



**Financial Report**  
**March 31, 2023 and 2022**

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## Nonprofit Accounting & Consulting Specialists

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### Independent Auditor's Report

Board of Directors  
The Genesis Fund  
Brunswick, Maine

#### **Opinion**

We have audited the accompanying financial statements of The Genesis Fund (a nonprofit Organization), which comprise the statements of financial position as of March 31, 2023 and 2022, and the related statements of activities, functional expenses 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 The Genesis Fund as of March 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 audits 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 The Genesis Fund and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audits. 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 The Genesis Fund'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 consolidated 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 of the effectiveness of The Genesis Fund'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 Genesis Fund'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.

As stated in the opinion section of this report, the financial statements of The Genesis Fund present fairly, in all material respects, the financial position of The Genesis Fund as of March 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.

*PGM, LLC*

Biddeford, Maine  
July 28, 2023

## Statements of Financial Position

March 31,

	2023	2022
<b>ASSETS</b>		
<b>Current Assets</b>		
Cash and cash equivalents	\$ 9,513,653	\$ 8,415,024
Restricted cash	216,498	259,580
Accounts receivable	48,779	13,117
Grants receivable	1,075,359	15,374
Notes receivable, current portion	4,399,171	5,102,178
Accrued interest receivable	193,509	126,525
Prepaid expenses	15,660	11,977
<b>Total Current Assets</b>	<b><u>15,462,629</u></b>	<b><u>13,943,775</u></b>
<b>Property and Equipment</b>		
Buildings	575,871	561,876
Equipment and vehicles	60,450	63,925
	<u>636,321</u>	<u>625,801</u>
Accumulated depreciation	(202,593)	(180,617)
	<u>433,728</u>	<u>445,184</u>
Land	94,213	94,213
<b>Total Property and Equipment</b>	<b><u>527,941</u></b>	<b><u>539,397</u></b>
<b>Other Assets</b>		
Notes receivable, net of current portion	31,562,888	24,806,918
Allowance for loan losses	(1,328,862)	(1,147,273)
Investment long-term	500	500
<b>Total Other Assets</b>	<b><u>30,234,526</u></b>	<b><u>23,660,145</u></b>
<b>Total Assets</b>	<b><u>\$ 46,225,096</u></b>	<b><u>\$ 38,143,317</u></b>

## Statements of Financial Position (Continued)

March 31,

	2023	2022
<b>LIABILITIES AND NET ASSETS</b>		
<b>Current Liabilities</b>		
Accounts payable	\$ 37,921	\$ 35,656
Accrued interest payable	386,749	331,508
Accrued payroll and payroll taxes	63,065	46,328
Notes payable, current portion	7,974,889	10,591,716
Subordinated debt, current portion		500,000
Deferred revenue	36,272	18,977
<b>Total Current Liabilities</b>	<u>8,498,896</u>	<u>11,524,185</u>
<b>Other Liabilities</b>		
Subordinated debt, net of current portion	4,500,000	750,000
Notes payable, net of current portion	20,332,756	14,553,030
PPP forgivable advance		147,240
<b>Total other liabilities</b>	<u>24,832,756</u>	<u>15,450,270</u>
<b>Total Liabilities</b>	<u>33,331,652</u>	<u>26,974,455</u>
<b>Net Assets</b>		
Without donor restrictions		
Undesignated	1,034,262	515,697
Board designated for lending	9,595,920	8,416,886
<b>Total without donor restrictions</b>	<u>10,630,182</u>	<u>8,932,583</u>
With donor restrictions	2,263,262	2,236,279
<b>Total Net Assets</b>	<u>12,893,444</u>	<u>11,168,862</u>
<b>Total Liabilities and Net Assets</b>	<u>\$ 46,225,096</u>	<u>\$ 38,143,317</u>

## Statement of Activities

Year Ended March 31, 2023

	Without Donor Restrictions	With Donor Restrictions	Total
<b>Operating Revenue</b>			
Lending income			
Interest income - lending	\$ 1,587,488	\$ 31,500	\$ 1,618,988
Loan fee income	167,173		167,173
Grants	3,307,798	100,000	3,407,798
Contracts	25,000		25,000
Contributions	129,649		129,649
Technical Assistance fees	29,975		29,975
Investment interest and dividends	105,715		105,715
Other income	8,513		8,513
Net asset releases from operations	103,900	(103,900)	
<b>Total Revenues and Releases</b>	<u>5,465,211</u>	<u>27,600</u>	<u>5,492,811</u>
<b>Expenses</b>			
Program Services	3,497,287		3,497,287
Supporting services			
Management and general	201,708		201,708
Fundraising	69,234		69,234
<b>Total Expenses</b>	<u>3,768,229</u>		<u>3,768,229</u>
<b>Change in Net Assets from Operations</b>	<u>1,696,982</u>	<u>27,600</u>	<u>1,724,582</u>
<b>Non-Operating Revenue and Expenses</b>			
Net assets released from revolving loan funds	617	(617)	
<b>Total Non-Operating Revenue and Expenses</b>	<u>617</u>	<u>(617)</u>	
<b>Change in Net Assets</b>	<u>1,697,599</u>	<u>26,983</u>	<u>1,724,582</u>
<b>Net Assets, Beginning of Year</b>	<u>8,932,583</u>	<u>2,236,279</u>	<u>11,168,862</u>
<b>Net Assets, End of Year</b>	<u>\$ 10,630,182</u>	<u>\$ 2,263,262</u>	<u>\$ 12,893,444</u>

