

MEMO

TO: Joint Legislative Audit Committee

FROM: Shelly Braun, Senior Vice President, Strategic Investment & Evaluation

RE: JLAC Loan Portfolio Report

CC: WEDC Board of Directors, Awards Administration Committee

DATE: January 31, 2025

As part of LAB Report 17-9, WEDC was provided the following recommendation.

We recommend WEDC: a) determine the total outstanding loan balance and the total amount of past-due repayments for each loan with repayments 90 days or more past due on July 1, 2017 and January 1, 2018; b) determine the total outstanding loan balance for each of those loans that were amended to defer repayments, written off, or forgiven during each six-month period thereafter; c) determine each of those loans that was no longer 90 days or more past due during each six-month period thereafter because the recipients made loan repayments; d) determine the payment delinquency rate and the principal delinquency rate on July 1, 2017, and six months later and on January 1, 2018 and six months later; and e) report this information to the Joint Legislative Audit Committee by February 1, 2018, for the six month period from July 2017 through December 2017 and by August 1, 2018 for the six month period from January 2018 through June 2018.

As part of LAB Report 19-6, WEDC was provided the following recommendation.

We recommend WEDC: a) beginning on July 1, 2019, and every six months thereafter, determine the remaining balance and the total amount of past-due repayments for all loans 90 days or more past due; b) determine the remaining balance for all of these loans that were amended to defer repayments, written off, or forgiven from July 2019 through December 2019, and then during each six-month period thereafter; c) determine the remaining balance for all of these loans that were no longer 90 days or more past due during each six-month period because the recipients made loan repayments; d) determine the payment delinquency rate and the principal delinquency rate on the first and last day of each six month period; and e) report this information to the Joint Legislative Audit Committee by February 3, 2020, for the six-month period from July 2019 through December 2019, and then report this information every six months thereafter.

As part of LAB Report 21-7, WEDC was provided the following recommendation.

We recommend WEDC: a) beginning on July 1, 2021, and every six months thereafter, determine the remaining balance and the total amount of past-due repayments for all loans 90 days or more past due; b) determine the remaining balance for all of these loans that were amended to defer repayments, written off, or forgiven from July 2021 through December 2021, and then during each six-month period thereafter; c) determine the remaining balance for all of these loans that were no longer 90 days or more past due during each six-month period because the recipients made loan repayments; d) determine the payment delinquency

LOOK FORWARD >

rate and the principal delinquency rate on the first and last day of each six month period; and e) report this information to the Joint Legislative Audit Committee by February 3, 2022, for the six-month period from July 2021 through December 2021, and then report this information every six months thereafter.

As part of LAB Report 23-11, WEDC was provided the following recommendation.

We recommend WEDC: a) beginning on July 1, 2023, and every six months thereafter, determine the remaining balance and the total amount of past-due repayments for all loans 90 days or more past due; b) determine the remaining balance for all of these loans that were amended to defer repayments, written off, or forgiven from July 2023 through December 2023, and then during each six-month period thereafter; c) determine the remaining balance for all of these loans that were no longer 90 days or more past due during each six-month period because the recipients made loan repayments; d) determine the payment delinquency rate and the principal delinquency rate on the first and last day of each six month period; and e) report this information to the Joint Legislative Audit Committee by February 1, 2024, for the six-month period from July 2023 through December 2023, and then report this information every six months thereafter.

Attached is a report which complies with LAB's recommendations for the semi-annual periods ending June 30, 2018, December 31, 2018, June 30, 2019, December 31, 2019, June 30, 2020, December 31, 2020, June 30, 2021, December 31, 2021, June 30, 2022, December 31, 2022, June 30, 2023, December 31, 2023, June 30, 2024 which have been previously submitted. In addition, WEDC is providing a report for the semi-annual period ending December 31, 2024. Beginning with the June 30, 2019 report, WEDC has added columns for outstanding interest and total remaining balance (i.e., principal plus interest).

This report is broken out into two sections, as described below:

- 1. <u>WEDC Loan Portfolio Delinquency Rates</u> Provides WEDC's loan delinquency rates for the defined semi-annual period, based on both:
- a. payments due balance and
- b. principal outstanding balance
- <u>Reasons for the Change in Loan Delinquency Balance</u> Provides a reconciliation of WEDC's Delinquent Loan Balance during the semi-annual period, broken out by the following categories:
- a. Loans that have come current or were paid-off in full

Loans that have become current during the semi-annual period by making all required payments to date, or loans that have been paid off in full.

b. Loans that have been amended

Loans that have been taken off the delinquent list as an amendment to the note were negotiated to defer payments to a later date, while either amortizing interest or requiring interest only payments in the interim. (In cases where an amendment has been entered into and the loan was taken off the delinquent list, but the new amended payment start date has passed, the loan is again placed on the delinquent list. If this occurs in the same semi-annual period, the loan will be accounted for as both a loan that has been amended and a new loan that has become delinquent.)

c. Loans that have been forgiven, per contract, in full or in part

Loans that were originated with the intention of being forgiven when specific performance benchmarks have been reached.

