

# DISTRICT OF COLUMBIA OFFICE OF THE INSPECTOR GENERAL

OIG Project No. 23-1-20KB

January 31, 2024



## **District of Columbia Green Finance Authority**

Financial Statements (Together  
with Reports of Independent  
Public Accountants) September  
30, 2023 and 2022

### ***GUIDING PRINCIPLES***

***ACCOUNTABILITY \* INTEGRITY \* PROFESSIONALISM***

***TRANSPARENCY \* CONTINUOUS IMPROVEMENT \* EXCELLENCE***



## OUR MISSION

We independently audit, inspect, and investigate matters pertaining to the District of Columbia government to

- prevent and detect corruption, mismanagement, waste, fraud, and abuse.
- promote economy, efficiency, effectiveness, and accountability.
- inform stakeholders about issues relating to District programs and operations; and
- recommend and track the implementation of corrective actions.

## OUR VISION

Our vision is to be a world-class Office of the Inspector General that is customer-focused and sets the standard for oversight excellence!

## OUR GUIDING PRINCIPLES

- Accountability
- Continuous Improvement
- Excellence
- Integrity
- Professionalism
- Transparency





DISTRICT OF COLUMBIA | OFFICE OF THE INSPECTOR GENERAL

January 31, 2024

The Honorable Muriel Bowser  
Mayor of the District of Columbia  
Mayor's Correspondence Unit  
John A. Wilson Building  
1350 Pennsylvania Avenue NW, Suite 316  
Washington, DC 20004

The Honorable Phil Mendelson  
Chairman  
Council of the District of Columbia  
John A. Wilson Building  
1350 Pennsylvania Avenue NW, Suite 504  
Washington, DC 20004

Subject: **District of Columbia Green Finance Authority | 23-1-20KB**

Dear Mayor Bowser and Chairman Mendelson:

Enclosed is the final report entitled *District of Columbia Green Finance Authority Financial Statements (Together with Reports of Independent Public Accountants) September 30, 2023 and 2022* (OIG No. 23-1-20KB). McConnell Jones, LLP (MJ) submitted this component report as part of our overall contract for the audit of the District of Columbia's general-purpose financial statements for fiscal year 2023. MJ is contractually required to review the work papers of SB & Company, LLC (SBC), which audited the financial statements of the District of Columbia Green Finance Authority to independently determine whether the financial statements are fairly presented.

On December 15, 2023, SBC issued its opinion and concluded that the financial statements are presented fairly in all material respects, in accordance with accounting principles generally accepted in the United States of America. SBC identified no material weaknesses in internal control over financial reporting. MJ concurred with SBC's opinion and conclusions.

If you have questions about this report, please contact me or Eileen Shanklin-Andrus, Acting Assistant Inspector General for Audits, at (202) 727-2540.

Sincerely,



Daniel W. Lucas  
Inspector General

DWL/ws

Enclosure

cc: See Distribution List

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Mr. Wayne McConnell, Managing Partner, McConnell & Jones LLP

**DISTRICT OF COLUMBIA GREEN FINANCE AUTHORITY**  
**A COMPONENT UNIT OF THE DISTRICT OF COLUMBIA GOVERNMENT**  
**FINANCIAL STATEMENTS**  
*(Together with Reports of Independent Public Accountants)*  
**SEPTEMBER 30, 2023 and 2022**

**DISTRICT OF COLUMBIA GREEN FINANCE AUTHORITY**

**FINANCIAL STATEMENTS  
SEPTEMBER 30, 2023 and 2022**

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## **REPORT OF INDEPENDENT PUBLIC ACCOUNTANTS ON THE AUDIT OF THE FINANCIAL STATEMENTS**

The Mayor and Council of the Government of the District of Columbia  
and the Board of Directors of the District of Columbia Green Finance Authority  
Washington, DC

### ***Opinion***

We have audited the accompanying financial statements of the District of Columbia Green Finance Authority (DC Green Bank), a component unit of the Government of the District of Columbia, as of and for the years ended September 30, 2023 and 2022, and the related notes to the financial statements, which collectively comprise DC Green Bank's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of DC Green Bank as of September 30, 2023 and 2022, and the changes in its financial position 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 (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. 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 DC Green Bank 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 controls 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 DC Green Bank's ability to continue as a going concern for one year beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.





### ***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 GAAS and *Government 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 controls. Misstatements 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 GAAS and *Government 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 controls 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 DC Green Bank's internal controls. 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 DC Green Bank'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 controls-related matters that we identified during the audit.

### ***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary



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information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

**Other Reporting Required by *Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated December 15, 2023 on our consideration of DC Green Bank's internal controls over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal controls over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal controls over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering DC Green Bank's internal controls over financial reporting and compliance.

Washington, D.C.  
December 15, 2023

A handwritten signature in black ink that reads "SB &amp; Company, LLC". The signature is written in a cursive, flowing style.

**DISTRICT OF COLUMBIA GREEN FINANCE AUTHORITY**  
*(A Component Unit of the Government of the District of Columbia)*

**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**FOR THE YEARS ENDING SEPTEMBER 30, 2023, 2022, and 2021**

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**FINANCIAL HIGHLIGHTS**

**INTRODUCTION**

The following is a discussion and analysis of the District of Columbia Green Finance Authority's (DC Green Bank or the Bank) financial performance as of and for the fiscal years ended September 30, 2023 and 2022. This information should be read in conjunction with the financial statements and the accompanying notes which follow this discussion and analysis.

**ABOUT OUR BUSINESS**

Pursuant to the Green Finance Authority Establishment Act of 2018 (D.C. Law 22-155; D.C. Official Code § 8-173.01 et seq.), the DC Green Bank was established as an independent instrumentality of the Government of the District of Columbia (the District or DC). DC Green Bank was created to increase the use of private funds for sustainable projects and programs by offering and promoting the use of loans, loan guarantees, credit enhancements, bonds, or other financing mechanisms for sustainable projects and programs.

DC Green Bank is governed by an eleven (11) member Board of Directors, comprised of seven (7) voting members, appointed by the Mayor, with the advice and consent of the Council of the District of Columbia (the Council). These individuals include: two (2) members with experience at a financial institution operating within the District; three (3) members with financial, project development, or legal experience in clean energy, clean infrastructure, clean transportation, stormwater management, or green infrastructure; and two (2) members with experience in affordable housing or community development.

The Board of Directors also includes four (4) nonvoting ex-officio members, or their designees, which include the Director of Department of Energy and Environment, the Deputy Mayor for Planning and Economic Development, Executive Director of the Office of Public-Private Partnerships, and the District Chief Financial Officer.

