Reinvestment Fund, Inc.
1700 Market Street, 19th Floor | Philadelphia, PA 19103
215-574-5800

PROSPECTUS

INFORMATION ON PROMISSORY NOTES
$5,000,000

Promissory Notes

1.50% with a three to four year term

2.25% with a five to six year term

2.75% with a seven to nine year term

3.25% with a ten to fourteen year term

4.00% with a fifteen to thirty year term

ANY INVESTOR MAY ELECT TO EARN LESS THAN THE MAXIMUM RATES POSTED ABOVE.
The Promissory Notes are offered in principal amounts of a minimum of $1,000 and are subject to automatic reinvestment if an investor fails to elect to have the principal amount of such investor's Promissory Notes repaid at maturity. See "Description of the Promissory Notes" Beginning on page 8.

This Prospectus contains important information about Reinvestment Fund, Inc. (the "Fund") and the Promissory Notes it is offering to issue. Prospective investors are advised to read this Prospectus carefully prior to making any decisions to invest in the Promissory Notes.

The Fund is a non-profit corporation and has received a determination letter from the U.S. Internal Revenue Service granting it tax exempt status as a charitable organization under Section 501(c)(3) of the Internal Revenue Code.

The offer and sale of these Promissory Notes has not been registered with the U.S. Securities and Exchange Commission in reliance upon the exemption from registration contained in Section 3(a)(4) of the Securities Act of 1933, as amended.

No state securities commission, or other regulatory authority, has approved or disapproved of the Promissory Notes hereby offered, or passed upon the accuracy or adequacy of this Prospectus. Any representation to the contrary is a criminal offense.

The Promissory Notes are not insured by the Federal Deposit Insurance Corporation, Securities Investor Protection Corporation or any other government agency.

Investing in the Promissory Notes involves significant risks. See "Risk Factors" on pages 3-8 of this Prospectus for some of the risks regarding an investment in the Promissory Notes. You should carefully consider such risks before investing in the Promissory Notes. Pennsylvania residents have a two-day right of withdrawal. See "Withdrawal Rights" on page 25.

This Prospectus does not constitute an offer to sell or the solicitation of an offer to buy any security other than the Promissory Notes offered hereby, nor does it constitute an offer to sell or the solicitation of an offer to buy such Promissory Notes by anyone in any jurisdiction in which such offer or solicitation is not authorized, or in which the person making such offer or solicitation is not qualified to do so.

Neither the delivery of this Prospectus nor any sale made hereunder shall create, under any circumstance, any implication that there has not been any change in the affairs of the Fund and other information contained herein since the date of this Prospectus.

Prospective investors should not construe the contents of this Prospectus or any prior or subsequent communications from or with the Fund as legal or professional tax advice. The offeree receiving this Prospectus should consult its own counsel, accountant or business advisor, respectively, as to legal, tax and other matters concerning the purchase of the Promissory Notes.

INVESTORS ARE ENCOURAGED TO CONSIDER THE CONCEPT OF INVESTMENT DIVERSIFICATION WHEN DETERMINING THE AMOUNT OF PROMISSORY NOTES THAT WOULD BE APPROPRIATE FOR THEM IN RELATION TO THEIR OVERALL INVESTMENT PORTFOLIO AND PERSONAL FINANCIAL NEEDS.

The payment of principal and interest to an investor in the notes is dependent upon the issuer's financial condition. Any prospectus investor is entitled to review the issuer's financial statements, which shall be furnished at any time during business hours upon request.

The Fund will make available to any prospective investor, prior to their purchase of any Promissory Note, the opportunity to ask questions of and to receive answers from representatives of the Fund concerning the Fund and the terms and conditions of the offering hereunder and to obtain any additional relevant information to the extent the Fund possesses such information or can obtain it without unreasonable effort or expense. Except for such information that is provided by authorized representatives of the Fund in response to requests from prospective investors or their advisors, no person has been authorized in connection with the offer or sale of the Promissory Notes to give any information or to make any representation not contained in this Prospectus and, if given or made, such information or representation must not be relied upon.

The date of this Prospectus is August 7, 2016

TABLE OF CONTENTS

* * *

ADDITIONAL INFORMATION AVAILABLE

A registration statement with respect to the Promissory Notes being offered has been filed with the PA Department of Banking and Securities. The registration statement contains exhibits which are only summarized or referred to in this Prospectus. These additional materials are available for inspection at the office of the PA Department of Banking and Securities, 17 N Second Street, Suite 1300, Harrisburg, Pennsylvania 17101-2290 office hours Monday through Friday 8:30 a.m. – 5:00 p.m. telephone 717-787-8061 or at the Fund's office at 1700 Market Street, 19th Floor, Philadelphia, Pennsylvania 19103, during regular business hours.

SUMMARY

This summary does not contain all of the information you should consider before investing in the Promissory Notes. You should carefully read this Prospectus in its entirety, especially the "Risk Factors" section beginning on page 3 and the Fund's consolidated financial statements and the related notes and supplementary information included with this Prospectus, before investing in the Promissory Notes.

The Fund. The Fund is a Pennsylvania non-profit corporation organized for financing housing; community facilities, such as schools and community health centers; healthy food access; commercial real estate; business development and sustainable energy projects using loan, equity and other financing tools. The Fund seeks to raise funds through the issuance of Promissory Notes, representing loans from investors. See "Reinvestment Fund, Inc."

Use of Proceeds. The Fund expects that approximately $2,500,000 of the $5,000,000 of Promissory Notes offered pursuant to this Prospectus will be deemed sold by virtue of roll-overs or reinvestments of existing Promissory Notes or will remain unsold. Therefore, the Fund only expects to receive up to $2,500,000 in new cash proceeds from the sale of the Promissory Notes. The Fund intends to use the proceeds from the issuance of the Promissory Notes to make loans to and/or equity investments in organizations and businesses working to alleviate poverty and build wealth as well as create economic opportunity for low-wealth communities and low- and moderate-income individuals across the country. The Fund intends that such borrowers/investees will be active in areas such as housing, community resources, education, commercial enterprise, food commerce, sustainable energy, and community health centers. Proceeds may also be used to enable the Fund to make loans to or provide guarantees on behalf of its affiliates. See "Fund Affiliates" and "Use of Proceeds."

Management of the Fund. The Board of Directors ("Board") supervises the Fund. The Board meets at least three times per year and currently consists of 13 members. For the most recent year ended December 31, 2015, the full Board met five times. Donald R. Hinkle-Brown, Jr. serves as President and Chief Executive Officer of the Fund. See "Management of the Fund."

Description of the Promissory Notes. Each investor will receive a Promissory Note as evidence that the named investor has made a loan of a specific amount to the Fund. The Promissory Notes are offered in principal amounts of a minimum of $1,000. Interest on the loan shall be due and payable annually on the date specified on the Promissory Note. Unless an investor timely elects to receive payment in full of the principal amount of its Promissory Note upon maturity, the entire amount of the loan shall be renewed for the same duration as the original loan and the renewed loan shall be on the terms and conditions, including interest rate, then in effect for the Promissory Notes that the Fund is selling at such time under the Fund's prospectus then in effect. The Promissory Notes are unsecured obligations of the Fund and do not contain any restrictive covenants limiting the Fund's ability to make payments on other indebtedness, incur additional indebtedness (including secured indebtedness), make loans to or investments in its affiliates or otherwise limit the Fund's operations or financial condition. There is no public market for the Promissory Notes, and it is highly unlikely that a public market will develop. Therefore, investors in the Promissory Notes should realize that these investments will be very illiquid and must be prepared to hold the Promissory Notes until the stated maturity of such notes. See "Description of the Promissory Notes."

REINVESTMENT FUND, INC.

Reinvestment Fund is a catalyst for change in low-income communities. Its mission is to build wealth and economic opportunity for low-wealth people and places through the promotion of socially and environmentally responsible development. In pursuit of this mission, the Fund integrates data, policy and strategic investments to improve the quality of life in low-income neighborhoods. Using analytical and financial tools, it brings high-quality grocery stores, affordable housing, schools and health centers to the communities that need better access to these resources – creating anchors that attract investment over the long term and help families lead healthier and more productive lives.

The Fund is a Pennsylvania non-profit corporation that was formed on February 4, 1985. It is organized as a non-profit corporation within the meaning of Section 501(c)(3) of the Internal Revenue Code of 1986, as amended (the "Code"). The Fund is supervised by a Board. See "Management of the Fund."

Loans to the Fund. The capital of the Fund is derived, in part, from monies received from loans evidenced by the issuance of Promissory Notes and other funding sources which include government agencies, financial institutions, individuals, foundations, faith-based and civic organizations. The rates and terms of the Promissory Notes currently being offered are set forth on the cover page of this Prospectus. The Board reviews these rates and terms periodically and may issue Promissory Notes in the future containing different rates and terms.

Each investor and the Fund will enter into a loan agreement in substantially the form set forth on Exhibit A. The Fund will issue a Promissory Note to the investor in substantially the form set forth on Exhibit B, and the investor will remit a check payable to "Reinvestment Fund, Inc." for the amount due under the Promissory Note.

Loan proceeds not immediately disbursed by the Fund, or maintained for liquidity or reserves, are managed by professional investment advisors. The investment advisors, in accordance with the Fund's investment policy, invest such proceeds in investment grade debt securities, primarily obligations issued by the U.S. government or its agencies which include mortgage backed securities, certificates of deposit, overnight repurchase agreements collateralized by direct obligations of the U.S. government, prime commercial paper rated A1/P1 or better, or corporate debt obligations rated investment grade or better. The investment advisors make all investment decisions based on certain investment objectives and policies approved by the Fund's Board.

The Fund makes loans to and investments in organizations and businesses. The Fund's principal focus is lending funds to and investing funds in organizations and businesses working to build wealth and create economic opportunity for low- and moderate-income people and places. The Fund's staff screens loan and investment applications from prospective borrowers/investees, including both non-profit and for-profit organizations. The Board has authorized specific lending staff of the Fund, based on experience and expertise, to approve loans and investments within specific guidelines set by the Board, with a Loan Committee of the Board (as defined below) approving or disapproving all other proposed loans and investments. See "Lending Factors and Procedures."

The Fund expects to make both long- and short-term loans. Interest rates will vary, depending on conditions set by the Fund, the priorities of the Fund, the type of loan, prevailing market conditions, and the risk associated with the loan. Loans will not be made when it is clear to the Fund that the applicant would be unable to repay a loan or does not meet the Fund's underwriting standards. In addition, the Fund has the discretion to determine what collateral, if any, is appropriate for securing a loan. The Fund, at its discretion, imposes terms that provide security for repayment to protect its investment. The Fund monitors the loans for timely repayments and compliance based on terms outlined in the borrower loan agreement. Remedies include default, foreclosure or judgment liens. See "Lending Factors and Procedures."

Funding for Operational Expenses. Historically, the Fund's sources of revenue includes net interest earnings, loan fees, New Markets Tax Credit placement and servicing fees, asset management fees, consulting fees, developer/construction management fees, rental income, subscription revenues as well as grant support from

foundations/public sector entities and individual donations. The nature and extent of these revenue sources into the future will impact the Fund's ability to fund its operating budget.

Corporate Structure. The corporate structure of the Fund is designed to provide the Fund with the ability to diversify the types of projects in which it makes loans and investments, and to maximize the amount of such loans and investments. The Fund's corporate structure is attached as Exhibit C. See "Fund Affiliates and Related Entities."

RISK FACTORS

ANY INVESTMENT IN THE PROMISSORY NOTES INVOLVES A NUMBER OF SIGNIFICANT RISKS, AND IS SUITABLE ONLY FOR PERSONS WHO HAVE NO NEED FOR LIQUIDITY IN THEIR INVESTMENT AND WHO REALIZE THAT THERE IS A SIGNIFICANT RISK OF LOSS OF THEIR ENTIRE INVESTMENT. A PROSPECTIVE INVESTOR SHOULD CONSIDER THE RISKS AND UNCERTAINTIES DESCRIBED BELOW AND ALL OTHER INFORMATION CONTAINED IN THIS PROSPECTUS BEFORE INVESTING IN THE PROMISSORY NOTES.

1. Economic Environment. Our business and our ability to repay the Promissory Notes may be adversely affected by the future economic environment. During economic slowdowns or recessions there is a greater likelihood that more of the Fund's customers or counterparties will be unable to repay their obligations at stated terms and maturities and could require us to extend the payment period of our borrowers' loans. Additionally, our customers could become delinquent on their loans or other obligations to the Fund, which, in turn, could result in a higher level of charge-offs and provision for credit losses, all of which would adversely affect the Fund's income and ability to repay the Promissory Notes. Furthermore, a poor economic environment may also make it more difficult for the Fund to maintain its new loan and lease origination volume and the credit quality of such loans, leases and investments at levels previously attained which could also result in a higher level of charge-offs and provision for credit losses.

In the year ended December 31, 2015, the Fund's loan and lease portfolio continued to have higher levels of impaired loans (including troubled debt restructurings, or "TDRs") as compared to historical levels, and continues to experience substantially improved trends over more recent in delinquencies and loans on non-accrual. The Fund experienced continued low levels of delinquencies (60+ days delinquent) with 0.1% at December 31, 2015 and 0.0% at December 31, 2014, a decrease in loans on non-accrual from $4.4 million at December 31, 2014 to $3.5 million at December 31, 2015 and a decrease in TDRs from $5.1 million at December 31, 2014 to $4.1 million at December 31, 2015. From 2009 through 2012, the performance and credit quality of the Fund's portfolio suffered due to overall adverse economic conditions including high unemployment and distressed real estate markets, but as external conditions have improved, portfolio quality has recovered. Historically, the dollar amount of loans on non-accrual as a percentage of total loans receivable ranged between 2.0% - 4.0% and delinquent loans ranged between 2.0% - 3.0%. During the most recent recession, the percentage of loans on non-accrual increased significantly to almost 11.0% at June 30, 2010 and delinquent loans increased to over 6.0% in the same time period. Subsequently, credit quality and loan performance has improved. As of December 31, 2015, loans on non-accrual totaled 1.2% and delinquent loans totaled 0.1% of total loans receivable.

	6/30/2005	6/30/2006	6/30/2007	6/30/2008	6/30/2009	6/30/2010	12/31/2010	12/31/2011	12/31/2012	12/31/2013	12/31/2014	12/31/2015
Loans >60 days past due												
Past Due >60 Days	1,357,298	2,220,263	3,306,734	2,315,463	8,206,197	9,333,346	9,650,136	10,416,237	4,234,583	3,783,332	-	306,245
Past Due >60 Days %	2.2%	3.4%	3.6%	2.0%	5.7%	6.2%	6.3%	6.6%	2.3%	2.0%	-	0.1%
Loans on Non-accrual												
Loans on Non-accrual $	1,665,429	2,212,378	3,067,472	4,063,133	13,253,496	16,370,920	15,310,499	15,467,243	11,202,465	9,051,117	4,417,586	3,485,512
Loans on Non-accrual %	2.7%	3.4%	3.3%	3.6%	9.2%	10.8%	9.9%	9.7%	6.2%	4.7%	1.9%	1.2%

On a consolidated basis, the provision for loan and lease losses totaled $2.5 million and $2.2 million for the years ended December 31, 2015 and 2014, respectively. The Fund's allowance for loan and lease losses totaled $16.1 million (5.4% of total loans and leases receivable) at December 31, 2015 as compared to $13.5 million (5.8% of loans and leases receivable) at December 31, 2014.

2. Credit Market. The Fund is and will continue to be dependent upon the availability of credit from financing sources in order to conduct its business and to satisfy its working capital needs. Current conditions in the credit market have caused our cost of funds to decrease due to certain creditors requiring secured financing as opposed to unsecured financing, the Fund's ability to obtain credit from those financing sources has reduced. This trend may continue or worsen in the future. As a result, the Fund may be unable to obtain additional financing on acceptable terms or at all. If the Fund is unable to obtain additional financing or if any of the Fund's current credit facilities become unavailable on acceptable terms or at all, the Fund may not have access to the funds it requires to pay its debts as they come due or to continue to make new loans, leases and investments, which would limit the Fund's ability to generate income. Similarly, if necessary financing becomes unavailable on acceptable terms, or not at all, to the Fund's borrowers and other counterparties, such parties may be unable to repay their loans and satisfy their other obligations to the Fund as they come due, which could adversely affect the Fund's ability to repay the Promissory Notes.

3. Federal and State Laws. – Future changes in federal or state laws may adversely affect the Fund's ability to continue to sell notes.

4. New Markets Tax Credit ("NMTC") Program. – The NMTC Program was established by Congress in 2000 to spur new or increased investments into operating businesses and real estate projects located in low-income communities. The NMTC Program attracts investment capital to low-income communities by permitting individual and corporate investors to receive a tax credit against their Federal income tax return in exchange for making equity investments in specialized financial institutions called Community Development Entities (CDEs). The credit totals 39 percent of the original investment amount and is claimed over a period of seven years (five percent for each of the first three years, and six percent for each of the remaining four years). The investment in the CDEs cannot be redeemed before the end of the seven-year period. The Fund has received eight allocations under the NMTC Program totaling $473.4 million through December 31, 2015. The Fund obtained its NMTC allocations through an annual competitive application process. The Fund has applied for the maximum amount of credits, $125 million; in the most recent round in 2015 (award notifications are expected summer 2016). In connection with the NMTC Program, the Fund has received significant fees for asset management services as well as fees related to placement of the NMTC funds. The future of the NMTC Program is subject to legislation authorizing extension of the program. The Fund's ability to repay the Promissory Notes may be adversely affected if the Fund is unsuccessful in receiving future NMTC allocations either due to discontinuance of the NMTC Program or if the Fund is unsuccessful in the competitive application process.

5. Non Compliance Under Debt Agreements. The Fund has certain debt agreements that contain financial covenants requiring the Fund to maintain minimum cash and investment balances and certain financial ratios. As of December 2015, the Fund was in compliance with all of its financial covenants.

6. Unsecured Nature of Promissory Notes; No Restrictive Covenants. The Promissory Notes will be unsecured obligations of the Fund and do not contain any restrictive covenants limiting the Fund's ability to make payments on other indebtedness, incur additional indebtedness (including secured indebtedness), make loans to or investments in its affiliates or otherwise limit the Fund's operations or financial condition. Principal repayments and interest payments on the Promissory Notes, therefore, will be dependent solely upon the financial condition of the Fund, which will depend on its ability to obtain repayment of the loans and investments it makes. No reserve fund, sinking fund or trust indenture has been, nor will be, established to provide for repayment of the Promissory Notes. Each of these factors may adversely affect the Fund's ability to repay the Promissory Notes.

7. Secured Debt. The Fund currently has secured credit facilities that allow for aggregate borrowings of up to approximately $105,962,000. The outstanding amount of debt secured by other assets or real estate at December 31, 2015 was $63,032,449, as compared to $41,595,212 at December 31, 2014. In 2014, the Fund applied and was approved to receive $55 million in loans through the CDFI Bond Guarantee Program ("Bond Program"). As of December 31, 2015 and December 31, 2014 loans payable for the Bond Program totaled $18,762,213 and $-0-,

respectively. All draws on the Bond Program facility are secured by the corresponding loans receivable. In addition, the Fund is required to provide a 3% over-collateralization on the outstanding balance of the Bond Program loan payable. In 2014, the Fund was admitted as a member to the Federal Home Loan Bank of Pittsburgh (the "FHLB"). Borrowing capacity for this facility is determined by the amount of eligible collateral that the Fund can pledge to the FHLB. As of December 31, 2015 and December 2014, loans payable totaled $3,654,554 and $-0-, respectively.

As a condition of these debt agreements, the Fund has assigned to the lenders a lien on and security interest in all of the Fund's rights, title, and interest to the related loans receivable. If the Fund becomes insolvent, the lenders under the credit facilities will be entitled to payment before the holders of the Promissory Notes and other unsecured creditors to the extent of the value of Fund's assets that are encumbered. The Fund may also incur other debt obligations that may be senior to the Promissory Notes in terms of collateral or repayment, through the sale, securitization, syndication or participation of the Fund's portfolio of loans, leases and investments.

8. Affiliate Operations; Structural Subordination. Our affiliates are separate and distinct legal entities and have no obligation, contingencies or otherwise, to pay any amounts due on the Promissory Notes or to make funds available to us to do so. As a result, the Promissory Notes will be effectively subordinated to all existing and future obligations (including trade payables) of our affiliates, and the claims of creditors of those affiliates, including trade creditors, will have priority as to the assets and cash flows of those affiliates. In the event of a bankruptcy, liquidation, dissolution, reorganization or similar proceeding of any of our affiliates, holders of their liabilities, including their trade creditors, will generally be entitled to payment on their claims from assets of those affiliates before any assets are made available for distribution to us. Consequently, our ability to pay our obligations, including our obligation to pay principal and interest on the Promissory Notes, depends on our affiliates repaying loans and advances we have made to them, and on our affiliates' earnings and their distributing those earnings to us. Our affiliates' ability to pay dividends or make other payments or advances to us will depend on their operating results and will be subject to applicable laws and contractual restrictions. The terms of the Promissory Notes do not limit our ability to make loans to or investments in our affiliates or our affiliates' ability to enter into other agreements that prohibit or restrict dividends or other payments or advances to us.

9. Lack of Market. There is no market for the Promissory Notes, and it is highly unlikely that a market will develop. Therefore, investors may not be able to liquidate their investment in the Promissory Notes prior to the maturity date of the Promissory Notes.

10. Rate of Return. Other issuers may offer notes or other debt securities with a higher rate of return and/or that provide greater security and less risk than the Promissory Notes. In addition, the Fund and its affiliates may and do, from time to time, offer other Promissory Notes or debt securities with a higher rate of return and/or that provide greater security and less risk than the Promissory Notes.

11. Tax Treatment. The purchase of a Promissory Note is not a donation to a charitable organization and is not deductible. It is an investment. Interest paid or accrued on the Promissory Notes is income to each holder, and will be subject to tax, unless the holder is eligible for an exemption from federal tax with respect to such interest. Furthermore, a person who, during a given taxable year, holds over $250,000 in the aggregate in principal amount of Promissory Notes (or of Promissory Notes and other debt instruments issued by the Fund and by other charitable organizations that are effectively controlled by the same person or persons who control the Fund) may be considered to have received imputed interest income equal to forgone interest on the Promissory Notes and to have made a charitable contribution to the Fund of some or all of the forgone interest. Prospective holders of the Promissory Notes are advised to consult their own tax advisors regarding the federal, state, local, and foreign tax consequences of the purchase, ownership, and disposition of the Promissory Notes. See "Tax Considerations."

12. Viability of the Fund. A substantial majority of the Fund's assets are restricted and may not be used to repay loans under the Promissory Notes. As of December 31, 2015, the Fund and its affiliates had total consolidated assets of $407,898,287 and total net assets of $150,927,335. Total net assets include $45,895,269 of unrestricted net assets,

$99,173,181 of net assets that are restricted as to use and are not available for principal repayments or interest payments on the Promissory Notes, and $5,858,885 of non-controlling interest in consolidated subsidiaries. Loans and notes payable due in fiscal year 2016 total $37,923,944. If the Fund is unsuccessful in obtaining the repayment of loans and investments and/or unsuccessful in obtaining grants and contributions for the payment of operating expenses, the Fund's viability and ability to repay the Promissory Notes may be adversely affected.

13. Reliance on Grants and Contributions. The Revenue and Support portion of the Change in Net Assets of the Fund, reported in the "Summary of Consolidated Change in Total Net Assets" section, includes a substantial portion of grants and contributions. These grants and contributions are made for both special projects and for operating expenses. If grants and contributions earmarked for special projects are eliminated, there would be a corresponding reduction in expenses as such special projects would not be undertaken by the Fund. Grants and contributions for operating expenses are used to support lending, investing, technical assistance, and general operating programs. Without these grants and contributions for operating expenses, the change in net assets would have been $333,046 on an adjusted basis for the fiscal year ended December 31, 2015, $10,899,395 for the fiscal year ended 2014, $13,542,444 for the fiscal year ended 2013, and $10,973,772 for the fiscal year end 2012. The actual change in net assets for the fiscal year ended December 31, 2015 of $1,542,303 was adjusted for non-controlling interest in consolidated subsidiaries of $1,100,791 and unrestricted contributions for operating expenses of $108,466 received during the fiscal year ended December 31, 2015 resulting in adjusted change in net assets of $333,046. Without these grants and contributions for operating expenses, we would have to find other sources of capital to fund our operating expenses. Historically, the Fund has received significant support for both its operations and capital needs from the public sector including the U.S. Department of the Treasury, U.S. Department of Education, Pennsylvania Department of Community and Economic Development and various other federal, state, local agencies and philanthropic sources. The Fund's ability to repay the Promissory Notes may be adversely affected if the amount of grants and contributions available to the Fund is diminished or the Fund is not successful at obtaining such grants and contributions.

14. Related Party Transactions / Conflicts of Interest. The Fund may be subject to conflicts of interest arising out of its relationship with and/or investments in its affiliates, including conflicts with respect to loans to and investments in such affiliates, shared administrative costs and other overhead and other commercial arrangements. From time to time, the Fund will also guarantee certain debt of its affiliates. In addition members of the Fund's Board may be associated with investors in the Fund and/or borrowers/investees of the Fund. The loans to and investments in such affiliates, other related parties and other commercial arrangements with such parties may be on terms more favorable to the affiliate or related party than would otherwise be available to it in the market. The ability of the Fund to repay the Promissory Notes may be adversely impacted by the performance of these affiliates and related party investments, loans and commercial arrangements. See "Fund Affiliates and Related Entities."

15. Concentration of Receivables Portfolio. When the Fund originates loans and leases, it incurs credit risk, or the risk of losses if its borrowers do not repay their loans or satisfy their lease obligations. The Fund reserves for credit losses by establishing an allowance for credit losses. The amount of this allowance is based on the Fund's assessment of potential credit losses inherent in its receivables portfolio. This process, which is critical to the Fund's financial results and condition, requires difficult, subjective and complex judgments, including forecasts of economic conditions and how these economic predictions might impair the ability of the Fund's borrowers to repay their loans or satisfy their lease obligations. As is the case with any such assessments, there is always the chance that the Fund will fail to identify the proper factors or that it will fail to accurately estimate the impacts of factors that it identifies. If the Fund underestimates the credit losses inherent in its receivables portfolio, it will incur credit losses in excess of the amount reserved, which may adversely affect the Fund's ability to repay the Promissory Notes. See "Lending Factors and Procedures."

The Fund's receivables portfolio is due primarily from non-profit organizations, charter schools, housing developers, commercial real estate developers, community health centers and supermarket operators. At December 31, 2015, the Fund's (and its 'affiliates') five largest borrowers constituted 21% of total loans outstanding. The Fund's

education portfolio constituted 31% of total loans outstanding, while commercial enterprise and food commerce each constituted 24% of the total loans outstanding. As such, the ability of the Fund borrowers to honor their contracts is dependent upon the viability of the commercial real estate sectors, healthy food retailers and charter schools and the Fund's ability to repay the Promissory Notes may be adversely affected by economic, business and political conditions that uniquely or disproportionately affect such sectors.

16. Automatic Rollover of Investment. Each investor will receive notice from the Fund 30 days prior to the maturity date of its Promissory Note providing the investor with the option to receive payment in full of the principal amount of its Promissory Note or to renew its investment at maturity. This notice will be accompanied by the Fund's prospectus then in effect containing a description of the terms of the Promissory Notes that would be issued upon renewal. **If an investor does not respond to the Fund's notice within 60 days after the maturity date and in the manner provided in the notice, the principal amount of the investor's Promissory Note will automatically be reinvested effective as of such maturity date in a new Promissory Note of the same duration containing the terms and conditions, including interest rate, then in effect for the Promissory Notes that the Fund is then selling under the Fund's prospectus then in effect.** The terms and conditions of any Promissory Note, including interest rate, issued through reinvestment may be less favorable to the investor than the terms and conditions of the Promissory Note originally purchased by the investor.

17. Discretion to Make Loans and Investments. An investor will have no control over, and the Promissory Notes do not restrict, the types of loans and investments made by the Fund. In addition, an investor will not be able to evaluate all of the specific loans and investments to be made by the Fund. The Board of the Fund has authorized specific lending staff, based on experience and expertise, to approve transactions within specific guidelines set by the Board, with a Loan Committee approving or disapproving other proposed loans and investments. An investor will not have input into, and the Promissory Notes do not restrict, such loan and investment decisions. These factors will increase the uncertainty, and thus the risk, of investing in the Promissory Notes. See "Lending Factors and Procedures."

18. Financing Provided to Others. The Fund provides financing to borrowers whose organizations, businesses, and/or projects support and complement the mission of the Fund. In some situations, the Fund's borrowers may be unable to obtain financing from conventional commercial lenders, and the Fund may make loans to borrowers on terms less stringent than those imposed by commercial lenders. The quality and performance of the loans made by the Fund may adversely impact the ability of the Fund to repay the Promissory Notes. See "Use of Proceeds."

19. Investments in Other Partnerships and Limited Liability Companies. As of December 31, 2015, the Fund has investments in other limited partnerships and limited liability companies totaling $511,616. If the Fund does not recover all or a portion of its investments in these other limited partnerships, the Fund's ability to repay the Promissory Notes may be impacted (See Exhibit D, Reinvestment Fund Inc., & Affiliates - Note # 8 Equity Investment and Program Investments).

20. On-line Data and Mapping Services. Revenues from the Fund's online data and mapping tool, PolicyMap.com, depend on outside subscribers, purchasers and grant support. The slow pace of early revenues and significant development and maintenance costs has resulted in operating losses in previous years. For the most recent year ended December 31, 2015, PolicyMap.com showed a modest loss, excluding corporate support. On January 1, 2016 the Fund made a strategic decision to create a separate legal entity, PolicyMap, LLC ("PolicyMap") of which the Fund is the sole member. The Fund continues to support PolicyMap through a shared services agreement and a line of credit for operating purposes. The Fund's ability to repay the Promissory Notes may be adversely affected should PolicyMap revenues not exceed the cost of their operations.

21. Other Real Estate Owned. The Fund has historically acquired and managed, and expects that it will continue to acquire and manage real properties (formally distressed loans) that have been transferred to the Fund in lieu of loan repayments by borrowers as Other Real Estate Owned ("OREO") and to prepare such properties for sale. The

Fund accounts for its investment in OREO at the net realizable value ("NRV") at the date the real estate is acquired by the Fund. The NRV is established by determining fair value supported by a current appraisal adjusted for reasonable disposition costs. The appraised value may be discounted based on management's review and changes in market conditions. As of December 31, 2015, the Fund had no OREO.

DESCRIPTION OF THE PROMISSORY NOTES

Each investor will receive a Promissory Note as evidence that the named investor has made a loan of a specific amount to the Fund. Interest on the loan shall be due and payable annually on the date specified on the Promissory Note. The Promissory Notes do not provide for redemption prior to the maturity date by the named investors nor do they allow the Fund to call the Promissory Notes prior to maturity. Any such early redemption or call will require the mutual written consent of the Fund and the investor. Unless an investor timely elects to receive payment in full of the principal amount of its Promissory Note at maturity, the principal amount of an investor's Promissory Note will be reinvested in a new Promissory Note of the same duration having the terms and conditions, including interest rate, then in effect for the Promissory Notes that the Fund is then selling under the Fund's prospectus.

The Promissory Notes are unsecured obligations of the Fund and do not contain any restrictive covenants limiting the Fund's ability to make payments on other indebtedness, incur additional indebtedness (including secured indebtedness), make loans to or investments in its affiliates or otherwise limit the Fund's operations or financial condition. There is no public market for the Promissory Notes, and it is highly unlikely that a public market will develop. Therefore, investors in the Promissory Notes should realize that these investments will be very illiquid.