(In some cases, a forgivable/performance-based loan may not be fully forgiven. In those instances, the unforgiven portion is either paid back in full, or an amended amortization schedule is agreed to.)

As of June 30, 2023, the WEDC forgivable loan balance was zero, as all prior forgivable loans had been forgiven, closed out, or amended to collectible loans.

d. Loans that have been written off, in full or in part

Loans that have been written off. Loans originated by the Department of Commerce are sent to the Department of Justice for collection proceedings. Collections for loans originated by WEDC are internally managed with the assistance of outside legal counsel.

e. Loan partial payments made on delinquent loans

Loans that have made some form of payment but have not caught up all their payments to remove them from the delinquent loan list. This amount represents the principal the accrued interest reduction of those payments.

f. <u>New loans that have become 90 days delinquent</u>

Loans that have become delinquent during the semi-annual period and have remained delinquent through the period end date.

(In cases where a loan had both become delinquent and had subsequently been taken off the delinquent list in the same semi-annual period, the loan will be accounted for as both a new loan that has become delinquent and a loan that has been taken off the delinquent list due to one of the category reasons described above in 2a through 2d.)

g. <u>Interest accrued on delinquent loans in period (beginning with the June 30, 2019, table)</u>

Total interest accrued on the outstanding delinquent loans during the semi-annual period.

		WEDC Loa	n	Portfolio D	elinquency	Rat	es	
Date	Port	tfolio Principal	3		nquency Rate	1	Principal Deling	
				Amount	Percentage		Amount	Percentage
January 1, 2018	\$	70,321,357	\$	2,301,760	3.3%	Ş	12,850,090	18.3%
June 30, 2018		54,890,501		3,028,193	5.3%		10,040,676	18.3%
Change	\$	(15,430,856)	-	726,433	2.0%	\$	(2,809,414)	0.0%
R	lease	ons for the	C	nange in Lo	an Delinque	ncy	Balance	
Reasons	for th	e Change in Loa	an	Balance for L	oans			
with Re	epayn	nents 90 Days	or	More Past D	ue	Pri	ncipal Balance	Loans
Delinquent Loans as	s of Ja	anuary 1, 2018				\$	12,850,090	33
Loans that have co	me c	urrent or were	pa	id-off in full		\$	(560,988)	(5)
Loans that have be	en ar	mended				\$	(450,000)	(3)
Loans that have be	en fo	orgiven, per con	tr	act, in full or i	n part	\$	(1,000,000)	(1)
Loans that have be			_			\$	(4,471,488)	(5)
Loan partial princi			-		ans	\$	(94,581)	
New loans that ha						\$	3,767,646	12
Delinquent Loans as						Ś	10,040,679	32
		WEDC Loa	n	Portfolio D	elinquency	Rat	es	
					/			
				Payment Deli	nguency Rate		Principal Delino	Mency Rate
Date	Port	tfolio Principal		Amount	Percentage		Amount	Percentage
July 1, 2018	Ś	54,890,501	4	3,028,193	5.3%	Ś	10,040,679	18.3%
December 31, 2018		49,220,792		1,820,122	3.6%	Ŷ	6,868,007	14.0%
Change	Ś	(5,669,709)	•	(1,208,071)	(1.7%)	Ś	(3,172,672)	(4.3%)
enange	Ŷ	(0,000,700)		(1,200,071)	(117/0)	Ŷ	(3,272,072)	(4.370)
D	0.00	one for the	CI		an Delinque	ncu	Balanco	
n	ease	ons for the		lange in Lo	an Dennque	ncy	Dalalice	
_								
		e Change in Loa				Pri	ncipal Balance	Loans
		nents 90 Days	or	More Past D	ue		•	
Delinquent Loans as						\$	10,040,679	32
Loans that have co			pa	id-off in full		\$	(732,921)	(5)
Loans that have be						\$	(133,722)	(4)
Loans that have be			_		n part	\$	(827,000)	(2)
Loans that have be			_			\$	(3,402,375)	(2)
Loan partial princi				-	oans	\$	(91,904)	
New loans that ha	ve be	come >90 days	d	elinquent		\$	2,015,253	10
Delinquent Loans as	s of D	ecember 31, 2	01	.8		\$	6,868,010	29