Pursuant to DC Green Bank's enabling legislation, the Board of Directors may create additional advisory groups as it considers appropriate. The advisory groups provide the Board of Directors with recommendations on various matters and such groups do not have authority to act for, or on behalf of, the DC Green Bank.

Pursuant to the Green Finance Authority Establishment Act of 2018 (D.C. Law 22-155; D.C. Official Code § 8-173.01 et seq.), DC Green Bank's initial funding of \$7.0 million a year for five (5) years, fiscal years 2018 through 2023, was provided from the District's Renewable Energy Development Fund (REDF). In addition to the funding from REDF, the Clean Energy DC Omnibus Amendment Act of 2018 calls for the transfer of \$15.0 million in fiscal years 2020 and 2021 and \$10.0 million a year for fiscal years 2022 through 2025 from the District's Sustainable Energy Trust Fund (SETF) to support sustainable projects and programs, provided the transfer is included in an approved budget and financial plan.

**DISTRICT OF COLUMBIA GREEN FINANCE AUTHORITY**  
*(A Component Unit of the Government of the District of Columbia)*

**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**FOR THE YEARS ENDING SEPTEMBER 30, 2023, 2022, and 2021**

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In fiscal year 2021, there was an amendment to the SETF statute stating that the SETF will transfer at least \$10.0 million, but no more than \$15.0 million to the Green Finance Authority in fiscal years 2022 through 2025, provided that the total amount of money transferred to the Green Finance Authority from the SETF in fiscal years 2020 through 2025 shall not exceed \$70.0 million.

DC Green Bank offers and is developing products that accelerate the clean energy transition and seeks to lower barriers to the adoption of clean energy technology and make energy projects more accessible and more affordable through financing instruments and incentives. These products are offered to District residents; small business owners and commercial developers working towards energy efficiency improvements; clean energy installations; and the construction of green infrastructure.

- The D.C. Law 22-155 Green Finance Authority Establishment Act of 2018 became effective on August 22, 2018. DC Green Bank began operations on October 1, 2019, the start of the fiscal year 2020.
- As noted in Table I on page 7, DC Green Bank had an excess of total assets over total liabilities of \$77.0 million, \$57.1 million, and \$40.7 million as of September 30, 2023, 2022, and 2021, respectively, which is classified and reported as restricted and unrestricted net position in the Statements of Net Position. The restricted net position represents funds that are to be used for specified purposes.
- In fiscal year 2023, the Bank issued nine (9) promissory notes for a total of \$15.4 million compared to eight (8) promissory notes totaling \$1.8 million in 2022 and three (3) promissory notes totaling \$2.0 million in 2021. As of September 30, 2023, the portfolio consists of \$2.8 million in predevelopment loans, \$2.5 million in permanent financing, \$322 thousand in commercial operating lines of credit, \$11.0 million in solar construction loans, \$537 thousand in energy efficiency equipment loans, and \$8.1 million in revolving construction loans.
- In the fiscal years 2023 and 2022, the Bank continued joint ventures and partnerships with other financial intuitions to reach areas of District populations that would not have otherwise been served, with total funding of \$1.3 million each year.
- Operating revenue earned in the fiscal years ended September 30, 2023, 2022, and 2021 totaled \$1.5 million, \$514 thousand, and \$100 thousand, respectively. Non-Operating revenue totaled \$697 thousand in fiscal year 2023, a loss of \$42 thousand in fiscal year 2022, and \$36 thousand in fiscal year 2021. Included in non-operating revenue for fiscal year 2023 is \$187 thousand for unrealized gains on the investment portfolio.
- Operating expenses were \$5.1 million, \$4.9 million, and \$2.9 million for fiscal years ended September 30, 2023, 2022, and 2021, respectively, which were greater than operating and non-operating revenue resulting in a loss before transfers of \$2.9 million, \$4.4 million, and \$2.8 million for the fiscal years ended September 30, 2023, 2022, and 2021, respectively.
- Transfers from the District government totaled \$22.8 million, \$20.8 million, and \$18.0 million for the fiscal years ended September 30, 2023, 2022, and 2021, respectively, resulting in the net position of \$77.0 million, \$57.1 million and \$40.7 million as of September 30, 2023, 2022, and 2021, respectively. Refer to Table II on page 8 for further detail.

**DISTRICT OF COLUMBIA GREEN FINANCE AUTHORITY**  
*(A Component Unit of the Government of the District of Columbia)*

**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**FOR THE YEARS ENDING SEPTEMBER 30, 2023, 2022, and 2021**

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**OVERVIEW OF THE FINANCIAL STATEMENTS**

This Management's Discussion and Analysis (MD&A) is intended to serve as an introduction to the DC Green Bank's basic financial statements. DC Green Bank's financial statements include three financial statements: the Statement of Net Position; the Statement of Revenue, Expenses, and Change in Net Position; and the Statement of Cash Flows. These financial statements and the related notes provide information about the financial activities of DC Green Bank.

1. ***Statement of Net Position*** – The Statement of Net Position presents information on DC Green Bank's assets and liabilities, with the difference reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of DC Green Bank is improving or deteriorating.
2. ***Statement of Revenue, Expenses, and Change in Net Position*** – The Statement of Revenue, Expenses, and Change in Net Position reports operating and non-operating revenue and expenses for the fiscal year. The gains or losses in revenue and after transfers from District of Columbia are presented as the change in net position for the fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of the related cash flows. Thus, revenue and expenses that are reported for some items will result in cash flows in future fiscal periods.
3. ***Statement of Cash Flows*** – The Statement of Cash Flows presents information showing how DC Green Bank's cash and cash equivalents changed during the fiscal year. The Statement of Cash Flows classifies cash receipts and cash payments resulting from operating activities, noncapital financing activities, capital and related financing activities, and investing activities. The net result of those activities is reconciled to the cash and cash equivalents balances reported as of the end of the fiscal year. This statement is prepared using the direct method, which allows the reader to easily understand the amount of cash received, and how much cash was disbursed. The statement also reconciles the change in operating net position to the net cash used in operating activities.
4. ***Notes to the Financial Statements*** – The Notes to the Financial Statements provide additional information that is essential for a complete understanding of the data provided in the basic financial statements.

**DISTRICT OF COLUMBIA GREEN FINANCE AUTHORITY**  
*(A Component Unit of the Government of the District of Columbia)*

**MANAGEMENT’S DISCUSSION AND ANALYSIS**  
**FOR THE YEARS ENDING SEPTEMBER 30, 2023, 2022, and 2021**

**FINANCIAL ANALYSIS**

**CONDENSED FINANCIAL INFORMATION**

The following table provides a summary of DC Green Bank’s total assets, liabilities, and net position as of September 30, 2023, 2022, and 2021.