Our affiliates are separate and distinct legal entities and have no obligation, contingent or otherwise, to pay any amounts due on the Promissory Notes or to make funds available to us to do so. As a result, the Promissory Notes will be effectively subordinated to all existing and future obligations (including trade payables) of our affiliates, and the claims of creditors of those affiliates, including trade creditors, will have priority as to the assets and cash flows of those affiliates. In the event of a bankruptcy, liquidation, dissolution, reorganization or similar proceeding of any of our affiliates, holders of their liabilities, including their trade creditors, will generally be entitled to payment on their claims from assets of those affiliates before any assets are made available for distribution to us. Consequently, our ability to pay our obligations, including our obligation to pay principal and interest on the Promissory Notes, depends in part on our affiliates repaying loans and advances we have made to them, and on our affiliates' earnings and their distributing those earnings to us. Our affiliates' ability to pay dividends or make other payments or advances to us will depend on their operating results and will be subject to applicable laws and contractual restrictions. The terms of the Promissory Notes do not limit our ability to make loans to or investments in our affiliates or our affiliates' ability to enter into other agreements that prohibit or restrict dividends or other payments or advances to us.

Each investor will receive notice from the Fund at least 30 days prior to the maturity date of its Promissory Note providing the investor with the option to elect to receive payment in full of the principal amount of its Promissory Note or to renew its investment at maturity. This notice will be accompanied by the Fund's prospectus then in effect containing a description of the terms of the Promissory Notes that would be issued upon renewal. If an investor elects to receive payment in full of the principal amount of the investor's Promissory Note, the investor shall not be entitled to receive interest on the principal amount of the Promissory Note after the maturity date. **If an investor does not respond to the Fund's notice within 60 days after the maturity date in the manner provided in the notice, the principal amount of the investor's Promissory Note will automatically be reinvested effective as of such maturity date in a new Promissory Note of the same duration containing the terms and conditions, including interest rate, set forth in the prospectus that accompanies the notice.**

See the form of loan agreement attached hereto as Exhibit A and the form of Promissory Note attached hereto as Exhibit B. Interest rates on Promissory Notes will be consistent with the table on the cover page of this Prospectus, and investors may elect, on their investor application, either to receive annual interest payments or to reinvest interest payments with the Fund.

FORWARD-LOOKING STATEMENTS

This Prospectus contains forward-looking statements that are subject to risks and uncertainties and that address, among other things, the ability of the Fund to repay the Promissory Notes, the use of proceeds from the sale of the Promissory Notes, the amount of Promissory Notes that will be deemed sold as a result of roll-overs or reinvestments, and the Fund's loan underwriting standards and procedures. Forward-looking statements relate to expectations, beliefs, projections, future plans and strategies, anticipated events or trends and similar expressions concerning matters that are not historical facts. In some cases, you can identify forward looking statements by terms such as "anticipate," "believe," "could," "estimate," "expect," "intend," "may," "plan," "potential," "should," "will" and "would" or the negative of these terms or other comparable terminology. The forward-looking statements are based on the Fund's beliefs, assumptions and expectations, taking into account information currently available to the Fund. These beliefs, assumptions and expectations can change as a result of many possible events or factors, not all of which are known to the Fund or are within the Fund's control. Consequently, actual results, performance, achievements or events may vary materially from those expressed in the Fund's forward-looking statements. The Fund does not undertake, and specifically disclaims, any obligation to update any forward-looking statements to reflect occurrences or unanticipated events or circumstances after the date of such statements except as required by law. Potential investors should carefully consider these risks, along with the risks and information set forth elsewhere in this Prospectus, before making an investment decision with respect to the Promissory Notes.

USE OF PROCEEDS

As previously described, the Fund intends to use the net proceeds from the offering for the purpose of making loans to and/or equity investments in organizations and businesses working to alleviate poverty, build wealth and create economic opportunity for low wealth communities and low- and moderate-income individuals.

The maximum size of this offering is $5,000,000 and offering expenses are estimated to be $20,000. The Fund expects, based on historical experience, that approximately $2,500,000 of the $5,000,000 of Promissory Notes offered pursuant to this Prospectus will be deemed sold by virtue of roll-overs or reinvestments of existing Promissory Notes or will remain unsold. Therefore, the Fund only expects to receive up to $2,500,000 in new cash proceeds from the sales of the Promissory Notes.

Ordinarily, the proceeds of this offering would not be earmarked for any specific loan or loans but substantially all of the proceeds would be used for loans or investments. If sufficient interest is earned on the proceeds, however, some of that interest (but not principal) may be used to offset expenses of the Fund and to fund a loan loss reserve.

Although the Fund expects to use the proceeds from this offering to fund loans and investments to our end borrowers or investees, we may use proceeds from this offering to:

- make loans to an affiliate, TRF Enterprise Fund, Inc. ("TRF EFI"). The proceeds disbursed under these loans to TRF EFI will be immediately re-lent to urban-based small businesses. As of December 31, 2015, the balance of loans to TRF EFI was $37,931.

- make a loan to an affiliate, PolicyMap, LLC. The proceeds disbursed under this loan to PolicyMap is for temporary cash flow shortages. The agreement was effective January 1, 2016 and the Fund is limited to a maximum loan amount of $500,000 to PolicyMap.

- make loans to an affiliate, TRF Development Partners, Inc. ("TRF Development Partners"). The Fund's Board has authorized up to $500,000 in loans to TRF Development Partners to finance predevelopment loans. The Fund is limited to a maximum loan amount of $500,000

to TRF Development Partners at any time without prior approval of the Fund's Board. As of December 31, 2015, the Fund did not have any outstanding loans to TRF Development Partners. From time to time the Fund may advance cash to TRF Development Partners for operating costs. At December 31, 2015 the balance of amounts due from TRF Development Partners was $740,998.

- make loans to an affiliate, TRF Development Partners - Baltimore, LLC. The Fund's Board has committed $500,000 to TRF Development Partners - Baltimore, LLC for purchase of subscription notes. At December 31, 2015, the balance of the subscription notes outstanding was $500,000.

- make loans to an affiliate, TRF DP-Jackson Green, LLC. The Fund received a grant from a third party that was passed down to TRF DP-Jackson Green, LLC. At December 31, 2015 the balance on the loan was $258,753.

- make loans to and investments in affiliates on terms more favorable to the affiliate than would otherwise be available to such affiliate from an unrelated party.

CAPITALIZATION

The following table sets forth the actual consolidated capitalization of the Fund as of December 31, 2015 and the pro forma consolidated capitalization of the Fund as of December 31, 2015 assuming the Promissory Notes offered by this Prospectus were issued and sold on December 31, 2015. The table should be read in conjunction with the Fund's consolidated financial statements for the fiscal year ended December 31, 2015 and the related notes and supplementary information thereto attached as Exhibit D to this Prospectus.

	December 31, 2015		
	Actual	Pro Forma	
Current and noncurrent loans payable	$ 231,098,300	$ 228,598,300	*
Anticipated sales of new notes	-	5,000,000	
Net current and noncurrent loans payable	231,098,300	233,598,300	
Net Assets:			
Unrestricted net assets	60,935,510	60,935,510	
Temporarily restricted net assets	39,880,090	39,880,090	
Permanently restricted net assets	50,111,735	50,111,735	
Total Net Assets	150,927,335	150,927,335	
Total Capitalization	$ 382,025,635	$ 384,525,635	**

* Based on historical experience, of the total $5,000,000 of Promissory Notes offered, approximately $2,500,000 will be deemed sold by virtue of roll-overs or reinvestments of existing Promissory Notes or will remain unsold. Therefore, it is expected that only approximately $2,500,000 of the total offered Promissory Notes will be sold as new sales of Promissory Notes resulting in cash proceeds.

** Represents the sum of net current and noncurrent loans payable (including sale of new Promissory Notes), total unrestricted, temporarily restricted and permanently restricted net assets.

LENDING FACTORS AND PROCEDURES

To qualify for a loan from the Fund, the applicant's project or overall mission must be consistent with the principles and purpose of the Fund, demonstrate an ability and willingness to meet the terms of the loan, including such requirements for technical assistance as may be imposed by the Fund, and demonstrate potential for building wealth and creating economic opportunity for low wealth communities and low- and moderate-income individuals across the country.

The Fund has underwriting standards specific to each loan product and borrower type. The categories of analysis include management capacity, collateral value, marketing plans, adequacy of cash flow, credit history and past performance with the Fund, quality of financial reporting and historic financial performance, and quality of the business planning and experience with executing similar projects or programs. The Fund's underwriting also frequently incorporates third party reports from credit bureaus, appraisers, engineers, architects, and environmental specialists. All loans in excess of staff lending authority are vetted by an independent Loan Committee comprised of underwriting experts and business professionals from relevant fields. The Board has authorized specific lending staff, based on experience and expertise, to approve loans and investments within specific guidelines as set by the Board.

The Loan Committee was created by the Fund's Board, with any material reorganization also approved by the Board. Each Loan Committee member provides varied and relevant expertise and makes recommendations for any new membership, with new members approved by the Board. The Fund monitors conflicts of interest, including requiring an annual conflict of interest statement signed by each member. Loan Committee members must recuse themselves from the meeting for any loan for which they may have real or perceived conflicts. Loan Committee members do not receive any compensation or reimbursement for their time.

The Fund's Loan Policy, which was most recently reaffirmed by the Fund's Board in December 2015 (effective January 2016), dictates staff lending authority. In accordance with the Loan Policy, staff lending authority is determined based on a percentage of the maximum allowable loan amount for any single loan to a Standard Borrower of the Fund. The maximum allowable loan amount for any single loan to a Standard Borrower is calculated using the adjusted net assets available to cover loan and lease losses (the "Covered Amount"). A Managing Director of Lending, or Chief Investment Officer ("CIO") or Senior Director may approve a loan of up to 12.5% of the Covered Amount. Approved by both the Chief Executive Officer ("CEO") and the CIO, increases the limit to 25.0% of the Covered Amount. Approval by the Loan Committee Co-Chairperson ("Co-Chair"), CEO, and CIO, increases the limit to 50.0% of the Covered Amount. As of December 31, 2015, the maximum allowable Covered Amount for any single loan to a Standard Borrower was $7,396,623, which corresponds to lending authority of the Managing Director, CIO or Senior Director of up to $924,578, the CEO together with the CIO of up to $1,849,156, and the CIO, CEO and Co-Chair of up to $3,698,312. All extensions of loans in excess of $3,698,312 must be approved by the full Loan Committee (see "Management of the Fund"). These amounts were ratified by the Fund's Board in December 2015 and are reviewed monthly by management of the Fund. For each of its meetings, the Loan Committee is provided with a listing of all loans approved outside of the Loan Committee. Loans approved by the Loan Committee and outside of the Loan Committee are not communicated to the investor. Exceptions to the maximum allowable loan amount must be approved by the Fund's Board.

Each borrower obtaining a loan will execute a note and such other legal instruments as are deemed necessary to provide for the repayment of principal and interest. The Fund will make both long and short-term loans; interest rates will vary, depending on conditions set by lenders of the Fund, the priorities of the Fund, prevailing market conditions, and the risk associated with the loan. In most cases the loans will be secured in some way, but when the Fund is otherwise satisfied that repayment is reasonably assured, a loan may be unsecured.

The Board may change these underwriting standards and procedures or make exceptions thereto, from time to time, in its sole discretion.

At December 31, 2015, loans and leases receivable included individual loans in excess of $3 million to thirty-three discrete borrowers totaling $125,694,991.

There were no delinquencies with respect to individual loans in excess of $500 thousand and greater than 90 days past due at December 31, 2015 or December 31, 2014. As of December 31, 2013 there was a delinquent loan to a single borrower totaling $3.4 million. The delinquency was a housing loan for a tenant conversion housing project.

Cumulative loan losses (greater than $100 thousand) for the 36 months ended December 31, 2015 totaled $1.2 million. Of this, $1.2 million in cumulative loan losses were made to four discrete borrowers. Cumulative recoveries (greater than $100 thousand) for the 36 months ended December 31, 2015 totaled $1.1 million. Of this, $1.1 million in cumulative recoveries were from three discrete borrowers. Senior management meets monthly to review distressed assets to determine any potential charge-offs.

MANAGEMENT OF THE FUND

The Fund is supervised by a Board composed of persons who are, or are associated with, current or potential investors in or borrowers from the Fund, or who possess various professional or other skills necessary or desirable for the effective functioning of the Fund. The Board may consist of at least eleven members and not more than 20 members. Currently, the Board consists of 13 members. The Board meets at least three times per fiscal year. The address for all members of the Board and the management of the Fund is the address of the Fund.

Effective 2015, there are four permanent sub-committees of the Board - the Executive Committee, the Governance Committee, the Finance Committee and the Audit and Risk Committee. The Fund's Loan Committee serves at the will of the Board. The powers and responsibilities of the Board, through these committees, include (1) approving or disapproving all loans, excluding certain types of smaller dollar loans which are approved or disapproved by Fund staff only; (2) setting policy and direction for the Fund and the CEO based on a review of the Fund's financial risks and exposures; (3) reviewing operating budgets each fiscal year; (4) reviewing the integrity of the Fund's financial statements; and (5) reviewing the Fund's compliance with legal and regulatory requirements.

Board of Directors

The present members of the Board are as follows:

Andrea Allon (director since 1999, currently serves on the Audit and Risk Committee), is the Chief Operating Officer at The Greater Philadelphia Chamber of Commerce and was formerly a partner in the Assurance and Advisory Business Services department of Ernst & Young LLP, specializing in the financial services industry. Allon primarily served banks, investment companies, finance companies and investment partnerships. Allon has a BS in Economics from the Wharton School of the University of Pennsylvania and an MBA in Finance from Columbia University School of Business.

Anthony B. Creamer III (director since 2014, currently serves on the Audit and Risk Committee) is the Managing Director of the Philadelphia office of Navigant Consulting, Inc. He opened the office in 2002 following a career at Arthur Andersen & Co. where he practiced (ultimately as a Partner) from 1978-2002. Creamer is a Certified Public Accountant, Accredited in Business Valuation (ABV) and Certified in Financial Forensics (CFF) by the American Institute of Certified Public Accountants. Creamer has served as a consultant to audit committees, boards and management of public and private companies. Creamer received his BS from Bloomsburg University and his MBA from Drexel University.

Arnie Graff (director since 2009 and currently serves on the Executive Committee) is a community organizing consultant. He was previously a leader at the Industrial Areas Foundation, the oldest national organization of community organizers. His educational background includes receiving a BA in history from S.U.N.Y.at Buffalo and an MSW from West Virginia University.

Scott Jenkins (director since 1999, currently serves on the Executive Committee, and as Chairman of the Finance Committee) is a Professional Investment Advisor and President of S. M. Jenkins & Co. He received a BS degree with distinction from the United States Naval Academy and an MBA with distinction from The Wharton School at the University of Pennsylvania.

Trinita Logue (director since 2012, currently serves on the Finance Committee and the Loan Committee) is the founding President and CEO of IFF (formerly Illinois Facilities Fund), a nonprofit community development financial institution and a recognized leader in the development of innovative financial and real estate solutions for nonprofit organizations in Illinois, Indiana, Iowa, Kansas, Michigan, Minnesota, Missouri, Ohio and Wisconsin. Logue currently holds the title of Senior Advisor. Logue also serves as a trustee of ARC LLC, an impact investing initiative created by the MacArthur Foundation. She is a member of the advisory committee for the Social Enterprise Initiative at the Booth School, University of Chicago, a member of the Illinois Attorney General's Charitable Advisory Committee and serves on the Board of the Hyde Park Art Center in Chicago.

Simran Sidhu (director since 2013, currently serves on the Governance Committee) brings 17 years of experience in the non-profit field. She currently serves as the Executive Director of YouthBuild Philadelphia, which provides out-of-school youth in Philadelphia with the necessary tools to earn high school diplomas and become contributing members and leaders in their community. She has served on the Professional Advisory Committee for United Way of Greater Philadelphia and Southern New Jersey, and is currently a member of that group's Campaign Cabinet. She was recently elected to the Meredith Elementary School Council, and as co-president of the Meredith Elementary Home and School Association. Ms. Sidhu has a Master's degree in Journalism and a BS in Psychology from Temple University.

Jerome D. Smalley (director since 2013, currently serves on the Finance Committee) brings decades of experience and expertise in commercial development. He is a principal at Blueprint Robotics, a housing manufacturer. He was previously the manager of Stonington Partners, a housing development company, and the Executive Vice President of The Rouse Company, a real estate development company. Mr. Smalley was also President and CEO of Haven Custom Homes. Mr. Smalley currently serves on the Board of Enterprise Homes and the Board of TRF Development Partners. He is a graduate of the United States Military Academy at West Point, after which he served in active duty for seven years, achieving the rank of Captain. Mr. Smalley also holds an MBA from Loyola College in Baltimore.

Raymond Skinner (director since 2015) is president and CEO of East Baltimore Development Inc., a nonprofit community development corporation organized to manage and facilitate redevelopment of an 88-acre community adjacent to Johns Hopkins Medical Center in East Baltimore, MD. He previously served as Secretary of the Maryland Department of Housing and Community Development, a position he held twice, from 1998-2003, and from 2007-2014. Mr. Skinner currently serves as a Trustee of the National Housing Conference and is Vice President of the Housing Association of Nonprofit Developers. Mr. Skinner holds a Bachelor of Science degree from the Pennsylvania State University and a Master of City Planning from the University of Pennsylvania.

John Summers (director since 2000, currently serves as Board Chair and on the Governance Committee, Audit and Risk Committee and the Executive Committee) is a founding shareholder and attorney with Hangley Aronchick Segal Pudlin & Schiller, where he also serves as Chair of the Ethics Committee. He is a member of the Bars of the Supreme Court of Pennsylvania, the United States District Court Eastern District of Pennsylvania and the United States Court of Appeals for the Third Circuit. Summers recently completed a six-year term as a Hearing Board Member for the Pennsylvania Supreme Court Disciplinary Board. Summers graduated Magna Cum Laude from Wesleyan University, where he received a B.A. in Economics. He received his JD from the University of Pennsylvania Law School.

Elizabeth Sur (director since 2010, currently serves on the Executive Committee) is currently a Vice President at PNC Bank. She recently was counsel to a large regional developer and was formerly at Citizens Bank where she implemented the region's risk management framework. On the Board of Calcutta House, a residential facility for AIDS victims, she is a 10-year veteran panelist and trainer for the Chester County Department of Children, Youth, and Families' foster care and adoption programs. Sur is an alumna of Boston College and Temple University's James E. Beasley School of Law/Evening Division, where she prepared and presented a third year thesis on community development lending.

Sandeep Wadhwa (director since 2014, currently serves on the Finance Committee) is the Senior Vice President of Care and Delivery Management at Noridian Healthcare Solutions, LLC, where he oversees development and delivery of innovative approaches to strengthen community-based care delivery and to improve health of vulnerable populations. He has more than 20 years of experience in the health care industry, including extensive experience as a care management executive and leader in population health improvement. He previously served as the State Medicaid Director for Colorado. Wadhwa holds the distinction of being one of six Medicaid directors named to the inaugural Medicaid Leadership Institute sponsored by Robert Wood Johnson Foundation in 2009. He received his undergraduate degree from Wesleyan, medical degree from Cornell, and business degree from Wharton.

Patricia D. Wellenbach (director since 2011, currently serves on the Executive Committee, the Governance Committee and is Chairman of the Audit and Risk Committee) is the President and CEO of the Please Touch Museum, which enriches the lives of children by creating learning opportunities through play. Wellenbach was previously Chief Executive Officer of the nonprofit Green Tree School which offers an array of programs focused on helping students with emotional disabilities, preschool developmental delays and autism to acquire academic, personal, vocational and social skills necessary to succeed in school and the community, at large. Prior to that, Wellenbach was President of Sandcastle Strategy Group, a management consulting practice. Wellenbach serves on a variety of boards including as a trustee of Abington Health, as board chair of the Avenue of the Arts, a member of the United Way board and a member of PNC Bank Women's Wealth Advisory Board. She is a cum laude graduate of Boston College and holds a certificate from the Johnson and Johnson/UCLA Healthcare Executive Program.

Mark M. Zandi (director since 2007, current serves as Board Vice Chair, Chair of the Governance Committee and on the Executive Committee and the Finance Committee) is Chief Economist and co-founder of Moody's Analytics, a leading independent provider of economic, financial, country, and industry research designed to meet the diverse planning and information needs of businesses, governments, and professional investors worldwide. Zandi received his Ph.D. at the University of Pennsylvania and he received his B.S. from the Wharton School at the University of Pennsylvania.

Management

The present staff members of the executive management team of the Fund are as follows:

C. Sean Closkey, President, TRF Development Partners

Mr. Closkey joined the Fund in 2003. Prior to joining the Fund, he was most recently the Executive Director of the State of New Jersey's Housing and Mortgage Finance Agency. Previously, he was the Executive Director of Saint Joseph's Carpenter Society in Camden, NJ. He received a BS in Finance with honors from Villanova University and a MS in Economics from the University of Texas in Austin.

Michael M. Crist, CPA, Executive Vice President & Chief Financial Officer

Mr. Crist leads the finance functions of the Fund and its affiliates through fiscal oversight, strategic planning, budgeting and financial projections, capitalization and treasury operations, and financial risk management. He

is also responsible for oversight of human resources, information technology and office services of the Fund. Prior to joining the Fund in 2001, Crist was with PHH, a national residential mortgage banking company, where he served in numerous capacities including VP and Controller, VP of New Business Initiatives and Director of Secondary Marketing. Prior to that, he was a senior manager at PricewaterhouseCoopers, LLP. Crist is a graduate of the University of Delaware with a BS in Accounting.

Ira Goldstein, President, Policy Solutions

Mr. Goldstein joined the Fund in 1999 to lead the Fund's social impact analytical work, which is now integrated with the Fund's financing activities. Goldstein was previously the Mid-Atlantic Director of Fair Housing and Equal Opportunity at the United States Department of Housing and Urban Development. Goldstein holds a PhD in Sociology from Temple University and is an adjunct instructor at the University of Pennsylvania. Goldstein has published numerous articles on such topics as housing finance, discrimination, and residential segregation and is a national expert on predatory lending.

Amanda High, Chief of Strategic Initiatives

Ms. High joined the Fund in 2014 as the Fund's Chief of Strategic Initiatives, responsible for managing the interconnection of strategic resource development, communications, and program innovation. In this position, she is responsible for launching initiatives, achieved by implementing new products, programs and partnerships. She has over 20 years of experience leading high impact initiatives for national and international non-profit and development organizations. Prior to the Fund, she served as the Head of Resource Mobilization at the Alliance for a Green Revolution in Africa, an organization working to help millions of small-scale farmers and their families lift themselves out of poverty and hunger. She completed Master's degree coursework in Economics and International Affairs at the Johns Hopkins University and has a Bachelor's degree from Princeton University.

Donald R. Hinkle-Brown, Jr., President and Chief Executive Officer

Mr. Hinkle-Brown joined the Fund in 1991 and as President and CEO, currently leads a staff of 90 highly skilled lenders, researchers, developers and other professionals at the Fund. With over 25 years of experience in the CDFI industry, Hinkle-Brown is widely recognized as an expert in developing new programmatic initiatives, raising capital and creating new products to meet market demand. Hinkle-Brown previously served as President of Community Investments and Capitals Markets at the Fund, leading the Fund's lending during a tenure where it lent or invested over $1 billion. Hinkle-Brown has also provided his underwriting and capitalization expertise to many community development loan funds and organizations. He holds an M.B.A. from Temple University in Real Estate and Urban Planning.

Maggie McCullough President, PolicyMap

Ms. McCullough joined the Fund in 2004, and leads the team that is responsible for developing and launching PolicyMap to offer a data-rich and accessible way to analyze data from a variety of public and private sources. She has more than ten years' experience researching public policy matters and implementing programs in the public and private sector. McCullough has a B.A. in Economics and Political Science from St. Joseph's University and a Masters in Governmental Administration from the University of Pennsylvania.

Nancy Wagner-Hislip, Chief Investment Officer

With the Fund since 1998, Ms. Wagner-Hislip is responsible for overseeing the Fund's Lending and Investment activities, including business development, loan origination, New Markets Tax Credit investment, risk management and capitalization. Prior to taking on this new role in 2015, Wagner-Hislip served as the

Fund's EVP of Capitalization and Lending Operations. She brings more than 20 years of community development experience to the Fund and is a recognized expert in real estate finance and tax credit finance. Before joining the Fund, she was a Vice President at CoreStates Bank where she managed a $30 million community development loan portfolio. She holds a BA in Public Policy and Economics from the University of Pennsylvania.

FUND AFFILIATES AND RELATED ENTITIES

TRF Enterprise Fund, Inc.

In January 1999, the Fund incorporated a wholly owned non-stock subsidiary, Enterprise Investment Fund, Inc. which was renamed in 2001 as TRF Enterprise Fund, Inc.. The primary objective of TRF EFI is to provide urban-based entrepreneurs access to credit that is presently unavailable which in turn is expected to increase services and job opportunities to under-served communities and provide ownership and wealth creation opportunities – especially to minority and women entrepreneurs. TRF EFI is approved by the Small Business Administration ("SBA") as a Non-Bank Lender to make SBA guaranteed loans to small businesses. All loans issued by TRF EFI will be SBA-guaranteed, from a minimum of 75% of principal to a maximum of 90% of principal.

TRF EFI is organized and operated exclusively for charitable, educational, and/or scientific purposes within the meaning of Section 501(c)(3) of the Code. TRF EFI has obtained an exemption from Federal income taxes with the IRS. TRF EFI is regulated by the Pennsylvania Department of Banking and is licensed to do business under the Consumer Discount Company Act.

The Fund initially capitalized TRF EFI with $75,000 of paid-in capital. As of December 31, 2015, paid in capital was $1,010,000. SBA-guaranteed loans made to qualified urban-based small businesses are funded by loans from the Fund to TRF EFI. The proceeds disbursed under these loans to TRF EFI are immediately re-lent to the small businesses.

Charter School Capital Access Program, LLC

In June 2003, the Fund entered into a joint venture with NCB Capital Impact (previously NCB Development Corporation) ("NCBCI") to create Charter School Capital Access Program, LLC, ("CCAP"), a Delaware limited liability company. CCAP was created so that the Fund could provide larger, longer-term facility loans to charter schools that the Fund can make independently. CCAP was initially capitalized as follows: (1) $6,400,000 equity grant from the U.S. Department of Education ("US ED") available to cover loan losses; (2) $35,000,000 in senior debt commitments from financial institutions; and (3) $10,000,000 in subordinate debt commitments ($5,000,000 each from the Fund and NCBCI). This non-revolving credit facility expired on June 30, 2009, and as such, no new loans were made under the program for the fiscal year ended December 31, 2015. Due to the reduced size of the CCAP facility, on March 1, 2010, $4,700,000 of the US ED equity grant (approved by US ED and CCAP lenders) was released from CCAP. The Fund received 50% of these released funds to be used in support of our charter school lending program. The facility has outstanding notes payable at December 31, 2015 of $2,085,383 and $595,747 for the senior debt and subordinate debt, respectively.

PolicyMap, LLC

PolicyMap is a Pennsylvania limited liability company formed on January 1, 2016 and is wholly owned by the Fund. PolicyMap was created as part of a restructuring to better manage risk and enable growth. PolicyMap is an online data and mapping tool that enables government, commercial, non-profit and academic institutions to access data about communities and markets across the US. Subscribers to the online data and mapping tools can use it for research, market studies, business planning, site selection, grant applications and impact analysis.

TRF NMTC Fund, LLC

Pursuant to the requirements of NMTC, on September 16, 2004, the Fund formed a Delaware for-profit entity TRF NMTC Fund, LLC ("TRF NMTC") to obtain equity investments from investors and make qualified investments in community businesses. During fiscal years 2015, 2014, 2013, 2012, 2010, 2009, 2007 and 2005, the Fund received allocations of $65,000,000, $43,000,000, $45,000,000, $41,919,753, $90,000,000, $75,000,000, $75,000,000 and $38,500,000, respectively. As of December 31, 2015, TRF NMTC is the general partner with a 0.01% ownership interest in each entity and selected financial information as of December 31, 2015 for each of TRF NMTC's entities was as follows:

	2015			
	Total Assets	Total Liabilities	Net Income (loss)	Project Description
TRF NMTC Fund V, L.P.	$ 10,029,306	$ -	$ 316,840	Hotel, apartments, retail space
TRF NMTC Fund VI, L.P.	-	-	-	Community performance facility
TRF NMTC Fund VII, L.P.	6,545,487	8,375	299,708	Charter school
TRF NMTC Fund VIII, L.P.	8,794,406	11,250	112,146	Bookstore
TRF NMTC Fund IX, L.P.	21,006	21,875	(7,295,512)	Arts and entertainment venue
TRF NMTC Fund X, L.P.	18,980,004	20,455	764,765	Supermarket
TRF NMTC Fund XI, L.P.	43,673	-	(9,688,732)	Production studio
TRF NMTC Fund XII, L.P.	12,683,731	5,417	83,471	Supermarket
TRF NMTC Fund XIII, L.P.	10,116,158	12,875	456,347	Commercial real estate with supermarket
TRF NMTC Fund XIV, L.P.	17,661,024	7,500	572,449	Extended stay hotel
TRF NMTC Fund XV, L.P.	41,341,798	53,008	1,764,462	Four charter schools
TRF NMTC Fund XVI, L.P.	18,983,140	16,087	382,484	Produce distribution warehouse
TRF NMTC Fund XVII, L.P.	12,880,448	5,456	112,846	Graduate school art studio
TRF NMTC Fund XVIII, L.P.	8,539,177	10,634	298,127	Federally Qualified Health Center (FQHC)
TRF NMTC Fund XIX, L.P.	8,009,194	3,333	48,940	Community school
TRF NMTC Fund XX, L.P.	9,236,603	3,839	230,713	Supermarket
TRF NMTC Fund XXI, L.P.	3,015,894	3,864	46,920	Not for profit supermarket
TRF NMTC Fund XXII, L.P.	9,526,138	3,957	263,215	Supermarket
TRF NMTC Fund XXIII, L.P.	12,621,000	15,625	416,500	Public charter school facility
TRF NMTC Fund XXIV L.P.	6,006,710	2,500	43,320	Office space for nonprofit organizations
TRF NMTC Fund XXV, L.P.	5,553,295	6,875	183,480	Office, retail, daycare, community center
TRF NMTC Fund XXVI, L.P.	9,531,706	11,875	75,233	Federally Qualified Health Center (FQHC)
TRF NMTC Fund XXVII, L.P.	5,522,435	6,875	60,038	Federally Qualified Health Center (FQHC)
TRF NMTC Fund XXVIII, L.P.	6,018,570	7,500	41,880	Arts center and teaching facility
TRF NMTC Fund XXIX L.P.	12,036,998	5,000	369,576	Permanent home for charter school
TRF NMTC Fund XXX, L.P.	10,034,003	4,167	346,036	Federally Qualified Health Center (FQHC)
TRF NMTC Fund XXXI, L.P.	10,051,208	20,834	70,500	Four supermarkets
TRF NMTC Fund XXXII, L.P.	11,042,351	13,750	110,000	Men's homeless shelter
TRF NMTC Fund XXXIII, L.P.	8,008,948	3,333	8,826	Residences, retail and FQHC office space
TRF NMTC Fund XXXIV, L.P.	12,001,722	333	189	Arts and film education center
TRF NMTC Fund XXXVI, L.P.	8,507,932	944	6,138	Performing arts charter high school
TRF NMTC Fund XXXVII, L.P.	13,029,228	5,342	22,586	Medical school, research center and clinics
TRF NMTC Fund XXXVIII, L.P.	8,011,220	1,111	9,309	Charter school
TRF NMTC Fund XXXIX, L.P.	6,504,778	1,896	2,232	Supermarket
Total	$ 340,889,291	$ 295,885	$ (9,464,968)	

TRF NMTC and the Fund share several board members. An organizational chart of TRF NMTC's holding structure is provided as Exhibit E.