	WEDC Loa	n Portfolio D	elinquency	Rat	es					
-		Payment Deli	nquency Rate	F	Principal Deline	que	ncy Rate			
Date	Portfolio Principal	Amount	Percentage		Amount	P	ercentage			
January 1, 2019	49,220,792	1,820,122	3.6%		6,868,007		14.0%			
June 30, 2019	45,393,804	4,425,328	9.4%		6,823,547		15.0%			
Change	\$ (3,826,988)	\$ 2,605,206	5.8%	\$	(44,460)		1.1%			
R	easons for the (Change in Lo	an Delinque	ncy	Balance	3				
	or the Change in Loa epayments 90 Days			Prin	ncipal Balance		Interest Balance		rincipal and erest Balance	Loans
Delinquent Loans as	s of January 1, 2019			\$	6,868,007	\$	682,959	\$	7,550,966	29
Loans that have co	me current or were	paid-off in full		\$	(437,202)	\$	(2,515)	\$	(439,717)	(1)
Loans that have be	een amended			\$ \$	(1,718,942)		(42,887)		(1,761,830)	(8)
Loans that have be	ans that have been forgiven, per contract, in full or in part				-	\$	-	\$	-	-
Loans that have be	s that have been written off, in full or in part				(1,681,041)	\$	(352,584)	\$	(2,033,625)	(7)
Loan partial payments made on delinquent loans				\$	(13,030)	\$	(5,238)	\$	(18,268)	
	ve become >90 days			\$	3,805,754	\$	319,350		4,125,103	7
Interest accrued on delinquent loans in period						\$	89,866		89,866	
Delinquent Loans as	s of June 30, 2019			\$	6,823,546	\$	688,950	\$	7,512,496	20
	WEDC Loa	n Portfolio D	elinquency	Rat	es					
Date	Portfolio Principal	Payment Deli	nquency Rate	1	Principal Deline	que	ncy Rate			
Date	Portiono Principal	Amount	Percentage		Amount	Ρ	ercentage			
July 1, 2019	45,393,804	4,425,328	9.4%	10 - 10 10	6,823,547		15.0%			
December 31, 2019	40,858,287	1,682,358	4.0%		3,544,258		8.7%			
Change	\$ (4,535,518)	\$ (2,742,970)	(5.4%)	\$	(3,279,289)		(6.4%)			
R	easons for the	Change in Lo	an Delinque	ncy	Balance					
	or the Change in Loa epayments 90 Days			Pri	ncipal Balance		Interest Balance		rincipal and erest Balance	Loans
Delinquent Loans as	s of July 1, 2019			\$	6,823,546	\$	688,950	\$	7,512,496	20
	ome current or were	paid-off in full		\$	-	\$	-	\$		-
Loans that have be	een amended			\$	(842,801)	\$	(261)		(843,063)	(2)
	een forgiven, per con		n part	\$	(2,800,000)		(301,085)		(3,101,085)	(3)
	pans that have been written off, in full or in part			\$	(247,729)		(52,650)		(300,379)	(1
Loan partial payments made on delinquent loans				\$	(13,754)	\$	(37,707)	-	(51,461)	12
New loans that have become >90 days delinquent				\$	624,995	\$	24,801		649,796	5
	n delinquent loans in					\$	74,907	\$	74,907	-
Delinquent Loans as	s of December 31, 2	019		\$	3,544,257	\$	396,955	\$	3,941,212	19

