

**New Hampshire Community Loan Fund, Inc.**  
**Portfolio Management Report - 06/30/2024 - External**

**FUNDS AVAILABILITY ANALYSIS**

Senior Debt - Notes Payable to Investors	149,332,953	<b>BREAKOUT OF SENIOR DEBT - NOTES PAYABLE TO INVESTORS</b>	
plus: Subordinate Debt (EQ2s)	11,600,000	Opportunity-NH Investments	Unsecured 112,372,106
plus: Equity - Financing Activity Net Assets (see below)	<u>50,688,701</u>	Other Notes Payable to Investors	Unsecured 32,050,000
		Drawn Lines of Credit - Unsecured	Unsecured 0
Total Capital	211,621,654	Drawn Lines of Credit - Secured	Secured 0
less: Loans Receivable from Borrowers (net of ACL)	187,780,321	USDA Intermediary Relending Program	Secured <u>4,910,847</u>
less: Development Investments Outstanding (at cost)	1,250,000	<b>TOTAL SENIOR DEBT</b>	<b><u>149,332,953</u></b>
less: Equity Investments Outstanding (at cost)	880,274	Secured Debt Ratio (Secured Debt to Total Assets)	2%
less: Commitments & Reservations (see list below)	<u>4,028,323</u>	Secured Debt Ratio - Covenant Maximum	20%
Total Capital Less Deployment and Commitments:	17,682,736	<b>BREAKOUT OF FUNDS AVAILABLE TO LEND</b>	
less: Liquidity reserve (10% of Senior Unsecured Debt)	14,442,211	NCIC - Restricted	4,695,005
plus: Lines of Credit Available for Lending Activities (real estate & unsecured)	<u>8,156,000</u>	Community Loan Fund - General Pool	<u>6,701,520</u>
<b>TOTAL FUNDS AVAILABLE TO LEND</b>	<b><u>11,396,525</u></b>	<b>TOTAL FUNDS AVAILABLE TO LEND</b>	<b><u>11,396,525</u></b>
Average of last 24 months of lending	5 months		
<b>Deployment Ratio</b> (Deployment & Commitments / Total Capital) - excludes interfund loans	91%		

**PORTFOLIO MANAGEMENT POLICIES**

<b>Equity Ratio (as of 06/30/2024)</b>		<b>Allowance for Credit Loss (ACL)</b>	4,021,140
Financing Activity Net Assets (Equity) [a]	50,688,701	ACL % of loans receivable (not including self-financed interfund LR)	2.11%
Other Unrestricted Net Assets [b]	5,844,577		
Total Assets [c]	220,225,049	<b>Maximum Loan Size</b>	7% of total capital 14,813,516
Subordinated Debt (EQ2s) [d]	11,600,000	<b>Max. Loans to Borrower</b>	15% of total capital 31,743,248
<b>Equity Ratio - Minimum (Policy)</b>	<b>15.00%</b>		
<b>Equity Ratio - Actual [a + b] / c</b>	<b>25.67%</b>	<b>3 Largest Borrowers</b>	
Equity Ratio including Subordinate Debt (EQ2s) - [a + b + d] / c	30.94%	ROC-NH (2 loans; 2029 maturity)	2.85% <u>6,026,246</u>
		ROC-NH (1 Loan; 2028 maturity)	2.76% 5,841,050
		ROC-NH (2 loans; 2034 maturity)	2.65% 5,600,000
<b>Financing Activity Net Assets - Cumulative Since Inception</b>		Loans Outstanding to Borrowers (excludes non-recourse participations and deferred loan fees)	190,848,404
Equity Donations	47,024,093	Self-Financed Property Loans Receivable (Interfund Loans)	<u>953,057</u>
plus: self-generated - surplus earnings	16,268,039	<b>Total Portfolio of Loans Outstanding to Borrowers</b>	<b>191,801,461</b>
plus: net gains on development invstmnts.	2,953,952	Development and Equity Investments	<u>2,130,274</u>
less: allowance for credit loss	(4,021,140)	<b>Total Financings outstanding</b>	<b>193,931,736</b>
less: net borrower losses (2.1% of total loans made)	(9,860,781)		
less: net OREO losses and carrying costs (since FY2008)	(928,216)		
+/- other net gains/(losses)	(747,246)		
<b>Total Financing Activity Net Assets (Equity)</b>	<b>50,688,701</b>		