## Statement of Activities

Year Ended March 30, 2022

	Without Donor Restrictions	With Donor Restrictions	Total
<b>Operating Revenue</b>			
Interest income - lending	\$ 1,408,248	\$ 25,800	\$ 1,434,048
Loan fee income	93,495		93,495
Grants	3,067,557	100,000	3,167,557
Contributions	108,144		108,144
Technical Assistance fees	19,766		19,766
Investment interest and dividends	15,257		15,257
Other income	9,150		9,150
Net assets released from operations	25,000	(25,000)	
<b>Total Revenues and Releases</b>	<u>4,746,617</u>	<u>100,800</u>	<u>4,847,417</u>
<b>Expenses</b>			
Program Services	1,892,872		1,892,872
Supporting services			
Management and general	153,522		153,522
Fundraising	49,995		49,995
<b>Total Expenses</b>	<u>2,096,389</u>		<u>2,096,389</u>
<b>Change in Net Assets from Operations</b>	<u>2,650,228</u>	<u>100,800</u>	<u>2,751,028</u>
<b>Non-Operating Revenue and Expenses</b>			
Grants for revolving loan funds		337,500	337,500
Grants for loan capital		8,000	8,000
Net assets released from revolving loan funds	26,730	(26,730)	
Net assets released from loan capital	118,000	(118,000)	
<b>Total Non-Operating Revenue and Expenses</b>	<u>144,730</u>	<u>200,770</u>	<u>345,500</u>
<b>Change in Net Assets</b>	<u>2,794,958</u>	<u>301,570</u>	<u>3,096,528</u>
<b>Net Assets, Beginning of Year</b>	<u>6,137,625</u>	<u>1,934,709</u>	<u>8,072,334</u>
<b>Net Assets, End of Year</b>	<u>\$ 8,932,583</u>	<u>\$ 2,236,279</u>	<u>\$ 11,168,862</u>



## Statement of Functional Expenses

Year Ended March 31, 2023

	Program Services	Management and General	Fundraising	Total
<b>Expenses:</b>				
Salaries	\$ 747,116	\$ 138,889	\$ 25,266	\$ 911,271
Payroll taxes	56,266	10,513	1,925	68,704
Benefits	106,679	19,238	3,860	129,777
Interest expense	699,749			699,749
Grant expenses	1,358,805			1,358,805
Professional fees	194,554	5,415	2,171	202,140
Equipment	15,143	3,331	668	19,142
Utilities	5,811	1,022	200	7,033
Occupancy	19,151	3,622	624	23,397
Insurance and taxes	18,962	2,726	774	22,462
Travel	12,954	151	179	13,284
Conferences and training	5,169		15	5,184
Meetings	2,133	61	57	2,251
Supplies	4,625	1,002	1,979	7,606
Loan servicing expense	7,329			7,329
Postage and shipping	1,311	59	525	1,895
Telephone and internet	3,139	556	113	3,808
Dues and publications	10,805	85	294	11,184
Fees and licenses	684	7,922	304	8,910
Marketing and outreach	25,136	2,568	29,553	57,257
Depreciation	20,177	4,548	727	25,452
Loan loss provision	181,589			181,589
<b>Total Expenses</b>	<b>\$ 3,497,287</b>	<b>\$ 201,708</b>	<b>\$ 69,234</b>	<b>\$ 3,768,229</b>

## Statement of Functional Expenses

Year Ended March 31, 2022

	Program Services	Management and General	Fundraising	Total
<b>Expenses:</b>				
Salaries	\$ 599,581	\$ 110,225	\$ 23,978	\$ 733,784
Payroll taxes	15,369	2,812	562	18,743
Benefits	94,572	15,705	3,844	114,121
Interest expense	589,249			589,249
Grant expenses	211,876			211,876
Professional fees	123,487	12,278	2,138	137,903
Equipment	10,081	976	232	11,289
Utilities	5,312	845	208	6,365
Occupancy	15,961	2,716	638	19,315
Insurance and taxes	18,317	3,210	641	22,168
Travel	3,594	8	121	3,723
Conferences and training	2,142	157	154	2,453
Meetings	1,186	86	216	1,488
Supplies	2,485	885	154	3,524
Loan servicing expense	7,376			7,376
Postage and shipping	1,563	88	271	1,922
Telephone and internet	2,287	401	94	2,782
Dues and publications	3,600	118	717	4,435
Fees and licenses	989	11	216	1,216
Marketing and outreach	12,672	48	14,965	27,685
Depreciation	17,296	2,952	845	21,093
Miscellaneous expenses	1,249	1	1	1,251
Loan loss provision	152,628			152,628
<b>Total Expenses</b>	<u>\$1,892,872</u>	<u>\$ 153,522</u>	<u>\$ 49,995</u>	<u>\$ 2,096,389</u>