	WEDC Loa	n Portfolio D	Delinquency	Rat	es					
		Payment Deli	nquency Rate	F	Principal Deline	que	ncy Rate	-		
Date	Portfolio Principal	Amount	Percentage		Amount	P	ercentage			
January 1, 2020	40,858,287	1,682,358	4.0%		3,544,258		8.7%			
June 30, 2020	36,807,588	3,359,855	9.5%		6,489,495	С.	17.6%			
Change	\$ (4,050,698)	\$ 1,677,497	5.5%	\$	2,945,237		9.0%			
F	leasons for the	Change in Lo	an Delinque	ncy	Balance					
	for the Change in Lo epayments 90 Days			Prir	ncipal Balance		Interest Balance		rincipal and erest Balance	Loans
	s of January 1, 2020			\$	3,544,258	\$	396,955	\$	3,941,213	19
Loans that have co	ome current or were	paid-off in full		\$	(99,819)	\$	(689)	\$	(100,508)	(1
Loans that have be	een amended			\$	(721,535)	\$	(58,610)	\$	(780,145)	(3
Loans that have be	een forgiven, per con	tract, in full or i	n part	\$ \$	(350,000)	\$	(37,340)	\$	(387,340)	(1
Loans that have be	ans that have been written off, in full or in part				(1,113,137)	\$	(93,214)	\$	(1,206,351)	(3
Loan partial payments made on delinquent loans				\$	1.0	\$		\$		-
New loans that ha	ve become >90 days	delinquent		\$	5,229,728	\$	215,141	\$	5,444,869	18
Interest accrued on delinquent loans in period						\$	64,593	\$	64,593	31 <u>-</u> 3
Delinquent Loans as	s of June 30, 2020			\$	6,489,495	\$	486,836	\$	6,976,331	29
	WEDC Loa	n Portfolio D	Delinquency	Rat	es					
		Payment Deli	nquency Rate		Principal Deline	nue	ncv Rate	0. 0		
Date	Portfolio Principal	Amount	Percentage		Amount	-	ercentage			
July 1, 2020	36,807,588	3,359,855	9.5%		6,489,495		17.6%			
December 31, 2020		3,740,955	11.0%		6,108,394		18.7%			
Change	\$ (4,184,578)	\$ 381,100	1.6%	\$	(381,101)		1.1%			
F	Reasons for the	Change in Lo	an Delinque	ncy	Balance					
	for the Change in Lo epayments 90 Days			Prin	ncipal Balance		Interest Balance	1.00	rincipal and erest Balance	Loans
Delinquent Loans a	s of July 1, 2020			\$	6,489,495	\$	486,836		6,976,331	29
Loans that have co	ome current or were	paid-off in full		\$	(312,969)	\$	(2,522)	\$	(315,492)	(4
Loans that have be	een amended			\$	(1,374,158)	\$	(157,687)	\$	(1,531,845)	(7
	een forgiven, per con		n part	\$	100	\$	-	\$	-	-
	een written off, in fu			\$	(145,932)	\$	(5,877)		(151,809)	(1
	.oan partial payments made on delinquent loans \$ (340) \$			984	\$	643	-			
	ve become >90 days			\$	1,452,299	\$	46,589	\$	1,498,888	8
	n delinquent loans ir					\$	79,730	\$	79,730	-
Delinquent Loans a	s of December 31, 2	020		\$	6,108,394	\$	448,052	\$	6,556,446	25