TRF Fund Manager, LLC

TRF Fund Manager, LLC ("Fund Manager") is a Delaware entity formed on June 22, 2010 and is wholly owned by the Fund. It was formed to act as a non-member manager for the Chase NMTC TRF Charter School Investment Fund, LLC, a non-TRF entity. Fund Manager is also the .01% managing member of Chase NMTC TRF 2011 Investment Fund, LLC, Chase NMTC PHN Investment Fund, LLC, 481 Philabundance Investment Fund, LLC, and Chase NMTC Liberty Heights Investment, LLC.

TC-TRF QEI, LLC

TC-TRF QEI, LLC ("TC-TRF") is a Delaware limited liability company wholly owned by the Fund. TC-TRF was formed as a limited partner of TRF NMTC Fund IV, LP ("Fund IV") on December 31, 2014.

TRF Development Partners, Inc.

TRF Development Partners, Inc. ("TRF Development Partners"), a Pennsylvania non-profit corporation and wholly owned subsidiary of the Fund has formed eleven single member Delaware limited liability companies and five single member New Jersey limited liability companies for which it is the sole member. TRF Development Partners - Baltimore, LLC ("DP Baltimore"), TRF Development Partners - Philadelphia, LLC ("DP Philadelphia"), TRF Development Partners – Chester, LLC ("DP Chester"), TRF DP Scotland Commons, Inc. ("Scotland Commons"), TRF DP - Ridge Avenue, LLC ("DP Ridge Avenue"), TRFDP Jackson Green, LLC ("DP Jackson Green"), TRFDP Ocean Avenue, LLC ("Ocean Ave"), TRF DP Buford Manlove Manor, LLC ("Manlove Manor"), TRFDP Mount Holly Urban Renewal, LLC ("Mount Holly"), TRF-DP Manalapan, LLC ("DP Manalapan"), East Baltimore Managing Member, Inc. ("EBMM"), East Baltimore Master Tenant, Inc. ("EBMT"), East Baltimore Managing Member II, Inc. ("EBMMII"), East Baltimore Master Tenant Manager II, Inc. ("EBMTII"), East Baltimore Managing Member III, Inc. ("EBMMIII") and East Baltimore Master Tenant Manager III, Inc. ("EBMTIII") were formed to acquire real estate and assemble sites of underdeveloped urban land for residential and supportive commercial use. The Fund has capitalized TRF Development Partners with a grant of $500,000, has approved a loan commitment of up to $500,000 for predevelopment loans which had a balance of $-0- at December 31, 2015. In addition TRF Development Partners had amounts due to the Fund of $740,998 at December 31, 2015.

At December 31, 2015, DP Baltimore has raised $9,070,000 (exclusive of the Fund's subscription note of $500,000). The notes are general obligations of DP Baltimore and are supported solely by DP Baltimore's promise to pay the holder sums which are due under the terms of the note. The notes are not secured by any specific asset of DP Baltimore. The notes were not registered under the Securities Act in reliance upon the exemption contained in section 4(2) of the Securities Act and Regulation D of the Securities Act applicable to transactions not involving a public offering. In 2015 the Fund forgave interest owed to the Fund from the subscription notes in the amount of $10,000. On July 30, 2007, DP Baltimore created a wholly-owned subsidiary, TRF Development Partners-Oliver, LLC ("DP Oliver"). DP Oliver was created specifically to further neighborhood and real estate development for the distressed urban neighborhood of Oliver, in the City of Baltimore. In September 2009, DP Baltimore created a wholly-owned subsidiary, TRF DP 8, LLC ("DP 8"). During fiscal 2010, TRF DP 1500, LLC ("DP 1500") changed ownership from TRF Development Partners to DP Baltimore. DP 8 and DP 1500 were created specifically to further neighborhood and real estate development for the distressed urban neighborhood of Greenmount, in the City of Baltimore. In 2015, DP Baltimore created TRF DP 1700, LLC ("DP 1700") to further neighborhood and real estate development for the distressed urban neighborhood of Greenmount, in the city of Baltimore. In 2011, DP Baltimore created East Side Partners, LLC ("East Side"), was created to acquire, assemble and develop a site of under-developed urban land for residential use within the City of Baltimore. In December 2011, the partnership dissolved leaving DP Baltimore as the sole member. In March 2012, DP Baltimore created Duncan Square, LLC ("Duncan Square") as a 64% managing member. Duncan Square was created to acquire, assemble and develop a site

of under-developed urban land within East Baltimore, Maryland. In 2013, DP Baltimore created DP Holdings, LLC ("DP Holdings") to further neighborhood and real estate development for the distressed urban neighborhood of Oliver, in the City of Baltimore.

During 2015, TRF Development Partners made loans to affiliates from funding from a third party. Loans were made to DP Baltimore and to DP Jackson Green in the amount of $1,235,000 and $157,500 at December 31, 2015, respectively.

An organizational chart of TRF Development Partners' holding structure is provided as Exhibit F.

TRF Education Funding, LLC

TRF Education Funding, LLC, ("Education Funding") is a Delaware for-profit entity formed in fiscal 2008 with an initial and current capitalization of $60,100 from the Fund. Education Funding's sole purpose is to manage the Fund's investment in Charter School Financing Partnership, LC ("CSFP"). CSFP was formed to facilitate, encourage and assist in the financing of charter schools.

Reinvestment I, LLC, Reinvestment II, LLC, Reinvestment III, LLC and Reinvestment IV, LLC

Reinvestment I, LLC ("Reinvest I"), Reinvestment II, LLC ("Reinvest II"), Reinvestment III, LLC ("Reinvest III"), and Reinvestment IV, LLC ("Reinvest IV") are Pennsylvania limited liability companies, wholly owned by the Fund, formed for the purpose of acquiring and managing distressed real properties, which have been transferred to the Fund by borrowers, in lieu of loan repayments, and to prepare such properties for disposition. At December 31, 2013, all properties were sold. There was no activity in Reinvest I, Reinvest II, Reinvest III or Reinvest IV during 2015.

Collaborative Lending Initiative, Inc.

The Collaborative Lending Initiative, Inc., ("CLI") a Pennsylvania not-for-profit corporation, was incorporated by the Fund in March 1994 as a support corporation.

TRF Private Equity, Inc.

TRF Private Equity, Inc., ("Private Equity") a Pennsylvania not-for-profit corporation, is the holding company for all of the Fund's private equity activity.

SUMMARY OF CONSOLIDATED CHANGE IN TOTAL NET ASSETS

The following table is a summary of the consolidated change in total net assets for the fiscal years ended December 31, 2015, 2014, 2013, 2012, and 2011. The consolidated financial statements of the Fund and affiliates include the activities of the Fund, CLI, TRF EFI, TRF Private Equity, Inc., TRF NMTC, TRF Development Partners, Education Funding, Reinvest I, Reinvest II Reinvest III, Reinvest IV, TC-TRF and Fund Manager. The table should be read in conjunction with the Fund's consolidated financial statements for the fiscal year ended December 31, 2015 and the related notes and supplementary information thereto attached as Exhibit D to this Prospectus.

	December 31				
	2015	2014 *	2013	2012	2011
Net financial income	$ 9,182,678	$ 10,027,690	$ 8,163,929	$ 9,018,848	$ 7,669,866
Revenue and support	14,368,291	24,345,846	24,076,693	23,276,465	26,842,418
Total expenses and other decreases	(23,910,829)	(24,325,897)	(19,381,158)	(19,218,639)	(16,035,450)
Less: Non-Controlling interest	801,372	861,754	691,252	(2,019,168)	(3,276,667)
Change in Net Assets	$ 441,512	$ 10,909,393	$ 13,550,716	$ 11,057,506	$ 15,200,167

* Certain amounts in the 2014 financial statements have been redassified to conform to the 2015 presentation.

SUMMARY OF CONSOLIDATED SELECTED FINANCIAL HIGHLIGHTS

The following table is a summary of the consolidated selected financial highlights for the fiscal year ended December 31, 2015, 2014, 2013, 2012, and 2011.

	2015	2014 ***	2013	2012	2011
Cash and investments*	$ 82,665,733	$ 87,768,888	$ 87,490,739	$ 87,266,381	$ 109,831,146
Loans and Leases Receivable, gross	$295,715,149	$ 233,315,013	$ 192,426,551	$ 180,505,756	$ 158,840,870
Unsecured Loans and Leases					
Amount	$ 1,394,579	$ 1,887,825	$ 1,053,587	529,275	147,200
Percent of total loans and leases receivable	0.5%	0.8%	0.5%	0.3%	0.1%
Delinquencies (> 30 days) as a % of total loans and leases receivable	0.1%	0.4%	2.5%	2.4%	7.1%
Total Assets	$407,898,287	$ 359,211,646	$ 324,400,619	$ 302,051,162	$ 299,574,535
Notes redeemed during the year	$ 38,982,524	$ 25,520,095	$ 24,703,898	$ 28,300,600	$ 10,975,619
Net Assets **	$150,927,335	$ 149,385,032	$ 137,428,360	$ 121,665,594	$ 114,168,420

* Includes cash, cash equivalents, investments in marketable securities, restricted cash, and certificates of deposit

** For presentation purposes, non-controlling interest is included in net assets

*** Certain amounts in the 2014 financial statements have been reclassified to conform to the 2015 presentation

SCHEDULE OF NOTES OUTSTANDING

Aggregate dollar amount of Promissory Note maturities and other loans payable of the Fund, on a consolidated basis, at December 31, 2015 are as follows:

2016	$ 37,923,944
2017	14,351,505
2018	45,947,399
2019	34,767,725
2020	27,217,109
Thereafter	70,890,618
	$ 231,098,300

During the fiscal year ended December 31, 2015, the Fund, on a consolidated basis, reinvested interest on loans payable of $106,024, received proceeds from the issuance of loans payable of $78,777,803, remitted payments on loans payable of $38,982,524, and assigned debt to homebuyers of $20,000.

SCHEDULE OF LOANS RECEIVABLE

The following tables illustrate the projected maturities of loan and lease receivables for the Fund and its lending affiliates at December 31, 2016, 2017, 2018, 2019, 2020 and thereafter:

	2016	2017	2018	2019	2020	Thereafter	Total
Loan and lease repayments	$33,735,968	$49,367,447	$45,469,494	$22,105,407	$33,525,056	$111,511,776	$ 295,715,148
Interest payments	$15,715,438	$12,680,431	$10,450,970	$8,449,349	$7,052,011	$43,634,558	$ 97,982,757

At December 31, 2015, individual loans in excess of $3 million consisted of:

Loan	Borrower	Loan Type	Principal	Maturity Date	Interest Rate
Community Facilities	Chase NMTC PHN Sharon Investment Fund	Term	$9,360,000	12/23/21	6.00%
Community Facilities	Imani Education Circle Charter School	Term	$6,317,810	09/01/16	5.29%
Food Retail	Newark ShopRite LLC	Construction	$6,286,645	11/01/25	5.00%
Food Retail	84 Lockwood Street, LLC	Construction	$6,000,000	02/01/16	6.00%
Food Retail	Liberty Heights LL, LLC-HFFI-1	Term	$5,626,163	03/20/18	5.00%
Community Facilities	Chase NMTC Civic Investment Fund, LLC	Term	$5,490,000	12/31/22	5.86%
Community Facilities	Jersey City Community Charter School Inc	Term	$5,390,740	08/01/16	6.75%
Food Retail	Brown's Parkside, LLC	Term	$5,323,206	06/29/22	5.15%
Food Retail	Hahnes Investment Fund LLC	Construction	$5,032,400	05/12/22	4.75%
Commercial Real Estate	Kutzfactory, LP	Term	$4,982,813	02/01/44	5.95%
Commercial Real Estate	Crane Arts, LLC	Term	$4,922,846	01/01/22	4.75%
Community Facilities	Discovery Support Services	Term	$4,827,941	09/13/20	6.25%
Commercial Real Estate	The Producers Club of Maryland, Inc.	Bridge	$4,805,336	12/29/19	5.97%
Community Facilities	East Harlem Community Learning Program	Construction	$4,500,062	10/21/21	6.04%
Housing	Randolph Towers Cooperative, Inc.	Bridge	$4,308,406	06/01/18	6.00%
Commercial Real Estate	GCE 234 Loyola Leveraged Lender, LLC	Bridge	$4,262,500	07/05/17	5.70%
Community Facilities	Chase NMTC Lehigh Investment Fund, LLC	Term	$4,204,500	12/23/22	5.50%
Commercial Real Estate	Brewery Park Commercial, L.P.	Term	$4,000,000	04/01/16	7.00%
Community Facilities	SANKOFA Freedom Academy Charter School	Term	$3,999,468	07/01/20	4.85%
Food Retail	Edison Square Assocs., LP	Term	$3,577,249	03/29/20	5.00%
Commercial Real Estate	Jubilee Baltimore, Inc.	Construction	$3,500,000	06/20/21	5.00%
Community Facilities	TCG Leverage Lender LLC - TRF	Construction	$3,500,000	12/18/21	6.04%
Community Facilities	Chase NMTC Chrtr Schl Investmnt-Meridian	Term	$3,203,261	10/14/18	5.00%
Food Retail	Fresh Grocer Holdings, LP	Term	$3,107,629	09/28/16	5.75%
Food Retail	Fresh Grocer Holdings, LP	Term	$3,107,629	09/28/16	5.75%
Community Facilities	NSA Clinton Avenue, LLC	Term	$3,032,000	01/01/41	5.80%
Community Facilities	Cathedral Close Investors, LLC - SBLF	Term	$3,026,387	11/01/20	6.25%
			$125,694,991		

LOAN LOSS RESERVES

At December 31, 2015, the allowance for loan and lease losses totaled $16,066,015 or 5.4% of total consolidated loan and lease receivables outstanding. This amount includes $840,224 of specific reserve related to impaired loans as required under ASC 310-10-35, and $15,225,791 of general reserve.

The allowance for loan losses is a valuation reserve based on past performance, nature of the loan portfolio and current economic conditions, which management believes will be adequate to absorb possible losses on existing loans that may become uncollectible. See the "Summary of Consolidated Selected Financial Highlights" table for delinquent loan levels.

INVESTMENTS IN MARKETABLE SECURITIES

The following table shows the investments in marketable securities for the fiscal years ended December 31, 2015, 2014, and 2013:

	2015		2014		2013	
Government securities	$ 27,078,949	64.7%	$ 25,816,276	59.3%	$ 25,704,845	72.5%
Corporate debt securities	14,782,609	35.3%	17,698,472	40.7%	9,739,600	27.5%
Investments in Marketable Securities	$ 41,861,558	100.0%	$ 43,514,748	100.0%	$ 35,444,445	100.0%
Realized loss	$ (154,382)		$ (195,495)		$ (210,870)	
Unrealized loss	$ (26,934)		$ (227,563)		$ (204,050)	

Marketable securities generally refer to obligations issued by the U.S. government or its agencies which include mortgage backed securities, certificates of deposit, overnight repurchase agreements collateralized by direct obligations of the U.S. government, prime commercial paper rated A1/P1 or better, or corporate debt obligations rated investment grade or better. Liquidity is an important feature of marketable securities so that such securities can be converted into cash quickly at a reasonable price. Policies and procedures on investments are discussed in paragraph 5 under "Reinvestment Fund, Inc."

LIQUIDITY RESERVES

As of December 31, 2015, the Fund had unrestricted cash, cash equivalents (with original maturities of three months or less) and current investments totaling approximately $32,000,000 representing 14% of total Promissory Notes and other loans payable.

COMPENSATION

The following table shows the compensation and benefits paid to the executive officers of the Fund for the fiscal year ended December 31, 2015:

	Compensation					Benefits					
	Regular	Bonus	Benefit Dollars (a)	Long Term Disability (b)	Total Compensation	Health Insurance (c)	401K Employer Contribution (d)	Life Insurance Premiums (e)	Short Term Disability (f)	Total Benefits	Total Compensation & Benefits
Hinkle-Brown, Donald R	$ 348,928	$ 68,250	$ 9,463	$ 763	$ 427,404	$ 18,682	$ 10,600	$ 414	$ 672	$ 30,368	$ 457,772
Crist, Michael	$ 247,875	$ 57,960	$ 21,251	$ 756	$ 327,842	$ -	$ 10,600	$ 69	$ 671	$ 11,340	$ 339,182
High, Margaret Amanda	$ 210,000	$ 10,500	$ 12,802	$ 641	$ 233,943	$ 5,798	$ 7,868	$ 414	$ 582	$ 14,662	$ 248,605
Wagner-Hislip, Nancy	$ 191,250	$ 49,500	$ 625	$ 583	$ 241,958	$ 17,067	$ 7,328	$ 414	$ 530	$ 25,339	$ 267,297

(a) Benefit Dollars - TRF provides all employees with Benefit Dollars for the primary purpose of purchasing health benefits. The benefit calculation is $3,900 plus 7% of base compensation unless reduced by separate agreement.

(b) Long Term Disability Premium - TRF provides long term disability insurance for all employees. The premium is considered a part of compensation.

(c) Health Insurance - TRF offers health insurance for all employees. Employees electing not to use Benefit Dollars for health insurance will receive the dollars as part of compensation.

(d) 401K Employer Contribution - TRF offers employer matching contribution of 100% match up to the first 3% of qualifying compensation and 50% (50 cents on every dollar) on the next 2% of qualifying compensation.

(e) Life Insurance - TRF provides a $50,000 term life insurance policy for all employees and an elective policy upto $300,000 for executives. The premium is considered as part of compensation. Additional life insurance coverage in excess of $50,000 provided based on imputed income.

(f) Short Term Disability Premium - TRF provides short term disability insurance for all employees. The premium is considered as part of compensation.

TAX CONSIDERATIONS

This summary of certain material U.S. federal income tax considerations is for general information purposes only, is not relevant to all prospective holders – such as foreign persons – of the Promissory Notes, and is not tax advice. This summary does not purport to deal with all aspects of U.S. federal income taxation that may be relevant to a particular prospective holder in light of the prospective holder's circumstances. This summary does not address any aspect of state, local, or foreign law, or U.S. federal estate and gift tax law.

PROSPECTIVE HOLDERS OF THE PROMISSORY NOTES ARE ADVISED TO CONSULT THEIR OWN TAX ADVISORS REGARDING THE FEDERAL, STATE, LOCAL, AND FOREIGN TAX CONSEQUENCES OF THE PURCHASE, OWNERSHIP, AND DISPOSITION OF THE PROMISSORY NOTES.

Any interest paid or accrued on Promissory Notes will be income to the holder for federal income tax purposes. The investor generally will be liable for federal income tax on such interest, unless the investor is eligible for an exemption from federal tax with respect to such interest. Each investor will receive a Form 1099 in January of each year indicating the interest earned on the investment. Investors will not be taxed on the repayment of the principal of their loan

Notes which bear interest at "below-market" rates may fall within the imputed interest provisions of the Code (in particular, Code section 7872), which, in some cases, impose tax liability on investors for the difference between market rates and the interest actually paid. The Internal Revenue Service ("IRS") has issued temporary and proposed regulations interpreting these provisions. The temporary regulations state that certain loans carrying "below market" rates of interest will be exempted from the imputed interest provisions of the Code. The exemptions include a gift loan to a charitable organization that is described in Code section 170(c) if, at no time during the taxable year, the aggregate outstanding amount of loans by the lender to that organization (or to charitable organizations that are effectively controlled by the same person or persons who control that organization) exceeds $250,000.

The Fund has received an IRS determination that it is an exempt organization within the meaning of Code section 501 (c)(3) and a determination that it will be treated as a publicly supported organization under Code section 170(b)(1)(A)(vi). Such organizations are described in Code section 170(c). Therefore, under the above-mentioned

regulations, a loan to the Fund which carries an interest rate that is below the market rate announced by the IRS will not be subject to the imputed interest provisions of the Code if the foregoing of interest on the loan by the holder is in the nature of a gift and if the amount of the loan, together with all other loans made by the investor to the Fund (or to charities controlled by the same person or persons who control the Fund), does not exceed $250,000. The holder would be entitled to no charitable deduction on account of any forgone interest that is exempt from the imputed interest provisions of Code section 7872 in the manner described in the preceding sentence.

If a holder loans to the Fund (or the Fund and to charities controlled by the same person or persons who control the Fund) an amount during a taxable year that, in the aggregate, exceeds $250,000 and the loan carries a below-market rate of interest, the investor may be treated as receiving imputed interest income and as making a corresponding charitable contribution, which will be subject to the limitations in the Code for charitable contribution deductions. It is possible, therefore, that some or all of the imputed interest income could be offset by a charitable deduction. The temporary regulations further provide that a below-market interest rate loan may also be exempt from the imputed interest provisions of Code section 7872 if the taxpayer can demonstrate that the interest arrangements of the loan have no significant effect on any federal tax liability of the Fund or holder. Whether the interest arrangements of a loan have a significant effect on any federal tax liability of the Fund or holder is determined on a loan-by-loan basis and is dependent upon all of the facts and circumstances.

TO ENSURE COMPLIANCE WITH INTERNAL REVENUE SERVICE CIRCULAR 230, HOLDERS ARE HEREBY NOTIFIED THAT: (A) ANY DISCUSSION OF FEDERAL TAX ISSUES IN THIS PROSPECTUS IS NOT INTENDED OR WRITTEN BY THE FUND TO BE RELIED UPON, AND CANNOT BE RELIED UPON BY HOLDERS FOR THE PURPOSE OF AVOIDING PENALTIES THAT MAY BE IMPOSED ON HOLDERS UNDER THE INTERNAL REVENUE CODE; (B) SUCH DISCUSSION IS WRITTEN TO SUPPORT THE PROMOTION OR MARKETING OF THE TRANSACTIONS AND PROMISSORY NOTES ADDRESSED HEREIN; AND (C) HOLDERS SHOULD SEEK ADVICE BASED ON THEIR PARTICULAR CIRCUMSTANCES FROM AN INDEPENDENT TAX ADVISOR.

PENDING LEGAL PROCEEDINGS

There are no material legal or administrative proceedings now pending against the Fund nor are there any such proceedings known to be threatened or contemplated by governmental authorities. In the normal course of business, the organization is subject to various pending or threatened litigation. In the opinion of management, the ultimate resolution of such litigation will not have a material adverse effect on the Fund's consolidated financial statements.

LEGAL OPINION

The law firm of Morgan, Lewis & Bockius LLP, 1701 Market Street, Philadelphia, Pennsylvania 19103 has given a legal opinion to the Fund to the effect that the Promissory Notes, when issued pursuant to this offering, will constitute binding obligations of the Fund.

INDEPENDENT AUDITORS

The consolidated financial statements of Reinvestment Fund, Inc. and affiliates as of and for the year ended December 31, 2015 included in this Registration Statement and Prospectus for $5,000,000 in Promissory Notes have been audited by RSM US LLP, independent auditors, as stated in their report appearing in Exhibit D (which report expresses an unqualified opinion).

MEETING OF THE BOARD OF DIRECTORS

The Board of the Fund meets at least three times a year at a time and place determined by the Executive Committee or by the Fund's staff. Additionally the Executive Committee of the Board meets at least five times a year.

ANNUAL REPORTS

Audited financial statements will be made available annually to each holder of a Promissory Note within 120 days of the Fund's fiscal year-end. If you have elected, you will receive electronically, otherwise we will provide via hard copy.

WITHDRAWAL RIGHTS

If you have accepted an offer to purchase these securities made pursuant to a prospectus which contains a written notice explaining your right to withdraw your acceptance pursuant to section 207(m) of the Pennsylvania Securities Act of 1972, you may elect, within two business days after the first time you have received this notice and a prospectus (which is not materially different from the final prospectus) to withdraw from your purchase agreement and receive a full refund of all moneys paid by you. Your withdrawal will be without any further liability to any person. To accomplish this withdrawal, you need only send a written notice (including a notice by facsimile to 215-574-5919 or electronic mail to investorrelations@reinvestment.com) to the Fund indicating your intention to withdraw.

METHOD OF OFFERING

The Fund will seek loans from persons or organizations that are known to the Fund and believed to be interested in projects of this type and capable of bearing the risks. In addition, the Fund may publicly disseminate information about the Fund and this offering.

DISCLOSURE OF DEPARTMENT POSITION ON INDEMNIFICATION FOR LIABILITIES UNDER SECURITIES LAWS

Article V of our Bylaws provides for indemnification of our directors and officers and other individuals designated by our Board against any liability incurred in connection with any proceeding in which such person may be involved as a party or otherwise, by reason of the fact that such person is or was serving as a director, officer, employee or agent of the Fund, or, at our request, as a director, officer, employee, agent or fiduciary of another entity or enterprise. It is the position of the Pennsylvania Department of Banking and Securities that indemnification in connection with violations of securities laws is against public policy and void.

Exhibit A *Investment № (_____)*

Loan Agreement with Investor

This is a Loan Agreement by and between (_____)("Investor(s)") whose address is (_____)and Reinvestment Fund, Inc., a Pennsylvania non-profit corporation ("Borrower"), whose address is 1700 Market Street, 19th Floor, Philadelphia, PA 19103, made and entered into on (_____).

Background

Borrower is organized for the purpose of providing financing to build wealth and opportunity for low-income communities and low- and moderate-income individuals, and Investor desires to support Borrower in doing so by lending the amounts set forth below, on the terms and conditions contained herein.

Now Therefore, intending to be legally bound, the Borrower and Investor agree as follows:

1) The Investor hereby agrees to make a loan to the Borrower in the Amount of (_____).

2) Borrower shall evidence this loan with a Promissory Note to the Investor for the total sum specified in paragraph 1. The loan shall bear simple interest at the rate of (___)% percent per annum. Interest on the loan shall be due and payable annually on (_____). If not sooner paid, the loan shall be due and payable on (_____) (the "Maturity Date"), unless the loan is renewed pursuant to paragraph 3 below.

3) Borrower shall provide written notice (the "Renewal Notice") to the Investor at the address set forth in the preamble of this Loan Agreement at least 30 days prior to the Maturity Date providing the Investor with the option, exercisable within 60 days after the Maturity Date, to receive payment in full of the amount of the loan or to renew the amount of the loan on terms agreed upon between Borrower and the Investor. The Renewal Notice will be accompanied by Borrower's Prospectus then in effect containing a description of the terms of the promissory notes that would be issued upon renewal. Within 60 days after the Maturity Date, the Investor shall provide a written response to Borrower at the address set forth in the preamble of this Loan Agreement indicating whether the Investor elects to receive payment in full or renew the amount of the loan. If the Investor elects to receive payment in full of the loan amount, the Investor shall not be entitled to receive interest on the amount of the loan after the Maturity Date. Notwithstanding anything contained herein to the contrary, if the Investor fails to provide a written response to the Borrower at the address set forth in the preamble of this Loan Agreement in response to the Renewal Notice within 60 days after the Maturity Date electing either to receive payment in full of the amount of the loan or to renew the amount of the loan, the Investor shall be deemed to have elected to have the entire amount of the loan renewed for the same duration as the original loan and the renewed loan shall be on the terms and conditions, including interest rate, then in effect for the promissory notes that the Borrower is then selling under the Borrower's Prospectus then in effect. Audited financial statements will be made available annually within 120 days of the Fund's fiscal year-end. If you have elected, you will receive electronically, otherwise we will provide via hard copy.

4) Funds from this loan shall be used solely by and for the purposes of Borrower, and the Borrower shall notify the Investor, upon request, of the use of the whole or any part of the funds from this loan.

5) **The Investor shall have the right to withdraw this loan within two business days after Investor receives this notice and the related Prospectus. Such withdrawal will be without liability to any person and all money paid by Investor shall be refunded without interest. To accomplish such a withdrawal, the Investor should send a letter by registered or certified U.S. mail or telegram to the Borrower indicating his or her intention to withdraw. Such a letter or telegram should be sent to the Borrower at the address set forth in the preamble of this Loan Agreement and postmarked before the end of the two day withdrawal period.**

6) Any party may change the address to which notices, requests and other communications hereunder are to be delivered by giving the other party written notice by registered or certified U.S. mail or telegram.

7) This loan agreement shall be governed by the laws of the Commonwealth of Pennsylvania.

In Witness Whereof, Borrower and Investor have executed this Loan Agreement on (____).

BORROWER:
REINVESTMENT FUND, INC.

By: _____

Chief Financial Officer

INVESTOR:

By: _____

SS#_____

By: _____

SS#_____

Exhibit B

Dated: _____ PROMISSORY NOTE *Investment № (_____)*

For value received, Reinvestment Fund, Inc. ("Borrower") promises to pay (_____)("Investor(s)") the principal sum of (_____) with interest on the unpaid principal balance from the date of this promissory note at the rate of (_____) percent per annum. Interest shall be payable annually on (_____). The principal shall be payable at (_____) or such other place as the Investor (s) may designate. Any indebtedness evidenced by this Note, if not sooner paid, shall be due and payable on (_____) (the "Maturity Date").

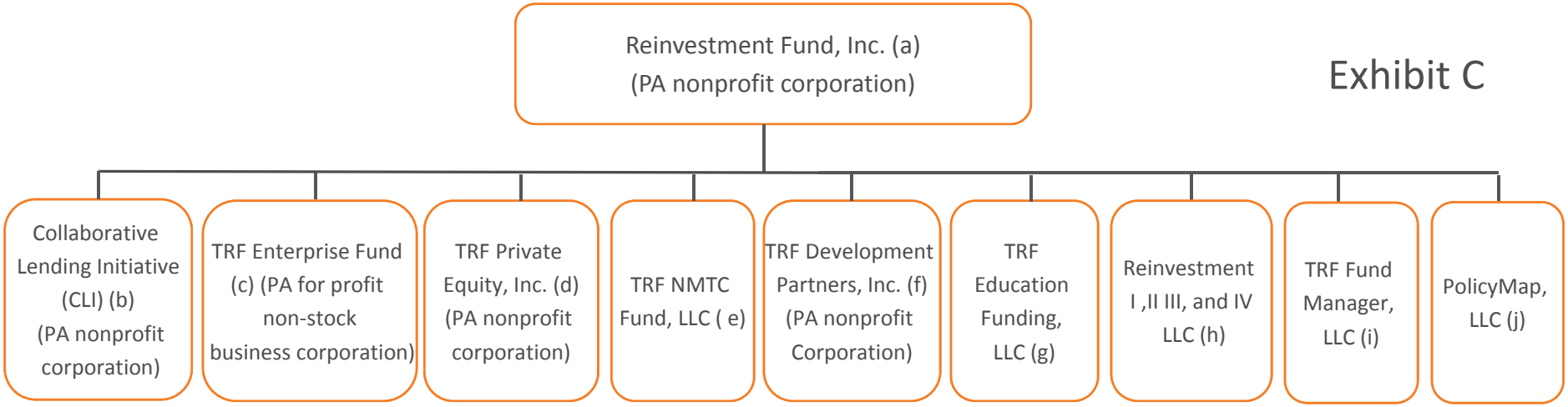
Borrower shall provide written notice (the "Renewal Notice") to the Investor at least 30 days prior to the Maturity Date providing the Investor with the option, exercisable within 60 days after the Maturity Date, to receive payment in full of the principal amount of this promissory note or to renew this Promissory Note on terms agreed upon between Borrower and the Investor. The Renewal Notice will be accompanied by Borrower's Prospectus then in effect containing a description of the terms of the Promissory Notes that would be issued upon renewal. Note: If after the Maturity Date the Borrower exercises its option to receive payment in full, interest accrues only through the Maturity Date, not 'until paid'. If the Investor elects to receive payment in full of the principal amount of this promissory note, the Investor shall not be entitled to receive interest on the principal amount of this promissory note after the Maturity Date. Notwithstanding anything contained herein to the contrary, if the Investor fails to provide written notice to Borrower in response to the Renewal Notice within 60 days after the Maturity Date electing either to receive payment in full of the principal amount of this promissory note or to renew this promissory note, the Investor shall be deemed to have elected to have this promissory note renewed for the same duration as the promissory note originally issued and the renewed promissory note shall be on the terms and conditions, including interest rate, then in effect for the promissory notes that the Borrower is then selling under the Borrower's Prospectus then in effect. Audited financial statements will be made available annually within 120 days of the Fund's fiscal year-end. If you have elected, you will receive electronically, otherwise we will provide via hard copy.