**Table I - Condensed Schedule of Net Position**  
**As of September 30, 2023, 2022, and 2021**

	<u>2023</u>	<u>2022</u>	<u>2021</u>
<b>Assets</b>			
Cash and cash equivalents - unrestricted	\$ 12,444,851	\$ 12,770,428	\$ 14,055,606
Cash and cash equivalents - restricted	28,772,399	21,598,862	13,253,832
Investments	5,054,796	4,869,806	4,996,850
Due from District of Columbia	7,000,000	5,000,000	7,000,000
Program loans receivable, net	24,677,524	14,772,876	1,956,117
Prepaid expenses	107,698	65,079	12,397
<b>Total Assets</b>	<u>78,057,268</u>	<u>59,077,051</u>	<u>41,274,802</u>
<b>Liabilities</b>			
Current Liabilities	585,979	1,059,423	388,950
Noncurrent Liabilities	435,582	950,811	195,210
<b>Total Liabilities</b>	<u>1,021,561</u>	<u>2,010,234</u>	<u>584,160</u>
<b>Net Position</b>			
Unrestricted	49,370,225	37,010,569	27,012,783
Restricted	27,665,482	20,056,248	13,677,859
<b>Total Net Position</b>	<u>\$ 77,035,707</u>	<u>\$ 57,066,817</u>	<u>\$ 40,690,642</u>

For the fiscal years ended September 30, 2023, 2022, and 2021, DC Green Bank engaged in several activities including hiring staff and developing systems as well as the creation of operating policies, processes, and protocols to establish a variety of financial products targeted toward its mandate to advance sustainability, the clean economy, and inclusive prosperity in the District.

For the fiscal years 2023, 2022, and 2021, DC Green Bank’s portfolio investments relate to solar construction, energy efficiency and green building, storm water abatement, and pre-development financing. Pursuant to the contractual loan arrangements, not all funds that DC Green Bank approved are disbursed immediately. These financings are “delayed draw” by design in that funds are not deployed until the projects meet certain set milestones or levels of percentage of completion. These funds are deposited in a secured account with the loan servicers to be disbursed over time as draws are requested from borrowers. Once the project is implemented, borrowers begin drawing down on capital over time.

**DISTRICT OF COLUMBIA GREEN FINANCE AUTHORITY**  
*(A Component Unit of the Government of the District of Columbia)*

**MANAGEMENT’S DISCUSSION AND ANALYSIS**  
**FOR THE YEARS ENDING SEPTEMBER 30, 2023, 2022, and 2021**

In fiscal years 2023 and 2022, DC Green Bank continues to partner with the help of local developers to fund the construction of portfolio of Solar for All projects on affordable housing sites, predevelopment projects, stormwater retention mitigation projects, and green building projects across all Wards in the District.

Total assets of the DC Green Bank as of September 30, 2023, 2022, and 2021, were \$78.1 million, \$59.1 million, and \$41.3 million, respectively. This was mainly the result of the District government’s capitalization of the DC Green Bank. Pursuant to the Green Finance Authority Establishment Act of 2018 (D.C. Law 22-155; D.C. Official Code § 8-173.01 et seq.) and the Clean Energy DC Omnibus Amendment Act of 2018, approximately \$12.0 million in 2023, \$10.0 million in 2022, and \$18.0 million in 2021 was made available to the DC Green Bank. The funding consists of \$12.0 million, \$10.0 million, and \$15.0 million in fiscal years 2023, 2022, and 2021, respectively, from the District’s SETF, and \$3.0 million from the District’s REDF in fiscal year 2021.

Unrestricted cash and cash equivalents as of September 30, 2023, 2022, and 2021 were \$12.4 million, \$12.8 million, and \$14.1 million, respectively. Restricted cash and cash equivalents were \$28.8 million, \$21.6 million, and \$13.3 million, respectively. Program loans receivable amounted to \$24.7 million in 2023, net of the Allowance for Loan Losses of \$621 thousand; \$14.8 million, net of the Allowance for Loan Losses of \$286 thousand in fiscal year 2022; and \$2.0 million as of September 30, 2021. The Bank did not record a provision for losses in fiscal year 2021.

DC Green Bank’s total liabilities were \$1.0 million, \$2.0 million, and \$584 thousand as of September 30, 2023, 2022, and 2021, respectively, which comprised accrued payroll and bonuses, accrued expenses, and loan-related liabilities.

Net position, the difference between DC Green Bank’s assets and its liabilities, as of September 30, 2023, 2022, and 2021, was \$77.0 million, \$57.1 million, and \$40.7 million, respectively.

The following table presents condensed financial information from the Statement of Revenue, Expenses, and Change in Net Position for the fiscal years ended September 30, 2023, 2022, and 2021.

**Table II - Condensed Schedule of Revenue, Expenses, and Change in Net Position**  
**For the Years Ended September 30, 2023, 2022, and 2021**

	<b>2023</b>	<b>2022</b>	<b>2021</b>
Operating Revenue	<b>\$ 1,504,297</b>	\$ 513,532	\$ 100,208
Operating Expenses	<b>5,063,556</b>	4,889,733	2,932,476
<b>Operating Loss</b>	<b>(3,559,259)</b>	(4,376,201)	(2,832,268)
Non-Operating Revenue (Expenses)	<b>696,828</b>	(41,728)	35,828
Transfers from the District of Columbia	<b>22,831,321</b>	20,794,104	18,000,000
Change in Net Position	<b>19,968,890</b>	16,376,175	15,203,560
Net position, beginning of the year	<b>57,066,817</b>	40,690,642	25,487,082
<b>Net Position, End of the Year</b>	<b>\$ 77,035,707</b>	\$ 57,066,817	\$ 40,690,642

**DISTRICT OF COLUMBIA GREEN FINANCE AUTHORITY**  
*(A Component Unit of the Government of the District of Columbia)*

**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**FOR THE YEARS ENDING SEPTEMBER 30, 2023, 2022, and 2021**

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During the fiscal years ended September 30, 2023, 2022, and 2021, DC Green Bank's operating revenue totaled \$1.5 million, \$514 thousand, and \$100 thousand, respectively. The operating revenue is earned from program fees and interest charged on the project loans.

The non-operating revenue of \$697 thousand, non-operating expenses of \$42 thousand, and non-operating revenue of \$36 thousand were derived from funds provided by the District government for operating purposes in fiscal years 2023, 2022, and 2021, respectively. DC government transfers represent the capitalization of \$22.8 million, \$20.8 million, \$18.0 million, that was made available to the DC Green Bank in fiscal years 2023, 2022, and 2021, respectively.

**CAPITAL ASSETS AND DEBT ADMINISTRATION**

The DC Green Bank has no capital assets and no debt obligations as of September 30, 2023, 2022, and 2021.

