\$ 141,648	\$ 283,939	\$ 35,855,239	\$ 425,644	\$ 3,006,072	\$ 929,264	\$ 1,148,274	\$ 871,914	\$ 283,987	\$ 900,759	\$ 986,813	\$ 195,585	\$ 171,029	\$ 2,238,646	\$ 1,298,153	\$ 1,404,240	\$ (274,839)	\$ 52,714,194
LIABILITIES AND NET ASSETS																			
CURRENT LIABILITIES																			
Accounts Payable	\$ 20,492	\$ -	\$ 1,266	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,758
Accrued Liabilities	83,784	-	10,967	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	94,751
Accrued Interest Payable	-	-	-	161,109	-	11,655	8,120	3,457	2,180	33	-	-	-	-	17,628	3,593	-	-	207,775
Due to Other Programs	-	-	18,701	132,508	795	78,581	-	-	24,336	1,165	4,181	-	2,248	1,835	4,543	5,946	-	(274,839)	-
Deferred Revenue - Current Portion	-	-	-	8,015	-	-	-	-	-	-	-	-	-	-	-	-	448,350	-	456,365
Lease Liability - Current Portion	66,697	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	66,697
Loans Payable - Current Portion	-	-	-	10,634,011	-	219,499	34,077	33,119	93,970	21,939	-	-	-	-	663,370	157,354	-	-	11,857,339
TOTAL CURRENT LIABILITIES	170,973	-	30,934	10,935,643	795	309,735	42,197	36,576	120,486	23,137	4,181	-	2,248	1,835	685,541	166,893	448,350	(274,839)	12,704,685
NON-CURRENT LIABILITIES																			
Deferred Revenue - Long-Term	-	-	-	14,828	-	-	-	-	-	-	-	-	-	-	-	-	955,890	-	970,718
Lease Liability	407,880	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	407,880
Loans Payable - Long-Term	-	-	-	13,604,126	-	2,254,454	805,684	901,653	631,683	279,922	-	-	-	-	1,612,736	922,732	-	-	21,012,990
TOTAL NON-CURRENT LIABILITIES	407,880	-	-	13,618,954	-	2,254,454	805,684	901,653	631,683	279,922	-	-	-	-	1,612,736	922,732	955,890	-	22,391,588
TOTAL LIABILITIES	578,853	-	30,934	24,554,597	795	2,564,189	847,881	938,229	752,169	303,059	4,181	-	2,248	1,835	2,298,277	1,089,625	1,404,240	(274,839)	35,096,273
NET ASSETS																			
Without Donor Restrictions	1,823,202	-	-	11,166,400	(9,373)	441,883	81,383	210,045	119,745	(19,072)	(53,895)	(29,763)	(947)	(6,161)	(59,631)	208,528	-	-	13,872,344
With Donor Restrictions	445,772	141,648	253,005	134,242	434,222	-	-	-	-	-	950,473	1,016,576	194,284	175,355	-	-	-	-	3,745,577
TOTAL NET ASSETS	2,268,974	141,648	253,005	11,300,642	424,849	441,883	81,383	210,045	119,745	(19,072)	896,578	986,813	193,337	169,194	(59,631)	208,528	-	-	17,617,921
TOTAL LIABILITIES AND NET ASSETS	\$ 2,847,827	\$ 141,648	\$ 283,939	\$ 35,855,239	\$ 425,644	\$ 3,006,072	\$ 929,264	\$ 1,148,274	\$ 871,914	\$ 283,987	\$ 900,759	\$ 986,813	\$ 195,585	\$ 171,029	\$ 2,238,646	\$ 1,298,153	\$ 1,404,240	\$ (274,839)	\$ 52,714,194

VERMONT COMMUNITY LOAN FUND, INC. AND SUBSIDIARIES
 SUPPLEMENTARY INFORMATION
 COMBINING SCHEDULE OF ACTIVITIES
 For the Year Ended December 31, 2023

	Operating Fund	GMP CVPS RDF/CHP Fund	VECAA Fund	Unrestricted Fund	Agri Tourism Fund	Intermediary Relending Program 29 Fund	Intermediary Relending Program 30 Fund	Intermediary Relending Program 31 Fund	SBA Fund	RMAP Fund	EDA Fund	EDA CARES Fund	Barre Revolving Loan Fund	NBRC Fund	Food, Farms, and Forest Fund	Next Generation Fund	CTE RLF	Total
CHANGES IN NET ASSETS WITHOUT DONOR RESTRICTIONS																		
Revenue and Support																		
Contributions	\$ 160,688	\$ -	\$ -	\$ 43,224	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 203,912