## Statements of Cash Flows

Years Ended March 31,

	2023	2022
<b>Cash flows from operating activities:</b>		
Change in net assets	\$ 1,724,582	\$ 3,096,528
Adjustments to reconcile change in net assets to net cash flows provided by operating activities:		
Depreciation	25,452	21,093
Provision for loan losses	181,589	152,628
Forgiveness of PPP advance	(147,240)	
(Increase) decrease in operating assets:		
Accounts receivable	(35,662)	16,556
Grants receivable	(1,059,985)	(8,884)
Interest receivable	(66,984)	(21,413)
Prepaid items	(3,683)	31,783
Increase (decrease) in operating liabilities:		
Accounts payable	2,265	15,331
Accrued payroll and payroll taxes	16,737	5,155
Accrued interest	55,241	45,732
Deferred grants	17,295	9,684
Total adjustments	<u>(1,014,975)</u>	<u>267,665</u>
<b>Net cash flows provided by operating activities</b>	<b>709,607</b>	<b>3,364,193</b>
<b>Cash flows from investing activities:</b>		
Purchase of property and equipment	(13,996)	(12,072)
Advances on loans receivable	(11,970,756)	(9,307,950)
Payments received on loans receivable	5,917,793	4,220,359
<b>Net cash flows from investing activities</b>	<b>(6,066,959)</b>	<b>(5,099,663)</b>
<b>Cash flows from financing activities:</b>		
Principal payments on long debt	(1,533,972)	(1,108,544)
Proceeds from issuance of long term debt	7,946,871	3,313,816
<b>Net cash flows from financing activities</b>	<b>6,412,899</b>	<b>2,205,272</b>
<b>Net increase in cash, cash equivalents, and restricted cash</b>	<b>1,055,547</b>	<b>469,802</b>
<b>Cash, cash equivalents, and restricted cash at beginning of year</b>	<b>8,674,604</b>	<b>8,204,802</b>
<b>Cash, cash equivalents and restricted cash at end of year</b>	<b>\$ 9,730,151</b>	<b>\$ 8,674,604</b>
<b>Supplemental disclosure of cash flow information:</b>		
Cash paid during the year for interest	<u>\$ 644,508</u>	<u>\$ 543,517</u>
<b>Cash and cash equivalents</b>		
Cash	\$ 9,513,653	\$ 8,364,659
Certificates of deposit		50,365
Restricted cash	216,498	259,580
	<u>\$ 9,730,151</u>	<u>\$ 8,674,604</u>

## Notes to Financial Statements

March 31, 2023 and 2022

### NOTE 1 – NATURE OF THE ORGANIZATION

The Genesis Fund (Genesis) is a critical link in the development of affordable housing and community facilities in Maine, New Hampshire, and Vermont. Its mission is to bring together resources to create housing and other economic and social opportunities for underserved people and communities. The Genesis Fund, a certified Community Development Financial Institution (CDFI), is a statewide nonprofit organization that began operations in 1992.

The Genesis Fund provides innovative financing by soliciting low-interest loans from individuals, churches, corporations and foundations and then re-lending the money to nonprofit organizations developing affordable housing and community facilities in underserved neighborhoods, people and communities throughout Maine and beyond. If requested, The Genesis Fund provides substantial technical assistance to nonprofit organizations that will create housing and community development opportunities.

### NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNT POLICIES

#### Basis of Presentation

The accompanying financial statements have been prepared on the accrual basis of accounting in accordance with generally accepted accounting principles. Net assets and revenues, expenses, gains and losses are classified based on the existence or absence of donor-imposed restrictions. Accordingly, net assets of The Genesis Fund and changes therein are classified and reported as follows:

#### Net Assets without Donor Restrictions

Net assets available for use in general operations and not subject to donor (or certain grantor) restrictions and can be used for any purpose designated by the board.

#### Net Assets with Donor Restrictions

Net assets subject to stipulations imposed by donors and grantors. Some donor restrictions are temporary in nature; those will be met by actions of The Genesis Fund or by the passage of time. Other donor restrictions are perpetual in nature, whereby the donor has stipulated the funds be maintained in perpetuity.

Donor restricted contributions are reported as increases in net assets with donor restrictions. When a restriction expires, net assets are reclassified from net assets with donor restrictions to net assets without donor restrictions in the statement of activities.

#### Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

#### Accounts Receivable

Accounts receivable are stated at the amount management expects to collect from outstanding balances. Management provides for probable uncollectible amounts through a charge to earnings and a credit to a valuation allowance based on its assessment of the current status of individual accounts. Balances that are still outstanding after management has used reasonable collection efforts are written off through a charge to the valuation allowance and a credit to trade accounts receivable. There was no allowance for doubtful accounts at March 31, 2023 and 2022.

## Notes to Financial Statements

March 31, 2023 and 2022

### NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNT POLICIES – CONTINUED

#### Property and Equipment

Property and equipment are stated at cost or estimated fair value if donated. The Genesis Fund capitalizes all expenditures in excess of \$5,000 with a life of more than one year. Depreciation of property and equipment is computed on a straight-line basis over their estimated useful lives varying from three to thirty years.

#### Fair Value Measurements

Investments are carried at fair value or on the equity method based on the nature of the investment.

Fair value is the exchange price that would be received for an asset or paid to transfer a liability (an exit price) in the principal or most advantageous market for the asset or liability in an orderly transaction between market participants on the measurement date. In determining fair value, The Genesis Fund uses various methods, including market, income and cost approaches. Based on these approaches, The Genesis Fund often utilizes certain assumptions that market participants would use in pricing the asset or liability, including assumptions about risk and/or the risks inherent in the inputs to the valuation technique. These inputs can be readily observable, market corroborated, or generally unobservable inputs. The Genesis Fund utilizes valuation techniques that maximize the use of observable inputs and minimize the use of unobservable inputs. Observable inputs are inputs that market participants would use in pricing the asset or liability based on market data obtained from independent sources. Unobservable inputs reflect assumptions that market participants would use in pricing the asset or liability based on the best information available in the circumstances

Generally accepted accounting principles require that fair value of financial assets be measured using a fair value hierarchy that maximizes the use of observable inputs and minimizes the use of unobservable inputs by requiring that the observable inputs be used when available. The hierarchy is categorized into three levels using the following guidelines:

Level 1 - Observable inputs that reflect quoted prices for identical assets or liabilities in active markets, such as stock quotes;

Level 2 - Includes inputs other than Level 1 inputs that are directly or indirectly observable in the marketplace, such as yield curves or other market data;

Level 3 - Unobservable inputs which reflect the reporting entity's assessment of the assumptions that market participants would use in pricing the asset or liability including assumptions about risk, such as bid/ask spreads and liquidity discounts.