By: _____

Chief Financial Officer

Reinvestment Fund, Inc. Corporate Structure

Exhibit C



(a) The Fund is a Community Development Financial Institution ("CDFI") and Community Development Entity ("CDE") incorporated in 1985.

(b) CLI is a Pennsylvania not-for-profit entity incorporated in 1994 as a support corporation.

(c) TRF Enterprise Fund, Inc. holds TRF's SBA license and related SBA-guaranteed small business loans receivable.

(d) TRF Private Equity, Inc. is the holding company for all private equity activity.

(e) TRF NMTC Fund, LLC is a managing member of subsidiary and affiliated CDEs to obtain Qualified Equity Investments ("QEIs") and make qualified New Market Tax Credit ("NMTC") investments. See Exhibit E.

(f) TRF Development Partners, Inc. is an affiliate established to acquire and develop land. See Exhibit F for additional affiliates.

(g) TRF Education Funding, LLC was formed to facilitate, encourage and assist in the financing of charter schools.

(h) Reinvestment I, LLC, Reinvestment II, LLC, Reinvestment III, LLC and Reinvestment IV, LLC were formed to acquire and manage distressed real properties.

(i) TRF Fund Manager, LLC was formed to support the NMTC program.

(j) Effective January 1, 2016 the Fund created PolicyMap, LLC. PolicyMap is an online data and mapping tool for various institutions to access data about communities and markets across the US.

REINVESTMENT FUND

Exhibit D

Reinvestment Fund, Inc. and Affiliates

Consolidated Financial Report
December 31, 2015

Reinvestment Fund, Inc. and Affiliates

Contents

RSM

RSM US LLP

Independent Auditor's Report on the Consolidated Financial Statements

To the Board of Directors
Reinvestment Fund, Inc. and Affiliates
Philadelphia, Pennsylvania

Report on the Financial Statements
We have audited the accompanying consolidated financial statements of Reinvestment Fund, Inc. and Affiliates (the Organization), which comprise the consolidated statements of financial position as of December 31, 2015 and 2014, and the related consolidated statements of activities and cash flows for the years then ended, and the related notes to the consolidated financial statements, (collectively, financial statements.)

Management's Responsibility for the Financial Statements
Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility
Our responsibility is to express an opinion on these financial statements based on our audits. We conducted our audits in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements 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 the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion
In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Reinvestment Fund, Inc. and Affiliates as of December 31, 2015 and 2014, and the changes in their net assets and their cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

RSM US LLP

Blue Bell, Pennsylvania
April 26, 2016

THE POWER OF BEING UNDERSTOOD
AUDIT | TAX | CONSULTING

Reinvestment Fund, Inc. and Affiliates

Consolidated Statements of Financial Position
December 31, 2015 and 2014

	2015	2014
Assets		
Cash, cash equivalents and certificate of deposit	$ 13,207,785	$ 17,449,525
Grants and contributions receivable	828,865	9,269,805
Investments in marketable securities	41,861,558	43,514,748
Loans and leases, less allowance for losses of $16,066,015 and $13,532,271, respectively	279,649,134	219,782,742
Equity method and program investments	761,616	584,024
Equipment, leasehold improvements and software, net	2,446,831	2,674,061
Property held for development or sale, net	5,863,087	10,170,800
Rental property, net	28,168,849	23,356,670
Other	7,514,172	5,604,656
Restricted cash, cash equivalents and certificate of deposit	27,596,390	26,804,615
Total Assets	$ 407,898,287	$ 359,211,646
Liabilities and Net Assets		
Liabilities		
Accounts payable and accrued expenses	$ 3,048,224	$ 2,588,924
Escrow payable and due to third parties	11,568,205	5,387,837
Deferred revenue	2,968,853	2,522,209
Recoverable grant payable	5,793,681	5,369,717
Loans payable	231,098,300	191,414,997
Other	2,493,689	2,542,930
Total Liabilities	256,970,952	209,826,614
Commitments and Contingencies (Note 18)		
Net Assets		
Unrestricted	45,895,269	38,976,087
Unrestricted - Contractually limited as to use	9,181,356	9,165,769
Non-controlling interest in consolidated subsidiaries	5,858,885	4,758,094
Total Unrestricted	60,935,510	52,899,950
Temporarily restricted - Program	2,695,581	4,983,053
Temporarily restricted - Financing	33,537,828	37,826,470
Temporarily restricted - Re-granting	3,646,681	4,983,501
Total Temporarily restricted	39,880,090	47,793,024
Permanently restricted	50,111,735	48,692,058
Total Net Assets	150,927,335	149,385,032
Total Liabilities and Net Assets	$ 407,898,287	$ 359,211,646

See Notes to Consolidated Financial Statements.

Reinvestment Fund, Inc. and Affiliates
Consolidated Statement of Activities
For the Year Ended December 31, 2015

	Unrestricted		Temporarily	Permanently	
	Controlling	Non-Controlling	Restricted	Restricted	Total
Financial Activity					
Financial Income					
Interest and dividend income from:					
Investments	$ 330,648	$ 74	$ 86,103	$ -	$ 416,825
Loans and leases	13,988,180	-	468,682	-	14,456,862
Investment gains, net:					
Gain on transfer of limited liability company	49,314	-	-	-	49,314
Loan and lease fees	832,014	-	-	-	832,014
Asset management fee, net	1,572,265	(7,957)	-	-	1,564,308
Total Financial Income	16,772,421	(7,883)	554,785	-	17,319,323
Financial Expense					
Interest expense	5,406,659	2,131	-	-	5,408,790
Investment losses, net:					
Marketable securities	154,086	-	27,230	-	181,316
Loss on equity method investments	17,953	-	-	-	17,953
Provision for loan and lease losses	2,528,586	-	-	-	2,528,586
Total Financial Expense	8,107,284	2,131	27,230	-	8,136,645
Net Financial Income	8,665,137	(10,014)	527,555	-	9,182,678
Revenue and Support					
Grants and contributions	2,230,988	-	4,819,801	1,386,039	8,436,828
Program services and fees	5,747,871	140,745	-	-	5,888,616
Other income	42,828	19	-	-	42,847
Net assets released from restrictions	13,260,290	-	(13,260,290)	-	-
Total Revenue and Support	21,281,977	140,764	(8,440,489)	1,386,039	14,368,291
Program and General Expenses and Other Increases					
Program and General Expenses					
Program - Lending and Community Investing	8,527,447	-	-	-	8,527,447
Program - Sustainable Development Fund	425,266	-	-	-	425,266
Program - Policy Solutions	1,444,988	-	-	-	1,444,988
Program - PolicyMap	2,997,641	-	-	-	2,997,641
Program - Development Partners	4,950,977	932,122	-	-	5,883,099
Management and general	4,666,026	-	-	-	4,666,026
Total Program and General Expenses	23,012,345	932,122	-	-	23,944,467
Other Increases					
Charges related to revolving loan fund	-	-	-	(33,638)	(33,638)
Total Other Increases	-	-	-	(33,638)	(33,638)
Total Expenses and Other Increases	23,012,345	932,122	-	(33,638)	23,910,829
Change in net assets - before partners' contributions	6,934,769	(801,372)	(7,912,934)	1,419,677	(359,860)
Partners' contributions, net	-	1,902,163	-	-	1,902,163
Total change in net assets	6,934,769	1,100,791	(7,912,934)	1,419,677	1,542,303
Net assets, beginning	48,141,856	4,758,094	47,793,024	48,692,058	149,385,032
Net assets, ending	$ 55,076,625	$ 5,858,885	$ 39,880,090	$ 50,111,735	$ 150,927,335
Total change in unrestricted net assets					$ 8,035,560

See Notes to Consolidated Financial Statements.

Reinvestment Fund, Inc. and Affiliates
Consolidated Statement of Activities
For the Year Ended December 31, 2014

	Unrestricted		Temporarily	Permanently	
	Controlling	Non-Controlling	Restricted	Restricted	Total
Financial Activity					
Financial Income					
Interest and divided income from:					
Investments	$ 303,651	$ 44	$ 76,420	$ -	$ 380,115
Loans and leases	11,189,131	-	432,937	-	11,622,068
Investment gains, net:					
Gain on transfer of limited liability company	2,638,671	-	-	-	2,638,671
Loan and lease fees	932,671	-	32,983	-	965,654
Asset management fee, net	1,760,661	(1,725)	-	-	1,758,936
Total Financial Income	16,824,785	(1,681)	542,340	-	17,365,444
Financial Expense					
Interest expense	4,533,836	17,523	-	-	4,551,359
Investment losses, net:					
Marketable securities	382,742	-	40,316	-	423,058
Loss on equity method investments	165,153	-	-	-	165,153
Provision for loan and lease losses	2,198,184	-	-	-	2,198,184
Total Financial Expense	7,279,915	17,523	40,316	-	7,337,754
Net Financial Income	9,544,870	(19,204)	502,024	-	10,027,690
Revenue and Support					
Grants and contributions	5,973,525	-	13,266,980	2,000	19,242,505
Program services and fees	4,983,748	12,662	-	-	4,996,410
Other income	104,314	2,617	-	-	106,931
Net assets released from restrictions	9,923,079	-	(9,923,079)	-	-
Total Revenue and Support	20,984,666	15,279	3,343,901	2,000	24,345,846
Program and General Expenses and Other Decreases					
Program and General Expenses					
Program - Lending and Community Investing	6,789,512	-	-	-	6,789,512
Program - Private Equity	39,055	-	-	-	39,055
Program - Sustainable Development Fund	227,789	-	-	-	227,789
Program - Policy Solutions	1,418,560	-	-	-	1,418,560
Program - PolicyMap	3,220,617	-	-	-	3,220,617
Program - Development Partners	7,509,567	857,829	-	-	8,367,396
Management and general	4,184,015	-	-	-	4,184,015
Total Program and General Expenses	23,389,115	857,829	-	-	24,246,944
Other Decreases (Increases)					
Charges related to revolving loan fund	-	-	-	78,953	78,953
Redesignation of restrictions	(315,726)	-	-	315,726	-
Total Other Decreases (Increases)	(315,726)	-	-	394,679	78,953
Total Expenses and Other Decreases	23,073,389	857,829	-	394,679	24,325,897
Change in net assets - before partners' contributions	7,456,147	(861,754)	3,845,925	(392,679)	10,047,639
Partners' contributions, net	-	1,909,033	-	-	1,909,033
Total change in net assets	7,456,147	1,047,279	3,845,925	(392,679)	11,956,672
Net assets, beginning	40,685,709	3,710,815	43,947,099	49,084,737	137,428,360
Net assets, ending	$ 48,141,856	$ 4,758,094	$ 47,793,024	$ 48,692,058	$ 149,385,032
Total change in unrestricted net assets					$ 8,503,426

See Notes to Consolidated Financial Statements.

Reinvestment Fund, Inc. and Affiliates

Consolidated Statements of Cash Flows
For the Years Ended December 31, 2015 and 2014

	2015	2014
Cash Flows from Operating Activities		
Change in net assets before partners' contributions	$ (359,860)	$ 10,047,639
Adjustments to reconcile change in net assets before partners' contributions to net cash provided by operating activities:		
Provision for loan and lease losses	2,528,586	2,198,184
Net charges related to revolving loan fund	(33,638)	78,953
Prepayment incentive	-	75,566
Depreciation and amortization	2,268,332	2,087,061
Deferred origination fees, net	528,253	(235,386)
Investment losses in marketable securities, net	181,316	423,059
Non-cash grant support	-	(500,000)
(Cancellation) reversal of cancellation of debt	(198,000)	520,212
Investment loss in equity method investments	17,953	165,153
Gain on transfer of limited liability company	(49,314)	(2,638,671)
Decrease (increase) in:		
Grants and contributions receivable	8,440,940	4,626,265
Restricted cash, cash equivalents and certificate of deposit	(791,775)	9,539,134
Property held for development or sale	4,307,713	2,863,994
Other assets	(3,041,148)	345,201
Increase (decrease) in:		
Accounts payable and accrued expenses	459,300	36,868
Escrow payable and due to third parties	(1,541,632)	(4,327,517)
Deferred revenue	446,644	(902,370)
Other liabilities	(49,241)	205,123
Recoverable grant payable	423,964	1,000,000
Net cash provided by operating activities	13,538,393	25,608,468
Cash Flows from Investing Activities		
Purchases of marketable securities	(47,808,201)	(51,477,738)
Proceeds from sale of marketable securities	49,280,075	42,984,376
Proceeds from transfer of limited liability company	33,256	2,482,035
Purchases of limited partnerships	(197,618)	(109,010)
Distributions from equity method investments	2,019	18,689
Cash disbursements on loans receivable	(138,373,584)	(92,391,404)
Cash receipts on loans receivable	76,523,860	51,577,405
Principal payments received under leases	107,875	199,890
Increase in rental property	(5,907,226)	(6,536,993)
Additions of equipment, leasehold improvements and software development, net of disposals	(946,055)	(974,029)
Net cash used in investing activities	(67,285,599)	(54,226,779)
Cash Flows from Financing Activities		
Proceeds from issuance of loans payable	78,777,803	54,274,251
Principal payments on loans payable	(38,982,524)	(25,520,095)
Proceeds from due to third parties	7,722,000	-
Reinvested interest on investors payable	106,024	104,814
Assignment of debt to homebuyers	(20,000)	(402,712)
Cash contributions from non-controlling interest	1,902,163	1,909,033
Net cash provided by financing activities	49,505,466	30,365,291
Net (decrease) increase in cash and cash equivalents	(4,241,740)	1,746,980
Cash and cash equivalents, beginning	17,449,525	15,702,545
Cash and cash equivalents, ending	$ 13,207,785	$ 17,449,525

(Continued)

See Notes to Consolidated Financial Statements.

Reinvestment Fund, Inc. and Affiliates

Consolidated Statements of Cash Flows (Continued)
For the Years Ended December 31, 2015 and 2014

	2015	2014
Supplemental Disclosure of Cash Flow Information:		
Cash paid for interest	$ 5,834,677	$ 4,724,275
Supplemental Schedule of Non-Cash Investing and Financing Activities:		
(Cancellation) reversal of cancellation of debt	$ 198,000	$ (520,212)
Conversion of loans payable into grant support	$ -	$ 2,579,331
Conversion of interest and fees receivable into loans receivable	$ 1,147,744	$ 699,684
Loan charge-off to escrow payable and due to third parties	$ -	$ 58,872
Non-cash assets received from transfer of limited liability company Accounts receivable	$ 16,065	$ 156,636

See Notes to Consolidated Financial Statements.

Note 1. Summary of Significant Accounting Policies

Description of Organization and Activities:

Founded in 1985, Reinvestment Fund, Inc. ("Reinvestment Fund") is a Community Development Financial Institution ("CDFI"). A CDFI is a mission-driven financial institution dedicated to expanding economic opportunity in low-income communities through responsible, affordable lending. Reinvestment Fund's mission is to build wealth and opportunity for low-wealth people and places through the promotion of socially and environmentally responsible development. Reinvestment Fund and Affiliates, listed below, (collectively the "Organization") are affiliated organizations, related by common Board members and management, operating as a unified organization with focused vision, strategy, and management systems. The Organization's principal sources of revenue and support are interest income and loan fees earned from its investing and lending activities, grants and contributions, and program services and fees.

A description of each affiliated entity and its operations is summarized below.

Reinvestment Fund, Inc.: Reinvestment Fund is a Pennsylvania not-for-profit entity exempt from income taxes under Section 501(c)(3) of the Internal Revenue Code ("IRC"). In pursuit of its mission, Reinvestment Fund finances housing; community facilities such as schools and community health centers; healthy food access; commercial real estate; business development and sustainable energy projects using loan, equity and other financing tools. It supports its financing with a strong research and policy analysis capacity that has become a highly regarded source of unbiased information for public officials and private investors. Most of Reinvestment Fund's financing programs extend throughout the mid-Atlantic region. Nationally, Reinvestment Fund's public policy expertise helps clients create actionable solutions and Reinvestment Fund's online data and mapping tool, *PolicyMap.com*, provides a platform for sharing data and analysis.

TRF Private Equity, Inc.: TRF Private Equity, Inc. ("Private Equity") is a Pennsylvania not-for-profit organization exempt from income taxes under Section 501(c)(3) of the Internal Revenue Code.

TRF Enterprise Fund, Inc.: TRF Enterprise Fund, Inc. ("EFI") is a Pennsylvania for-profit non-stock business corporation exempt from income taxes under Section 501(c)(3) of the Internal Revenue Code, wholly owned by Reinvestment Fund. EFI is incorporated to enable it to achieve its charitable purpose of being a Small Business Administration ("SBA") Non-Bank Participating Lender. EFI provides urban-based entrepreneurs access to credit that they currently do not have, to increase services and job opportunities in under-served communities and to provide ownership and wealth creation opportunities, especially to minority and female entrepreneurs. In accordance with federal law, EFI is regulated by the Pennsylvania Department of Banking and Securities and is licensed to do business under the Consumer Discount Company Act.

TRF NMTC Fund, LLC: TRF NMTC Fund, LLC ("NMTC") is a Delaware limited liability company, wholly owned by Reinvestment Fund. NMTC was formed as a result of Reinvestment Fund receiving an allocation of New Market Tax Credits from the U.S. Department of the Treasury that obtains equity investments from investors and makes investments in Qualified Active Low-Income Community Businesses ("QALICB") as defined in the operating agreement. NMTC has one wholly owned subsidiary, TRF NMTC Fund IV, LP, a Pennsylvania limited liability company.

TRF Development Partners, Inc.: TRF Development Partners, Inc. ("DP") is a Pennsylvania not-for-profit organization exempt from income taxes under Section 501(c)(3) of the Internal Revenue Code with the following subsidiaries:

Subsidiary	Acronym	Location
TRF Development Partners-Baltimore, LLC and subsidiaries	("Baltimore")	Baltimore, MD
TRF Development Partners-Philadelphia, LLC	("Philly")	Philadelphia, PA
TRF DP Ridge Avenue, LLC	("Ridge")	Neptune, NJ
TRF DP Scotland Commons, Inc.	("Scotland Commons")	Williamstown, NJ
TRF DP Buford Manlove Manor, LLC and subsidiaries	("Manlove Manor")	Wilmington, DE
TRF DP-Jackson Green, LLC	("Jackson Green")	Jersey City, NJ
East Baltimore Managing Member, Inc. and subsidiary	("EBMM")	Baltimore, MD
East Baltimore Master Tenant Inc. and subsidiary	("EBMT")	Baltimore, MD
East Baltimore Managing Member II, Inc. and subsidiary	("EBMMII")	Baltimore, MD
East Baltimore Master Tenant Manager II, Inc. and subsidiary	("EBMTII")	Baltimore, MD
TRFDP Mount Holly Urban Renewal, LLC	("Mount Holly")	Mount Holly, NJ

Note 1. Summary of Significant Accounting Policies (Continued)

Description of Organization and Activities (Continued):

TRF Development Partners, Inc. (Continued): DP together with its wholly owned Subsidiaries (collectively "Development Partners") uses Reinvestment Fund's data resources and development plans to help it assemble land and participate in real estate transactions (rental and for-sale housing) in designated communities, concentrating in areas where it has a compelling mission interest.

TRF Education Funding, LLC: TRF Education Funding, LLC ("Education Funding") is a Delaware limited liability company, wholly owned by Reinvestment Fund. Education Funding was formed to manage Reinvestment Fund's investment in the Charter School Financing Partnership, LLC ("CSFP"). CSFP was formed to facilitate, encourage and assist in the financing of charter school facilities.

Reinvestment I, LLC, Reinvestment II, LLC, Reinvestment III, LLC and Reinvestment IV, LLC: Reinvestment I, LLC ("Reinvest I"), Reinvestment II, LLC ("Reinvest II"), Reinvestment III, LLC ("Reinvest III") and Reinvestment IV, LLC ("Reinvest IV") are Pennsylvania limited liability companies, each wholly owned by Reinvestment Fund. These entities were formed to acquire and manage distressed real estate acquired through foreclosure or deed in lieu of foreclosure and to prepare properties for sale. These entities are inactive and hold no other real estate held for sale ("OREO").

TRF Fund Manager, LLC: TRF Fund Manager, LLC ("Fund Manager") is a Delaware limited liability company, wholly owned by Reinvestment Fund. Fund Manager was formed to act as a non-member manager for the Chase NMTC TRF Charter School Investment Fund, LLC, a non-Reinvestment Fund entity, and a (.01%) member manager of Chase NMTC TRF 2011 Investment Fund, LLC, Chase NMTC PHN Investment Fund, LLC and 481 Philabundance Investment Fund, LLC.

TC-TRF QEI, LLC: TC-TRF QEI, LLC ("TC-TRF") is a Delaware limited liability company wholly owned by Reinvestment Fund. TC-TRF was formed as the limited partner of TRF NMTC Fund IV, LP ("Fund IV").

The Organization has five major programs, two of which make up the Organization's financing programs, two providing public information and analysis, and one developing real estate for rent or sale:

1) *Lending and Community Investing:* Encompasses the Organization's financing of homes, schools, healthy food retail and other projects that benefit low-wealth people and places and is the core lending function of the Organization.

2) *Sustainable Development Fund ("SDF"):* Represents an energy-related fund that uses loans, investments and grants to augment the Organization's existing energy conservation and community investing efforts. SDF was created by the parties to the PECO Energy Company ("PECO Energy") restructuring and approved by the Pennsylvania Public Utility Commission ("PUC") in May 1998 (Note 16).

3) *Policy Solutions:* Conducts policy, data analysis and social impact analyses that advance Reinvestment Fund's mission and effect system change, on behalf of Reinvestment Fund as well as public and philanthropic clients.

4) *PolicyMap:* Provides an online data analysis and mapping tool that provides broad access to data, reports and analytics useful for social investment strategies.

5) *Development Partners:* Participates in real estate transactions (rental and for-sale housing) to create opportunity for disadvantaged families by directing capital into distressed urban neighborhoods in a way that encourages additional private investment and reconnects the places and people it serves to a broader and more dynamic socioeconomic system.

Principles of Consolidation: Accounting guidance on reporting of related entities requires not-for-profit organizations with a controlling and economic interest in other organizations to consolidate those other organizations. Accordingly, the consolidated financial statements include the accounts of Private Equity, EFI, NMTC, DP, Education Funding, Reinvest I, Reinvest II, Reinvest III, Reinvest IV, Fund Manager and TC-TRF. All significant intra-organization accounts and transactions have been eliminated in consolidation.

Various affiliated companies (Note 8) do not meet the criteria requiring consolidation and are therefore not included in the consolidated financial statements.

Note 1. Summary of Significant Accounting Policies (Continued)

Non-Controlling Interest in Consolidating Subsidiaries: Non-controlling interest represents the equity interests in consolidated subsidiaries, exclusive of any Reinvestment Fund interests. At December 31, 2015 and 2014, the non-controlling interests relate to Duncan Square, LLC (a subsidiary of TRF Development Partners-Baltimore, LLC), Buford Manlove Members, LLC (a subsidiary of TRF DP Buford Manlove Manor, LLC), East Baltimore Historic I, LLC (a subsidiary of East Baltimore Managing Member, Inc.) and East Baltimore Historic II, LLC (a subsidiary of East Baltimore Managing Member II, Inc.).

Use of Estimates: The preparation of financial statements requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenue and support and expenses during the reporting period. Actual results could differ from those estimates.

Cash, Cash Equivalents and Certificate of Deposit: The Organization considers all highly liquid instruments purchased with an original maturity date of three months or less to be cash equivalents. The Organization holds a certificate of deposit with an original maturity date of one year or less. Cash, cash equivalents and certificate of deposit for purposes of the consolidated statement of cash flows excludes restricted cash.

Restricted Cash, Cash Equivalents and Certificate of Deposit: Restricted cash, cash equivalents and a certificate of deposit includes cash and cash equivalents held in escrow, cash received from certain lenders and grantors, cash held in a certificate of deposit and cash pledged to a bank. The use of such amounts is restricted by the related underlying loan or grant agreements.

The escrow cash accounts include reserve accounts held for borrowers and intended for specific purposes. In the event of a cash flow shortfall, the operating reserve is designated for operating expenses of the project and the debt reserve is designated for principal payments. Interest reserves are designated for monthly interest payments on specific loans. Repair and replacement reserves are designated for capital improvements.

Valuation of Investments in Marketable Securities: The Organization determines the fair value of each investment at the consolidated statement of financial position date. The fair value refers to the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants in the market in which the reporting entity transacts and fair value measurements are separately disclosed by level within the fair value hierarchy.

Fair value is best determined based upon quoted market prices. However, in many instances, there are no quoted market prices for the Organization's various financial instruments. In cases where quoted market prices are not available, fair values are based on estimates using present value or other valuation techniques. Those techniques are significantly affected by the assumptions used, including the discount rate and estimates of future cash flows. Accordingly, the fair value estimates may not be realized in an immediate settlement of the instrument.

The fair value guidance provides a consistent definition of fair value, which focuses on exit price in an orderly transaction (that is, not a forced liquidation or distressed sale) between market participants at the measurement date under current market conditions. If there has been a significant decrease in the volume and level of activity for the asset or liability, a change in valuation technique or the use of multiple valuation techniques may be appropriate. In such instances, determining the price at which willing market participants would transact at the measurement date under current market conditions depends on the facts and circumstances and requires the use of significant judgment. The fair value is a reasonable point within the range that is most representative of fair value under current market conditions. In accordance with this guidance, the Organization groups its assets and liabilities carried at fair value in three levels as follows:

Level 1 Inputs:

1) Unadjusted quoted prices in active markets that are accessible at the measurement date for identical, unrestricted assets or liabilities.

Level 2 Inputs:

1) Quoted prices for similar assets or liabilities in active markets.
2) Quoted prices for identical or similar assets or liabilities in markets that are not active.
3) Inputs other than quoted prices that are observable, either directly or indirectly, for the term of the asset or liability (e.g., interest rates, yield curves, credit risks, prepayment speeds or volatilities) or "market corroborated inputs."

Note 1. Summary of Significant Accounting Policies (Continued)

Valuation of Investments in Marketable Securities and Private Equity Investments (Continued):

Level 3 Inputs:

1) Prices or valuation techniques that require inputs that are both unobservable (i.e. supported by little or no market activity) and that are significant to the fair value of the assets or liabilities.
2) These assets and liabilities include financial instruments whose value is determined using pricing models, discounted cash flow methodologies, or similar techniques, as well as instruments for which the determination of fair value requires significant management judgment or estimation.

Investments in Marketable Securities: Investments in equity securities with readily determinable fair values and all investments in debt securities are measured at fair value in the consolidated statement of financial position. Any unrealized gains or losses are reported in the consolidated statement of activities as a change in unrestricted net assets, unless explicit donor intent or law restricts their use. Accordingly, investments are recorded at fair value and are classified as Level 1, 2, or 3 (Note 20).

Loans and Leases Receivable:

Loans: Loans receivable are stated at the principal amount outstanding, net of deferred loan fees and allowance for losses. Interest income on loans is accrued on the principal outstanding at the loans' stated interest rate unless the loan is in default, then the default rate may apply. Loan origination fees, net of direct origination costs are deferred and amortized using the effective interest method over the respective lives of the related loans and are recorded as an adjustment to loan fee revenue.

Leases: All of the Organization's leases are classified and accounted for as direct financing leases. Under the direct financing method of accounting for leases, the total lease payments receivable under the lease contracts and the estimated unguaranteed residual value of the leased equipment, net of unearned income, and an allowance for lease losses, are recorded as a net investment in direct financing leases and the unearned income is recognized each month as it is earned so as to provide a constant periodic rate of return on the unrecovered investment.

Non-Accrual of Loans and Leases: Loans are considered past due if the required principal and interest payments have not been received 30 days from the date such payments were due. The Organization generally places a loan on non-accrual status when interest or principal is past due 90 days or more. If it otherwise appears doubtful that the loan will be repaid, management may place the loan on nonaccrual status before the lapse of 90 days. Interest on loans past due 90 days or more ceases to accrue except for loans that are in the process of collection. When a loan is placed on nonaccrual status, previously accrued and unpaid interest is reversed out of income. Loans are returned to accrual status when all the principal and interest amounts contractually due are brought current and future payments are reasonably assured.

Allowance for Loan and Lease Losses: The allowance for loan and lease losses is a valuation reserve that management believes will be adequate to absorb possible losses on existing loans and leases that may become uncollectible. It is established through a provision for loan and lease losses charged to expense. In addition, loans and leases deemed to be uncollectible are charged against the allowance. Subsequent recoveries, if any, are credited to the allowance. The allowance is based upon management's periodic review of the collectability of loans and is maintained at a level believed adequate by management to absorb estimated potential losses after considering changes in internal and external factors, past loss experience, the nature and volume of the portfolio and current economic conditions. However, the allowance is an estimate that could change if there are significant changes in the portfolio and/or economic conditions.

The allowance consists of specific and general components. The specific component relates to loans that are classified impaired. For such loans, an allowance is established when the discounted cash flows (or collateral value for collateral dependent loans or observable market price) of the impaired loan is lower than the carrying value (less cost of disposal) of that loan. The general component covers loans not deemed impaired and is based on historical loss experience adjusted for qualitative factors. These include internal factors such as trends in policies, underwriting standards, lien position, bullet maturities, charge-offs, non-accruals and credit management processes, as well as external factors such as national and local economic conditions and industry trends. Any unallocated component of the allowance is minimal and reflects the margin of imprecision inherent in the underlying assumptions used in the methodologies for estimating specific and general losses in the portfolio.

Note 1. Summary of Significant Accounting Policies (Continued)

A loan or lease is considered impaired when, based on current information and events, it is probable that the Organization will be unable to collect the scheduled payments of principal or interest when due according to the contractual terms of the original loan agreement. Factors considered by management in determining impairment include payment status, collateral value, and the probability of collecting scheduled principal and interest payments when due. Management determines the significance of payment delays and payment shortfalls on a case-by-case basis, taking into consideration all of the circumstances surrounding the loan or lease and the borrower, including the length of the delay, the reasons for the delay, the borrower's prior payment record, and the amount of the shortfall in relation to the principal and interest owed. Impairment is generally measured on a case by case basis using the fair value of the collateral, if the loan is collateral dependent, the present value of expected future cash flows discounted at the loans effective interest rate or the loan's observable market price.

Loans where the borrower is in financial difficulty and where the Organization has made a concession that it would not otherwise consider, are deemed troubled debt restructurings ("TDRs") and included in impaired loans. Impairment on TDRs is measured by the present value of expected future cash flows under the restructuring agreement.

Equity Method and Program Investments: Equity method investments are accounted for under the equity method of accounting under which the Organization's share of net income or loss is recognized in the consolidated statement of activities and added or subtracted from the investment account, and distributions received are treated as a reduction of the investment account. Program investments are recorded at estimated fair value since no public market exists for the investments (Level 3). Fair value is determined in good faith by the management of the Organization by taking into consideration the cost of the securities, prices of recent significant placements of securities by the same issuer, subsequent developments concerning the companies to which the securities relate, any financial data and projections of such companies provided to management, and such other factors as management may deem relevant.

Equipment, Leasehold Improvements and Software: Equipment, leasehold improvements and software consists of furniture and equipment, leasehold improvements and software development costs that are stated at cost and depreciated using the straight-line method over the estimated lives of the related assets, which range from three to fifteen years. Leasehold improvements are stated at cost and depreciated using the straight-line method over the shorter of the useful life or expected lease term. Software development costs are stated at cost and amortized using the straight-line method over the estimated useful life. Application development costs incurred to develop internal use software are capitalized and amortized over the expected useful life of the software application. Activities that are considered application development include design of software configuration and interfaces, coding, installation of hardware, and testing. All other expenses incurred to develop internal use software are expensed as incurred. The Organization capitalizes fixed assets with a cost greater than $1,000 and useful life greater than one year.