		Davana and D. P.	Det.	-	Dain singl D - P		Date.	-		
Date	Portfolio Principal		Percentage		Principal Deline Amount	-		-	1	
January 1, 2021	32,623,010	Amount 3,740,955	Percentage 11.5%		6,108,394	Pe	ercentage 18.7%			
June 30, 2021		4,452,808	14.8%	6	, ,	-	23.9%			
	29,988,760 \$ (2,634,249)		3.4%		7,154,761	r	25.9% 5.1%			
Change	\$ (2,634,249)	\$ 381,100	3.4%	Ş	1,046,367		5.1%	-		
Re	asons for the C	hange in Lo	an Delinque	enc	y Balance					
	for the Change in Loa epayments 90 Days (Pri	ncipal Balance		Interest Balance		rincipal and erest Balance	Loans
Delinquent Loans as				ş	6,108,394	s	448,052	s	6,556,446	2
	ome current or were p	aid-off in full		\$	(940,671)		(91,590)		(1,032,260)	
Loans that have be				\$	(1,077,817)		(35,873)		(1,113,691)	
	Loans that have been forgiven, per contract, in full or in part						(73,260)	S	(573,260)	
Loans that have be		Ş	(500,000) (377,018)		(89,763)	Ş	(466,781)			
Loan partial paym		\$	(4,695)		(3,404)	\$	(8,100)			
	New loans that have become >90 days delinquent					S	189,740		4,136,309	
Interest accrued o	n delinquent loans in	n period				\$	48,027		48,027	
Delinquent Loans as	of June 30, 2021			\$	7,154,761	\$	391,928	S	7,546,690	2
	WEDC Loar	n Portfolio [Delinquency	Ra	ites					
						quer	ncv Rate			
Date	WEDC Loar	Payment Deli	nquency Rate		Principal Delino					
					Principal Delino Amount		ncy Rate ercentage 23.9%			
July 1, 2021	Portfolio Principal	Payment Deli Amount	nquency Rate Percentage		Principal Delino		ercentage			
July 1, 2021 December 31, 2021	Portfolio Principal 29,988,760	Payment Deli Amount 4,452,808	nquency Rate Percentage 14.8%		Principal Delino Amount 7,154,761		ercentage 23.9%			
July 1, 2021 December 31, 2021 Change	Portfolio Principal 29,988,760	Payment Deli Amount 4,452,808 4,009,149	nquency Rate Percentage 14.8% 16.0%	1	Principal Deline Amount 7,154,761 5,981,325		ercentage 23.9%			
July 1, 2021 December 31, 2021 Change Re Reasons 1	Portfolio Principal 29,988,760 25,021,630 asons for the C for the Change in Loa	Payment Deli Amount 4,452,808 4,009,149 hange in Lo	nquency Rate Percentage 14.8% 16.0% an Delinque	enc	Principal Deline Amount 7,154,761 5,981,325	Pe	ercentage 23.9% 23.9%		rincipal and	Loans
July 1, 2021 December 31, 2021 Change Re Reasons 1 with R	Portfolio Principal 29,988,760 25,021,630 asons for the C for the Change in Loa epayments 90 Days of	Payment Deli Amount 4,452,808 4,009,149 hange in Lo	nquency Rate Percentage 14.8% 16.0% an Delinque	enc	Principal Deline Amount 7,154,761 5,981,325 cy Balance	Pe	23.9% 23.9% 23.9% Interest Balance	Inte	erest Balance	
July 1, 2021 December 31, 2021 Change Reasons 1 with R Delinquent Loans as	Portfolio Principal 29,988,760 25,021,630 asons for the C for the Change in Loa epayments 90 Days of 5 of July 1, 2021	Payment Deli Amount 4,452,808 4,009,149 hange in Lo n Balance for Lo or More Past Du	nquency Rate Percentage 14.8% 16.0% an Delinque	enc Prii	Principal Deline Amount 7,154,761 5,981,325 cy Balance ncipal Balance 7,154,761	Pe \$	23.9% 23.9% 23.9% Interest Balance 391,928	Inte Ş	erest Balance 7,546,690	
July 1, 2021 December 31, 2021 Change Reasons f with R Delinquent Loans as Loans that have co	Portfolio Principal 29,988,760 25,021,630 asons for the C for the Change in Loa sepayments 90 Days of s of July 1, 2021 ome current or were p	Payment Deli Amount 4,452,808 4,009,149 hange in Lo n Balance for Lo or More Past Du	nquency Rate Percentage 14.8% 16.0% an Delinque	enc Prii \$	Principal Deline Amount 7,154,761 5,981,325 y Balance ncipal Balance 7,154,761 (502,453)	9e	23.9% 23.9% 23.9% 10terest Balance 391,928 (4,453)	Inte \$ \$	erest Balance 7,546,690 (506,906)	
luly 1, 2021 December 31, 2021 Change Reasons f with R Delinquent Loans as Loans that have co Loans that have be	Portfolio Principal 29,988,760 25,021,630 asons for the C for the Change in Loa tepayments 90 Days of s of July 1, 2021 ome current or were p ten amended	Payment Deli Amount 4,452,808 4,009,149 hange in Lo on Balance for Lo or More Past Du paid-off in full	nquency Rate Percentage 14.8% 16.0% an Delinque pans se	enc Prin \$ \$	Principal Deline Amount 7,154,761 5,981,325 y Balance y Balance 7,154,761 (502,453) (891,943)	9e	23.9% 23.9% 23.9% 23.9% 10terest Balance 391,928 (4,453) (5,305)	Inte \$ \$	7,546,690 (506,906) (897,248)	
July 1, 2021 December 31, 2021 Change Reasons f with R Delinquent Loans as Loans that have co Loans that have be Loans that have be	Portfolio Principal 29,988,760 25,021,630 asons for the C for the Change in Loa tepayments 90 Days of s of July 1, 2021 ome current or were p ten amended ten forgiven, per cont	Payment Deli Amount 4,452,808 4,009,149 hange in Lo on Balance for Lo or More Past Du paid-off in full	nquency Rate Percentage 14.8% 16.0% an Delinque pans se	Prin \$ \$ \$ \$	Principal Deline Amount 7,154,761 5,981,325 y Balance ncipal Balance 7,154,761 (502,453)	9e	23.9% 23.9% 23.9% 23.9% 1nterest Balance 391,928 (4,453) (5,305) (64,206)	Inte \$ \$ \$ \$	erest Balance 7,546,690 (506,906)	
July 1, 2021 December 31, 2021 Change Reasons t with R Delinquent Loans as Loans that have be Loans that have be Loans that have be Loans that have be	Portfolio Principal 29,988,760 25,021,630 asons for the C for the Change in Loa tepayments 90 Days of s of July 1, 2021 ome current or were p ten amended ten forgiven, per cont ten written off, in full	Payment Deli Amount 4,452,808 4,009,149 hange in Lo on Balance for Lo or More Past Du paid-off in full tract, in full or i or in part	nquency Rate Percentage 14.8% 16.0% an Delinque pans se	enc \$ \$ \$ \$ \$	Principal Deline Amount 7,154,761 5,981,325 y Balance y Balance 7,154,761 (502,453) (891,943)	9 e \$ \$ \$ \$ \$ \$ \$	23.9% 23.9% 23.9% 23.9% 10terest Balance 391,928 (4,453) (5,305)	Inte \$ \$ \$ \$	7,546,690 (506,906) (897,248)	
July 1, 2021 December 31, 2021 Change Reasons t with R Delinquent Loans as Loans that have be Loans that have be	Portfolio Principal 29,988,760 25,021,630 asons for the C for the Change in Loa epayments 90 Days of of July 1, 2021 ome current or were p een amended een forgiven, per cont een written off, in full eents made on deling	Payment Deli Amount 4,452,808 4,009,149 hange in Lo m Balance for Lo or More Past Du baid-off in full tract, in full or i l or in part uent loans	nquency Rate Percentage 14.8% 16.0% an Delinque pans se	Prii \$ \$ \$ \$ \$ \$ \$	Principal Deline Amount 7,154,761 5,981,325 y Balance y Balance 7,154,761 (502,453) (891,943) (1,634,045)	9 e \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	23.9% 23.9% 23.9% 23.9% Interest Balance 391,928 (4,453) (5,305) (64,206) -	Inte \$ \$ \$ \$ \$ \$	erest Balance 7,546,690 (506,906) (897,248) (1,698,251) - -	
July 1, 2021 December 31, 2021 Change Reasons 1 with R Delinquent Loans as Loans that have be Loans that have be	Portfolio Principal 29,988,760 25,021,630 asons for the C for the Change in Loa tepayments 90 Days of s of July 1, 2021 ome current or were p ten amended ten forgiven, per cont ten written off, in full	Payment Deli Amount 4,452,808 4,009,149 hange in Lo m Balance for Lo or More Past Du paid-off in full tract, in full or i l or in part uent loans delinquent	nquency Rate Percentage 14.8% 16.0% an Delinque pans se	enc \$ \$ \$ \$ \$	Principal Deline Amount 7,154,761 5,981,325 y Balance y Balance 7,154,761 (502,453) (891,943)	9 e \$ \$ \$ \$ \$ \$ \$	23.9% 23.9% 23.9% 23.9% Interest Balance 391,928 (4,453) (5,305) (64,206)	Inte \$ \$ \$ \$	7,546,690 (506,906) (897,248)	Loans 2