**BUDGETARY CONTROLS**

DC Green Bank adopts an annual operating budget which is approved by its Board of Directors in September of each year, for the subsequent fiscal year. Before approval by the Board, the budget is reviewed in detail and adjusted, if necessary. After approval by the Board of Directors, DC Green Bank submits its annual operating budgets to the Mayor and Council of the District of Columbia. The budget for fiscal years 2023, 2022, and 2021 was \$40.4 million, \$42.2 million, and \$30.5 million, respectively.

Total operating expenses were approximately \$5.1 million, \$4.9 million, and \$2.9 million, for the fiscal years ended September 30, 2023, 2022, and 2021, respectively. In 2023, due to the growth of the Bank, it was imperative for the organization to increase personnel resources. In 2023, salaries were \$3.0 million, compared to \$2.6 million in 2022 and \$1.6 million in 2021. These increases of \$0.4 million and \$1.0 million, respectively, fall well within the budgeted amount. Other operating costs decreased to \$152 thousand in 2023, compared to \$456 thousand in 2022, and \$138 thousand in 2021.

**ECONOMIC OUTLOOK**

DC Green Bank operates within a dynamic economic environment that is influenced by various factors that may impact its financial performance related to its lending activities. The Bank's goal is to mitigate risks in the event of unforeseen threats to the loan portfolio as a result of economic downturn or other negative influences. As such, the Bank remains committed to proactive risk management, strategic planning to navigate potential challenges, and emerging opportunities to deploy capital in support of a clean energy economy.

**REQUEST FOR INFORMATION**

This financial report is designed to provide a general overview of the Bank's finances for all those with an interest in its finances. Additional information regarding the Bank's financial statements may be obtained from DC Green Bank's CEO, Trisha Miller, [tmiller@dcbank.com](mailto:tmiller@dcbank.com).



**DISTRICT OF COLUMBIA GREEN FINANCE AUTHORITY**  
*(A Component Unit of the Government of the District of Columbia)*

**STATEMENTS OF NET POSITION**  
**FOR THE YEARS ENDING SEPTEMBER 30, 2023 AND 2022**

	<b>2023</b>	<b>2022</b>
<b>ASSETS</b>		
Cash and cash equivalents - unrestricted	\$ 12,444,851	\$ 12,770,428
Cash and cash equivalents - restricted	28,772,398	21,598,862
Investments	5,054,796	4,869,806
Due from District of Columbia	7,000,000	5,000,000
Program loans receivable, net	24,677,524	14,772,876
Prepaid expenses and other assets	107,699	65,079
<b>Total Assets</b>	<b>78,057,268</b>	<b>59,077,051</b>
<b>LIABILITIES</b>		
Accounts payable and accrued expenses	104,459	447,098
Accrued payroll	223,510	354,929
Unearned revenue	186,325	183,254
Compensated absences	71,685	74,142
<b>Noncurrent liabilities:</b>		
Interest reserve	254,670	661,856
Construction loan retainage	-	238,619
Debt service reserve	180,912	50,336
<b>Total Liabilities</b>	<b>1,021,561</b>	<b>2,010,234</b>
<b>NET POSITION</b>		
Unrestricted	49,370,225	43,388,958
Restricted	27,665,482	13,677,859
<b>Total Net Position</b>	<b>\$ 77,035,707</b>	<b>\$ 57,066,817</b>

*The accompanying notes are an integral part of these financial statements.*

**DISTRICT OF COLUMBIA GREEN FINANCE AUTHORITY**  
*(A Component Unit of the Government of the District of Columbia)*

**STATEMENTS OF REVENUE, EXPENSES, AND CHANGE IN NET POSITION  
FOR THE YEARS ENDING SEPTEMBER 30, 2023 AND 2022**

	<u>2023</u>	<u>2022</u>
<b>Operating Revenues</b>		
Interest on program loans receivable	\$ 988,004	\$ 270,637
Program fees	<u>516,293</u>	<u>242,895</u>
<b>Total Operating Revenues</b>	<u>1,504,297</u>	<u>513,532</u>
<b>Operating Expenses</b>		
Salaries and benefits	3,020,909	2,557,833
General and administrative	1,555,609	1,589,553
Provision for loan loss	335,195	286,014
Other operating expenses	<u>151,844</u>	<u>456,333</u>
<b>Total Operating Expenses</b>	<u>5,063,557</u>	<u>4,889,733</u>
<b>Operating Loss</b>	<u>(3,559,260)</u>	<u>(4,376,201)</u>
<b>Non-Operating Revenues (Expense)</b>		
Interest income	434,339	81,066
Grants	75,000	-
Unrealized loss on investments	<u>187,490</u>	<u>(122,794)</u>
<b>Total Non-Operating Revenues (Expense)</b>	<u>696,829</u>	<u>(41,728)</u>
<b>Loss Before Transfers</b>	<u>(2,862,431)</u>	<u>(4,417,929)</u>
<b>Transfers from the District of Columbia</b>		
Local funding (SETF) - Sustainable Energy Trust Fund	12,000,000	10,000,000
Local funding (DOEE) - Department of Energy & Environment	<u>10,831,321</u>	<u>10,794,104</u>
<b>Total Transfers from the District of Columbia</b>	<u>22,831,321</u>	<u>20,794,104</u>
Change in net position	19,968,890	16,376,175
Net position, beginning of year	<u>57,066,817</u>	<u>40,690,642</u>
<b>Net Position, End of Year</b>	<u>\$ 77,035,707</u>	<u>\$ 57,066,817</u>