In determining the appropriate levels, The Genesis Fund performs a detailed analysis of the assets and liabilities that are subject to fair value. At each reporting period, all assets and liabilities for which the fair value measurement is based on significant unobservable inputs are classified as Level 3.

Genesis determined that the investment portfolio consisted of certificates of deposits which are not required to be classified in the fair value hierarchy.

## Notes to Financial Statements

March 31, 2023 and 2022

### NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNT POLICIES – CONTINUED

#### Certificates of Deposit

Certificates of deposit are recorded at cost and are not required to be classified in one of the levels prescribed by the fair value hierarchy.

#### Cash and Cash Equivalents

The Genesis Fund maintains cash at several financial institutions. The accounts are guaranteed by the Federal Deposit Insurance Corporation (FDIC) up to \$250,000 per depositor. At various times throughout the year and at year end, the Genesis Fund had cash balances in excess of FDIC insurance. The Genesis Fund mitigates this risk using Insured Cash Sweep (ICS) accounts and believes it is not exposed to any significant credit risk on its cash balances. The balance in the ICS at March 31, 2023 was approximately \$8,973,500.

Genesis considers all cash and other highly liquid instruments with initial maturities of three months or less to be cash equivalents.

#### Loans Receivable

The Genesis Fund issues loans that provide social benefit to the community through financing affordable housing and community facilities. The majority of these loans are held for investment.

The Genesis Fund's lending programs cover a broad range of lending opportunities, all of which are designed to provide housing opportunities or meet other community facility needs for low income individuals or individuals with disabilities. The loans support a variety of affordable housing programs and other projects.

Loans are stated at the principal amount outstanding reduced by an allowance for loan loss. Interest income on loans is accrued on the principal outstanding at the loans' stated interest rates. The loans are collateralized by the mortgage liens on the borrower's real estate and other collateral. Outstanding loans currently bear interest, including both fixed and variable rates.

#### Allowance for Loan Losses

The allowance for loan loss for every loan is evaluated by lending and collection management no less than annually. This evaluation is based upon their estimate of the collectability of the loan in light of historical experience, the existence of any adverse situation that may affect the borrower's ability to repay, the estimated value of any underlying collateral, and prevailing economic conditions. This evaluation is inherently subjective as it requires estimates that are susceptible to significant revision as more information becomes available. The Genesis Fund sets the allowance for loan loss at a level that is considered adequate to absorb probable losses in the portfolio based on management's evaluation as described above, including losses on loans classified as troubled debt restructures.

The allowance for loan loss is established by a charge to expense. Actual losses are charged against the allowance when management determines that such write-off is warranted. Subsequent recoveries, if any, are credited to revenue.

## Notes to Financial Statements

March 31, 2023 and 2022

### NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNT POLICIES – CONTINUED

#### Non-accrual Loans

The accrual of interest on loans is discontinued at the time the loan is 90 days delinquent unless the credit is well-secured and in the process of collection. Past due status is based on contractual terms of the loan. In all cases, loans are placed on non-accrual status or charged-off when management determines, after considering economic conditions, business conditions, and collection efforts, that collection is considered doubtful.

All interest accrued on loans that are either placed on non-accrual status or charged off is reversed against interest income. The interest on these loans is accounted for on the cash-basis until qualifying for return to accrual. Loans are returned to accrual status when all principal and interest amounts contractually due are brought current and future payments are reasonably assured.

Loans are charged off in whole or in part when, in management's opinion, collectability is not considered probable due to the borrower's failure to meet repayment terms, deteriorating or deteriorated financial condition, the depreciation of the underlying collateral, or for other appropriate reasons.

#### Impaired Loans

A loan is considered impaired when, based on current information or factors, it is probable that The Genesis Fund will be unable to collect the principal and interest payments in full according to the contractual loan agreement. Management considers many factors and their significance in determining whether a loan is impaired. Such review is done on a case-by-case basis, taking into consideration all of the circumstances surrounding the loan and the borrower.

#### Troubled Debt Restructuring

Troubled debt restructurings ("TDRs") would result from The Genesis Fund's loss mitigation activities and would occur when a material concession is granted to a borrower that is experiencing financial difficulty. Such concessions are intended to minimize financial loss and avoid foreclosure or repossession of collateral. Once modified, a restructured loan is generally considered impaired until its contractual maturity, regardless of borrower performance under the modified terms. All restructured loans are evaluated quarterly and are reported as impaired for the life of the loan. The modified loan may return to accrual status if it meets The Genesis Fund's criteria to do so. There have been no restructured loans as of March 31, 2023 and 2022.

#### Revenue and Revenue Recognition

Contributions, including unconditional promises to give, are recorded as made. All contributions are available for unrestricted use unless specifically restricted by the donor. Conditional promises to give are recognized when the conditions on which they depend are substantially met. Unconditional promises to give due in the next year are recorded at their net realizable value. Unconditional promises to give due in subsequent years are reported at the present value of their net realizable value, using an interest rate determined by the risk.

Donated securities are recorded at the fair value on the date received from the donor. In-kind contributions are recorded at fair value at the date of the gift.