	WEDC Loan	Portfolio [Delinquency	Ra	tes						
Date	Portfolio Principal	Payment Deli	nquency Rate	F	Principal Deline	que	ncy Rate	-			
Date	Portiono Principal	Amount	Percentage		Amount	Percentage					
December 31, 2021	25,021,630	4,009,149	16.0%		5,981,325 23.99		23.9%				
June 30, 2022	24,037,047	4,558,357	19.0%	J	5,385,856		22.4%				
Change								6			
Rea	asons for the C	hange in Lo	an Delinque	enc	y Balance						
	or the Change in Loa epayments 90 Days o			Prir	ncipal Balance		Interest Balance		rincipal and erest Balance		Loans
Delinquent Loans as	of December 31, 20	21		\$	5,981,325	\$	578,430	\$	6,559,756		24
Loans that have co	me current or were p	aid-off in full		\$	(584,925)	\$	(71,357)	\$	(656,281)	\$	(3)
Loans that have be	en amended	e service and the second	and the second s	\$	(1,091,283)	\$	(138,240)	\$	(1,229,522)	\$	(4)
Loans that have be	en forgiven, per cont	ract, in full or i	n part	\$	(1,791,671)	\$	(4,169)	\$	(1,795,841)	\$	-
Loans that have be	en written off, in full	or in part	Te Presidente de la companya	\$	(199,000)	\$	(64,405)	\$	(263,405)	\$	(1)
Loan partial paym	ents made on deling	uent loans		\$	(3,218)	\$	(43,886)	\$	(47,104)	Ş	-
New loans that have become >90 days delinquent				\$	1,887,363	\$	157,227	\$	2,044,590	\$	8
Interest accrued or	Interest accrued on delinquent loans in period					\$	66,686	\$	66,686	\$	37
Delinquent Loans as	of June 30, 2022			\$	4,198,591	\$	480,287	\$	4,678,878		24