Property Held for Development or Sale: Property held for development or sale is stated at cost or estimated net realizable value, whichever is lower. Cost includes land, land approval and improvement costs, direct construction costs, construction overhead costs and other indirect costs of development and construction. Housing construction and related costs are charged to cost of housing sales generally under the specific identification method. The Organization capitalizes house costs during construction phase through (approximately) 45 days after the issuance of a Certificate of Occupancy. After that time, costs greater than $1,000 and a useful life of greater than one year are capitalized.

Rental Property: Rental property is stated at cost. Costs to complete construction of units (construction in progress) are included in property held for development or sale. Once completed, these costs are reclassified from property held for development or sale to rental property and are depreciated using the straight-line method over 26.5 years. As of December 31, 2015 and 2014, respectively, 168 and 132 units were included in rental property. The Organization capitalizes improvements with a cost greater than $1,000 and a useful life of greater than one year.

Other Assets: Other assets include accounts due from third parties, including tenant receivables; interest receivable; prepaid expenses; and development rights and investment in the Federal Home Loan Bank of Pittsburgh (the "FHLB").

In 2014, Reinvestment Fund was granted membership to the FHLB. As a member of the FHLB, Reinvestment Fund is required to maintain an investment in capital stock of the FHLB. FHLB Stock does not have a readily determinable value as ownership is restricted and there is no ready market for this stock. As a result, this investment is carried at cost and evaluated periodically by management for impairment. At December 31, 2015 and 2014, the investment was $457,500 and $98,100, respectively. Management reviews for impairment based on the ultimate recoverability of the cost basis of the FHLB stock. No impairment was noted as of December 31, 2015 and 2014.

Note 1. Summary of Significant Accounting Policies (Continued)

Deferred Revenue: Deferred revenue consists of amounts received in advance for fees, contracted services and licenses. Amounts will be recognized when such services are provided or over the applicable period in a rational and consistent manner.

Other Liabilities: Other liabilities include interest payable and accrued lease incentive.

Transfers of Financial Assets: Transfers of financial assets are accounted for as sales when control over the assets has been surrendered. Control over transferred assets is deemed to be surrendered when (1) the assets have been isolated from the Organization, (2) the transferee obtains the right to pledge or exchange the transferred assets and no condition both constrains the transferee from taking advantage of that right and provides more than a trivial benefit for the transferor, and (3) the transferor does not maintain effective control over the transferred assets through either (a) an agreement that both entitles and obligates the transferor to repurchase or redeem the assets before maturity or (b) the ability to unilaterally cause the holder to return specific assets, other than through a cleanup call.

Contributions: The Organization accounts for contributions as unrestricted, temporarily restricted, or permanently restricted depending on the existence or nature of any donor restrictions. Donor-restricted support is reported as an increase in temporarily or permanently restricted net assets depending on the nature of the restriction.

When the donor restrictions expire (that is, when a stipulated time restriction ends or purpose restriction is accomplished), temporarily restricted net assets are reclassified to unrestricted net assets and reported in the consolidated statement of activities as net assets released from restrictions.

Contributions receivable, which represent unconditional promises to give, are recognized as revenue in the period awarded and as assets, decreases of liabilities or decreases of expenses depending on the form of the benefits received. Unconditional promises to give that are expected to be collected within one year are recorded at net realizable value. Unconditional promises to give that are expected to be collected over periods in excess of one year are recorded at the net present value of the estimated cash flows beyond one year using a risk-free rate of return appropriate for the expected term of the promise to give.

Conditional promises to give, which depend on the occurrence of a specified future and uncertain event to bind the promisor, are recorded when the conditions on which they depend are substantially met.

Other Income: Other income primarily represents consulting fee income, solar energy credits and accretion of grant income related to DP.

Functional Expense Allocation: The costs of providing various programs and other activities have been summarized on a functional basis in the consolidated statement of activities. Accordingly, certain costs have been allocated among the programs and supporting services benefited.

Income Taxes: The Organization is generally exempt from federal income taxes under the provisions of Section 501(c)(3) of the Internal Revenue Code. In addition, the Organization qualifies for charitable contribution deductions and has been classified as an organization that is not a private foundation. Income which is not related to exempt purposes, less applicable deductions, is subject to federal and state corporate income taxes. The Organization had no net unrelated business income tax for the years ended December 31, 2015 and 2014.

Management evaluated the Organization's tax positions and concluded that the Organization had taken no uncertain tax positions that require adjustment to the financial statements to comply with the provisions of this guidance. Consequently, no accrual for interest and penalties was deemed necessary for the years ended December 31, 2015 and 2014. The Organization files income tax returns in the U.S. federal jurisdiction. Generally, the Organization is no longer subject to income tax examinations by the U.S. federal, state or local tax authorities for years before 2012.

Note 1. Summary of Significant Accounting Policies (Continued)

Recent Accounting Pronouncements: In May 2014, the Financial Accounting Standards Board (FASB) issued Accounting Standards Update (ASU) 2014-09, *Revenue from Contracts with Customers*, requiring an entity to recognize the amount of revenue to which it expects to be entitled for the transfer of promised goods or services to customers. The updated standard will replace most existing revenue recognition guidance when it becomes effective and permits the use of either a full retrospective or retrospective with cumulative effect transition method. In August 2015, the FASB voted to delay the effective date of the proposed standard (ASU 2015-14, *Revenue from Contracts with Customers*, Deferral of the Effective Date). The updated standard will be effective for annual reporting periods beginning after December 15, 2018. The impact of adopting ASU on the Organization's financial statements for subsequent periods has not yet been determined.

In April 2015, the FASB issued ASU 2015-03, *Interest-Imputation of Interest*. ASU 2015-03 provides guidance which will alter the way debt issuance costs are recorded. This update will require the debt issuance costs related to a recognized debt liability be presented in the balance sheet as a direct reduction from the carrying amount of that debt liability, and no longer recording these costs as assets. The ASU is effective for annual reporting periods beginning after December 15, 2015. The impact of adopting ASU on the Organization's financial statements for subsequent periods has not yet been determined.

In January 2016, FASB issued ASU 2016-01, *Financial Instruments—Overall (Subtopic 825-10): Recognition and Measurement of Financial Assets and Financial Liabilities*. ASU 2016-01 includes a number of amendments that address certain aspects of recognition, measurement, presentation, and disclosure of financial instruments. The amendments in this Update are effective for the Organization for fiscal years beginning after December 15, 2018, and interim periods within fiscal years beginning after December 15, 2019. One of the amendments eliminates the requirement to disclose the fair value of financial instruments measured at amortized cost for entities that are not public business entities. The Organization has elected to early adopt the amendment that no longer requires disclosure of the fair value of financial instruments that are not measured at fair value, as described above effective January 1, 2015. The Organization has not yet determined the effect on the financial statements of adopting the other amendments included in ASU 2016-01.

In February 2016, the FASB issued ASU 2016-02, *Leases* (Topic 842) which supersedes FASB ASC Topic 840, *Leases* (Topic 840) and provides principles for the recognition, measurement, presentation and disclosure of leases for both lessees and lessors. The new standard requires lessees to apply a dual approach, classifying leases as either finance or operating leases based on the principle of whether or not the lease is effectively a financed purchase by the lessee. A lessee is also required to record a right-of-use asset and a lease liability for all leases with a term of greater than twelve months regardless of classification. Leases with a term of twelve months or less will be accounted for similar to existing guidance for operating leases. Lessor accounting is mostly unchanged from the current model, but updated to align with certain changes to the lessee accounting model and the new revenue recognition standard. The ASU is effective for annual reporting periods beginning after December 15, 2019, with early adoption permitted. The impact of adopting ASU on the Organization's financial statements for subsequent periods has not yet been determined.

Reclassifications: Certain amounts in the 2014 financial statements have been reclassified to conform to the 2015 presentation.

Note 2. Restricted Cash, Cash Equivalents and Certificate of Deposit

Restricted cash, cash equivalents, and certificate of deposit at December 31 consisted of the following:

	2015	2014
Fresh Food Financing Initiative ("FFFI")	$ 2,911,482	$ 2,021,519
Escrow payable and due to third parties	9,636,461	12,843,803
Pennsylvania Green Energy Loan Fund ("GELF")	63,543	292,482
SDF programs	288,741	947,334
United States Department of Education ("US ED") funds for charter school lending programs	4,760,453	1,961,246
Charter School Loan Fund for credit enhancements	2,181,859	2,178,946
Greenworks energy loan fund	528,091	523,974
EnergyWorks loan fund	3,223,714	4,145,195
Capital Magnet Fund	3,294,134	1,800,022
Pennsylvania State Energy Program ("SEP")	18,983	-
CDFI-Bond Guarantee Program ("Bond Program")	688,929	-
PA Opportunity Initiative	-	90,094
	$ 27,596,390	$ 26,804,615

Note 3. Investments in Marketable Securities

Investments at December 31 consisted of the following:

	2015	2014
Investments in marketable securities:		
Debt and Mortgage-backed securities:		
Federal Home Loan Bank	$ 124,755	$ 1,314,344
Federal Home Loan Mortgage Company	3,965,002	961,539
Federal National Mortgage Association	10,207,008	15,138,280
U.S. Treasury Notes and Bills	12,782,184	8,402,113
Corporate debt securities	14,782,609	17,698,472
	$ 41,861,558	$ 43,514,748
Included in the above are:		
Investments in marketable securities restricted as to use:		
US ED funds for charter school lending programs	$ 13,733,065	$ 16,532,462
SDF programs	7,626,477	7,921,435
GELF	829,806	750,000
SEP	1,365,255	-
	$ 23,554,603	$ 25,203,897

Investment net losses of $181,316 and $423,058 were included on the consolidated statement of activities under the investments captions for the years ended December 31, 2015 and 2014, respectively.

Expenses relating to investment income, including custodial and advisory fees amounted to $75,656 and $60,222 for the years ended December 31, 2015 and 2014, respectively. These expenses have been netted against interest income from marketable securities in the consolidated statement of activities.

Note 4. Grants and Contributions Receivable

Grants and contributions receivable at December 31 consisted of the following:

	2015	2014
Programs		
PolicyMap	$ -	$ 27,138
Policy Solutions	50,000	181,362
Lending	778,865	1,347,451
	828,865	1,555,951
Financing		
Lending	-	5,000,000
Re-granting		
Lending	-	2,713,854
	$ 828,865	$ 9,269,805

At December 31, 2015 and 2014, grants and contributions receivable totaling $828,865 and $9,196,805, respectively, were due within one year and $0 and $73,000, respectively, were due within one to five years. All grants and contributions receivable are unsecured.

Note 4. Grants and Contributions Receivable (Continued)

At December 31, 2014, grants and contributions receivable included $5,000,000 from the Community Development Financial Institutions Fund ("CDFI Fund"). Authorized uses of these funds are for financial assistance in the amount of $2,000,000 and $3,000,000 committed to Healthy Food Financing Initiative ("HFFI"). These amounts are included in Financing-Lending in the table above.

Note 5. Concentration of Credit Risk

The Organization maintains cash in various financial institutions with insurance provided by the Federal Deposit Insurance Corporation ("FDIC") up to $250,000. At times during the years ended December 31, 2015 and 2014, the Organization had cash balances in excess of the FDIC limits. At December 31, 2015 and 2014, the cash balances in excess of FDIC limits approximated $32,773,000 and $35,067,000, respectively. At December 31, 2015 and 2014, total cash equivalents include short-term money market funds of approximately $4,270,000 and $1,503,000, respectively, which are separately collateralized by securities held by the financial institution. All other cash equivalents represent short-term government holdings.

At December 31, 2015, at least 96% of the Organization's loans receivable were due from borrowers within the mid-Atlantic region. Additionally, at December 31, 2015, the Organization's portfolio of education, commercial enterprise and food commerce loans constituted 31%, 24%, and 23% of total loans outstanding, respectively. As such, the ability of the Organization's borrowers to honor their contracts is dependent upon the viability of the commercial real estate sectors, healthy food retailers and charter schools in the mid-Atlantic region.

Note 6. Loans and Leases Receivable

Loans and leases receivable at December 31 consisted of the following:

	2015	2014
Education	$ 92,690,548	$ 80,469,680
Food commerce	69,420,919	49,023,482
Commercial enterprise	71,740,412	39,792,270
Healthcare	21,498,188	23,004,752
Housing	20,608,263	28,813,782
Community resources	19,756,819	12,211,047
	295,715,149	233,315,013
Allowance for loan and lease losses	(16,066,015)	(13,532,271)
	$ 279,649,134	$ 219,782,742

Education: Education loans include loans to organizations to purchase, build, improve, operate or provide operating space for accredited schools or preschools. Includes loans to fund public and private K-12 schools, infant care and preschool programming, colleges and universities, and adult education facilities and programs. The loans are underwritten with first or second liens on available real estate (as applicable) or blanket liens on all of the borrower's assets as collateral and loan-to-value ratios of less than 100% of the lesser of cost or appraised value at stabilization. Most loans are originated at a loan-to-value ratio of less than 90%.

Food Commerce: Healthy food retail loans include loans for supermarkets or grocery stores in underserved areas, as well as other mixed-use real estate borrowers. Loans include all forms of financing used to purchase, build, improve, equip, stock, otherwise operate or provide the operating space for a business directly involved in the production, preparation, wholesale distribution or retail sale of grocery foods. This includes grocery stores, farmers markets and produce stands and also includes equipment and facilities for food distributors and producers. The loans are underwritten with liens on all business assets including inventory and loan-to-value ratios of less than 100% of cost at stabilization. Most loans are originated at a loan-to-value ratio of less than 90%.

Note 6. Loans and Leases Receivable (Continued)

Commercial Enterprise: Commercial enterprise loans include loans for non-residential real estate, with an emphasis on borrowers that provide amenities to low income communities. Loans include all forms of financing used to purchase, build, improve, operate or provide operating space for privately held, revenue-driven enterprises. The loans are underwritten with first or second liens on available real estate (as applicable) and loan-to-value ratios of less than 100% of the lesser of cost or appraised value at stabilization. Most loans are originated at a loan-to-value ratio of less than 90%.

Healthcare: Loans to community health centers with a focus on Federally Qualified Health Centers that serve medically underserved areas or population. Loans include all forms of financing used to purchase, build, improve or otherwise operate a business dedicated to health services staffed by medical professionals and/or paraprofessionals. This includes financing for public and private primary and advanced care facilities, behavioral and dental health care facilities, addiction and recovery services, medical equipment and wellness services including nutrition. The loans are underwritten with first or second liens on available real estate (as applicable) and all of the borrower's assets, including the assignment of grants receivable, and loan-to-value ratios of less than 90% at stabilization.

Housing: Housing loans finance a diverse group of borrowers including nonprofit community-based organizations, nonprofit and for-profit developers, and special needs housing providers through predevelopment, acquisition, construction and term lending. Loans include forms of financing used to purchase, build, improve or operate single-family or multi-unit homes in neighborhoods where quality affordable housing is in short supply. Most loans are underwritten with first mortgage liens as collateral (as applicable) and loan-to-value ratios of less than 100% of the lesser of cost or appraised value at stabilization. Most loans are originated at a loan-to-value ratio of less than 90%.

Community Resources: Community resource loans include loans to mission-driven organizations to provide public services to low income communities. This includes businesses with a stated public service mission such as arts and cultural organizations, religious and civic organizations, social service and training organizations, museums and libraries, and food banks. The loans are underwritten with first or second liens on available real estate (as applicable) or blanket liens on all of the borrower's assets as collateral and loan-to-value ratios of less than 100% of the lesser of cost or appraised value at stabilization. Most loans are originated at a loan-to-value ratio of less than 90%.

Outstanding loans, other than pre-development loans, have annual interest rates ranging from 1% to 8.75%. At December 31, 2015, approximately 6% of these loans receivable have variable interest rates which are indexed to the Wall Street Journal Prime ("Prime") rate and/or London Interbank Offered Rate ("LIBOR"). The remaining loans have a fixed rate. Loans and leases receivable have various maturities through 2044.

Note 6. Loans and Leases Receivable (Continued)

An age analysis of past due loans segregated by class as of December 31 is as follows:

	2015					
	Accruing					
(in 000's)	Loans 31-90 Days Past Due	Loans 91+ Days Past Due	Non-Accrual Loans (Current and Past due)	Total Past Due and Non-Accrual Loans	Current Loans	Total Loans
Education:						
Commercial Mortgages	$ 4	$ -	$ -	$ 4	$ 76,883	$ 76,887
Construction, Pre-development and Acquisition	-	-	306	306	15,498	15,804
Total Education loans	4	-	306	310	92,381	92,691
Food Commerce:						
Commercial Mortgages	-	-	418	418	49,246	49,664
Construction, Pre-development and Acquisition	-	-	-	-	19,757	19,757
Total Food Commerce loans	-	-	418	418	69,003	69,421
Commercial Enterprise:						
Commercial Mortgages	-	-	-	-	54,840	54,840
Construction, Pre-development and Acquisition	-	-	-	-	16,900	16,900
Total Commercial Enterprise loans	-	-	-	-	71,740	71,740
Healthcare:						
Commercial Mortgages	-	-	-	-	21,381	21,381
Construction, Pre-development and Acquisition	-	-	-	-	117	117
Total Healthcare loans	-	-	-	-	21,498	21,498
Housing:						
Commercial Mortgages	26	-	-	26	13,295	13,321
Construction, Pre-development and Acquisition	-	-	2,761	2,761	4,526	7,287
Total Housing loans	26	-	2,761	2,787	17,821	20,608
Community Resources:						
Commercial Mortgages	-	-	-	-	13,339	13,339
Construction, Pre-development and Acquisition	-	-	-	-	6,418	6,418
Total Community Resources loans	-	-	-	-	19,757	19,757
Total loans	$ 30	$ -	$ 3,485	$ 3,515	$ 292,200	$ 295,715

Note 6. Loans and Leases Receivable (Continued)

	2014					
	Accruing					
(in 000's)	Loans 31-90 Days Past Due	Loans 91+ Days Past Due	Non-Accrual Loans (Current and Past due)	Total Past Due and Non-Accrual Loans	Current Loans	Total Loans
Education:						
Commercial Mortgages	$ -	$ -	$ -	$ -	$ 68,554	$ 68,554
Construction, Pre-development and Acquisition	-	-	-	-	11,916	11,916
Total Education loans	-	-	-	-	80,470	80,470
Food Commerce:						
Commercial Mortgages	-	-	-	-	45,437	45,437
Construction, Pre-development and Acquisition	-	-	-	-	3,586	3,586
Total Food Commerce loans	-	-	-	-	49,023	49,023
Commercial Enterprise:						
Commercial Mortgages	1,000	-	-	1,000	24,627	25,627
Construction, Pre-development and Acquisition	-	-	-	-	14,165	14,165
Total Commercial Enterprise loans	1,000	-	-	1,000	38,792	39,792
Healthcare:						
Commercial Mortgages	-	-	-	-	20,147	20,147
Construction, Pre-development and Acquisition	-	-	-	-	2,858	2,858
Total Healthcare loans	-	-	-	-	23,005	23,005
Housing:						
Commercial Mortgages	26	-	755	781	16,791	17,572
Construction, Pre-development and Acquisition	-	-	3,663	3,663	7,579	11,242
Total Housing loans	26	-	4,418	4,444	24,370	28,814
Community Resources:						
Commercial Mortgages	-	-	-	-	11,107	11,107
Construction, Pre-development and Acquisition	-	-	-	-	1,104	1,104
Total Community Resources loans	-	-	-	-	12,211	12,211
Total loans	$ 1,026	$ -	$ 4,418	$ 5,444	$ 227,871	$ 233,315

Loan Origination/Risk Management: The Organization has lending policies and procedures in place to maximize loan income within an acceptable level of risk. Management reviews and approves these policies and procedures on a regular basis, and also provides ongoing assessment and guidance to lenders regarding acceptable risk tolerances. As an example, while lending policies permit loan to value ratios of up to 100%, the Organization is currently originating loans with loan to value ratios of 75% to 90% given ongoing concerns about real estate values. A reporting system supplements the review process by providing management with periodic reports related to loan origination, asset quality, concentrations of credit, loan delinquencies and non-performing and emerging problem loans. Diversification in the portfolio is a means of managing risk with fluctuations in economic conditions.

Note 6. Loans and Leases Receivable (Continued)

Credit Quality Indicators: For commercial loans, management uses internally assigned risk ratings as the best indicator of credit quality. Each loan's internal risk weighting is assigned at origination and reviewed at least annually and may be updated more frequently if circumstances warrant a change in risk rating. The Organization uses a loan grading system that follows the Organization's accepted definitions as follows:

- Risk ratings of "Above Average" are used for loans that have committed sources of repayment or are in strong financial condition. These loans also have strong collateral coverage, with loan to value ratios of <75%. They are performing and are expected to continue to meet all of the terms and conditions set forth in the original loan documentation and are generally current on principal and interest payments.

- Risk ratings of "Satisfactory" are used for loans which may have a few unmet terms from committed repayment sources but are in satisfactory financial condition. These loans also have adequate collateral coverage of <90%. Borrowers in this classification generally exhibit a low level of credit risk and carry substantial guarantors and have strong borrowing history with the Organization.

- Risk ratings of "Below Average" are used for loans which may require a higher degree of regular, careful attention. Borrowers may be exhibiting weaker balance sheets and positive but inconsistent cash flow coverage. Loans with this rating may have minimal project sell-out risk and also have weak collateral coverage, with loan to value ratios of >90%. Borrowers in this classification generally exhibit a higher level of credit risk but are not adversely classified and do not expose the Organization to sufficient risk to warrant adverse classification.

- Risk ratings of "Watch" are loans that do not presently expose the Organization to a significant degree of risks, but have potential weaknesses/deficiencies deserving Management's closer attention. If left uncorrected, these potential weaknesses may result in deterioration of the repayment prospects for the asset or in the Organization's credit position at some future date. No loss of principal or interest is envisioned. Borrower is experiencing adverse operating trends, which potentially could impair debt, and services capacity. This category may include credits with inadequate loan collateral, tight profitability upon completion of construction, and control over the collateral or an unbalanced position in the balance sheet which has reached a point where the liquidation is jeopardized.

- Risk ratings of "Substandard" are assigned to loans which are inadequately protected by the current paying capacity of the obligor or of the collateral pledged, if any. Assets must have a well-defined weakness. They are characterized by the distinct possibility that significant repayment source is no longer available and loss is possible if the deficiencies are not corrected. The borrower's recent performance indicated an inability to repay the debt, and relationship with the Organization has become severely impaired.

- Risk ratings of "Doubtful" are assigned to loans which have all the weaknesses inherent in those classified "Substandard" with the added characteristic that the weakness makes the collection or liquidation in full, on the basis of current existing facts, conditions, and values, highly questionable and improbable. The borrower's recent performance indicates an inability to repay the debt. Recovery from secondary sources is uncertain. The possibility of a loss is extremely high, but because of certain important and reasonably specific pending factors, its write-off is deferred.

Note 6. Loans and Leases Receivable (Continued)

The tables below detail the Organization's loans, as of December 31, by class according to their credit quality indicators discussed above.

2015							
(in 000's)	Above Average	Satisfactory	Below Average	Watch	Substandard	Doubtful	Total
Education:							
Commercial Mortgages	$ -	$ 51,620	$ 13,260	$ 12,006	$ -	$ -	$ 76,886
Construction, Pre-development and Acquisition	-	9,582	5,916	307	-	-	15,805
Total Education loans	-	61,202	19,176	12,313	-	-	92,691
Food Commerce:							
Commercial Mortgages	-	34,759	14,487	418	-	-	49,664
Construction, Pre-development and Acquisition	-	7,608	12,149	-	-	-	19,757
Total Food Commerce loans	-	42,367	26,636	418	-	-	69,421
Commercial Enterprise:							
Commercial Mortgages	1,310	41,386	12,144	-	-	-	54,840
Construction, Pre-development and Acquisition	-	7,336	9,564	-	-	-	16,900
Total Commercial Enterprise Loans	1,310	48,722	21,708	-	-	-	71,740
Healthcare:							
Commercial Mortgages	321	21,060	-	-	-	-	21,381
Construction, Pre-development and Acquisition	-	67	50	-	-	-	117
Total Healthcare loans	321	21,127	50	-	-	-	21,498
Housing:							
Commercial Mortgages	378	11,237	1,628	79	-	-	13,322
Construction, Pre-development and Acquisition	-	2,972	752	3,562	-	-	7,286
Total Housing loans	378	14,209	2,380	3,641	-	-	20,608
Community Resources							
Commercial Mortgages	-	2,192	11,147	-	-	-	13,339
Construction, Pre-development and Acquisition	-	4,134	2,284	-	-	-	6,418
Total Community Resources loans	-	6,326	13,431	-	-	-	19,757
Total loans	$ 2,009	$ 193,953	$ 83,381	$ 16,372	$ -	$ -	$ 295,715

Note 6. Loans and Leases Receivable (Continued)

2014							
(in 000's)	Above Average	Satisfactory	Below Average	Watch	Substandard	Doubtful	Total
Education:							
Commercial Mortgages	$ -	$ 43,774	$ 10,414	$ 14,366	$ -	$ -	$ 68,554
Construction, Pre-development and Acquisition	-	10,838	1,078	-	-	-	11,916
Total Education loans	-	54,612	11,492	14,366	-	-	80,470
Food Commerce:							
Commercial Mortgages	-	34,239	10,776	422	-	-	45,437
Construction, Pre-development and Acquisition	-	648	2,938	-	-	-	3,586
Total Food Commerce loans	-	34,887	13,714	422	-	-	49,023
Commercial Enterprise:							
Commercial Mortgages	-	19,941	5,686	-	-	-	25,627
Construction, Pre-development and Acquisition	-	5,915	8,250	-	-	-	14,165
Total Commercial Enterprise Loans	-	25,856	13,936	-	-	-	39,792
Healthcare:							
Commercial Mortgages	428	19,719	-	-	-	-	20,147
Construction, Pre-development and Acquisition	-	284	2,574	-	-	-	2,858
Total Healthcare loans	428	20,003	2,574	-	-	-	23,005
Housing:							
Commercial Mortgages	437	12,559	3,498	974	104	-	17,572
Construction, Pre-development and Acquisition	-	5,664	1,865	50	3,663	-	11,242
Total Housing loans	437	18,223	5,363	1,024	3,767	-	28,814
Community Resources							
Commercial Mortgages	-	5,107	6,000	-	-	-	11,107
Construction, Pre-development and Acquisition	-	-	1,104	-	-	-	1,104
Total Community Resources loans	-	5,107	7,104	-	-	-	12,211
Total loans	$ 865	$ 158,688	$ 54,183	$ 15,812	$ 3,767	$ -	$ 233,315

Impaired Loans: The Organization identifies a loan as impaired when it is probable that interest and principal will not be collected according to the contractual terms of the original loan agreement. Not all impaired loans are on non-accrual. Accordingly, the Organization recognizes interest income on impaired, accruing loans on an accrual basis. For impaired loans on non-accrual, the Organization records interest payments on the cost recovery basis, unless a current forbearance agreement is in place for a loan; in these cases, interest income is recognized on a cash basis.

Management employs one of three methods to determine and measure impairment: Present Value of Future Cash Flows, Fair Value of Collateral for loans that are collateral dependent, or Observable Market Price. To perform an impairment analysis, the Organization reviews a loan's internally assigned risk rating, its outstanding balance, guarantors, collateral, strategy, and a current report of the action being implemented. Accordingly, based on the nature of the specific loans, one of the impairment methods is chosen for the respective loan and any impairment is determined.

Interest of $32,759 and $0 was recognized on a cash basis for impaired loans in 2015 and 2014, respectively.

Note 6. Loans and Leases Receivable (Continued)

Impaired loans as of December 31 are set forth in the following tables:

2015							
(in 000's)	Unpaid Principal Balance	Total Recorded Impaired Loans	Recorded Loans with no Allowance	Recorded Loans with Allowance	Related Allowance	Average Recorded Loans	Interest Collected on Impaired Loans
Education:							
Commercial Mortgages	$ 11,792	$ 11,792	$ 83	$ 11,709	$ 688	$ 12,078	$ 722
Construction, Pre-development and Acquisition	306	306	306	-	-	291	-
Total Education loans	12,098	12,098	389	11,709	688	12,369	722
Food Commerce:							
Commercial Mortgages	418	418	-	418	118	420	-
Construction, Pre-development and Acquisition	-	-	-	-	-	-	-
Total Food Commerce loans	418	418	-	418	118	420	-
Commercial Enterprise:							
Commercial Mortgages	-	-	-	-	-	-	-
Construction, Pre-development and Acquisition	-	-	-	-	-	-	-
Total Commercial Enterprise loans	-	-	-	-	-	-	-
Healthcare:							
Commercial Mortgages	-	-	-	-	-	-	-
Construction, Pre-development and Acquisition	-	-	-	-	-	-	-
Total Healthcare loans	-	-	-	-	-	-	-
Housing:							
Commercial Mortgages	79	79	79	-	-	92	7
Construction, Pre-development and Acquisition	3,562	3,562	2,761	801	34	3,613	65
Total Housing loans	3,641	3,641	2,840	801	34	3,705	72
Community Resources:							
Commercial Mortgages	-	-	-	-	-	-	-
Construction, Pre-development and Acquisition	-	-	-	-	-	-	-
Total Community Resources loans	-	-	-	-	-	-	-
Total loans	$ 16,157	$ 16,157	$ 3,229	$ 12,928	$ 840	$ 16,494	$ 794

Note 6. Loans and Leases Receivable (Continued)

2014							
(in 000's)	Unpaid Principal Balance	Total Recorded Impaired Loans	Recorded Loans with no Allowance	Recorded Loans with Allowance	Related Allowance	Average Recorded Loans	Interest Collected on Impaired Loans
Education:							
Commercial Mortgages	$ 12,366	$ 12,366	$ 90	$ 12,276	$ 1,147	$ 6,234	$ 350
Construction, Pre-development and Acquisition	-	-	-	-	-	-	-
Total Education loans	12,366	12,366	90	12,276	1,147	6,234	350
Food Commerce:							
Commercial Mortgages	422	422	422	-	-	439	12
Construction, Pre-development and Acquisition	-	-	-	-	-	-	-
Total Food Commerce loans	422	422	422	-	-	439	12
Commercial Enterprise:							
Commercial Mortgages	-	-	-	-	-	-	-
Construction, Pre-development and Acquisition	-	-	-	-	-	-	-
Total Commercial Enterprise loans	-	-	-	-	-	-	-
Healthcare:							
Commercial Mortgages	-	-	-	-	-	-	-
Construction, Pre-development and Acquisition	-	-	-	-	-	-	-
Total Healthcare loans	-	-	-	-	-	-	-
Housing:							
Commercial Mortgages	949	935	104	831	80	1,065	12
Construction, Pre-development and Acquisition	3,713	3,713	-	3,713	345	3,723	-
Total Housing loans	4,662	4,648	104	4,544	425	4,788	12
Community Resources:							
Commercial Mortgages	-	-	-	-	-	-	-
Construction, Pre-development and Acquisition	-	-	-	-	-	-	-
Total Community Resources loans	-	-	-	-	-	-	-
Total loans	$ 17,450	$ 17,436	$ 616	$ 16,820	$ 1,572	$ 11,461	$ 374

Troubled Debt Restructurings: TDRs occur when a creditor, for economic or legal reasons related to a debtor's financial condition, grants a concession to the debtor that it would not otherwise consider, such as a below market interest rate, extending the maturity of a loan, or a combination of both. The Organization considers all loans modified in a troubled debt restructuring to be impaired, and are included in loans individually evaluated for impairment in the allowance for loans and lease losses.