## Notes to Financial Statements

March 31, 2023 and 2022

### NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNT POLICIES – CONTINUED

#### Revenue and Revenue Recognition - Continued

Conditional promises to give, that is, those with a measurable performance or other barrier, and a right of return, are not recognized until the conditions on which they depend have been substantially met. Certain governmental and private grants are conditioned upon certain performance requirements and the incurrence of allowable qualifying expenses are not recognized in the accompanying financial statements. Consequently, at March 31, 2023 and 2022 conditional contributions approximating \$909,000 and \$933,000 for which no amounts had been received in advance, have not been recognized in the accompanying financial statements.

Grants for which amounts have been received but are conditioned upon certain performance requirements or incurrence of allowable qualifying expenses or events are recorded as deferred revenue and recognized as revenue when the conditions have been met. Grant revenue earned but not yet received is recorded as grants receivable and funds received but not yet earned are recorded as unapplied grant funds.

Technical assistance revenue and rental revenue are recognized at the time the services are provided.

#### Operating and Non-Operating Revenue

The Genesis Fund reports the results of its activities in two categories: operating revenue and non-operating revenue and expenses. Non-operating revenue and expenses include government and other grants to capitalize loan funds and gains and losses.

#### Concentration of Credit Risk

The Genesis Fund had 91% and 91% of its loans outstanding in Maine at March 31, 2023 and 2022, respectively.

#### Income Taxes

The Genesis Fund is a nonprofit organization as described in Section 501(c) (3) of the Internal Revenue Code and, as such, is exempt from federal income taxes on related income pursuant to Section 501(a) of the IRS Code.

#### Functional Expense Allocation

The costs of program and supporting services activities have been summarized on a functional basis in the statements of activities. The statements of functional expenses present the natural classification detail of expenses by function. Accordingly, certain costs have been allocated among the programs and supporting services benefited.



## Notes to Financial Statements

March 31, 2023 and 2022

### NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNT POLICIES – CONTINUED

#### Advertising and Promotion Costs

The Genesis Fund expenses advertising and promotion costs as incurred. Costs incurred for the year ended March 31, 2023 and 2022 were \$12,455 and \$16,555 respectively.

#### Donated Services

A substantial number of the Board of Directors made significant contributions of time to The Genesis Fund. The value of this time is not reflected in these financial statements since it is not susceptible to objective measurement of valuation.

#### Recently Adopted Accounting Pronouncements

##### *Leasing*

In February 2016, the FASB issued ASU 2016-2, *Leases*. This new standard provides financial statements users a more accurate picture of the assets and long-term financial obligations of entities that lease. The standard is for a dual-model approach: a lessee would account for most existing capital leases as Type A leases, and most existing operating leases as Type B leases. Both are reported on the balance sheet of the entity for leases with a term exceeding 12 months. For nonpublic companies, the new leasing standard applies for fiscal years beginning after December 15, 2021. Management has adopted the standard but currently has no leases so there was effect on the financial statements for the years presented.

##### *Contributed Nonfinancial Assets*

In September 2020, FASB issued ASU update 2020-07, *Presentation and Disclosures by Not-for-Profit Entities for Contributed Nonfinancial Assets*. This new standard increases the transparency of contributed nonfinancial for not-for-profit (NFP) entities through enhancements to presentation and disclosure to include disaggregation of contributed nonfinancial assets and qualitative information about the use of these asset as well as descriptions regarding restrictions, valuation techniques and fair value measurement. The new standard applies for years beginning after June 30, 2021. Management has adopted the standard which had no effect on the financial statements for the years presented.

#### New Accounting Pronouncements

##### *Financial Instruments – Credit Losses*

In June 2016, FASB issued ASU updated 2016-13, *Financial Instruments – Credit Losses: Measurement of Credit Losses on Financial Instruments*. This update and numerous subsequent updates are intended to provide financial statement users with more decision useful information. This information includes the expected credit losses on financial instruments and other commitments to extend credit held by a reporting entity at each reporting date. To achieve this objective, the amendments replace the incurred loss impairment methodology in current GAAP with a methodology that reflects expected credit losses. This methodology requires consideration of broader range of reasonable and supportable information to inform credit loss estimates. The new standard is effective for fiscal years beginning after December 15, 2022. Management is evaluating the impact of adoption on its financial statements.

## Notes to Financial Statements

March 31, 2023 and 2022

### NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNT POLICIES – CONTINUED

#### New Accounting Pronouncements - Continued

##### *Troubled Debt Restructurings*

In March 2022, FASB issued ASU 2022-02, *Financial Instruments – Credit Losses, Troubled Debt Restructurings and Vintage Disclosures*. This ASU affects all entities after they have adopted ASU 2016-13. The ASU eliminates the accounting guidance in Subtopic 310-40, *Receivables – Troubled Debt Restructurings by Creditors*, while enhancing disclosure requirements for certain loan refinancing and restructurings by creditors when a borrower is experiencing difficulty. The effective date of the amendment are the same as the effective dates for ASU 2016-13, which is for years beginning after December 15, 2022. Management is evaluating the impact of adoption on its financial statements.

### NOTE 3 – RESTRICTED CASH

Certain cash amounts have been required by regulatory agencies to be held in separate accounts and restricted for specific uses. Total amounts of restricted cash at March 31, 2023 and 2022 were \$216,498 and \$259,580 respectively.

### NOTE 4 – LIQUIDITY AND AVAILABILITY

Financial assets available for general expenditure, that is, without donor or other restrictions limiting their use, within one year of the date of the statement of financial position, comprise the following:

	2023	2022
Cash and cash equivalents	\$ 9,258,458	\$ 8,209,868
Accounts receivable	48,779	13,117
Grants receivable	1,075,359	15,374
Notes receivable - current portion	4,399,171	5,102,178
Accrued interest receivable	193,509	126,525
	<u>\$ 14,975,276</u>	<u>\$ 13,467,062</u>

The Genesis Fund's Board of Directors has established an Investment and Cash Management Policy to promote prudent corporate stewardship of its funds and accountability to investors, funders and borrowers. These funds include unrestricted and restricted funds as well as Board-designated funds. Notwithstanding this policy, all restrictions placed by donors and investors on interest and other earnings from their funds are honored.