Grants	143,231	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	143,231
Financing Charges	117,688	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	117,688
Loan Interest	-	-	-	1,129,706	10,014	98,066	44,926	47,592	14,538	7,263	31,286	5,851	1,975	5,413	69,832	55,689	-	1,522,151
Net Investment Income	51,447	-	-	531,624	-	32,128	3,743	7,593	12,364	2,852	3,635	-	3,853	-	12,413	10,060	-	671,712
Other Income	178,586	-	-	(67,387)	-	-	-	-	-	-	-	-	-	-	-	-	-	111,199
Net Assets Released from Restrictions	187,306	-	300,720	6,665	-	-	-	-	-	-	12,787	-	1,960	-	-	-	-	509,438
Total Unrestricted Revenue and Support	838,946	-	300,720	1,643,832	10,014	130,194	48,669	55,185	26,902	10,115	47,708	5,851	7,788	5,413	82,245	65,749	-	3,279,331
Expenses:																		
Program Services	1,325,925	-	300,720	616,419	(3,463)	50,996	124,467	21,998	44,172	37,901	3,177	(5,081)	1,537	8,176	41,582	13,786	-	2,582,312
Management and General	466,183	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	466,183
Fundraising	106,765	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	106,765
Total Expenses	1,898,873	-	300,720	616,419	(3,463)	50,996	124,467	21,998	44,172	37,901	3,177	(5,081)	1,537	8,176	41,582	13,786	-	3,155,260
CHANGE IN NET ASSETS WITHOUT DONOR RESTRICTIONS BEFORE TRANSFERS																		
	(1,059,927)	-	-	1,027,413	13,477	79,198	(75,798)	33,187	(17,270)	(27,786)	44,531	10,932	6,251	(2,763)	40,663	51,963	-	124,071
Transfers																		
	1,654,011	-	-	(1,319,066)	(10,014)	(104,311)	(40,261)	(45,632)	878	1,160	(34,921)	-	(5,828)	-	(46,831)	(49,185)	-	-
CHANGE IN NET ASSETS WITHOUT DONOR RESTRICTIONS																		
	594,084	-	-	(291,653)	3,463	(25,113)	(116,059)	(12,445)	(16,392)	(26,626)	9,610	10,932	423	(2,763)	(6,168)	2,778	-	124,071
NET ASSETS WITHOUT DONOR RESTRICTIONS- January 1, 2023																		
	1,229,118	-	-	11,458,053	(12,836)	466,996	197,442	222,490	136,137	7,554	(63,505)	(40,695)	(1,370)	(3,398)	(53,463)	205,750	-	13,748,273
NET ASSETS WITHOUT DONOR RESTRICTIONS - December 31, 2023																		
	\$ 1,823,202	\$ -	\$ -	\$ 11,166,400	\$ (9,373)	\$ 441,883	\$ 81,383	\$ 210,045	\$ 119,745	\$ (19,072)	\$ (53,895)	\$ (29,763)	\$ (947)	\$ (6,161)	\$ (59,631)	\$ 208,528	\$ -	\$ 13,872,344
CHANGES IN NET ASSETS WITH DONOR RESTRICTIONS																		
Contributions	\$ -	\$ -	\$ 19,009	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,009
Grants	114,000	-	253,000	-	-	-	-	-	-	-	-	-	-	80,750	-	-	-	447,750
Net Investment Income	-	3,291	-	-	2,411	-	-	-	-	-	-	3,479	-	454	-	-	-	9,635
Net Loan Interest Income	-	-	-	-	-	-	-	-	-	-	-	10,673	-	47	-	-	-	10,720
Net Assets Released from Restrictions	(187,306)	-	(300,720)	(6,665)	-	-	-	-	-	-	(12,787)	-	(1,960)	-	-	-	-	(509,438)
CHANGE IN NET ASSETS WITH DONOR RESTRICTIONS																		
	(73,306)	3,291	(28,711)	(6,665)	2,411	-	-	-	-	-	(12,787)	14,152	(1,960)	81,251	-	-	-	(22,324)
NET ASSETS WITH DONOR RESTRICTIONS- January 1, 2023																		
	519,078	138,357	281,716	140,907	431,811	-	-	-	-	-	963,260	1,002,424	196,244	94,104	-	-	-	3,767,901
NET ASSETS WITH DONOR RESTRICTIONS - December 31, 2023																		
	\$ 445,772	\$ 141,648	\$ 253,005	\$ 134,242	\$ 434,222	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 950,473	\$ 1,016,576	\$ 194,284	\$ 175,355	\$ -	\$ -	\$ -	\$ 3,745,577