At the time a loan is modified in a troubled debt restructuring, the Organization considers the following factors to determine whether the loan should accrue interest:

- Whether there is a minimum of six months of current payment history under the current terms;
- Whether the loan is current at the time of restructuring; and
- Whether the Organization expects the loan to continue to perform under the restructured terms with a debt coverage ratio that complies with the Organization's minimum underwriting policy.

The Organization also reviews the financial performance of the borrower over the past year to be reasonably assured of repayment and performance according to the modified terms. This review consists of an analysis of the borrower's historical results; the borrower's projected results over the next four quarters; current financial information of the borrower and any guarantors. The projected repayment source needs to be reliable, verifiable, quantifiable and sustainable. In addition, all troubled debt restructurings are reviewed quarterly to determine the amount of any impairment.

Note 6. Loans and Leases Receivable (Continued)

A borrower with a restructured loan must make a minimum of six consecutive monthly payments at the restructured level and be current as to both interest and principal to be on accrual status.

There were no TDRs entered into in 2014 and 2013 that subsequently defaulted during 2015 and 2014. In addition, no new TDRs were executed in 2015. Of the 6 loans identified as TDRs, none were considered to be in default.

The following is an analysis of loans modified in a troubled debt restructuring by type of concession. There were no TDRs that involved forgiveness of debt.

2015				
(in 000's)	Balance at January 1	TDRs paid off, reclassified, or written off	New TDRs in current year	Balance at December 31
Education:				
Extended under forbearance	$ 90	$ (7)	$ -	$ 83
Food Commerce:				
Extended under forbearance	422	(4)	-	418
Housing:				
Extended under forbearance	4,417	(855)	-	3,562
Extensions resulting from financial difficulty	126	(126)	-	-
Total	$ 5,055	$ (992)	$ -	$ 4,063

2014				
(in 000's)	Balance at January 1	TDRs paid off, reclassified, or written off	New TDRs in current year	Balance at December 31
Education:				
Extended under forbearance	$ 102	$ (12)	$ -	$ 90
Food Commerce:				
Extended under forbearance	-	-	422	422
Housing:				
Extended under forbearance	5,418	(1,001)	-	4,417
Extensions resulting from financial difficulty	-	76	50	126
Total	$ 5,520	$ (937)	$ 472	$ 5,055

Note 6. Loans and Leases Receivable (Continued)

The following is an analysis of performing and non-performing loans modified in a troubled debt restructuring as of December 31:

2015						
	TDRs in compliance and accruing interest		TDRs not accruing interest		Total	
(in 000's)	Balance	Count	Balance	Count	Balance	Count
Education:						
Commercial Mortgages	$ 83	1	$ -	-	$ 83	1
Food Commerce:						
Commercial Mortgages	-	-	418	1	418	1
Housing:						
Commercial Mortgages						
Construction, Pre-development and Acquisition	801	3	2,761	1	3,562	4
Total	$ 884	4	$ 3,179	2	$ 4,063	6

2014						
	TDRs in compliance and accruing interest		TDRs not accruing interest		Total	
(in 000's)	Balance	Count	Balance	Count	Balance	Count
Education:						
Commercial Mortgages	$ 90	1	$ -	-	$ 90	1
Food Commerce:						
Commercial Mortgages	422	1	-	-	422	1
Housing:						
Commercial Mortgages	75	1	755	1	830	2
Construction, Pre-development and Acquisition	50	1	3,663	4	3,713	5
Total	$ 637	4	$ 4,418	5	$ 5,055	9

There were no commitments to lend additional funds to borrowers with loans modified in troubled debt restructurings.

Note 7. Allowance for Loan Losses

The Organization considers that the determination of the allowance for loan and lease losses involves a higher degree of judgment and complexity than its other significant accounting policies. The balance in the allowance for loan and lease losses is determined based on management's review and evaluation of the loan portfolio in relation to past loss experience, the size and composition of the portfolio, current economic events and conditions, and other pertinent factors, including management's assumptions as to future delinquencies, recoveries and losses. All of these factors may be susceptible to significant change. To the extent actual outcomes differ from management's estimates, additional provisions for loan and lease losses may be required that would adversely impact earnings in future periods.

The following table presents an analysis of the allowance for loan and lease losses for the years ended December 31:

2015							
(in 000's)	Education	Food Commerce	Commercial Enterprise	Healthcare	Housing	Community Resources	Total
Beginning balance	$ 4,877	$ 2,934	$ 2,092	$ 1,006	$ 1,962	$ 661	$ 13,532
Provision for possible loan and lease losses							
Unrestricted	176	1,300	1,713	(336)	(714)	390	2,529
Net reduction in permanently restricted net assets	-	-	-	-	(34)	-	(34)
Charge-offs	-	(77)	-	-	(203)	-	(280)
Recoveries	-	70	183	-	66	-	319
Provision and Net charge-offs	176	1,293	1,896	(336)	(885)	390	2,534
Ending balance	$ 5,053	$ 4,227	$ 3,988	$ 670	$ 1,077	$ 1,051	$ 16,066
Period-end amount allocated to:							
Loans individually evaluated for impairment	$ 688	$ 118	$ -	$ -	$ 34	$ -	$ 840
Loans collectively evaluated for impairment	4,365	4,109	3,988	670	1,043	1,051	15,226
	$ 5,053	$ 4,227	$ 3,988	$ 670	$ 1,077	$ 1,051	$ 16,066
Loans, ending balance:							
Loans individually evaluated for *impairment*	$ 12,098	$ 418	$ -	$ -	$ 3,641	$ -	$ 16,157
Loans collectively evaluated for impairment	80,593	69,003	71,740	21,498	16,967	19,757	279,558
Total	$ 92,691	$ 69,421	$ 71,740	$ 21,498	$ 20,608	$ 19,757	$ 295,715

Note 7. Allowance for Loan Losses (Continued)

2014							
(in 000's)	Education	Food Commerce	Commercial Enterprise	Healthcare	Housing	Community Resources	Total
Beginning balance	$ 3,909	$ 2,969	$ 1,593	$ 847	$ 1,682	$ 480	$ 11,480
Provision for possible loan and lease losses							
Unrestricted	968	833	479	159	(422)	181	2,198
Net reduction in permanently restricted net assets	-	-	(11)	-	90	-	79
Charge-offs	-	(868)	-	-	(152)	-	(1,020)
Recoveries	-	-	31	-	764	-	795
Provision and Net charge-offs	968	(35)	499	159	280	181	2,052
Ending balance	$ 4,877	$ 2,934	$ 2,092	$ 1,006	$ 1,962	$ 661	$ 13,532
Period-end amount allocated to:							
Loans individually evaluated for impairment	$ 1,147	$ -	$ -	$ -	$ 425	$ -	$ 1,572
Loans collectively evaluated for impairment	3,730	2,934	2,092	1,006	1,537	661	11,960
	$ 4,877	$ 2,934	$ 2,092	$ 1,006	$ 1,962	$ 661	$ 13,532
Loans, ending balance:							
Loans individually evaluated for *impairment*	$ 12,366	$ 422	$ -	$ -	$ 4,648	$ -	$ 17,436
Loans collectively evaluated for impairment	68,104	48,601	39,792	23,005	24,166	12,211	215,879
Total	$ 80,470	$ 49,023	$ 39,792	$ 23,005	$ 28,814	$ 12,211	$ 233,315

Note 8. Equity Method and Program Investments

Investments in limited partnerships are accounted for under the equity method and program investments are recorded at estimated fair value. At December 31, these investments consisted of the following:

	2015	2014
Equity Method Investments		
New Markets Tax Credit Program (see page 30)	$ 33,207	$ 30,510
New Markets Tax Credit Investment Funds		
Chase NMTC TRF 2011 Investment Fund, LLC	477	477
Chase NMTC PHN Investment Fund, LLC	201	337
481 Philabundance Investment Fund, LLC	338	204
Chase NMTC Liberty Heights Investment Fund, LLC	423	436
	1,439	1,454
Limited Partnerships and Limited Liability Companies		
Charter School Capital Access Program, LLC (a)	-	2,768
Charter School Financing Partnership (b)	48,766	47,233
FSCLF Holding, LLC (c)	174,844	174,844
Octavia Hill Bel-Air Partners, LP (d)	-	-
Octavia Hill Chelten Partners, LP (e)	-	-
Scotland Commons, LP (f)	146	146
HealthCo Participation LLC (g)	3,214	1,872
Alliance Fund Management, LLC (h)	250,000	75,000
HDC/TRF/Jubilee, LLC (i)	-	197
Manalapan MM, LLC (j)	-	-
City Arts II, LP (k)	-	-
Burlington MM, LLC (l)	-	-
	476,970	302,060
Total equity method investments	511,616	334,024
Program Investments		
The Community Development Trust	250,000	250,000
Total program investments	250,000	250,000
	$ 761,616	$ 584,024

Note 8. Equity Method and Program Investments (Continued)

New Markets Tax Credit Program: During fiscal years 2015 and 2014, Reinvestment Fund received New Markets Tax Credit Program ("Program") allocations of $65,000,000 and $43,000,000, respectively. Pursuant to the requirements of the Program, administered by the CDFI Fund, a division of the U.S. Department of Treasury, Reinvestment Fund formed a for-profit entity TRF NMTC Fund, LLC ("NMTC"). NMTC is the general partner in TRF NMTC Fund IV, L.P. through TRF NMTC Fund XXXIX, L.P., (collectively the "NMTC Funds") with a 0.01% ownership interest in each entity. The Organization does not consolidate the NMTC Funds due to the rights granted to the limited partners as defined in the partnership agreements. The limited partners' rights, in the partnership agreement, overcome the presumption of control of the general partner. The information below, as it relates to the total assets, liabilities and net income amounts, is for information purposes and is not consolidated in Reinvestment Fund's financial statements.

Reinvestment Fund formed TRF Fund Manager, LLC ("Fund Manager"). Fund Manager is the non-member manager of Chase NMTC TRF Charter School Investment Fund, LLC, a non-Reinvestment Fund entity. In addition Fund Manager is the .01% managing member of Chase NMTC TRF 2011 Investment Fund, LLC; Chase NMTC PHN Investment Fund, LLC; 481 Philabundance Investment Fund, LLC and Chase NMTC Liberty Heights Investment Fund, LLC. The Organization does not consolidate these investment funds due to the rights granted to the investor members as defined in the respective operating agreements. The investor members' rights overcome the presumption of control of the managing member.

For administrative services performed for the NMTC Funds, the Organization earned revenue of $1,584,045 and $1,566,614 for the years ended December 31, 2015 and 2014, respectively. These amounts are included in asset management fees on the consolidated statement of activities.

In connection with the formation of TRF NMTC Fund XXXIII, LP, TRF NMTC Fund XXXIV, LP, and TRF NMTC Fund XXXVI, LP through TRF NMTC Fund XXXIX, LP the Organization received fees of $2,246,250 for the year ended December 31, 2015. In connection with the formation of TRF NMTC Fund XXIX, L.P. through TRF NMTC Fund XXXII, L.P., and the closing of Qualified Low Income Community Investments ("QLICI") for TRF NMTC Fund XXIV, L.P., TRF NMTC Fund XXVIII, L.P. and TRF NMTC Funds XXIX, L.P. through TRF NMTC Fund XXXII, L.P., the Organization received fees of $2,320,000 for the year ended December 31, 2014. The fees received as a result of NMTC fund formations and QLICI closings are included in program services and fees on the consolidated statement of activities.

During 2015, TRF NMTC Fund VI, LP ("Fund VI") was unwound. Effective September 30, 2015, TC TRF QEI II (the limited partner of Fund VI and a non-Reinvestment Fund entity) redeemed its interest in Fund VI for a liquidating distribution of $228,353 and as a result Fund VI is now solely owned by TRF NMTC Fund, LLC. Fund VI is due a refund from the state of New Jersey of approximately $16,065. When this refund is received, Fund VI will be dissolved.

During 2014, TRF NMTC Fund IV, LP ("Fund IV") reached the end of its compliance period and started to unwind. In connection with the unwind, Fund IV made an unrestricted gift to Reinvestment Fund totaling $3,200,000. As of December 31, 2014, this amount was paid in full and is included in grants and contributions on the consolidated statement of activities for the year ended December 31, 2014.

Effective December 31, 2014, in consideration for Reinvestment Fund accepting and undertaking the duties and responsibilities of the managing member under the operating agreement, the managing member of TC-TRF (a non-Reinvestment Fund entity), assigned its membership interest in TC-TRF to Reinvestment Fund and simultaneously withdrew as managing member. Also, effective December 31, 2014, in consideration for the payment of $565,500 in the form of a liquidating distribution paid by TC-TRF, the investor member of TC-TRF (a non-Reinvestment Fund entity), assigned its membership interest in TC-TRF to Reinvestment Fund and simultaneously withdrew as investor member. As a result of these assignments, TC-TRF became a wholly owned subsidiary of Reinvestment Fund effective December 31, 2014. Accordingly, TC-TRF and its subsidiary, Fund IV, are consolidated in Reinvestment Fund's consolidated financial statements. The transfer resulted in a gain of approximately $2,638,700, which is reported as gain on transfer of limited liability company on the consolidated statement of activities for the year ended December 31, 2014.

During 2015, TC-TRF received a tax refund of approximately $156,600 from the state of New Jersey. As a result, TC-TRF can be dissolved. The dissolution is expected to take place during 2016. Fund IV was dissolved during 2015.

Note 8. Equity Method and Program Investments (Continued)

New Markets Tax Credit Program (Continued):

Selected financial information as of December 31 for each of the NMTC funds is as follows:

2015	Total Assets	Total Liabilities	Net Income(loss)	TRF Investment Balance
TRF NMTC Fund V, L.P.	$ 10,029,306	$ -	$ 316,840	$ -
TRF NMTC Fund VI, L.P.	-	-	-	-
TRF NMTC Fund VII, L.P.	6,545,487	8,375	299,708	654
TRF NMTC Fund VIII, L.P.	8,794,406	11,250	112,146	879
TRF NMTC Fund IX, L.P.	21,006	21,875	(7,295,512)	-
TRF NMTC Fund X, L.P.	18,980,004	20,455	764,765	1,895
TRF NMTC Fund XI, L.P.	43,673	-	(9,688,732)	4
TRF NMTC Fund XII, L.P.	12,683,731	5,417	83,471	1,268
TRF NMTC Fund XIII, L.P.	10,116,158	12,875	456,347	1,010
TRF NMTC Fund XIV, L.P.	17,661,024	7,500	572,449	1,765
TRF NMTC Fund XV, L.P.	41,341,798	53,008	1,764,462	4,256
TRF NMTC Fund XVI, L.P.	18,983,140	16,087	382,484	1,895
TRF NMTC Fund XVII, L.P.	12,880,448	5,456	112,846	1,310
TRF NMTC Fund XVIII, L.P.	8,539,177	10,634	298,127	858
TRF NMTC Fund XIX, L.P.	8,009,194	3,333	48,940	801
TRF NMTC Fund XX, L.P.	9,236,603	3,839	230,713	923
TRF NMTC Fund XXI, L.P.	3,015,894	3,864	46,920	301
TRF NMTC Fund XXII, L.P.	9,526,138	3,957	263,215	952
TRF NMTC Fund XXIII, L.P.	12,621,000	15,625	416,500	1,260
TRF NMTC Fund XXIV L.P.	6,006,710	2,500	43,320	600
TRF NMTC Fund XXV, L.P.	5,553,295	6,875	183,480	555
TRF NMTC Fund XXVI, L.P.	9,531,706	11,875	75,233	952
TRF NMTC Fund XXVII, L.P.	5,522,435	6,875	60,038	552
TRF NMTC Fund XXVIII, L.P.	6,018,570	7,500	41,880	601
TRF NMTC Fund XXIX L.P.	12,036,998	5,000	369,576	1,203
TRF NMTC Fund XXX, L.P.	10,034,003	4,167	346,036	1,003
TRF NMTC Fund XXXI, L.P.	10,051,208	20,834	70,500	1,003
TRF NMTC Fund XXXII, L.P.	11,042,351	13,750	110,000	1,103
TRF NMTC Fund XXXIII, L.P.	8,008,948	3,333	8,826	800
TRF NMTC Fund XXXIV, L.P.	12,001,722	333	189	1,200
TRF NMTC Fund XXXVI, L.P.	8,507,932	944	6,138	851
TRF NMTC Fund XXXVII, L.P.	13,029,228	5,342	22,586	1,302
TRF NMTC Fund XXXVIII, L.P.	8,011,220	1,111	9,309	801
TRF NMTC Fund XXXIX, L.P.	6,504,778	1,896	2,232	650
Total	$ 340,889,291	$ 295,885	$ (9,464,968)	$ 33,207

2014	Total Assets	Total Liabilities	Net Income(loss)	TRF Investment Balance
TRF NMTC Fund V, L.P.	$ 10,029,306	$ -	$ 316,840	$ -
TRF NMTC Fund VI, L.P.	11,718,302	60,571	(3,518,040)	1,165
TRF NMTC Fund VII, L.P.	6,574,156	8,375	299,708	656
TRF NMTC Fund VIII, L.P.	8,833,074	11,250	112,146	882
TRF NMTC Fund IX, L.P.	7,337,945	3,125	48,237	734
TRF NMTC Fund X, L.P.	19,078,237	35,610	764,765	1,904
TRF NMTC Fund XI, L.P.	9,785,545	-	11,270	979
TRF NMTC Fund XII, L.P.	12,739,415	5,417	83,472	1,273
TRF NMTC Fund XIII, L.P.	10,160,152	12,875	456,347	1,015
TRF NMTC Fund XIV, L.P.	17,738,008	7,500	572,449	1,773
TRF NMTC Fund XV, L.P.	41,341,811	53,021	1,764,477	4,256
TRF NMTC Fund XVI, L.P.	19,043,972	8,051	382,436	1,903
TRF NMTC Fund XVII, L.P.	12,880,448	5,456	112,856	1,310
TRF NMTC Fund XVIII, L.P.	8,539,177	10,634	298,127	858
TRF NMTC Fund XIX, L.P.	8,009,133	3,333	49,943	801
TRF NMTC Fund XX, L.P.	9,236,603	3,839	230,713	923
TRF NMTC Fund XXI, L.P.	3,010,621	2,501	46,920	301
TRF NMTC Fund XXII, L.P.	9,526,138	3,957	263,223	952
TRF NMTC Fund XXIII, L.P.	12,621,000	15,625	416,500	1,260
TRF NMTC Fund XXIV L.P.	6,006,710	2,500	12,515	600
TRF NMTC Fund XXV, L.P.	5,553,295	6,875	183,480	555
TRF NMTC Fund XXVI, L.P.	9,531,706	11,875	75,334	952
TRF NMTC Fund XXVII, L.P.	5,522,435	6,875	60,038	552
TRF NMTC Fund XXVIII, L.P.	6,018,570	7,500	22,219	601
TRF NMTC Fund XXIX L.P.	12,036,998	5,000	71,861	1,203
TRF NMTC Fund XXX, L.P.	10,009,801	1,111	7,690	1,001
TRF NMTC Fund XXXI, L.P.	10,026,439	10,556	14,883	1,001
TRF NMTC Fund XXXII, L.P.	11,001,712	306	306	1,100
Total	$ 313,910,709	$ 303,738	$ 3,160,715	$ 30,510

Note 8. Equity Method and Program Investments (Continued)

Equity Method Investments:

a) Charter School Capital Access Program, LLC ("CCAP") is a limited liability company formed for the purpose of implementing a credit enhancement program for charter school debt financing made possible by a $6,400,000 equity grant from the US ED. Reinvestment Fund's financial exposure as a member of CCAP is limited to capital contributed. As of December 31, 2015 and 2014, Reinvestment Fund has $0 capital contributed. Under the operating agreement, any earnings on the equity grant are excluded from operating income and any remaining operating income is allocated 50% to Reinvestment Fund and such allocation made to Reinvestment Fund for the years ended December 31, 2015 and 2014 was a loss of $6,940 and $6,608, respectively. In 2015, Reinvestment Fund wrote the investment to $0.

b) Charter School Financing Partnership ("CSFP") is a limited liability company organized to facilitate the financing of charter schools by aggregating pools of loans, including those with external credit enhancements, which are then stratified by risk-return and maturity characteristics and sold to investors in the form of bonds. In February 2008, Reinvestment Fund purchased $60,000 in Class "A" units, which represents a 20% voting interest in CSFP. Reinvestment Fund recorded an increase in equity earnings of $1,533 and $12,592 for the years ended December 31, 2015 and 2014, respectively. Reinvestment Fund received a return of capital of $0 and $14,810 for the years ended December 31, 2015 and 2014, respectively.

c) FSCLF Holding, LLC ("FSCLF") is a limited liability company formed for the purpose of holding and selling the property transferred by the lead lender upon foreclosure of the S. Lowan Pitts Day Care Center loan in which Reinvestment Fund had a 50% participation. Accordingly, Reinvestment Fund owns a 50% non-managing member interest in FSCLF. In 2014, Reinvestment Fund wrote down its investment in FSCLF to its fair value of $174,844, recording a loss of $14,801 and $93,197 for the years ended December 31, 2015 and 2014, respectively. Reinvestment Fund recorded an increase (decrease) in equity earnings of $4,118 and ($16,668) for the years ended December 31, 2015 and 2014, respectively. Reinvestment Fund made additional partner contribution of $10,683 and $10,891 for the years ended December 31, 2015 and 2014, respectively.

d) Octavia Hill Bel-Air Partners, LP ("Bel-Air") is a limited partnership formed for the purpose of purchasing and operating multifamily residential rental buildings. Reinvestment Fund's non-controlling limited partnership interest in Bel-Air represents 76% of the total contributed capital in the partnership. Per the partnership agreement, the general partner is allocated the first $125,000 of losses; thereafter, Reinvestment Fund will be allocated 80.25% of net income or 81.91% of losses. Reinvestment Fund recorded a decrease in equity earnings of $0 for the years ended December 31, 2015 and 2014, respectively.

e) Octavia Hill Chelten Partners, LP ("Chelten ") is a limited partnership formed for the purpose of purchasing and operating a housing rental building. Reinvestment Fund's non-controlling limited partnership interest in Chelten represents 76% of the total contributed capital in the partnership. Per the partnership agreement, the general partner is allocated the first $75,000 of losses; thereafter, Reinvestment Fund will be allocated 80.25% of net income or 96.28% of losses. Reinvestment Fund recorded a decrease in equity earnings of $0 for the years ended December 31, 2015 and 2014, respectively.

f) Scotland Commons, L.P. ("Scotland Commons LP") is a limited partnership formed to acquire, finance, own, construct, rehabilitate, maintain, improve, operate, lease and, if appropriate or desirable, sell or otherwise dispose of an apartment complex in Gloucester County, New Jersey. Scotland Commons is a .005% co-general partner of Scotland Commons LP. The profits and losses are allocated among the partners in accordance with the partnership agreement.

g) HealthCo Participation LLC ("HealthCo") is a limited liability company formed in 2013 as a financing vehicle to provide indirect facility financing for federally qualified healthcare centers. Reinvestment Fund is one of three equal members at 33.34%. Under the limited liability company agreement, any income or expense of HealthCo is shared equally by the three members. For the years ended December 31, 2015 and 2014, Reinvestment Fund recorded equity losses of $5,733 and $17,652, respectively. During the years ended December 31, 2015 and 2014, Reinvestment Fund contributed capital of $7,074 and $19,024 capital contributed, respectively.

Note 8. Equity Method and Program Investments (Continued)

Equity Method Investments (Continued):

h) Alliance Fund Management, LLC ("AFM") is a limited liability company formed in 2014 to provide management services to funds and trusts seeking investments in affordable rental housing preservation. In 2014, Reinvestment Fund purchased three Class A Preferred Units of AFM at a cost of $25,000 per unit. In 2015, Reinvestment Fund purchased seven additional Class A Preferred Units of AFM at a cost of $25,000 per unit bringing the total units to 10 and the total cost to $250,000 at December 31, 2015.

i) HDC/TRF/Jubilee, LLC ("City Arts I") is a limited liability company formed in 2009 to serve as general partner of City Arts Limited Partnership whose sole purpose shall be the development, ownership and operation of the City Arts affordable multifamily apartment community in Baltimore, Maryland. TRF DP 1500, LLC has a 24.5% interest in City Arts I.

j) Manalapan MM, LLC ("Manalapan MM") is a limited liability company formed in 2011 as the managing member of Manalapan Affordable Housing, LLC, a developer of 80 affordable housing units in Manalapan, New Jersey. Scotland Commons is a co-managing member of Manalapan MM with a 51% interest. Earnings/losses are shared by each member in accordance with the Operating Agreement dated July 29, 2011.

k) City Arts II, LP ("City Arts II") is a limited partnership formed in 2015 whose sole purpose shall be the development, ownership and operation of the City Arts II affordable multifamily apartment complex in Baltimore, Maryland. TRF DP 1700, LLC has a .003% general partnership interest in City Arts II.

l) Burlington MM, LLC ("Burlington MM") is a limited liability company formed in 2015 to act as the managing member of Burlington City Affordable Housing, LLC that will acquire, finance, own, construct, rehabilitate, maintain, improve, operate, lease and, if appropriate or desirable, sell or otherwise dispose of an affordable housing apartment complex in Burlington, New Jersey. Scotland Commons has a 51% interest in Burlington MM.

2015				
	Total Assets	Total Liabilities	Total Equity	Net Income/(Loss)
CCAP	$ 5,397,132	$ 2,740,031	$ 2,657,101	$ (6,461)
CSFP	18,398,900	2,890,505	15,508,395	33,811
FSCLF	565,486	-	565,486	8,237
Bel-Air	1,434,348	1,616,080	(181,732)	(29,347)
Chelten Arms	1,032,911	1,181,014	(148,103)	(65,832)
Scotland Commons	22,698,840	8,884,891	13,813,949	(518,127)
HealthCo	8,856,130	8,843,811	12,319	(4,622)

2014				
	Total Assets	Total Liabilities	Total Equity	Net Income/(Loss)
CCAP	$ 5,545,343	$ 2,881,780	$ 2,663,563	$ (7,045)
CSFP	18,616,684	3,155,753	15,460,931	39,069
FSCLF	539,491	3,609	535,882	(33,536)
Bel-Air	1,496,556	1,648,941	(152,385)	(62,884)
Chelten Arms	1,124,158	1,206,429	(82,271)	(25,483)
Scotland Commons	23,682,055	9,428,707	14,256,348	(628,017)
HealthCo	4,507,470	4,501,856	5,614	(52,957)

Program Investments:

At December 31, 2015 and 2014, Reinvestment Fund owned 25,000 common "B" shares of The Community Development Trust, Inc. carried at $250,000.

Note 9. Equipment, Leasehold Improvements and Software, Net

Equipment, leasehold improvements and software, net at December 31 consisted of the following:

	2015	2014
Office furniture, equipment and software	$ 2,094,027	$ 1,981,099
Leasehold improvements	1,045,593	1,045,593
Software development	6,646,681	5,813,553
Accumulated depreciation	(7,339,470)	(6,166,184)
	$ 2,446,831	$ 2,674,061

Depreciation and amortization expense of $2,268,332 and $2,087,061, which includes depreciation of $1,095,046 and $938,922 for rental property, was recorded for the years ended December 31, 2015 and 2014, respectively. (See Note 11)

Note 10. Property Held for Development or Sale

Property held for development or sale by region at December 31 consisted of the following:

	2015	2014
Property under construction:		
Baltimore	$ 1,622,926	$ 3,275,364
Mount Holly	270,291	-
	1,893,217	3,275,364
Property held for sale:		
Baltimore	628,826	327,377
Neptune	1,070,922	1,076,641
Jersey City	2,270,122	5,491,418
	3,969,870	6,895,436
Total	$ 5,863,087	$ 10,170,800

The locations for property held for development or sale include Preston Place and City Arts, located in Baltimore, MD; School House Square, located in Neptune, NJ; Jackson Green, located in Jersey City, NJ; and Parker Green located in Mount Holly, NJ.

Note 11. Rental Property, Net

Rental property by region at December 31 consisted of the following:

	2015		2014	
	Units	Amounts	Units	Amounts
Baltimore	128	$ 24,322,594	92	$ 18,388,722
Wilmington	40	6,639,969	40	6,639,969
Accumulated depreciation	-	(2,793,714)	-	(1,672,021)
	168	$ 28,168,849	132	$ 23,356,670

Note 12. Loans Payable

Lenders specified in the following chart represent the largest creditors in each category. Loans payable at December 31 consisted of the following:

Lender	2015 Maturity Date	2015 Interest rate	2015 Balance	2014 Balance
Government				
Government				
Secured - Real Estate				
Other fixed rate (9 loans)	12/2015 - 04/2056	0.0%	$ 6,572,592	$ 6,014,198
Other variable rate (3 loans)	12/2016 - 06/2017	2.25% - 4.50%	336,093	669,052
Unsecured				
Small Business Lending Fund ("SBLF") (1 fixed rate loan)	09/2019	2.0%	11,708,000	11,708,000
Other fixed rate (4 loans)	02/2018 - 03/2043	2.0% - 3.0%	4,361,436	5,053,869
Total			22,978,121	23,445,119
Financial institutions, partnerships, and corporations				
Financial Institutions & Partnerships				
Secured - Other Assets				
JPMorgan Chase ("JPMC") (4 fixed rate loans, 2 variable rate loans)	05/2016 - 08/2022	1.48% - 5.25%	8,127,762	8,579,293
Bank of America	-	0.0%	-	4,090,306
TRF NMTC Fund X, LP (4 fixed rate loans)	09/2016 - 12/2016	5.75%	10,876,701	10,876,701
FHLB (1 fixed rate loan)	02/2016	0.58%	3,654,554	-
Secured - Real Estate				
TD Bank (10 fixed rate loans)	02/2018 - 01/2021	3.25% - 4.53%	8,092,366	5,038,435
Other fixed rate (4 loans)	06/2017 - 04/2034	0.00% - 4.93%	1,679,347	1,645,256
Other variable rate (1 loan)	11/2016	3.50%	301,931	-
Unsecured				
JPMC (4 variable rate loans)	06/2018	2.25%	16,788,247	21,415,006
Bank of America (2 fixed rate loans)	12/2021 - 12/2023	1.0% - 3.50%	13,932,921	13,932,921
TD Bank (3 fixed rate loans)	02/2021 - 12/2022	3.68% - 4.04%	17,000,000	8,500,000
Capital One (1 fixed rate loan)	12/2018	3.5%	10,482,617	10,482,617
PNC (5 fixed rate loans)	08/2016 - 09/2019	2.00% - 7.15%	11,140,834	11,171,750
Other fixed rate (25 loans)	12/2015 - 07/2024	1.00% - 5.00%	18,324,893	7,789,630
Other variable rate (1 loan)	06/2019	2.84%	5,000,000	4,653,366
Corporations				
Unsecured				
Prudential (1 fixed rate loan)	07/2019	5.0%	4,000,000	5,000,000
Other fixed rate (11 loans)	12/2015 - 12/2018	0.0% - 2.75%	616,168	617,222
Total			130,018,341	113,792,503
Foundations, religious, and civic organizations				
Foundation				
Unsecured				
Calvert Social Investment Fund (2 fixed rate loans)	05/2018 - 06/2020	2.75% - 3.0%	6,500,000	6,000,000
Robert Wood Johnson Foundation (1 fixed rate loan)	06/2022	2.0%	8,147,500	3,700,000
Other fixed rate (34 loans)	06/2016 - 12/2024	0.0% - 4.5%	16,458,271	16,760,741
Religious				
Unsecured				
Catholic Health Initiatives (1 fixed rate loan)	03/2018	2.25%	2,110,000	2,110,000
Other fixed rate (100 loans)	12/2015 - 6/2030	0.0% - 4.5%	7,022,505	7,590,960
Civic				
Secured - Other Assets				
CRF QI, LLC (6 fixed rate loans)	09/2030 - 03/2044	2.30% - 2.94%	18,762,213	-
Secured - Real Estate				
Great Lakes Capital Fund (1 fixed rate loan)	10/2023	5.75%	4,078,890	4,131,971
Other fixed rate (2 loans)	01/2016 - 08/2041	4.0% - 6.0%	550,000	550,000
Unsecured				
Opportunity Finance Network (3 fixed rate loans)	03/2019 - 03/2021	3.50% - 5.0%	5,000,000	5,000,000
Other fixed rate loans (12 loans)	12/2015 - 06/2029	1.25% - 3.75%	1,442,201	1,436,492
Total			70,071,580	47,280,164
Individuals				
Unsecured				
Individuals (562 fixed rate loans)	12/2015 - 06/2045	0.0% - 5.75%	8,030,258	6,897,211
Total loans payable			231,098,300	191,414,997
Less: Current portion			37,923,944	15,649,871
Long-term portion			$ 193,174,356	$ 175,765,126

Note 12. Loans Payable (Continued)

The Organization had 820 and 804 issuances of debt at December 31, 2015 and 2014, respectively. The Organization's variable rate loans have base rates of Prime, 30 day LIBOR, 90 day LIBOR, 30 day U.S. Treasury and 12 month LIBOR. The Prime rate was 3.50% and 3.25% at December 31, 2015 and 2014, respectively. The 90 day LIBOR Rate was 0.61% and 0.26% at December 31, 2015 and 2014, respectively. The 30 day LIBOR rate was 0.43% and 0.17% at December 31, 2015 and 2014, respectively. The 12 month LIBOR rate was 1.18% and 0.63% at December 31, 2015 and 2014, respectively. The 30 day U.S. Treasury rate was 0.14% and 0.03% at December 31, 2015 and 2014, respectively.