	WEDC Loar	Portfolio E	Delinquency	Ra	tes						
Date	Portfolio Principal	Payment Delinquency Rate			Principal Deline	quenc	/ Rate				
Date	Portiono Principal	Amount	Percentage		Amount	Pere	entage				
June 30, 2022	24,037,047	4,558,357	19.0%		5,385,856		22.4%				
December 31, 2022	22,629,785	2,832,398	12.5%		4,753,078	1	21.0%	-			
Change											
Re	asons for the C	hange in Lo	an Delingu	enc	y Balance						
	or the Change in Loa epayments 90 Days o			Prin	cipal Balance		terest lance		rincipal and erest Balance	ι	oans
Delinquent Loans as	of June 30, 2022			\$ 4,198,591 \$ 480,287		480,287	\$	4,678,878		24	
Loans that have co	me current or were p	aid-off in full		\$	(666,308)	\$	(65,149)	\$	(731,457)	\$	(4)
Loans that have be	en amended		1	\$	(628,734)	\$	-	Ş	(628,734)	\$	(1)
Loans that have be	en forgiven, per cont	tract, in <mark>f</mark> ull or i	n part	\$	-	\$		\$	-	Ş	-
Loans that have be	en written off, in full	or in part		\$	(329,282)	\$	(58,682)	Ş	(387,964)	Ş	(2)
Loan partial paym	ents made on deling	uent loans		\$	(36,424)	\$	(893)	Ş	(37,318)	\$	-
New loans that have	ve become >90 days	delinquent		Ş	2,215,235	\$	184,669	\$	2,399,904	\$	11
Interest accrued or	n delinquent loans ir	period				\$	6,729	\$	6,729	\$	
Delinquent Loans as	of December 31, 20	22		Ş	4,753,078	Ş	546,961	Ş	5,300,040		28

	WEDC Loan Portfolio Delinquency Rates							
Date	Portfolio Principal	Payment Deli	nquency Rate	Principal Deline	quency Rate			
Date	Portiolio Principal	Amount	Percentage	Amount	Percentage			
December 31, 2022	22,629,785	2,832,398	12.5%	4,753,078	21.0%			
June 30, 2023 *	19,637,566	2,578,253	13.1%	5,011,653	25.5%			
Change								

*There is one State Energy Program (SEP) loan with principal of \$487,891 included in loan balance. This is not WEDC loan (WEDC services this loan for PSC).

Reasons for the Change in Loan Delinque	ency I	Balance				
Reasons for the Change in Loan Balance for Loans	Drin	cipal Balance	Interest	Р	rincipal and	Loans
with Repayments 90 Days or More Past Due		cipai balance	Balance	Int	erest Balance	Louns
Delinquent Loans as of December 31, 2022	\$	4,753,078	\$ 546,961	\$	5,300,040	28
Loans that have come current or were paid-off in full	\$	(437,741)	\$ (66,925)	\$	(504,666)	(4)
Loans that have been amended	\$	-	\$ -	\$	-	-
Loans that have been forgiven, per contract, in full or in part	\$	(1,500,000)	\$ (153,288)	\$	(1,653,288)	(1)
Loans that have been written off, in full or in part	\$	(842,592)	\$ (95,534)	\$	(938,126)	(8)
Loan partial payments made on delinquent loans	\$	(157,926)	\$ -	\$	(157,926)	
New loans that have become >90 days delinquent	\$	3,196,835	\$ 146,746	\$	3,343,581	11
Interest accrued on delinquent loans in period			\$ 125,473	\$	125,473	-
Delinquent Loans as of June 30, 2023	\$	5,011,653	\$ 503,435	\$	5,515,089	26

	WEDC Loan Portfolio Delinquency Rates									
Date	Portfolio Principal	Payment Deli	nquency Rate	Principal Deline	quency Rate					
Date	Portrollo Principal	Amount	Percentage	Amount	Percentage					
June 30, 2023 **	19,637,566	2,504,090	12.8%	5,011,653	25.5%					
December 31, 2023 *	16,821,259	1,909,641	11.4%	3,808,537	22.6%					
Change										

*There is one State Energy Program (SEP) loan with principal of \$372,637 included in loan balance. This is not WEDC loan (WEDC services this loan for PSC). **June 30, 2023 was adjusted to decrease Payment Delinquency Rate Amount by \$74,163.

Reasons for the Change in Loan Delin	quenc	y Balance					
Reasons for the Change in Loan Balance for Loans with Repayments 90 Days or More Past Due	Р	Principal Balance		Interest Balance	Principal and Interest Balance		Loans
Delinquent Loans as of June 30, 2023	\$	5,011,65	3\$	503,435	\$	5,515,089	26
Loans that have come current or were paid-off in full	\$	(992,92	20) \$	6 (42,636)	\$ ((1,035,556)	(5)
Loans that have been amended	\$	(981,82	2) \$	6 (72,397)	\$ ((1,054,220)	(4)
Loans that have been forgiven, per contract, in full or in part	\$		- \$		\$	-	-
Loans that have been written off, in full or in part	\$	(721,00)0) \$	6 (134,519)	\$	(855,519)	(3)
Loan partial payments made on delinquent loans	\$	(47,28	34) \$		\$	(47,284)	-
New loans that have become >90 days delinquent	\$	1,539,91	.0 \$	6 41,174	\$	1,581,084	9
Interest accrued on delinquent loans in period			\$	65,876	\$	65,876	-
Delinguent Loans as of December 31,2023	Ś	3.808.53	37 Ś	360,932	Ś	4.169.469	23