## Notes to Financial Statements

March 31, 2023 and 2022

### NOTE 4 – LIQUIDITY AND AVAILABILITY – CONTINUED

The Investment and Cash Management Policy includes the following:

**Capital Liquidity Reserve:** The Genesis Fund requires sufficient liquidity in its investment portfolio to meet its ongoing repayment obligations to investors. To that end, it will maintain a capital liquidity reserve of no less than 5% of investor notes payable. These funds are not available for lending; however, they may be deposited in an interest-bearing account or appropriately invested in short-term vehicles. The Genesis Fund will strive to manage liquidity needs to avoid penalties related to removing funds from the vehicles in which they are invested. In addition, The Genesis Fund carefully monitors maturity dates of assets and liabilities to ensure its capacity to repay investors at maturity.

**Operating Liquidity Reserve:** The Genesis Fund will maintain an operating liquidity reserve greater than or equal to 3 months of operating expenses from the most recently completed fiscal year (calculated as Unrestricted Cash & Cash Equivalents plus Cash and Cash Equivalents Restricted for operations divided by 25% of Expenses less any non-cash expenses, [such as depreciation and loan loss provision] from the prior fiscal year.

**Allocation of Net Assets:** The Genesis Fund allocates on its balance sheet net assets that are available for lending, consisting of funds the organization has accumulated over time through contributions (such as donations and grants) and/or operating surpluses so allocated to this fund. These Net Assets Allocated to Lending represent a portion of the total Net Assets without donor restrictions. Net Assets Allocated to Lending without donor restrictions at March 31, 2023 and 2022 were \$9,595,920 and \$8,416,886 respectively. The remaining portion of Net Assets without donor restrictions at March 31, 2023 and 2022, \$1,034,262 and \$515,697, respectively were considered allocated to Operating. However, funds allocated to lending are also available for operating as needed because they are without donor restrictions.

The Genesis Fund also has a committed line of credit in the amount of \$2,000,000 to help manage unanticipated liquidity needs.

### NOTE 5 – LOANS RECEIVABLE AND ALLOWANCE FOR LOAN LOSSES

Loans receivable at March 31, consisted of the following:

	2023	2022
Total loans receivable	\$ 35,962,059	\$ 29,909,096
Less current portion	<u>4,399,171</u>	<u>5,102,178</u>
Loans receivable, net of current portion	31,562,888	24,806,918
Allowance for loan losses	<u>(1,328,862)</u>	<u>(1,147,273)</u>
Total net of allowance	<u>\$ 34,633,197</u>	<u>\$ 28,761,823</u>

## Notes to Financial Statements

March 31, 2023 and 2022

### NOTE 5 – LOANS RECEIVABLE AND ALLOWANCE FOR LOAN LOSSES – CONTINUED

At March 31, 2023 and 2022, approximately 99% and 99% of loans receivable had fixed interest rates ranging from 0% to 7%, respectively. The remaining loans had variable interest rates indexed to the 10 year Treasury bill. Loans receivable have various maturities through 2048. Approximately 96% of the loans receivable mature in 10 years or less.

The following tables present the activity in the allowance for loan losses for the years ended March 31:

	2023	2022
Allowance for loan losses		
Balance, beginning of year	\$ 1,147,273	\$ 994,645
Provisions	181,589	152,628
Charge-offs		
Balance, end of year	<u>\$ 1,328,862</u>	<u>\$ 1,147,273</u>
Individually evaluated	\$ 298,029	\$ 298,123
Collectively evaluated	1,030,833	849,150
Total	<u>\$ 1,328,862</u>	<u>\$ 1,147,273</u>
Loans		
Individually evaluated	\$ 1,600,972	\$ 1,604,104
Collectively evaluated	34,361,087	28,304,992
Total	<u>\$ 35,962,059</u>	<u>\$ 29,909,096</u>

An age analysis of past due and non-accrual loans by loan class at March 31 are as follows:

#### Year ended March 31, 2023

	Accruing		Non-accrual loans (current) and past due	Total past due and non- accrual loans	Current loans	Total Loans
	Loans 31-89 days past due	Loans 90 days and greater past due				
	0	0	0	0	\$35,962,059	\$ 35,962,059
Loans	0	0	0	0	110	110

#### Year ended March 31, 2022

	Accruing		Non-accrual loans (current) and past due	Total past due and non- accrual loans	Current loans	Total Loans
	Loans 31-89 days past due	Loans 90 days and greater past due				
	0	0	0	0	\$29,909,096	\$ 29,909,096
Loans	0	0	0	0	99	99

## Notes to Financial Statements

March 31, 2023 and 2022

### NOTE 5 – LOANS RECEIVABLE AND ALLOWANCE FOR LOAN LOSSES – CONTINUED

The Genesis Fund categorizes loans into risk categories based on relevant information about the ability of borrowers to service their debt, evaluating factors such as current financial information, historical payment experience, management's experience and other factors. The Genesis Fund analyzes loans individually by assigning a weighted rate based on the following risk rating criteria:

Rate	Management Capacity	Financial Capacity	Cash Flow: Debt Service Coverage Ratio	Collateral
1	Excellent management as evidenced by 10+years of relevant experience and low turnover in key positions; Excellent credit history with TGF; Scope of project is familiar to borrower	Excellent fiscal condition as evidenced by positive net operating income in most recent three fiscal years and a current ratio that exceeds 1.0	Excellent repayment capacity evidenced by debt coverage ratio >1.25; Solid reserves and contingency allowance; guaranteed takeout	Excellent collateral quality (defined as cash equivalents, real estate or guarantees); LTV <50%
2	Strong management as evidenced by 5+years of relevant experience and low turnover in key positions; good credit history with TGF; Scope of project is familiar to borrower	Strong fiscal condition as evidenced by positive net operating income in most recent two fiscal years and a current ratio that exceeds 1.0	Strong ability to repay evidenced by debt coverage >1.15; solid reserves and contingency allowance; committed takeout	Strong collateral quality (defined as cash equivalents, real estate or guarantees); LTV <80%
3	Adequate management as evidenced by 2+years of relevant experience and some turnover in key positions; good credit history with TGF; Scope of project is manageable by borrower and/or outside consultants	Adequate fiscal condition with improving trends as evidenced by positive net operating income in two of the last three fiscal years and a current ratio that exceeds 1.0 or, if not >1.0 for which there is a reasonable explanation	Adequate ability to repay evidenced by debt coverage >1.0; adequate reserves and contingency allowance; committed takeout	Adequate collateral quality (defined as cash equivalents, real estate or guarantees); 80% - 100% LTV
4	Management as evidenced ; High turnover in key positions; Project represents new venture; or staff relying on outside help	Weak fiscal condition or poor trends	Ability to repay is questionable evidenced by debt coverage <1.0; light reserves and contingency allowance; uncertain or no takeout	100% + LTV; the loan is under-collateralized
5	Critical management problems; inexperience and high turnover in key positions	Fiscal condition poses a risk to loan repayment	Borrower is out of compliance with other lenders; ability to repay is threatened for any reason	Significant loss of collateral value for any reason

## Notes to Financial Statements

March 31, 2023 and 2022

### NOTE 5 – LOANS RECEIVABLE AND ALLOWANCE FOR LOAN LOSSES - CONTINUED

Based on the most recent analysis performed, the risk category of loans by class at March 31, 2023 and 2022 are as follows:

Rate	2023	2022
1	\$ 13,714,155	\$ 8,874,595
2	14,734,435	12,535,180
3	7,513,469	8,499,321
4		
5		
Total	<u>\$ 35,962,059</u>	<u>\$ 29,909,096</u>

### NOTE 6 – PURCHASED LOANS

Included in loans receivable are two loan portfolios purchased at a discount in 2013 and 2014. These portfolios consist of multiple zero-interest, low-income real estate loans. These loans continued to be serviced by the seller, and The Genesis Fund holds the rights to the underlying promissory notes and liens on the properties. Interest income is recognized monthly with the amortization of the purchase discount. The discounted value for these portfolios at March 31, 2023 and 2022 was \$307,625 and \$325,014, respectively.

### NOTE 7 – GRANTS RECEIVABLE

Grants receivable represents expenses incurred or other unconditional promises to give funds for which no cash has yet been received. Grants receivable was \$1,075,359 and \$15,374 at March 31, 2023 and 2022, respectively.

### NOTE 8 – OTHER INVESTMENTS

During the 2000 fiscal year the organization received, as a contribution, seventy-five shares of Community Development Trust, Inc. (CDT). The share had an estimated value of \$500 but are not publicly traded and therefore are not liquid and do not have a readily determinable fair market value.

## Notes to Financial Statements

March 31, 2023 and 2022

### NOTE 9 – DEFERRED REVENUE

Deferred revenue represents grant funds received in advance of services or grant conditions being met and unearned income such as loan payments received before their due date consisted of the following at March 31:

	2023	2022
Deferred revenue, beginning of year	\$ 18,977	\$ 9,293
Revenue recognized from prior year	(18,977)	(9,293)
Increase due to receiving conditional grant funds and unearned income	36,272	18,977
Deferred revenue, end of year	<u>\$ 36,272</u>	<u>\$ 18,977</u>

### NOTE 10 – NOTES PAYABLE

The Genesis Fund offers investment opportunities to a range of individuals and institutions. The Notes are available in variable amounts for terms of between 1 to 30 years, at interest rates ranging from 0% up to 3.5% fixed for the term of each Note, as determined by Genesis's sole discretion.

The Genesis Fund investor notes payable outstanding at March 31, is summarized as follows:

		2023			2022
Number	Source		Number		
39	Financial institutions	\$ 14,200,000	41	\$ 14,750,000	
159	Individuals and trusts	6,499,113	152	6,346,949	
6	Foundations	800,000	7	825,000	
15	Faith	1,533,238	14	1,540,947	
1	Government agency	220,376	1	231,402	
9	Other	5,054,918	5	1,450,448	
<u>229</u>		<u>\$ 28,307,645</u>	<u>220</u>	<u>\$ 25,144,746</u>	

Expected maturities are as follows for the years ending March 31:

2024	\$ 7,974,889
2025	5,772,687
2026	4,309,480
2027	2,614,850
2028	4,642,027
Thereafter	2,993,712
	<u>\$ 28,307,645</u>

The Genesis Fund is subject to various debt covenants under various debt agreements.