At December 31, 2015, the Organization has certain debt agreements with note holders that have matured and classified as current liability. Note holders are contacted at least 30 days prior to the maturity date, with an option to elect to receive payment or renew its investment at maturity. As of December 31, 2015, all note holders were notified and the Organization is awaiting a response.

Loans specified below represent certain debt instruments

Government debt includes amounts due to government agencies as follows:

Secured – Real Estate

Relating to the affordable housing activities under DP, the Organization has 12 and 9 mortgage notes and construction loans with various government organizations, as of December 31, 2015 and 2014, respectively. The loan balances included above for such mortgage notes and construction loans as of December 31, 2015 and 2014 were $6,908,684 and $6,683,250, respectively.

Maryland Department of Housing and Community Development ("MD DHCD") – In total, Reinvestment Fund and DP had five conditionally forgivable loans with MD DHCD. Upon meeting the conditions stated in the loan agreements, MD DHCD agreed to forgive the loans by the maturity date in 2028. These loans were advanced to further community development work in the Baltimore area. As of December 17, 2014, loans totaling $1,095,000 were forgiven by MD DHCD earlier than expected. The forgiven amounts were recorded against other assets, property held for development or sale and deferred revenue on the consolidated statement of financial position and as a result, will be recognized as revenue upon the sale of the related rental properties to eligible home buyers.

New Jersey Housing and Mortgage Finance Agency ("NJHMFA") – DP had a conditionally forgivable loan with NJHMFA. This loan was advanced to assist in the financing of community development work in Neptune, New Jersey. In 2014, upon meeting the conditions stated in the loan agreement, NJHMFA forgave the loan totaling approximately $984,000. The forgiven amount was recorded against property held for development or sale on the consolidated statement of financial position and as a result, revenue will be recognized upon the sale of the related rental properties to eligible home buyers.

Unsecured

SBLF – Reinvestment Fund entered into an Equity Equivalent Investment agreement ("EQ2") with the SBLF of the U.S. Department of the Treasury for $11,708,000. An EQ2 is a long-term deeply subordinated loan with features that make it function like equity. The funds are to be used to advance small business growth and development in target areas. Reinvestment Fund also received $7,000,000 of EQ2 funds from Wells Fargo Community Investment Holdings, which is included in financial institutions unsecured other fixed rate loans payable.

Note 12. Loans Payable (Continued)

Financial institutions, Partnerships, and Corporations include amounts due to banks and other financial institutions as follows:

Secured – Other Assets

FFFI - Reinvestment Fund has a secured credit facility with a group of syndicated lenders, in which JPMC acts as the lead agent. This facility supports the FFFI Program and was created to finance 80% of lending activity for qualified supermarket loans receivable. Funding of these loans is contingent upon the remaining 20% financed using grant funds. As of June 2009, the credit facility feature expired, however the facility continues to finance the term loans until the end borrower loans mature. As of December 31, 2015 and 2014, the loans payable of approximately $668,000 and $1,329,000 are secured by their prospective loans receivable of approximately $815,000 and $1,646,000, respectively. In 2015 and 2014, these loans are included in Financial institutions, partnerships and corporations; Secured-Other Assets.

NMTC Program Activities:

In connection with its NMTC program activities, Reinvestment Fund has borrowings totaling approximately $18,337,000 whose proceeds were used to finance NMTC eligible loans and NMTC leverage loans. As a condition of the program, Reinvestment Fund has assigned to the lenders a lien on a security interest in all of Reinvestment Fund's rights, title and interest to the related loans receivable.

Bank of America – Reinvestment Fund had three NMTC eligible loans payable to Bank of America as of December 31, 2015 and 2014 in the amount of approximately $0 and $4,090,000, respectively, secured by their prospective loans receivable of approximately $0 and $4,090,000, respectively.

NMTC Fund X, LP – Reinvestment Fund has four related party loans with NMTC Fund X, LP. These loans were used as pass-through loans to supermarket borrowers in support of our NMTC program. This re-lending was necessary to facilitate a guarantee from the PA Department of Community and Economic Development ("DCED"). As of December 31, 2015 and 2014, the loans payable were approximately $10,877,000, secured by their prospective loans receivable of approximately $10,877,000.

JPMC – Reinvestment Fund has two and three NMTC eligible loans payable to JPMC as of December 31, 2015 and 2014 in the amount of $7,460,000 and $7,250,000, respectively, secured by their prospective loans receivable of approximately $7,403,000 and $6,276,000, respectively. The difference in loans receivable and payable are attributed to borrower principal repayments made and held in NMTC eligible program specific bank accounts until program restrictions allow for pay-down of loans payable back to JPMC.

FHLB – In 2014, Reinvestment Fund was granted membership to the Federal Home Loan Bank Pittsburgh. As a member of the FHLB, Reinvestment Fund is able to pledge eligible loans receivable as collateral in order to have a revolving line of credit of 50% of the collateral value. As of December 31, 2015 and 2014, the loans payable were approximately $3,655,000 and $0, secured by pledged loans receivable of approximately $20,615,000 and $0.

Secured – Real Estate

Relating to the affordable housing activities under DP, the Organization has 15 and 9 mortgage notes and construction loans with various financial institutions as of December 31, 2015 and 2014, respectively. The loan balances included above for such mortgage notes and construction loans as of December 31, 2015 and 2014 were $10,073,644 and $6,683,691, respectively.

Unsecured

JPMC Core – Reinvestment Fund has an unsecured syndicated revolving loan facility, in which JPMC is the administrative agent, and as of December 31, 2015, was the sole lender on the facility. This facility supports Reinvestment Fund short term core acquisition and construction financing up to $25,000,000. The credit facility has an availability expiration date of June 25, 2016, and a facility maturity date of June 23, 2018. As of December 31, 2015 and 2014, the outstanding balance was approximately $16,788,000 and $21,415,000, respectively.

Note 12. Loans Payable (Continued)

Foundations, religious and civic organizations include amounts due to various organizations:

Civic Secured – Other Assets

CRF QI, LLC - During 2014, Reinvestment Fund applied and was approved to receive $55,000,000 through the Bond Program. The Bond Program gives Reinvestment Fund access to long-term fixed rate capital for terms of up to 29.5 years. The Organization is required to commit the bond proceeds within 24 months with full deployment prior to the end of 2019. Reinvestment Fund entered into a loan agreement with CRF QI, LLC (Qualified Issuer). As a condition of the program, Reinvestment Fund must pledge eligible secondary borrower loans as collateral to draw down on the loan. Under the program, the bonds are purchased by The Federal Financing Bank and the U.S. Treasury will guarantee repayment. As of December 31, 2015 and 2014, the loans payable were approximately $18,762,000 and $0, respectively, secured by pledged loans receivable of approximately $19,186,000 and $0, respectively.

Civic Secured – Real Estate

Relating to the affordable housing activities under DP, the Organization has 3 mortgage notes and construction loans with various civic organizations as of December 31, 2015 and 2014, respectively. The loan balances included above for such mortgage notes and construction loans as of December 31, 2015 and 2014 were $4,628,890 and $4,681,971, respectively.

The Organization has certain debt agreements that contain financial covenants requiring the Organization to maintain minimum cash and investment balances and certain financial ratios. As of December 31, 2015 and 2014, the Organization was in compliance with all of its financial covenants.

Aggregate maturities for loans payable at December 31, 2015 are as follows:

2016	$ 37,923,944
2017	14,351,505
2018	45,947,399
2019	34,767,725
2020	27,217,109
Thereafter	70,890,618
	$231,098,300

As of December 31, 2015, the Organization has available undrawn debt facilities of approximately:

Lender	Total Debt Facility	Debt Facility Type	Available undrawn at December 31, 2015
CRF QI, LLC	$ 54,697,543	Non-revolving line of credit	$ 35,935,330
JP Morgan Chase (agent)	25,000,000	Syndicated bank revolving line of credit	8,211,753
FHLB	10,346,498	Revolving line of credit	6,691,944
HSBC	10,000,000	Revolving line of credit	7,000,000
TD Bank	10,000,000	Non-revolving line of credit	5,000,000
Robert Wood Johnson	10,000,000	Non-revolving line of credit	1,852,500
Annie Casey	5,000,000	Revolving line of credit	2,404,277
City of Jersey City	3,033,000	Non-revolving line of credit	132,000
United Bank	2,460,000	Non-revolving line of credit	1,709,350
NJHMFA	1,205,659	Revolving line of credit	946,905
BB&T	1,148,065	Non-revolving line of credit	1,105,517
NJHMFA	1,148,065	Non-revolving line of credit	1,105,517
NJHMFA	1,100,000	Non-revolving line of credit	1,065,209
Community Development	1,000,000	Non-revolving line of credit	378,075
NJHMFA	500,000	Choice subsidy (non-revolving line of credit)	50,000
	$ 136,638,830		$ 73,588,377

Note 13. Recoverable Grant Payable

Reinvestment Fund was awarded $8,522,609 in grants from PIDC – Local Development Corporation. The grants were awarded through the City of Philadelphia under the Department of Energy's Energy Efficiency and Conservation Block Grant pursuant to The American Recovery and Reinvestment Act. Reinvestment Fund received drawdowns totaling $7,847,608 upon the execution of the awarded grant agreements in 2011. Under the terms of the grant, Reinvestment Fund is required to create a loan loss reserve program and interest rate buy-down fund program for the EnergyWorks Loan Fund. Grant funds are considered expended and revenue is recognized once the loan loss reserve and interest rate buy-down accounts are funded and committed to be used to support individual or a portfolio of loans. Reinvestment Fund funded and committed loan loss reserves and interest rate buy downs to eligible projects totaling $1,966,036 and $0, respectively, for the years ended December 31, 2015 and 2014. The balance of this recoverable grant payable was $2,403,681 and $4,369,717 at December 31, 2015 and 2014, respectively.

Reinvestment Fund was also awarded $5,000,000 from the City of Baltimore for the Community Service Loan Program. Reinvestment Fund received a $2,000,000 and a $1,000,000 drawdown in 2015 and 2014, respectively. Under the terms of the grant, Reinvestment Fund is required to create the Community Service Loan Program. The funds will be used to cover loan losses, re-granting and to make loans to eligible borrowers. The revenue will be recognized and released simultaneously as loan losses are incurred or re-granting is designated to eligible borrowers. Any funds not expended for loan losses are due back to the grantor. The balance of this recoverable grants payable was $2,990,000 and $1,000,000 at December 31, 2015 and 2014, respectively.

Reinvestment Fund was awarded $400,000 from The Maryland Department of Housing and Community Development through the Southeast Community Development Fund (SEDC) to create the CARE Revolving Loan Fund. This fund is to be used to finance the acquisition, rehabilitation and sale of vacant residential properties located in the Southeast Baltimore City Sustainable Community Area. The revenue will be recognized and released simultaneously to cover loan losses to eligible borrowers in this specific geography. Upon the expiration of five years from the date of the agreement, financing of new projects will cease unless an extension of time is granted. SEDC may require repayment of the grant at the end of the grant period.

The consolidated statement of financial position reflects recoverable grants payable in the amount of $5,793,681 and $5,369,717 for the years ended December 2015 and 2014, respectively.

Note 14. Net Assets

Unrestricted Net Assets: Unrestricted net assets include those net assets whose use is not restricted by donors, even though their use may be limited in other respects, such as by board designation. At December 31, 2015 and 2014, unrestricted net assets were $45,895,269 and $38,976,087, respectively. At December 31, 2015 and 2014, unrestricted net assets of $9,181,356 and $9,165,769, respectively, were contractually limited as to use by SDF. At December 31, 2015 and 2014, unrestricted net assets of $5,858,885 and $4,758,094, respectively, represented non-controlling interest which is the equity interests in consolidated subsidiaries, exclusive of any Reinvestment Fund interests.

Temporarily Restricted Net Assets: Temporarily restricted net assets are those net assets whose use by the Organization is limited by donor to be used for a specified purpose (purpose restrictions) or restricted to be used in a later period or after a specified date (time restrictions).

Note 14. Net Assets (Continued)

Temporarily restricted net assets at December 31 consisted of the following:

2015	12/31/2014	Grants & Contributions	Net Assets Released	Reclassification of Releases	Net Financial Income	12/31/2015
Temporarily Restricted						
Programs						
SDF - Contractually limited as to use	$ 382,766	$ -	$ (382,766)	$ -	$ -	$ -
Policy solutions	254,407	75,000	(391,381)	339,740	-	277,766
PolicyMap	217,102	-	(693,790)	476,688	-	-
Lending	4,044,260	405,000	(1,080,786)	(1,482,221)	475,444	2,361,697
Development partners	-	75,000	(75,000)	-	-	-
Other	84,518	125,000	(153,779)	-	379	56,118
	4,983,053	680,000	(2,777,502)	(665,793)	475,823	2,695,581
Financing						
Lending	34,896,077	1,966,036	(6,475,628)	588,075	51,732	31,026,292
Real Estate	2,930,393	441,916	(860,773)	-	-	2,511,536
	37,826,470	2,407,952	(7,336,401)	588,075	51,732	33,537,828
Re-granting						
Lending	4,983,501	1,731,849	(3,146,387)	77,718	-	3,646,681
Total temporarily restricted	$ 47,793,024	$ 4,819,801	$ (13,260,290)	$ -	$ 527,555	$ 39,880,090

2014	12/31/2013	Grants & Contributions	Net Assets Released	Reclassification of Releases	Net Financial Income	12/31/2014
Temporarily Restricted						
Programs						
SDF - Contractually limited as to use	$ 538,769	$ -	$ (156,003)	$ -	$ -	$ 382,766
Policy solutions	204,900	303,500	(301,993)	48,000	-	254,407
PolicyMap	685,487	1,050,000	(1,518,385)	-	-	217,102
Lending	2,130,926	2,778,480	(1,288,571)	(48,000)	471,425	4,044,260
Development partners	12,500	50,000	(62,500)	-	-	-
Other	199,132	-	(115,850)	-	1,236	84,518
	3,771,714	4,181,980	(3,443,302)	-	472,661	4,983,053
Financing						
Lending	32,716,714	5,000,000	(2,850,000)	-	29,363	34,896,077
Real Estate	4,347,448	2,021,600	(3,438,655)	-	-	2,930,393
	37,064,162	7,021,600	(6,288,655)	-	29,363	37,826,470
Re-granting						
Lending	3,111,223	2,063,400	(191,122)	-	-	4,983,501
Total temporarily restricted	$ 43,947,099	$ 13,266,980	$ (9,923,079)	$ -	$ 502,024	$ 47,793,024

Temporarily restricted net assets for financing-lending includes $20,698,392 and $20,691,416 from US ED for the years ended December 31, 2015 and 2014, respectively. These funds are to be used to provide credit enhancement (loan losses) for charter schools.

Permanently Restricted Net Assets: Permanently restricted net assets represent grants and contributions received subject to donor restrictions that are primarily for use in the Organization's permanent revolving loans funds.

For the year ended December 31, 2015, the increase in permanently restricted net assets of $1,386,039 represents the receipt of a SEP award from The Department of Environmental Protection funded by the U.S. Department of Energy.

For the year ended December 31, 2015, the increase in permanently restricted net assets of $33,638 represents recoveries net of charge-offs in the revolving loan fund.

For the year ended December 31, 2014, the decrease in permanently restricted net assets of $78,953 represents charge-offs net of recoveries in the revolving loan fund.

Note 14. Net Assets (Continued)

For the year ended December 31, 2014, re-designation of funds from permanently restricted to unrestricted net assets include $315,726 of releases of grant restrictions by Opportunity Finance Network and Wells Fargo Regional Foundation. In 2014, the Organization received approval from both donors to release the restrictions on the grants. These grants were reclassified as unrestricted net assets.

Income earned from grants and contributions is recorded within unrestricted, temporarily restricted or permanently restricted net assets, as defined in individual agreements.

Note 15. Program Services and Fees

Program services and fees consist of the following:

	2015	2014
Gross sales of residential properties	$ 3,126,152	$ 3,410,840
Cost of sales of residential properties	(3,118,336)	(3,124,729)
NMTC fees	2,246,250	2,320,000
Technical assistance fees	2,005,849	1,580,845
Net rental income	216,033	49,726
Other	1,412,668	759,728
	$ 5,888,616	$ 4,996,410

Note 16. Sustainable Development Fund

SDF is a separate fund of Reinvestment Fund. SDF is guided by the terms of two PA PUC orders and subsequent PUC actions. SDF loans are reviewed and approved by Reinvestment Fund's loan committee. SDF has a Board of Directors that assists with grant approvals, but now that SDF no longer awards grants, the Board has become inactive. SDF files an annual report with the PUC and participated in an annual meeting of the Pennsylvania Sustainable Energy Board.

In connection with the creation of SDF, SDF agreed to comply with certain contractual restrictions on the use of the Fund's available net assets. As such, all net assets of SDF are considered contractually limited as to use. All Fund receipts, including contributions, principal repayments and interest earnings on loans made by the Fund, earnings on equity and near equity investments, and interest earnings, are required to be maintained in SDF. SDF is authorized to make disbursements for loans, equity and near equity investments, grants and approved annual operating program expenses. The Fund is also subject to certain annual reporting requirements.

On October 20, 2000, Philadelphia's PECO Energy Company and the Unicom Corporation of Chicago merged to form the Exelon Corporation. As a result of the merger, Exelon agreed to accelerate the payments otherwise due to SDF based on electricity consumption in the PECO Energy service territory. Exelon paid SDF a lump sum payment of $9,980,000 on January 1, 2001, representing estimated collections based on electricity consumption during the period January 1, 2001 through December 31, 2006.

In connection with the merger agreement, Exelon made contributions to SDF, over a five year period from October 20, 2000 to January 1, 2005, for the following purposes:

1) Photovoltaic Project – Contribution of $4,000,000 to fund a four year photovoltaic (solar electricity) project to purchase, install, finance and/or write down the cost of the minimum number of rooftop units in each year of the project.

2) New Pennsylvania Wind Facilities – Contribution of $12,000,000 for the development of new wind powered generation projects in Pennsylvania.

3) Renewable Education – Contribution of $2,500,000 to help fund consumer education on electricity from renewable sources, including environmental, financial and technical considerations.

Note 16. Sustainable Development Fund (Continued)

During 2015 and 2014, net assets released from restriction for SDF totaled $382,766 and $156,003, respectively. SDF did not incur any fundraising expenses.

Note 17. Fundraising Expenses

The management and general category includes fundraising expenses, which are approximately $67,000 and $51,000 for the years ended December 31, 2015 and 2014, respectively.

Note 18. Commitments and Contingencies

The Organization leases its offices and certain office equipment under non-cancelable operating leases. The office lease term is for 15 years with one option to renew for 5 years. The lease includes a tenant leasehold improvement allowance totaling approximately $1,100,000. This allowance is deferred and amortized over the term of the lease. The Organization's future annual minimum payments under these leases, net of sublease income, are as follows:

2016	$ 564,992
2017	575,343
2018	585,694
2019	596,045
2020	606,396
Thereafter	3,463,273
	$ 6,391,743

Rent expense, net of subleases, was $479,137 and $583,720 for the years ended December 31, 2015 and 2014, respectively.

At December 31, 2015, the Organization had approximately $54,800,000 of loans closed but not yet disbursed and $15,000,000 of loan commitments, net of participations. Loan commitments represent arrangements to lend funds at specified interest rates and contain fixed expiration dates or other termination clauses.

At December 31, 2015, Reinvestment Fund had unconditional outstanding letters of credit totaling $601,742. These letters of credit have maturity dates ranging from July 2016 to December 2016.

During the year ended June 30, 2009, in connection with the NMTC program, TRF NMTC Fund VII, LP ("Lender") issued three notes to The Learning Community Charter School ("Debtor"). Reinvestment Fund ("Guarantor") unconditionally guarantees the punctual payment of all sums due on one of these notes in the amount of $4,840,750 plus any expenses for collection of the note including reasonable attorneys' fees. This guaranty requires that the Lender cause the full depletion of the US ED proceeds, held by Reinvestment Fund as restricted cash in the amount of $974,850, prior to pursuing any remedy against the Guarantor. These US ED proceeds also secure the Debtor's obligations under the note. At December 31, 2015, the balance of the guarantee was $4,840,750.

During 2010, in connection with the NMTC program, JPMC ("Senior Lender"), issued a note payable to Chase NMTC TRF Charter School Investment Fund, LLC ("borrower") in the amount of $21,349,140. Reinvestment Fund, a subordinate lender to the borrower, received grant funds from the US ED to enable Reinvestment Fund to establish a reserve fund to assist one or more charter schools' access to private sector capital. In accordance with the terms and conditions of the Amended and Restated Credit Enhancement Agreement, Reinvestment Fund agreed to deposit such funds into a Credit Enhancement Reserve Account (the "Account") in an amount equal to 10% of the principal amount of the loans issued per the Senior Lender's promissory note. In addition, Reinvestment Fund agreed to deposit an additional $32,938 into the Account. The Account is interest bearing and is pledged to the Senior Lender as additional security for the loans pursuant to the Credit Enhancement Reserve Account Pledge and Control Agreement. At December 31, 2015, the balance in the Account was $2,181,859.

In the normal course of business, the Organization is subject to various pending or threatened litigation. In the opinion of management, the ultimate resolution of such litigation will not have a material adverse effect on the Organization's consolidated financial statements.

Note 19. Retirement Plan

The Organization offers all eligible employees the opportunity to participate in a 401(k) tax deferred plan whereby employees may elect to contribute through payroll deductions. These amounts are subject to statutory maximums. The 2015 and 2014 plans provided for a discretionary match of 100% of employees' contributions for the first 3% of compensation plus a 50% match on deferrals in excess of 3% but not to exceed 5% of employees' compensation. The Organization contributed $265,811 and $253,097 for the years ended December 31, 2015 and 2014, respectively.

Note 20. Fair Value Measurements

The Organization recorded certain assets, such as investments in marketable securities and program investments at fair value on an ongoing basis and reported at fair value at every reporting date. These are disclosed below under fair value on a recurring basis. Assets that are not recorded at fair value on an ongoing basis, but under certain circumstances, such as impairments and property held for development or sale are disclosed below under fair value on nonrecurring basis.

Fair Value on a Recurring Basis

Investment in marketable securities: The fair value of investment in marketable securities is the market value based on quoted market prices, when available (Level 1). If listed prices or quotes are not available, fair value is based upon quoted market prices for similar or identical assets or other observable inputs (Level 2); or fair value is based upon externally developed models that use unobservable inputs due to the limited market activity of the investment (Level 3).

Program investments: The fair value of program investments is determined in good faith by the management of the Organization by taking into consideration the exit price of the investment and other factors as management may deem relevant.

The following presents the assets and liabilities reported on the consolidated statement of financial position at their fair value as of December 31 by level.

	2015			
	Total	Level 1	Level 2	Level 3
Investments in marketable securities:				
Debt and Mortgage-backed securities:				
Federal Home Loan Bank	$ 124,755	$ -	$ 124,755	$ -
Federal Home Loan Mortgage Company	3,965,002	-	3,965,002	-
Federal National Mortgage Association	10,207,008	-	10,207,008	-
U.S. Treasury Notes and Bills	12,782,184	12,782,184	-	-
Corporate debt securities	14,782,609	1,950,000	12,832,609	-
Program investments:				
The Community Development Trust	250,000	-	-	250,000
Total assets	$ 42,111,558	$ 14,732,184	$ 27,129,374	$ 250,000

	2014			
	Total	Level 1	Level 2	Level 3
Investments in marketable securities:				
Debt and Mortgage-backed securities:				
Federal Home Loan Bank	$ 1,314,344	$ -	$ 1,314,344	$ -
Federal Home Loan Mortgage Company	961,539	-	961,539	-
Federal National Mortgage Association	15,138,280	1,497,941	13,640,339	-
U.S. Treasury Notes and Bills	8,402,113	8,402,113	-	-
Corporate debt securities	17,698,472	3,800,000	13,898,472	-
Program investments:				
The Community Development Trust	250,000	-	-	250,000
Total assets	$ 43,764,748	$ 13,700,054	$ 29,814,694	$ 250,000

Note 20. Fair Value Measurements (Continued)

Fair Value on a Nonrecurring Basis

Impaired loans: The fair value of impaired loans is determined based on the loan's observable market price or the fair value of the collateral if the loan is collateral dependent. The valuation allowance for impaired loans is included in the allowance for losses in the consolidated statement of financial position. The valuation allowance for impaired loans at December 31, 2015 and 2014 was $840,224 and $1,571,703, respectively.

Residential property held for development or sale: The fair value of residential property held for development or sale is determined in good faith by the management of the Organization by taking into consideration the current real estate market, units owned versus city owned property, and such other factors as management may deem relevant. The valuation allowance at December 31, 2015 and 2014 was $247,472 and $390,262, respectively.

	2015			
	Total	Level 1	Level 2	Level 3
Impaired loans, net of specific reserves of $840,224	$ 15,317,469	$ -	$ -	$ 15,317,469
Property held for development or sale, net of specific reserve of $247,742	5,863,087	-	-	5,863,087
	$ 21,180,556	$ -	$ -	$ 21,180,556

	2014			
	Total	Level 1	Level 2	Level 3
Impaired loans, net of specific reserves of $1,571,703	$ 15,864,220	$ -	$ -	$ 15,864,220
Property held for development or sale, net of specific reserve of $390,262	10,170,800	-	-	10,170,800
	$ 26,035,020	$ -	$ -	$ 26,035,020

Note 21. Subsequent Events

The Organization's management has evaluated its subsequent events (events occurring after December 31, 2015) through April 26, 2016, which represents the date the financial statements were available to be issued.

Effective January 1, 2016 Reinvestment Fund made a strategic decision to create a separate legal entity, PolicyMap, LLC ("PolicyMap"). PolicyMap is a limited liability company wholly owned by Reinvestment Fund. PolicyMap was created as part of a restructure to better manage risk and enable growth.

RSM

RSM US LLP

Independent Auditor's Report
on the Supplementary Information

To the Board of Directors
Reinvestment Fund, Inc. and Affiliates
Philadelphia, Pennsylvania

We have audited the consolidated financial statements of Reinvestment Fund, Inc. and Affiliates as of and for the years ended December 31, 2015 and 2014, and have issued our report thereon, dated April 26, 2016, which contained an unmodified opinion on those financial statements. Our audits were performed for the purpose of forming an opinion on the financial statements as a whole.

Our audits were conducted for the purpose of forming an opinion on the consolidated financial statements as a whole. The consolidating information is presented for purposes of additional analysis rather than to present the financial position, results of operations, and cash flows of the individual companies and is not a required part of the consolidated financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the consolidated financial statements. The consolidating information has been subjected to the auditing procedures applied in the audit of the consolidated financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the consolidated financial statements or to the consolidated financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the consolidated financial statements as a whole.