*The accompanying notes are an integral part of these financial statements.*

**DISTRICT OF COLUMBIA GREEN FINANCE AUTHORITY**  
*(A Component Unit of the Government of the District of Columbia)*

**STATEMENTS OF CASH FLOWS**  
**FOR THE YEARS ENDING SEPTEMBER 30, 2023 AND 2022**

	<u>2023</u>	<u>2022</u>
<b>Cash Flows From Operating Activities</b>		
Payment to employees and benefit providers	\$ (3,154,785)	\$ (2,247,329)
Payments to suppliers and contractors	(2,089,641)	(1,738,599)
Loan program disbursement	(9,250,775)	(11,833,640)
<b>Net Cash Flows Used by Operating Activities</b>	<u>(14,495,201)</u>	<u>(15,819,568)</u>
<b>Cash Flows From Non-Capital Financing Activities</b>		
Grants	75,000	-
Transfers from the District of Columbia	20,831,321	22,794,104
<b>Net Cash Flows Provided by Non-Capital Financing Activities</b>	<u>20,906,321</u>	<u>22,794,104</u>
<b>Cash Flows From Investing Activities</b>		
Purchase of investments	-	-
Sales of investments	2,500	4,250
Interest Income	434,339	81,066
Investment Income	-	-
<b>Net Cash Flows Provided (Used) by Investing Activities</b>	<u>436,839</u>	<u>85,316</u>
<b>NET INCREASE IN CASH AND CASH EQUIVALENTS</b>	<b>6,847,959</b>	<b>7,059,852</b>
Cash and cash equivalents, October 1	34,369,290	27,309,438
<b>Cash and Cash Equivalents, September 30</b>	<u>\$ 41,217,249</u>	<u>\$ 34,369,290</u>
<b>RECONCILIATION OF OPERATING LOSS TO NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES:</b>		
Loss from operation	\$ (3,559,260)	\$ (4,376,201)
Provision for loan loss	621,210	286,014
Change in non-cash operating assets and liabilities:		
Increase in program loans receivable	(10,525,858)	(13,102,773)
Increase in prepaid expenses and other assets	(42,620)	(52,682)
Increase in accounts payable and accrued expenses	(342,639)	192,702
Increase in accrued payroll	(131,419)	293,926
Increase in unearned revenue	3,071	167,267
Increase in compensated absences liability	(2,457)	16,578
Increase (decrease) in interest reserve	(407,186)	614,893
Increase in construction loan retainage	(238,619)	90,372
Increase in debt service reserve	130,576	50,336
<b>Net Cash Provided (Used) By Operating Activities</b>	<u>\$ (14,495,201)</u>	<u>\$ (15,819,568)</u>
<b>RECONCILIATION OF CASH TO AMOUNTS REPORTED IN THE STATEMENTS OF NET POSIRION:</b>		
Cash and cash equivalents - unrestricted	\$ 12,444,851	\$ 12,770,428
Cash and cash equivalents - restricted	28,772,398	21,598,862
<b>Total Net Position</b>	<u>\$ 41,217,249</u>	<u>\$ 34,369,290</u>

*The accompanying notes are an integral part of these financial statements.*

**DISTRICT OF COLUMBIA GREEN FINANCE AUTHORITY**  
*(A Component Unit of the Government of the District of Columbia)*

**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEARS ENDING SEPTEMBER 30, 2023 AND 2022**

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**NOTE 1      SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The accounting policies of the District of Columbia Green Finance Authority (DC Green Bank or the Bank) conform to U.S. Generally Accepted Accounting Principles (GAAP) as applicable to government enterprises. The following is a summary of DC Green Bank’s significant accounting policies:

- ***Reporting Entity***

On July 2, 2018, Mayor Bowser signed the District of Columbia Green Finance Authority Establishment Act of 2018 (the Act), creating DC Green Finance Authority, commonly known as DC Green Bank, as an independent instrumentality of the District of Columbia (the District or DC). As a part of DC’s Sustainable DC Plan, the DC Department of Energy & Environment (DOEE) incubated the launch of DC Green Bank after the passage of the Act.

The Board of Directors organized its inaugural meeting held on July 25, 2019, officially setting DC Green Bank on its journey. DC Green Bank launched its virtual operations in April 2020 amidst the global COVID-19 pandemic crisis and acute civil unrest, highlighting the urgent need to advance sustainability and social justice together.

In pursuit of DC’s ambitious Sustainable DC, Clean Energy, and Climate Readiness goals, DC Green Bank acts as a catalytic force for the District’s clean economy, supporting the District’s alignment with the Paris Climate Agreement. DC Green Bank seeks to make clean energy and sustainable choices the most affordable, practical, and easiest ones for all.

As DC’s clean economy accelerator, the Bank will serve as a model sustainable capital provider that drives local businesses and stakeholders to achieve inclusive prosperity in a clean economy for the people of the District.

Shortly after launching operations, in June 2020, DC Green Bank closed and funded its first construction loan portfolio to the Solar For All award recipient to deploy solar renewable energy technologies at multifamily buildings located in District Wards 7 and 8.

DC Green Bank is a component unit of the District of Columbia Government, operating as an independent instrumentality.

- ***Measurement Focus, Basis of Accounting, and Basis of Presentation***

DC Green Bank’s basic financial statements are reported using the economic resources measurement focus and the full accrual basis of accounting. Revenue are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. The economic measurement focus reports all assets, deferred outflows of resources, liabilities, and deferred inflows of resources associated with the operations and is included on the Statements of Net Position.

The financial statements have been prepared in accordance with GAAP as prescribed by the Governmental Accounting Standards Board (GASB) and are presented as required by these standards to provide a comprehensive perspective of DC Green Bank’s net position, change in net position, and cash flows.

For the purposes of financial reporting, DC Green Bank is an enterprise fund. However, for accounting purposes, and to ensure observation of limitations and restrictions placed on the use of the resources available to DC Green Bank, accounts are maintained in accordance with the principles of fund accounting.

**DISTRICT OF COLUMBIA GREEN FINANCE AUTHORITY**  
*(A Component Unit of the Government of the District of Columbia)*

**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEARS ENDING SEPTEMBER 30, 2023 AND 2022**

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**NOTE 1      SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**

- ***Use of Restricted Components of Net Position***

During the fiscal years ending September 30, 2023 and 2022, DC Green Bank's funding primarily came from DC's DOEE Sustainable Energy Trust Fund (SETF). Funds from the SETF can be used to support all of DC Green Bank's operating purposes and thus are considered unrestricted funds in a net position. Funds from the REDF can also be used for DC Green Bank's operations and any project or program that DC Green Bank funds with REDF funds must also support the creation of new solar projects in DC.

In fiscal year 2023 and 2022, the Bank did not receive any funding from Renewable Energy Development Fund (REDF) funds due to rate payor reductions and other budgetary constraints from the District. DC Green Bank did receive funding from the Building Energy Performance Standards (BEPS) Revolving Loan Fund in fiscal years ending September 30, 2023 and 2022. The funds can be used for administration and general expense up to 20% of the funding as it relates to supporting the BEPS program. DC Green Bank considers any net position from REDF and BEPS funds to be restricted.

- ***Cash and Cash Equivalents***

DC Green Bank considers all highly liquid instruments purchased with an original maturity of less than ninety (90) days to be cash equivalents. As of September 30, 2023 and 2022, cash equivalents consisted of a money market sweep account.

- ***Short-Term Investments***

DC Green Bank considers short-term investments as an investment that can be converted to cash after a period of 3-12 months. DC Green Bank categorizes its fair value measurements with the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are valuations based on unadjusted quoted prices for identical assets or liabilities in active markets; Level 2 inputs are valuations based on quoted prices for similar assets or liabilities in active markets or identical assets or liabilities in less active markets, such as dealer or broker markets; and Level 3 inputs are valuations derived from valuation techniques in which one or more significant inputs or significant value drivers are unobservable, such as pricing models, discounted cash flow models and similar techniques not based on market, exchange, dealer or broker-traded transactions.