	WEDC Loa	an Portfolio De	linquency Ra	ites						
Dette	Deutfelle Deinsteal	Payment Deling	uency Rate	Princi	pal Delinq	uency	Rate	8		
Date	Portfolio Principal	Amount	Percentage	Amo	unt	Perc	entage	1		
December 31, 2023*	16,821,259	1,909,641	11.4%	:	3,808,537		22.6%			
June 30, 2024*	15,858,360	1,980,635	12.5%	1	3,939,409		24.8%			
Change										
	Reasons for the s for the Change in Loa Repayments 90 Days o	n Balance for Loan		cy Baland Principal			terest lance	1.000	ncipal and rest Balance	Loans
Delinquent Loans as o	of December 31,2023			\$	3,808,537	\$	360,932	\$	4,169,469	23
	of December 31,2023 ne current or were pai	d-off in full		\$ \$	3,808,537 (125,000)		360,932 (9,822)		4,169,469 (134,822)	23
	me current or were pai	d-off in full						\$		
Loans that have con Loans that have bee	me current or were pai			\$	(125,000)	\$	(9,822)	\$	(134,822)	(1
Loans that have con Loans that have been Loans that have been	ne current or were pai en amended	ct, in full or in part		\$ \$	(125,000)	\$ \$ \$	(9,822)	\$	(134,822)	(1 (3
Loans that have con Loans that have been Loans that have been Loans that have been	ne current or were pai en amended en forgiven, per contra	ct, in full or in part r in part		\$ \$ \$	(125,000) (493,813)	\$ \$ \$	(9,822) (31,850)	\$ \$ \$	(134,822) (525,662)	(1 (3
Loans that have cor Loans that have bee Loans that have bee Loans that have bee Loans that have bee Loan partial payme	ne current or were pai en amended en forgiven, per contra en written off, in full o	ct, in full or in part r in part nt loans		\$ \$ \$	(125,000) (493,813) - (8,930)	\$ \$ \$	(9,822) (31,850)	\$ \$ \$	(134,822) (525,662) - (8,964)	(1 (3
Loans that have bee Loans that have bee Loans that have bee Loan partial payme New loans that hav	ne current or were pai en amended en forgiven, per contra en written off, in full o nts made on delinquer	ct, in full or in part r in part nt loans inquent		\$ \$ \$ \$ \$	(125,000) (493,813) - (8,930) (48,550)	\$ \$ \$ \$ \$	(9,822) (31,850) - (34) -	\$ \$ \$ \$ \$ \$ \$ \$	(134,822) (525,662) (8,964) (48,550)	(1 (3 (1

	WEDC Loa	an Portfolio De	linquency R	ates	;					
Date	Dortfolio Drincipal	Payment Delino	uency Rate		Principal Deling	uen	cy Rate			
Date	Portfolio Principal	Amount	Percentage		Amount	Pe	ercentage			
lune 30, 2024*	15,858,360	1,980,635	12.5%		3,939,409		24.8%			
December 31, 2024*^	16,237,341	1,802,366	11.1%		5,167,375		31.8%			
Change										
There is one State Ener	gy Program (SEP) loan w	ith principal of \$138	3,642 included in	loan	balance. This is r	not a	WEDC loan (WED	services this lo	oan for PSC).
	pital Catalyst Loan Part									
	Reasons for the	Change in Loa	n Delinquen	cy E	Balance					
	for the Change in Loa Repayments 90 Days		ns	Pri	ncipal Balance		Interest Balance	Principal and Interest Balance		Loans
Delinquent Loans as o	of June 30, 2024			\$	3,939,409	\$	366,526	\$	4,305,935	20
Loans that have com	ne current or were pa	id-off in full		\$	(137,719)	\$	(226)	\$	(137,946)	(2
Loans that have bee				\$	-	\$	-	\$	-	-
Loans that have bee	n forgiven, per contra	act, in full or in par	t	\$	- 1	\$	-	\$	-	
Loans that have bee	n written off, in full o	or in part		\$	(839,453)	\$	(118,940)	\$	(958,393)	(3
	nts made on delingue			\$	(129,213)	\$	-	\$	(129,213)	-
	e become >90 days de			\$	2,334,352	\$	167,879	\$	2,502,231	10
				\$	-	\$	1,747	\$	1,747	-
Interest accrued on										