**SPREAD ANALYSIS (as of 6/30/2024)**

	weighted avg. rate	weighted avg. term remaining (mos.)		weighted avg. rate	weighted avg. term remaining (mos.)
Senior Notes Payable to Investors - Opportunity-NH Investment	2.82%	31	Loans Receivable	6.60%	158
Senior Notes Payable to Investors - Other	4.02%	77	Other Financing (DevInv, EqInv, Guar)	2.93%	n/a
EQ2's	2.63%	75	L/R & Other Financing	6.56%	n/a
Equity	0.00%	229*	Lending Cash & Investment Accounts	4.56%	n/a
Lines of Credit	8.25%	23	L/R, DI & Cash - <b>EARNING RATE [a]</b>	6.37%	n/a
LP, EQ2 & LOC - <b>COST OF FUNDS [b]</b>	3.08%	45	<b>Spread without Equity</b>	<b>3.29% [a - b]</b>	
LP, EQ2, LOC, & Equity [c]	2.36%	89	<b>Spread with Equity</b>	<b>4.01% [a - c]</b>	

\* (Equity / allowance for credit loss on loans and guaranty x 12)

**COMMITMENTS**

**Committed Loans**

Business Builder	closed 5/29/2024	0	ROC-NH	closed B-939	0
Business Builder	closed B-1088	0	ROC-NH	closed B-589A	0
Business Builder	appr 6/11/2024	140,000	ROC-NH	closed B-948	0
Child Care	closed B-1015	0	ROC-NH	closed B-1075	0
Northern Community Investment Capital	closed R-191	39,690	ROC-NH	closed B-1108	35,000
Northern Community Investment Capital	appr 6/21/2024	90,000	ROC-NH	closed B-1109	0
Northern Community Investment Capital	apprv 6/27/24	20,000	ROC-NH	closed B-1027	181,000
Northern Community Investment Capital	closed R-210	13,333	ROC-NH	closed B-844	0
ROC-NH	apprv 7/2017	0	ROC-NH	closed B-1105	46,000
ROC-NH	apprv 1/2024	0	ROC-NH	closed B-1106	0
ROC-NH	apprv 5/24/24	1,599,000	ROC-NH	closed B-1019	0
ROC-NH	closed B-815	0	ROC-NH	closed B-1096	150,000
ROC-NH	closed B-1039	225,000	ROC-NH	closed B-891	0
ROC-NH	closed B-1038	0	ROC-NH	closed B-964	0
ROC-NH	closed B-802	0	ROC-NH	closed B-965	0
ROC-NH	closed B-934	0			0
ROC-NH	closed B-933	0			0
ROC-NH	closed B-1037	170,000	WHL - Homes in Co-ops Batch B-395 (9 Loans)		946,700
ROC-NH	closed B-1094	20,000	WHL - Homes on Land Batch B-685 (2 Loans)		225,400
ROC-NH	closed B-1031	75,000	<b>Total Committed Loans</b>		<b>3,976,123</b>

**Other Commitments (Investments & Guaranties)**

**Reserved Loans**

	ROC-NH	Refinance B-450	7,200
	ROC-NH	Refi B-890 & B-935	45,000
<b>Total Other Commitments</b>	-	<b>Total Reserved Loans</b>	<b>52,200</b>

**NEAR FUTURE INFORMATION**

New investments and EQ2s expected in within 90 days:	2,655,000	
Equity Donations expected in within 90 days:	0	
Borrower payments expected within 90 days:	2,800,630	
Loan sales or participations expected within 90 days:	-	
Investor payments within 90 days: (6 Investments)	(3,665,000)	(11,098,032) Total Maturities
Line of Credit maturities within 90 days (0 LOCs):	0	