- ***Program Loans Receivable***

Program loans receivable, which are recorded at cost disbursed, is related to any loans offered by DC Green Bank, less any write-off for impairment.

- ***Allowance for Uncollectible Loans***

DC Green Bank establishes an allowance for uncollectible loans for all loans receivable based on management review of the status of each specific loan. For the loans receivable balance in fiscal year 2022, a 2.0% standard reserve with a 0.5% additional reserve was established. This was adjusted at the end of fiscal year 2023 to account for the increased loans receivable balance. As of September 30, 2023 and 2022, the allowance for loss was recorded as \$621 thousand, and \$286 thousand, respectively.

**DISTRICT OF COLUMBIA GREEN FINANCE AUTHORITY**  
*(A Component Unit of the Government of the District of Columbia)*

**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEARS ENDING SEPTEMBER 30, 2023 AND 2022**

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**NOTE 1**      **SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES** (continued)

- ***Construction Loan Retainage***

For construction loans in the portfolio, DC Green Bank may withhold a 10.0% retainage of the disbursed loan proceeds, as a way to mitigate risk. If retainage is withheld, the amount will be released to the borrower at the completion of the project. DC Green Bank may adjust retainage requirements based on the creditworthiness of the Borrower and the project's repayment risk. As of September 30, 2023 and 2022, construction loan retainage due to borrowers on the balance sheet was \$0 and \$239 thousand, respectively. During fiscal year 2023, the recorded retainage became due to the borrowers and the amount of \$239 thousand was refunded. Currently, there are no construction loans in the portfolio that require retainage, based on the terms outlined in the lending agreement. For future construction loans that require retainage, the Bank will continue to classify construction loan retainage as a liability on the balance sheet and record the entire loan amount disbursed to the borrower for construction purposes in the balance of the loan, with the understanding that retainage will be released upon completion of the project.

- ***Interest Reserve***

DC Green Bank utilizes interest reserves on certain loans to fund the interest payments. Such reserves are established at the time of loan origination by either funding the entirety of the reserve at the close of the loan or by funding the interest amount due, on the date the payment is due, from the loan proceeds. The decision to establish a loan-funded interest reserve is made during the underwriting process, in which the Bank takes into consideration the creditworthiness, expertise and debt service coverage of the project. For loans in which an interest reserve is not fully funded at the close of the loan, the interest owed is paid by the loan proceeds periodically, as it becomes due, and payment is recognized as interest revenue in the accompanying statements of revenue, expenses, and change in net position. For loans that require an interest reserve to be fully funded at the close of the loan, DC Green Bank holds the interest reserve funds in a segregated bank account. As monthly interest payments become due, funds are moved from the interest reserve bank account to the operating bank account to signify payment and are recognized as interest revenue in the accompanying statements of revenue, expenses, and change in net position.

- ***Revenue Recognition***

Revenue is recorded when earned. Interest revenue on program loans receivable is recorded monthly as interest is earned in accordance with the executed loan agreement. Program fee revenue is recognized on the closing date of the loan and is fully earned and non-refundable. DC Green Bank defers loan origination fees and recognizes them over the term of the executed loan agreement. Investment income includes interest on the money market sweep account and is recorded on an accrual basis.

DC Green Bank receives funding from DC to fund sustainable projects, including new solar and solar-related projects and programs, and to support general operations. This revenue is recorded when funds are committed by the District and is recorded as transfers from the District of Columbia in the accompanying statements of revenue, expenses, and change in net position.

- ***Compensated Absences***

DC Green Bank accrues a liability for annual leave based on salary rates and accumulated leave hours as of September 30 and the related employer's share of FICA. Generally, employees earn up to 160 hours of annual leave during the year and may carry over 80 hours of annual leave. The accrued maximum annual leave balance is payable to employees upon termination of employment.

**DISTRICT OF COLUMBIA GREEN FINANCE AUTHORITY**  
*(A Component Unit of the Government of the District of Columbia)*

**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEARS ENDING SEPTEMBER 30, 2023 AND 2022**

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**NOTE 1      SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**

- ***Components of Net Position***

Restricted - Restricted net position consists of funds from the REDF and the BEPS Revolving Loan Fund held to fund the loan program and was \$27.7 million and 20.1 million as of September 30, 2023 and 2022, respectively.

Unrestricted - This amount is the portion of net position that does not meet the definition of restricted. As of September 30, 2023 and 2022, unrestricted funds totaled \$49.4 million and \$37.0 million, respectively.

- ***Revenue and Expenses***

DC Green Bank distinguishes between operating revenue and expenses and non-operating items. Operating revenue and expenses generally result from providing services in connection with the DC Green Bank's ongoing operations. The principal operating revenue of DC Green Bank consists of interest on program loans receivable and program fees. Operating expenses include salaries and benefits, information technology costs, web development and design costs, professional, contractual, loan servicing, and other miscellaneous expenses. All revenue and expenses not meeting this definition are reported as non-operating revenue and expenses, which primarily consist of investment interest and income.

Prior to quarter four (4) of fiscal year 2023, DC Green Bank used a third-party loan servicing provider for the loan portfolio. In quarter four of fiscal year 2023, DC Green Bank began servicing the loan portfolio internally, using an automated system, Downhome Solutions.

- ***Estimates***

The preparation of financial statements in conformity with GAAP requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities as of the date of the financial statements. Estimates and assumptions may also affect the reported amounts of revenue and expenses. Accordingly, actual results could differ from those estimates.

**NOTE 2      CASH DEPOSITS**

DC Green Bank maintains cash and cash equivalents balances at several financial institutions. The cash balance at each financial institution is insured under the Federal Deposit Insurance Corporation (FDIC) limit of \$250 thousand. At times, the balances on deposit will exceed the balance insured by the FDIC. DC GreenBank has sweep investment accounts that roll under Insured Cash Sweep (ICS) accounts which are repurchase sweep investments in accordance with the District's Financial Institutions and Deposit Act of 1997. Cash equivalents are subject to interest rate risk which is the risk that changes in interest rates will adversely affect the value of the investment. As of September 30, 2023 and 2022, the Bank balances of cash deposits and cash equivalent deposits were \$41.4 million and \$34.4 million, respectively.