## Notes to Financial Statements

March 31, 2023 and 2022

### NOTE 11 – SUBORDINATED DEBT

The Genesis Fund has subordinated note agreements included in other liabilities. These notes may be extended at the option of the investor. The notes consisted of the following at March 31:

Lender	Maturity date	Interest rate	2023 Balance	2022 Balance
Bangor Savings Bank	8/1/2022	2%	\$ -	\$ 500,000
Deutsche Bank	12/5/2026	2%	<b>250,000</b>	250,000
Bangor Savings Bank	6/18/2026	2.25%	<b>500,000</b>	500,000
Bangor Savings Bank	8/1/2026	2.5%	<b>1,000,000</b>	
Bangor Savings Bank	8/1/2026	2.5%	<b>1,000,000</b>	
Norway Savings Bank	9/1/2027	2.0%	<b>1,000,000</b>	
OFN-CDFI	9/9/2032	3.0%	<b>750,000</b>	
			<b><u>\$ 4,500,000</u></b>	<b><u>\$ 1,250,000</u></b>

Expected maturities are as follows for the year ending March 31:

2027	<b>\$ 2,750,000</b>
2028	<b>1,000,000</b>
2033	<b><u>750,000</u></b>
	<b><u>\$ 4,500,000</u></b>

The Genesis Fund is subject to various debt covenants under these agreements.

### NOTE 12 – FORGIVABLE PPP ADVANCE

The Genesis Fund received a forgivable advance in the amount of \$147,240 under the Paycheck Protection Program (“PPP”) in the year ended March 31, 2021. The PPP, established as part of the Coronavirus Aid, Relief and Economic Security Act (“CARES Act”), provides for loans to qualifying businesses for amounts up to 2.5 times of the average monthly payroll expenses of the qualifying business. The loans and accrued interest are forgivable as long as the borrower uses the loan proceeds for eligible purposes, including payroll, benefits, rent and utilities, and maintains its payroll levels. The amount of loan forgiveness will be reduced if the borrower terminates employees or reduces salaries during the selected period. The unforgiven portion of the PPP loan is payable over two years at an interest rate of 1%, with a deferral of payments for the first six months. The forgiveness was approved by the U.S. Small Business Administration in May 2022 and was recognized as revenue in the year ending March 31, 2023.

### NOTE 13 – RELATED PARTIES

The Genesis Fund had investment loans payable to and notes receivable from various past and current directors. The investment loans payable balance was \$33,067 and \$32,395 at March 31, 2023 and 2022, respectively, and the notes receivable balance was \$ 3,083,340 and \$182,897 at March 31, 2023 and 2022 respectively.



## Notes to Financial Statements

March 31, 2023 and 2022

### NOTE 14 – LINE OF CREDIT

The Genesis Fund has a \$2,000,000 line of credit with a bank which matures November 28, 2024. Borrowings under the line bear variable interest at 1% point under the Wall Street Journal Prime Rate of 8.00% at March 31, 2023. The agreement requires compliance with certain financial and non-financial covenants. There was no balance on the line of credit at March 31, 2023 and 2022.

### NOTE 15 – NET ASSETS WITH DONOR RESTRICTIONS

Net assets with donor restrictions are restricted for the following purposes or periods:

	2023	2022
Subject to expenditure for specified purpose:		
Federal Home Loan Bank of Boston AHP Revolving Loan Program	\$ 1,055,367	\$ 1,023,195
Capital Magnet Revolving Loan Fund	1,111,795	1,113,084
Key Bank Award	96,100	
Mascoma		100,000
	<u>\$ 2,263,262</u>	<u>\$ 2,236,279</u>

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 March 31:

	2023	2022
Satisfaction of purpose restrictions		
Releases from revolving loan funds	\$ 617	\$ 26,730
Releases from loan capital		\$ 118,000
Releases from operations	103,900	\$ 25,000
	<u>\$ 104,517</u>	<u>\$ 169,730</u>

### NOTE 16 – FUNCTIONAL EXPENSES

The financial statements report certain categories of expenses that are attributed to more than one program or supporting function. Therefore, expenses require allocation on a reasonable basis that is consistently applied. The expenses are allocated on time and effort and include: depreciation, personnel costs, occupancy related expenses, insurance, supplies, postage, printing, meetings, licensing and recording fees, office equipment, dues and subscriptions, professional services and telephone/internet.

### NOTE 17 – RETIREMENT PLAN

The Genesis Found has a 401(k) profit sharing plan. The 401(k) profit sharing plan covers all employees who have met age and service requirements. Elective deferrals are matched by the organization up to five percent of compensation. All contributions are 100% vested. The Plan also provides for discretionary employer profit sharing contributions. No discretionary contributions have been authorized or made. Retirement plan contributions for the years ended March 31, 2023 and 2022 were \$39,623 and \$33,028 respectively.

## Notes to Financial Statements

March 31, 2023 and 2022

### NOTE 18 – CONTINGENCIES

Under contracts and agreements with the United States Government, the State of Maine, and certain private grantors (collectively, the "Funders"), the Funders reserve the right to examine The Genesis Fund's financial statements and its compliance with laws, regulations, and agreements. The Funders also reserve the right to adjust The Genesis Fund's contracts and agreement amounts based on subsequent audits. Any adjustment proposed by the Funders not previously recorded on the financial statements will be accounted for in the period of adjustment.

### NOTE 19 – COMMITMENTS

The Genesis Fund had 11 closed loans that had not been fully disbursed as of March 31, 2023. The amount of undisbursed funds totaled \$11,118,733 at March 31, 2023.

The Genesis Fund also had 8 loan commitments that had not yet closed as of March 31, 2023. Possible future cash obligations for committed loans totaled \$3,595,380 at March 31, 2023.

### NOTE 20 – SUBSEQUENT EVENTS

The Genesis Fund has evaluated subsequent events through July 28, 2023, which represents the date on which the financial statements were available to be issued and determined that any subsequent events that would require recognition or disclosure have been considered in the preparation of these financial statements.