On May 18, 2022, DC Green Bank entered into a Memorandum of Understanding with the DC DOEE to support the Building Energy Performance Standards (BEPS) program and deploy capital for building improvements through the American Rescue Plan Act (ARPA) BEPS Revolving Loan Fund. These funds are to be utilized to support energy efficiency and green building improvements for Affordable Housing Buildings and Under-Resourced Buildings. As of September 30, 2023 and 2022, cash deposits include \$21.1 million and \$10.1 million, respectively, related to the BEPS Revolving Loan Fund.

**DISTRICT OF COLUMBIA GREEN FINANCE AUTHORITY**  
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**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEARS ENDING SEPTEMBER 30, 2023 AND 2022**

**NOTE 3 INVESTMENTS**

DC Green Bank uses its securities portfolio to provide a source of liquidity and risk management and provide an appropriate return on funds invested. The Bank's investment portfolio totaled \$5.1 million and \$4.9 million as of September 30, 2023 and 2022, respectively.

As of September 30, 2023, DC Green Bank's investments had the following maturities:

Investment Type	Fair Value			
	September 30, 2023	0-18 Months	18-24 Months	> 24 Months
U.S. Treasury Bonds	\$ 4,751,173	\$ 4,751,173	\$ -	\$ -
Money Market Funds	303,623	303,623	-	-
<b>Total investments</b>	<b>\$ 5,054,796</b>	<b>\$ 5,054,796</b>	<b>\$ -</b>	<b>\$ -</b>

As of September 30, 2022, DC Green Bank's investments had the following maturities:

Investment Type	Fair Value			
	September 30, 2022	0-18 Months	18-24 Months	> 24 Months
U.S. Treasury Bonds	\$ 4,555,501	\$ 4,555,501	\$ -	\$ -
Money Market Funds	314,305	314,305	-	-
<b>Total investments</b>	<b>\$ 4,869,806</b>	<b>\$ 4,869,806</b>	<b>\$ -</b>	<b>\$ -</b>

As of September 30, 2023, DC Green Bank's investments had the following balances:

Investments by Fair Value Level	September 30, 2023			
	Total	Quoted Prices in Active Markets for Identical Assets (Level 1)	Significant Other Observable Inputs (Level 2)	Significant Unobservable Inputs (Level 3)
U.S. Treasury Bonds	\$ 4,751,173	\$ 4,751,173	\$ -	\$ -
Money Market Funds	303,623	303,623	-	-
<b>Total Investments by Fair Value Level</b>	<b>\$ 5,054,796</b>	<b>\$ 5,054,796</b>	<b>\$ -</b>	<b>\$ -</b>



**DISTRICT OF COLUMBIA GREEN FINANCE AUTHORITY**  
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**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEARS ENDING SEPTEMBER 30, 2023 AND 2022**

**NOTE 3**      **INVESTMENTS** (continued)

As of September 30, 2022, DC Green Bank's investments had the following balances:

	September 30, 2022			
		Quoted Prices in Active Markets for Identical Assets (Level 1)	Other Observable Inputs (Level 2)	Significant Unobservable Inputs (Level 3)
<b>Investments by Fair Value Level</b>	<b>Total</b>			
U.S. Treasury Bonds	\$ 4,555,501	\$ 4,555,501	\$ -	\$ -
Money Market Funds	314,305	314,305	-	-
<b>Total Investments by Fair Value Level</b>	<b>\$ 4,869,806</b>	<b>\$ 4,869,806</b>	<b>\$ -</b>	<b>\$ -</b>

*Interest rate risk.* In accordance with its investment policy for operating funds, the DC Green Bank manages its exposure to declines in fair value due to rising interest rates by limiting the maturity of securities to no more than 12 months from the date of purchase, unless it is matched to a specific cash flow requirement.

*Credit risk.* DC Green Bank's investments in U.S. Treasury Securities are rated AA+ by S&P Global.

*Concentration of credit risk.* DC Green Bank's policy is to diversify its investments by security type and institution. With the exception of the U.S. Treasury Securities and authorized pools, no more than 50% of the DC Green Bank's total investments portfolio will be invested in a single security type or with a single financial institution.

*Custodial credit risk.* In the case of deposits, this is the risk that in the event of a bank failure, DC Green Bank's deposits may not be returned. As of September 30, 2023 and 2022, all of DC Green Bank's deposits were either covered by federal depository insurance or were covered by collateral held by the Bank's agent in DC Green Bank's name and DC Green Bank was in compliance with the collateralization level required by its investment policy.

**DISTRICT OF COLUMBIA GREEN FINANCE AUTHORITY**  
*(A Component Unit of the Government of the District of Columbia)*

**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEARS ENDING SEPTEMBER 30, 2023 AND 2022**

**NOTE 4      PROGRAM LOANS RECEIVABLE**

DC Green Bank has issued construction loans for sustainable projects and programs to promote energy efficiency improvements, clean energy installations, and the construction of green infrastructure. Program loans receivable are funded by DC Green Bank as expenditures are incurred by the borrower. As of September 30, 2023 and 2022, DC Green Bank has committed \$40.4 million and \$26.3 million to the borrowers, respectively. Actual draws on program loans totaled \$25.3 million and \$15.1 million as of September 30, 2023 and 2022, respectively. The Bank also partners with other capital providers with commitments of \$1.3 million through partnerships and joint ventures to crowd in outside capital to fund programs across the District for underserved communities and individual borrowers. Loans have various maturity dates through November 2043.

Program loans receivable consisted of the following as of September 30, 2023 and 2022:

	<b>2023</b>	<b>2022</b>
Construction Loans	\$ <b>10,999,454</b>	\$ 5,538,885
Pre-Development Loans	<b>2,804,655</b>	2,480,332
Revolving Loans	<b>8,088,492</b>	3,770,975
Term Loans	<b>2,477,043</b>	2,370,553
Commercial Lines of Credit	<b>322,155</b>	407,268
CII Equipment Financing	<b>536,949</b>	490,877
Small Business Loans	<b>69,986</b>	-
<b>Total</b>	<b>25,298,734</b>	15,058,890
Less: provision for loan loss	<b>621,210</b>	286,014
<b>Total Program Loans Receivable</b>	<b>\$ 24,677,524</b>	\$ 14,772,876

**NOTE 5      RELATED-PARTY TRANSACTIONS**

During the years ending September 30, 2023 and 2022, approximately 90% and 99%, respectively, of DC Green Bank's funding was from the District.

**NOTE 6      RISK MANAGEMENT**

DC Green Bank is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; cyber threats and natural disasters. DC Green Bank maintains commercial insurance coverage for property, liability, errors and omissions, Directors and Officers, and employee accidents. There have been no losses for fiscal years 2023 and 2022.

**DISTRICT OF COLUMBIA GREEN FINANCE AUTHORITY**  
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**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEARS ENDING SEPTEMBER 30, 2023 AND 2022**

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**NOTE 7      COMMITMENTS AND CONTINGENCIES**

*Commitments*

As of September 30, 2023 and 2022, DC Green Bank has total unused commitments of \$15.1 million and \$9.6 million, respectively, relating to the undrawn funds in the portfolio. Based on the progression of the projects, DC Green Bank is expecting more drawdowns in early fiscal year 2024.

In December 2021, DC Green Bank entered into a Small Business Loan Pool agreement with City First Enterprise to support the funding of small business loans. The committed amount of the Loan Pool totals \$825 thousand with DC Green Bank contributing \$495 thousand. There were no changes in fiscal years 2022 and 2023. The Loan Pool includes a \$100 thousand loan loss reserve that will cover 20% of a given loan on first loss. Eligible Loan Pool projects include Solar, Green Buildings, Stormwater Resilience, and Energy Storage. Projects must include sustainability and/or resiliency measures that identify the standard and/or projected impact. As of September 30, 2023, one (1) loan has been issued and disbursed in the amount of \$72,000.

In January 2022, DC Green Bank entered into a loan loss reserve agreement with Clean Energy Credit Union (CECU), a federally chartered credit union to provide lending to District residents looking to finance energy efficiency on their homes. The loan loss reserve committed was \$225 thousand with the first tranche of \$75 thousand funded as the signing of the agreement, the remaining amount to be funded when the balance of the portfolio balance reaches \$3.0 million. Eligible borrowers must include owners of the real property where the financed assets are installed. If the resident is not the homeowner, then the resident should have legal consent by the homeowner to make all planned improvements that are part of the loan proceeds. The original principal amount of the loans eligible to be backed by this loan loss reserve may be from \$3 thousand up to and including \$90 thousand. Loans may be secured by a lien on the financial assets using a UCC-1 financing statement and as required, fixture filings against the borrowers with a loan term from 36 to 240 months. The interest rate on this loan program will be the rate advertised by CECU less 50 basis points. As of September 30, 2023, no loans have been issued or disbursed.

In April 2022, DC Green Bank entered into a Joint Venture with the Latino Economic Development Corporation of Washington D.C.(LEDC) to operate a loan pool fund in the amount of \$1.0 million for the purposes of the originating loans that support small projects within the community served by LEDC. By partnering with a seasoned CDFI that is accustomed to working in this segment of the market, DCGB can leverage its staff resources while still serving small project financing. Moreover, LEDC will benefit from DCGB's clean energy and sustainable infrastructure financing expertise to allow it to grow its financing portfolio in this space. The loan pool will be funded in two tranches of \$500,000 (each tranche will have a \$450,000 contribution from DCGB and a \$50,000 contribution from LEDC), with the second tranche being funded upon satisfactory utilization of the funds. over the first six months. As of September 30, 2023, no loans have been issued or disbursed.

**NOTE 8      GOVERNMENTAL ACCOUNTING STANDARDS BOARD, STATEMENT 96**

Government Accounting Standards Board No. 96 (GASB No. 96) changed the way that Subscription-Based IT Arrangements (SBITAs) are reported on financial statements effective fiscal year 2023 for DC Green Bank. The Bank reviewed the requirements for the adoption of GASB No. 96 and concluded that as of September 30, 2023 and 2022, DC Green Bank did not have any contracts that would require this accounting treatment.

**DISTRICT OF COLUMBIA GREEN FINANCE AUTHORITY**  
*(A Component Unit of the Government of the District of Columbia)*

**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEARS ENDING SEPTEMBER 30, 2023 AND 2022**

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**NOTE 9      SUBSEQUENT EVENTS**

On October 30, 2023, DC Green Bank received the outstanding capitalization funds of \$7.0 million from the SETF funds which were included in Due from District of Columbia on the accompanying statements of net position as of September 30, 2023.

On November 6, 2023, the Bank closed on a \$2 million loan as part of a \$7.5 million construction loan, led by Local Initiatives Support Corporation (LISC) to finance the development of Cycle House, a mixed-use net-zero energy affordable housing property in DC Ward 5, via rooftop solar and fuel cells, only using the grid for backup and potentially allowing for a community energy-share of all excess energy created. This project adds 18 units of new affordable housing in a rapidly gentrifying neighborhood accessible to jobs, transit, and amenities, which will allow lower income residents to find and maintain a place in DC's rapidly changing neighborhoods.

On November 16, 2023, the Bank closed on a \$500 thousand loan as part of a \$668 thousand construction loan, and second request for financing through our Small Business Loan Pool Agreement with City First Enterprise. This will finance the construction of approximately 191.2 kW's of solar energy projects, with at least 80% of the projects located in Wards 7 & 8. The project will provide free solar energy and reduce the utility bills of approximately 40 low-income households by a minimum of 50%, while supporting the expansion of a local small business and emerging developer.

DC Green Bank evaluated the subsequent events and transactions through December 15, 2023, the date these financial statements were available for issue, and has determined that no material subsequent events have occurred, other than those disclosed above, that would affect the information presented in the accompanying financial statements or require additional disclosure.



**S B & COMPANY, LLC**  
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**REPORT OF INDEPENDENT PUBLIC ACCOUNTANTS ON INTERNAL CONTROLS  
OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS  
BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN  
ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS***

The Mayor and Council of the Government of the District of Columbia  
and the Board of Directors of the District of Columbia Green Finance Authority  
Washington, DC

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the District of Columbia Green Finance Authority (DC Green Bank or the Bank), a component unit of the Government of the District of Columbia, as of and for the years ended September 30, 2023 and 2022, and the related notes to the financial statements, which collectively comprise DC Green Bank's basic financial statements, and have issued our report thereon dated December 15, 2023.

***Report on Internal Controls over Financial Reporting***

In planning and performing our audit of the financial statements, we considered the DC Green Bank's internal controls over financial reporting (internal controls) as a basis for designing procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of DC Green Bank's internal controls. Accordingly, we do not express an opinion on the effectiveness of DC Green Bank's internal controls.

A *deficiency in internal controls* exists when the design or operation of a control does not allow management or employees in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal controls, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal controls that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal controls was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal controls that might be material weaknesses or significant deficiencies. Given these limitations, during our audits we did not identify any deficiencies in internal controls that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.



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### ***Report on Compliance and Other Matters***

As part of obtaining reasonable assurance about whether DC Green Bank’s financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

### **Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal controls and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity’s internal controls or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity’s internal controls and compliance. Accordingly, this communication is not suitable for any other purpose.

Washington, D.C.  
December 15, 2023

A handwritten signature in black ink that reads "SB &amp; Company, LLC". The signature is written in a cursive, flowing style.

**REPORT WASTE, FRAUD, ABUSE, AND MISMANAGEMENT.**

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