RSM US LLP

Blue Bell, Pennsylvania
April 26, 2016

Reinvestment Fund, Inc. and Affiliates (Excluding SDF)

Consolidating Statement of Financial Position
December 31, 2015

	TRF	EFI	NMTC	TC-TRF	DP	Education Funding	Reinvest I - IV	Fund Manager	Eliminations & Reclassifications	Total	SDF	Total (excluding SDF)
Assets												
Current Assets												
Cash, cash equivalents and certificate of deposit	$ 11,011,816	$ 58,116	$ 78,414	$ -	$ 2,040,854	$ -	$ -	$ 18,585	$ -	$ 13,207,785	$ -	$ 13,207,785
Grants and contributions receivable	828,865	-	-	-	-	-	-	-	-	828,865	-	828,865
Investments in marketable securities	17,487,873	-	-	-	-	-	-	-	-	17 487,873	458,689	17,029,184
Accounts receivable – related parties	369	-	-	-	-	37,333	400	-	(38,102)	-	-	-
Loans and leases	87,997,781	8,289	-	-	-	-	-	-	(296,684)	87,707,386	787,500	86,919,886
Allowance for losses	(4,797,723)	(14)	-	-	-	-	-	-	16,318	(4,781,419)	(36,023)	(4,745,396)
Other	3,532,166	62	16,073	-	3,270,256	-	-	6,321	-	6,824,898	18,102	6,806,796
Restricted cash, cash equivalents and certificate of deposit	26,356,509	-	-	-	1,238,381	-	-	-	-	27,594,890	288,741	27,307,649
	142,419,178	64,453	94,487	-	6,549,491	37,333	400	24,906	(318,468)	148,871,778	1,015,009	147,856,769
Noncurrent Assets												
Investments in marketable securities	24,373,685	-	-	-	-	-	-	-		24,373,685	7,167,789	17,205,896
Due from related parties	740,998	-	-	-	-	-	-	-	(740,998)	-	-	-
Loans and leases	207,327,035	80,728	-	-	1,100,000	-	-	-	(500,000)	208,007,763	924,727	207,083,036
Allowance for losses	(11,311,910)	(186)	-	-	-	-	-	-	27,500	(11,284,596)	(42,300)	(11,242,296)
Investments in limited partnerships and program investments	876,056	-	33,207	-	146	48,766	-	1,439	-	761,616	-	761,616
Equipment, leasehold improvements and software, net	2,444,063	-	-	-	2,768	-	-	-		2,446,831	-	2,446,831
Investments in consolidated subsidiaries	1,249,658	-	-	-	-	-	-	-	(1,249,658)	-	-	-
Property held for development or sale, net	-	-	-	-	6,082,444	-	-	-	(219,357)	5,863,087	-	5,863,087
Rental property, net	-	-	-	-	28,168,849	-	-	-		28,168,849	-	28,168,849
Other	506,316	-	(878)	-	464,573	-	-	-	(280,736)	689,274	-	689,274
	226,007,905	80,542	32,329	-	35,818,780	48,766	-	1,439	(2,963,251)	259,026,509	8,050,216	250,976,293
Total Assets	$ 368,427,081	$ 144,995	$ 126,815	$ -	$ 42,368,271	$ 86,099	$ 400	$ 26,345	$ (3,281,719)	$ 407,898,287	$ 9,065,225	$ 398,833,062
Liabilities and Net Assets												
Current Liabilities												
Accounts payable and accrued expenses	$ 2,149,768	$ 1,200	$ -	$ -	$ 897,225	$ -	$ -	$ -	$ -	$ 3 048,224	$ 328,500	$ 2 719,724
Escrow payable and due to third parties	10,918,525	-	-	-	147,622	-	-	-	(22 050)	11,044,097	65 000	10 979 097
Accounts payable - related parties	299,844	-	-	-	-	-	-	-	(299,844)	-	369	(369)
Deferred revenue	900,088	-	-	-	2,463,603	-	-	-	(394,838)	2,968,853	-	2,968,853
Other	791,384	-	-	-	211,989	-	-	-	-	1,003,373	-	1,003,373
Recoverable grant payable	5,763,681	-	-	-	-	-	-	-	-	5,763,681	-	5,763,681
Loans payable, current portion	33,323,930	37,931	-	-	4,658,767	-	-	-	(299,684)	37,923,944	-	37,923,944
	54,174,251	39,131	-	-	8,579,206	-	-	-	(1,016,416)	61,793,172	393,869	61,399,303
Noncurrent Liabilities												
Due to related parties	-	-	-	-	740,998	-	-	-	(740,998)	-	-	-
Loans payable, less current maturities	147,867,927	-	-	-	27,278,429	-	-	-	(500,000)	174,646,356	-	174,646,356
Loans payable, EQ2	18 708 000	-	-	-	-	-	-	-	-	18,708,000	-	18,708,000
Escrow payable and due to third parties	524,108	-	-	-	-	-	-	-	-	524,108	-	524,108
Other	1,490,316	-	-	-	-	-	-	-	-	1,490,316	-	1,490,316
	168,410,351	-	-	-	28,019,427	-	-	-	(1,240,998)	195,168,780	-	195,168,780
Total Liabilities	222,584,602	39,131	-	-	36,598,633	-	-	-	(2,257,414)	256,970,952	393,869	256,567,083
Commitments and Contingencies												
Paid in capital	-	1,010,000	-	-	-	60,100	400	-	(1,070,500)	-	-	-
Earnings/(Deficit)	-	(904,136)	126,815	-	-	25,999	-	26,345	724,977	-	-	-
Net Assets												
Unrestricted	49,180,834	-	-	-	(2,600,783)	-	-	-	(984,782)	45,895,269	-	45,895,269
Unrestricted - Contractually limited as to use	9,181,356	-	-	-	-	-	-	-	-	9,181,356	9,181,356	-
Non-controlling interest in consolidating subsidiaries	-	-	-	-	5,858,885	-	-	-	-	5,858,885	-	5,858,885
Total Unrestricted	58,362,190	105,864	126,815	-	3,258,102	86,099	400	26,345	(1,030,305)	60,935,510	9,181,356	51,754,154
Temporarily restricted - Programs	2,695,581	-	-	-	-	-	-	-	-	2,695,581	-	2,695,581
Temporarily restricted - Financing	31,028,292	-	-	-	2,511,536	-	-	-	-	33,537,828	-	33,537,828
Temporarily restricted - Re-granting	3,646,681	-	-	-	-	-	-	-	-	3,646,681	-	3,646,681
Total Temporarily Restricted	37,368,554	-	-	-	2,511,536	-	-	-	-	39,880,090	-	39,880,090
Permanently restricted	50,111,735	-	-	-	-	-	-	-		50,111,735	-	50,111,735
Total Net Assets	145,842,479	105,864	126,815	-	5,769,638	86,099	400	26,345	(1,030,305)	150,927,335	9,181,356	141,745,979
Total Liabilities and Net Assets	$ 368,427,081	$ 144,995	$ 126,815	$ -	$ 42,368,271	$ 86,099	$ 400	$ 26,345	$ (3,281,719)	$ 407,898,287	$ 9,565,225	$ 398,333,062

Reinvestment Fund, Inc. and Affiliates (Excluding SDF)

Consolidating Statement of Financial Position
December 31, 2014

	TRF	Private Equity	EFI	NMTC	TC-TRF	DP	Education Funding	Renewal I - IV	Fund Manager	Eliminations & Reclassifications	Total	SDF	Total (excluding SDF)
Assets													
Current Assets													
Cash, cash equivalents and certificate of deposit	$ 12,674,609	$ -	$ 60,980	$ 398,294	$ 2,482,241	$ 1,702,083	$ -	$ -	$ 131,018	$ -	$ 17,449,525	$ -	$ 17,449,525
Grants and contributions receivable	9,196,805	-	-	-	-	-	-	-	-	-	9,196,805	-	9,196,805
Investments in marketable securities	20,391,740	-	-	-	-	-	-	-	-	-	20,391,740	1,089,657	19,301,883
Accounts receivable - related parties	9,000	-	-	65	-	-	37,333	400	-	(46,858)	-	-	-
Loans and leases	79,864,406	-	25,701	-	-	-	-	-	-	(787,119)	79,102,988	291,430	78,811,558
Allowance for losses	(4,481,207)	-	(565)	-	-	-	-	-	-	78,712	(4,403,060)	(19,390)	(4,383,670)
Other	2,825,603	-	192	60,595	166,837	2,015,087	-	-	6,320	(10,000)	5,054,314	20,079	5,034,235
Restricted cash, cash equivalents and certificate of deposit	26,118,582	-	-	-	-	688,033	-	-	-	-	26,806,615	947,333	25,857,282
	146,599,798	-	86,308	458,954	2,638,878	4,403,163	37,333	400	137,338	(765,265)	153,596,927	2,332,309	151,264,618
Noncurrent Assets													
Grants and contributions receivable	73,000	-	-	-	-	-	-	-	-	-	73,000	-	73,000
Investments in marketable securities	23,123,008	-	-	-	-	-	-	-	-	-	23,123,008	6,831,578	16,291,430
Due from related parties	971,621	-	-	-	-	-	-	-	-	(971,621)	-	-	-
Loans and leases	153,489,516	-	122,507	-	-	1,100,000	-	-	-	(500,000)	154,212,025	474,221	153,737,804
Allowance for losses	(9,176,519)	-	(2,692)	-	-	-	-	-	-	50,000	(9,129,211)	(26,670)	(9,102,541)
Investments in limited partnerships and program investments	504,484	-	-	30,510	-	343	47,233	-	1,454	-	584,024	-	584,024
Equipment, leasehold improvements and software, net	2,672,347	-	-	-	-	1,714	-	-	-	-	2,674,061	-	2,674,061
Investments in consolidated subsidiaries	4,229,935	-	-	205	-	-	-	-	-	(4,230,140)	-	-	-
Property held for development or sale, net	-	-	-	-	-	10,390,157	-	-	-	(219,357)	10,170,800	-	10,170,800
Rental property, net	-	-	-	-	-	23,356,670	-	-	-	-	23,356,670	-	23,356,670
Other	144,268	-	-	(879)	-	1,206,954	-	-	-	(803,011)	550,342	-	550,342
	178,031,662	-	119,815	29,835	-	36,055,843	47,233	-	1,454	(8,671,129)	205,614,718	7,279,129	198,335,589
Total Assets	$ 322,631,460	$ -	$ 206,123	$ 488,790	$ 2,638,878	$ 40,459,031	$ 84,566	$ 400	$ 138,792	$ (7,436,394)	$ 359,211,646	$ 9,611,438	$ 349,600,208
Liabilities and Net Assets													
Current Liabilities													
Accounts payable and accrued expenses	$ 1,544,323	$ -	$ -	$ -	$ -	$ 1,044,601	$ -	$ -	$ -	$ -	$ 2,588,924	$ 15,471	$ 2,573,453
Escrow payable and due to third parties	5,296,424	-	-	-	-	108,261	-	-	-	(16,848)	5,387,837	38,372	5,349,465
Accounts payable - related parties	830,075	-	-	-	-	-	-	-	-	(830,075)	-	9,060	(9,060)
Deferred revenue	408,141	-	-	-	-	2,564,068	-	-	-	(450,000)	2,522,209	-	2,522,209
Other	710,767	-	-	-	-	260,581	-	-	-	(10,000)	961,348	-	961,348
Recoverable grant payable	5,369,717	-	-	-		-	-	-	-	-	5,369,717	-	5,369,717
Loans payable, current portion	13,771,585	-	98,001	-	-	2,350,858	-	-	-	(530,864)	15,689,580	-	15,689,580
	27,931,033	-	98,001	-	-	6,288,370	-	-	-	(1,837,587)	32,479,816	82,903	32,396,913
Noncurrent Liabilities													
Due to related parties	-		-	-	-	971,621	-	-	-	(971,621)	-	-	-
Loans payable, less current maturities	137,119,277	-	-	-	-	26,694,304	-	-	-	(766,455)	163,057,126	-	163,057,126
Loans payable, EQ2	12,708,000	-	-	-		-	-	-	-	-	12,708,000	-	12,708,000
Other	1,581,582	-	-	-	-	-	-	-	-	-	1,581,582	-	1,581,582
	151,408,859	-	-	-	-	27,665,925	-	-	-	(1,738,076)	177,346,708	-	177,346,708
Total Liabilities	179,339,891	-	98,001	-	-	33,954,295	-	-	-	(3,575,663)	209,826,524	82,903	209,743,621
Commitments and Contingencies													
Paid in capital	-	-	1,010,000	(1,850,927)	2,636,672	-	50,100	400	100	(1,858,345)	-	-	-
Earnings/(Deficit)	-	-	(901,968)	2,339,717	-	-	24,466	-	138,692	(1,600,907)	-	-	-
Net Assets													
Unrestricted	40,671,110	-	-	-	-	(1,183,750)	-	-	-	(411,273)	38,976,087	-	38,976,087
Unrestricted - Contractually limited as to use	9,165,769	-	-	-	-	-	-	-	-	-	9,165,769	9,165,769	-
Non-controlling interest in consolidating subsidiaries	-	-	-	-	206	4,758,094	-	-	-	(206)	4,758,094	-	4,758,094
Total Unrestricted	49,836,879	-	108,032	488,790	2,638,878	3,574,344	84,566	400	138,792	(3,870,731)	52,899,950	9,165,769	43,734,181
Temporarily restricted - Programs	4,983,063	-	-	-	-	-	-	-	-	-	4,983,063	382,766	4,600,297
Temporarily restricted - Financing	34,896,078	-	-	-	-	2,930,392	-	-	-	-	37,826,470	-	37,826,470
Temporarily restricted - Re-granting	4,953,501	-	-	-	-	-	-	-	-	-	4,953,501	-	4,953,501
Total Temporarily Restricted	44,832,642	-	-	-	-	2,930,392	-	-	-	-	47,763,034	382,766	47,380,268
Permanently restricted	48,692,058	-	-	-	-	-	-	-	-	-	48,692,058	-	48,692,058
Total Net Assets	143,291,569	-	108,032	488,790	2,638,878	6,504,736	84,566	400	138,792	(3,870,731)	149,355,032	9,548,535	139,806,497
Total Liabilities and Net Assets	$ 322,631,460	$ -	$ 206,123	$ 488,790	$ 2,638,878	$ 40,459,031	$ 84,566	$ 400	$ 138,792	$ (7,436,394)	$ 359,211,646	$ 9,611,438	$ 349,600,208

Reinvestment Fund, Inc. and Affiliates (Excluding SDF)

Consolidating Statement of Activities
For the Year Ended December 31, 2016

	TRF	EFI	NMTC	TC-TRF	DP	Education Funding	Reinvest I - IV	Fund Manager	Eliminations & Reclassifications	Total	SDF	Total (excluding SDF)
Financial Activity												
Financial Income												
Interest and dividend income from												
Investments	$ 414,029	$ -	$ -	$ -	$ 2,798	$ -	$ -	$ -	$ -	$ 416,825	$ 102,260	$ 314,565
Loans and leases	14,475,345	9,434	-	-	-	-	-	-	(27,917)	14,456,862	30,653	14,426,209
Investment gains, net												
Gain on transfer of limited liability company	-	-	49,314	-	-	-	-	-	-	49,314	-	49,314
Equity gains in consolidated subsidiaries	275,859	-	-	-	-	-	-	-	(275,859)	-	-	-
Loan and lease fees	831,943	71	-	-	-	-	-	-	-	832,014	8,553	823,461
Asset management fee, net	1,470,588	-	40,381	-	-	-	-	53,329	-	1,564,306	-	1,564,306
Total Financial Income	17,467,574	9,505	89,695	-	2,798	-	-	53,329	(303,576)	17,319,325	141,468	17,177,857
Financial Expense												
Interest expense	5,369,158	3,018	-	-	84,531	-	-	-	(27,917)	5,408,790	-	5,408,790
Investment losses, net												
Marketable securities	181,316	-	-	-	-	-	-	-	-	181,316	48,136	133,180
Equity (gains) losses in limited partnerships	19,184	-	888	-	(601)	(1,533)	-	15	-	17,953	-	17,953
Provision for loan and lease losses	2,446,748	(186,431)	-	-	-	-	-	-	268,269	2,528,586	35,263	2,493,323
Total Financial Expense	8,016,406	(183,413)	888	-	83,930	(1,533)	-	15	240,352	8,136,645	83,399	8,053,246
Net Financial Income	9,451,168	192,918	88,807	-	(81,134)	1,533	-	53,314	(543,928)	9,182,678	58,067	9,124,591
Revenue and Support												
Grants and contributions	5,828,689	-	-	-	2,885,139	-	-	-	(75,000)	8,436,828	-	8,436,828
Program services and fees	5,522,850	-	-	-	412,431	-	-	-	(46,865)	5,888,416	-	5,888,416
Other income	51,887	-	-	2,777	(11,817)	-	-	-	-	42,847	-	42,847
Total Revenue and Support	11,401,426	-	-	2,777	3,085,753	-	-	-	(121,665)	14,368,291	-	14,368,291
Program and General Expenses and Other Decreases												
Program and General Expenses												
Program - Lending and Community Investing	8,513,678	11,711	751	545	-	-	-	761	-	8,527,447	-	8,527,447
Program - Sustainable Development Fund	425,266	-	-	-	-	-	-	-	-	425,266	425,266	-
Program - Policy Solutions	1,444,888	-	-	-	-	-	-	-	-	1,444,888	-	1,444,888
Program - PolicyMap	2,997,641	-	-	-	-	-	-	-	-	2,997,641	-	2,997,641
Program - Development Partners	287,722	-	-	-	5,671,677	-	-	-	(76,500)	5,883,099	-	5,883,099
Management and general	4,666,026	-	-	-	-	-	-	-	-	4,666,026	-	4,666,026
Total Program and General Expenses	18,335,222	11,711	751	545	5,671,677	-	-	761	(76,500)	23,944,467	425,266	23,519,201
Other Decreases (increases)												
Charges related to revolving loan fund	(33,638)	-	-	-	-	-	-	-	-	(33,638)	-	(33,638)
Forgiveness of debt from related parties	-	183,375	-	-	(10,000)	-	-	-	(173,375)	-	-	-
Total Other Decreases (increases)	(33,638)	183,375	-	-	(10,000)	-	-	-	(173,375)	(33,638)	-	(33,638)
Total Expenses and Other Decreases (increases)	18,301,584	195,086	751	545	5,661,677	-	-	761	(249,875)	23,910,829	425,266	23,485,563
Net income (loss)	-	(2,168)	88,056	2,232	-	1,533	-	52,553	(142,208)	-	-	-
Change in net assets	2,550,810	-	-	-	(2,637,258)	-	-	-	(273,512)	(359,860)	(367,179)	7,319
Capital contributions (distributions), net	-	-	(450,031)	(2,641,110)	1,902,160	-	-	(185,000)	3,256,144	1,002,163	-	1,002,163
Change in net assets	2,550,810	(2,168)	(361,975)	(2,638,878)	(735,098)	1,533	-	(112,447)	2,840,424	1,642,303	(367,179)	1,009,482
Net assets, beginning	143,291,569	108,032	488,790	2,638,878	6,504,736	84,566	400	138,792	(3,870,731)	148,385,032	9,548,535	138,836,497
Net assets, ending	$ 145,842,379	$ 105,864	$ 126,815	$ -	$ 5,769,638	$ 86,099	$ 400	$ 26,345	$ (1,030,307)	$ 150,027,335	$ 9,181,356	$ 141,745,979

Reinvestment Fund, Inc and Affiliates (Excluding SDF)

Consolidating Statement of Activities
For the Year Ended December 31, 2014

	TRF	Private Equity	EFI	NMTC	TC-TRF	DP	Education Funding	Reinvest I - IV	Fund Manager	Eliminations & Reclassifications	Total	SDF	Total (excluding SDF)
Financial Activity													
Financial Income													
Interest and dividend income from:													
Investments	$ 378,082	$ 40	$ -	$ -	$ -	$ 993	$ -	$ -	$ -	$ -	$ 380,115	$ 72,088	$ 308,029
Loans and leases	11,850,009	-	9,419	-	-	-	-	-	-	(34,360)	11,822,068	52,768	11,569,300
Investment gains, net													
Gain on transfer of limited liability company	2,638,671	-	-	-	-	-	-	-	-	-	2,638,671	3,302	2,635,369
Equity gains in consolidated subsidiaries	322,280	-	-	-	-	-	-	-	-	(322,280)	-	-	-
Loan and lease fees	965,654	-	-	-	-	-	-	-	-	-	965,654	405	965,249
Asset management fee, net	1,432,868	-	-	272,619	-	-	-	-	53,328	-	1,758,938	-	1,758,938
Total Financial Income	17,388,694	40	9,419	272,619	-	993	-	-	53,328	(356,650)	17,365,444	128,561	17,236,883
Financial Expense													
Interest expense	4,374,802	-	4,553	-	-	186,457	-	-	-	(14,553)	4,551,359	-	4,551,359
Investment losses, net													
Marketable securities	423,058	-	-	-	-	-	-	-	-	-	423,058	78,641	344,417
Loss on equity method investments	130,822			221		(68)	34,158		20		165,153	-	165,153
Provision for loan and lease losses	2,156,219	-	(5,033)	-	-	-	-	-	-	46,998	2,198,184	(25,323)	2,223,507
Total Financial Expense	7,085,001	-	(480)	221	-	186,389	34,158	-	20	32,445	7,337,754	53,318	7,284,436
Net Financial Income	10,303,693	40	9,899	272,398	-	(185,396)	(34,158)	-	53,308	(389,095)	10,027,690	75,243	9,952,447
Revenue and Support													
Grants and contributions	18,798,878	-	-	-	-	2,478,527	-	-	-	(35,000)	19,242,505	-	19,242,505
Program services and fees	3,711,895	242,002	-	-	-	189,515	-	-	-	852,998	4,996,410	-	4,996,410
Other Income	91,494	-	-	-	-	15,437	-	-	-	-	106,931	34,457	72,474
Total Revenue and Support	22,602,267	242,002	-	-	-	2,683,479	-	-	-	817,998	24,345,846	34,457	24,311,389
Program and General Expenses and Other Decreases													
Program and General Expenses													
Program - Lending and Community Investing	6,781,889	-	4,205	2,123	-	-	-	-	1,295	-	6,789,512	-	6,789,512
Program - Private Equity	242,002	39,055	-	-	-	-	-	-	-	(242,002)	39,055	-	39,055
Program - Sustainable Development Fund	227,789	-	-	-	-	-	-	-	-	-	227,789	227,789	-
Program - Policy Solutions	1,418,580	-	-	-	-	-	-	-	-	-	1,418,580	-	1,418,580
Program - PolicyMap	3,220,817	-	-	-	-	-	-	-	-	-	3,220,817	-	3,220,817
Program - Development Partners	250,374	-	-	-	-	6,152,022	-	-	-	(35,000)	6,367,396	-	6,367,396
Management and general	4,118,638	-	-	-	-	65,377	-	-	-	-	4,184,015	75,000	4,109,015
Total Program and General Expenses	16,259,889	39,055	4,205	2,123	-	6,217,399	-	-	1,295	(277,002)	24,246,944	302,789	23,944,155
Other Decreases (Increases)													
Charges related to revolving loan fund	78,953	-	-	-	-	-	-	-	-	-	78,953	-	78,953
Redesignation of restrictions	(315,726)	315,726	-	-	-	-	-	-	-	-	-	-	-
Forgiveness of debt from related parties	-	-	3,459	-	-	(1,095,000)	-	-	-	1,091,541	-	-	-
Total Other Decreases (Increases)	(236,773)	315,726	3,459	-	-	(1,095,000)	-	-	-	1,091,541	78,953	-	78,953
Total Expenses and Other Decreases (Increases)	16,023,096	354,781	7,664	2,123	-	7,122,399	-	-	1,295	814,539	24,325,897	302,789	24,023,108
Net Income (loss)	-	-	(765)	270,275	-	-	(34,158)	-	52,014	(287,366)	-	-	-
Change in net assets	14,882,964	(112,739)	-	-	-	(4,824,316)	-	-	-	(98,270)	10,047,639	(193,069)	10,240,728
Capital contributions (distributions), net	-	-	-	(198,236)	2,838,878	1,909,032	-	-	-	(2,440,641)	1,909,033	-	1,909,033
Change in net assets	14,882,964	(112,739)	(765)	72,039	2,838,878	(2,715,284)	(34,158)	-	52,014	(2,826,277)	11,956,672	(193,069)	12,149,761
Net assets, beginning	128,408,605	112,739	106,797	416,751	-	9,220,020	118,724	400	86,778	(1,044,454)	137,428,360	9,741,824	127,686,736
Net assets, ending	$ 143,291,569	$ -	$ 105,032	$ 488,790	$ 2,838,878	$ 6,504,736	$ 84,566	$ 400	$ 138,792	$ (3,870,731)	$ 149,385,032	$ 9,548,755	$ 139,836,497

TRF NMTC Fund LLC

Consolidating Statement of Financial Position
December 31, 2015

	NMTC	TRF NMTC Fund VI, L.P.	Eliminations & Reclassifications	Total
Assets				
Current Assets				
Cash and cash equivalents	$ 45,158	$ 33,256	$ -	$ 78,414
Other	8	16,065	-	16,073
	45,166	49,321	-	94,487
Noncurrent Assets				
Investments in limited partnerships and program investments	33,207	-	-	33,207
Investment in consolidated subsidiary	49,321	-	(49,321)	-
Other	(879)	-	-	(879)
Total Assets	$ 126,815	$ 49,321	$ (49,321)	$ 126,815
Liabilities and Net Assets				
Total Liabilities	$ -	$ -	$ -	$ -
Commitments and Contingencies				
Partners' Capital (Net Assets)				
General partner	126,815	49,321	(49,321)	126,815
Limited partner	-	-	-	-
Total Partners' Capital (Net Assets)	126,815	49,321	(49,321)	126,815
Total Net Assets	126,815	49,321	(49,321)	126,815
Total Liabilities and Net Assets	$ 126,815	$ 49,321	$ (49,321)	$ 126,815

TRF NMTC Fund LLC

Consolidating Statement of Activities
Year Ended December 31, 2015

	NMTC	TRF NMTC Fund VI, L.P.	Eliminations & Reclassifications	Total
Financial Activity				
Financial Income				
Interest income from:				
Gain on transfer of limited liability company	$ 49,314	$ -	$ -	$ 49,314
Asset management fee	40,381	-	-	40,381
Total Financial Income	89,695	-	-	89,695
Financial Expense				
Investment losses, net				
Equity losses in consolidated subsidiaries	(7)	-	7	-
Equity (gains) losses in limited partnerships	888			888
Total Financial Expense	881	-	7	888
Net Financial Income	88,814	-	(7)	88,807
Program and General Expenses				
Program and General Expenses				
Program - Lending and Community Investing	758	(7)	-	751
Total Program and General Expenses	758	(7)	-	751
Total Expenses and Other (Increases) Decreases	758	(7)	-	751
Net gain (loss)	88,056	7	(7)	88,056
Capital distribution	(450,031)	49,314	(49,314)	(450,031)
Change in net assets	(361,975)	49,321	(49,321)	(361,975)
Net assets, beginning	488,790	-	-	488,790
Net assets, ending	$ 126,815	$ 49,321	$ (49,321)	$ 126,815

TC-TRF QEI, LLC and Affiliates

Consolidating Statement of Financial Position
December 31, 2015

	TC-TRF QEI	Fund IV	Eliminations & Reclassifications	Total
Assets				
Current Assets				
Cash and cash equivalents	$ -	$ -	$ -	$ -
	-	-	-	-
Noncurrent Assets				
Investments in consolidated subsidiaries	-	-	-	-
	-	-	-	-
Total Assets	$ -	$ -	$ -	$ -
Liabilities and Net Assets				
Total Liabilities	$ -	$ -	$ -	$ -
Commitments and Contingencies				
Total Net Assets	-	-	-	-
Total Liabilities and Net Assets	$ -	$ -	$ -	$ -

TC-TRF QEI, LLC and Affiliates

Consolidating Statement of Financial Position
December 31, 2014

	TC-TRF QEI	Fund IV	Eliminations & Reclassifications	Total
Assets				
Current Assets				
Cash and cash equivalents	$ 445,242	$ 2,036,999	$ -	$ 2,482,241
Other	156,637	-	-	156,637
	601,879	2,036,999	-	2,638,878
Noncurrent Assets				
Investments in consolidated subsidiaries	2,036,793	-	(2,036,793)	-
	2,036,793	-	(2,036,793)	-
Total Assets	$ 2,638,672	$ 2,036,999	$ (2,036,793)	$ 2,638,878
Liabilities and Net Assets				
Total Liabilities	$ -	$ -	$ -	$ -
Commitments and Contingencies				
Paid-in-Capital	$ 2,638,672	$ -	$ -	$ 2,638,672
Accumulated Deficit	-	2,036,999	(2,036,999)	-
Net Assets				
Non-controlling interest	-	-	206	206
Total Unrestricted	2,638,672	2,036,999	(2,036,793)	2,638,878
Total Net Assets	2,638,672	2,036,999	(2,036,793)	2,638,878
Total Liabilities and Net Assets	$ 2,638,672	$ 2,036,999	$ (2,036,793)	$ 2,638,878

TC-TRF QEI, LLC and Affiliates

Consolidating Statement of Activities
Year Ended December 31, 2015

	TC-TRF QEI	Fund IV	Eliminations & Reclassifications	Total
Revenue and Support				
Other	$ 2,777	$ -	$ -	$ 2,777
Total Revenue and Support	2,777	-	-	2,777
Program and General Expenses				
Program and General Expenses				
Program - Lending and Community Investing	545	-	-	545
Total Program and General Expenses	545	-	-	545
Net income	2,232	-	-	2,232
Capital distributions, net	(2,640,904)	(2,036,999)	2,036,793	(2,641,110)
Change in net assets	(2,638,672)	(2,036,999)	2,036,793	(2,638,878)
Net assets, beginning	2,638,672	2,036,999	(2,036,793)	2,638,878
Net assets, ending	$ -	$ -	$ -	$ -

TC-TRF QEI, LLC and Affiliates

Consolidating Statement of Activities
Year Ended December 31, 2014

	TC-TRF QEI	Fund IV	Eliminations & Reclassifications	Total
Revenue and Support				
Total Revenue and Support	$ -	$ -	$ -	$ -
Program and General Expenses				
Total Program and General Expenses	-	-	-	-
Net income	-	-	-	-
Capital contributions, net	2,638,672	2,036,999	(2,036,793)	2,638,878
Change in net assets	2,638,672	2,036,999	(2,036,793)	2,638,878
Net assets, beginning	-	-		-
Net assets, ending	$ 2,638,672	$ 2,036,999	$ (2,036,793)	$ 2,638,878

TRF Development Partners, Inc. and Affiliates

Consolidating Statement of Financial Position
December 31, 2016

	DP	Baltimore	Philly	Ridge	Scotland Commons	Marilyn Manor	Jackson Green	EBMM	EBMT	EBMMII	EBMTII	Mount Holly	Eliminations & Reclassifications	Total
Assets														
Current Assets														
Cash and cash equivalents	$ 495,802	$ 327,801	$ 380,064	$ 5,711	$ -	$ 217,388	$ 58,584	$ 178,482	$ 9,580	$ 339,252	$ 3,930	$ 46,320	$ -	$ 2,040,854
Accounts receivable - related parties	6,802,224	-	1,082,660	-	-	-	-	34,675	-	18,814	-	-	(7,836,173)	-
Loans and leases	500,000	518,988	-	-	-	-	-	-	-	-	-	-	(1,018,988)	-
Other	104,788	574,871	-	300,071	-	138,376	2,275,572	77,927	21,557	118,188	27,774	40,892	(409,758)	3,270,256
Restricted cash and cash equivalents	-	540,138	-	128	-	427,189	22,028	148,000	43,449	35,209	21,832	-	-	1,238,381
	7,902,814	1,961,798	1,442,724	305,908	-	782,943	2,356,184	437,084	74,986	511,261	53,536	87,212	(9,266,917)	6,549,491
Noncurrent Assets														
Loans and leases	1,992,500	4,596,831	-	-	-	-	-	-	-	-	-	-	(5,488,331)	1,100,000
Investments in limited partnerships	-	-	-	-	148	-	-	-	-	-	-	-	-	148
Investments in consolidated subsidiaries	(2,760,972)	-	-	-	-	-	-	-	-	-	-	-	2,760,972	-
Property, equipment and leasehold improvements, net	2,768	-	-	-	-	-	-	-	-	-	-	-	-	2,768
Property held for development or sale, net	-	2,066,864	-	1,070,922	-	8,659	2,270,122	-	-	975,273	-	270,281	(580,687)	6,082,444
Rental property, net	-	8,904,316	-	-	-	6,017,509	-	9,881,308	-	7,499,454	-	-	(5,233,738)	26,168,849
Other	1,219,012	-	-	-	-	4,116	280,738	-	-	-	-	179,719	(1,219,012)	464,573
	453,308	16,568,011	-	1,070,922	148	6,031,284	2,550,860	9,881,308	-	8,474,727	-	450,010	(9,761,796)	35,818,780
Total Assets	$ 8,356,122	$ 18,529,807	$ 1,442,724	$ 1,376,830	$ 148	$ 6,814,227	$ 4,907,044	$ 10,418,372	$ 74,986	$ 8,985,988	$ 53,536	$ 537,222	$ (19,128,713)	$ 42,368,271
Liabilities and Net Assets														
Current Liabilities														
Accounts payable and accrued expenses	$ 279,451	$ 201,713	$ 152,154	$ 170,736	$ 3,800	$ 14,800	$ 31,540	$ 7,705	$ 17,135	$ 9,354	$ 8,289	$ 768	$ -	$ 897,225
Escrow payable and due to third parties	-	68,264	-	-	-	10,711	1,525	-	45,487	-	21,855	-	-	147,822
Accounts payable - related parties	161,056	2,678,080	805,223	1,880,543	1,465	12,870	1,216,234	11,038	161,095	588,873	58,538	7,852	(7,564,868)	-
Deferred revenue	1,281,541	2,370,641	-	-	-	23,683	-	1,288,281	-	-	-	-	(2,510,553)	2,483,603
Other	4,011	154,878	-	-	-	45,273	19,882	323,967	-	20,851	-	53,049	(409,830)	211,889
Loans payable, current portion	-	3,073,111	-	154,266	-	8,842	967,507	118,139	-	136,752	-	400,000	-	4,858,767
	1,726,059	8,546,685	957,377	2,185,565	5,065	116,069	2,236,688	1,749,131	223,697	758,830	89,482	461,669	(10,485,151)	8,579,206
Noncurrent Liabilities														
Due to related parties	740,998	-	-	-	-	-	-	-	-	-	-	-	-	740,998
Loans payable, less current maturities	1,100,000	12,809,934	-	62,500	-	2,941,938	3,177,300	7,980,483	-	5,584,724	-	119,887	(6,508,317)	27,278,429
Other	-	-	-	-	-	-	-	-	-	373,506	-	-	(373,506)	-
	1,840,998	12,809,934	-	62,500	-	2,941,938	3,177,300	7,980,483	-	5,958,230	-	119,887	(6,881,823)	28,019,427
Total Liabilities	3,577,057	21,356,619	957,377	2,248,065	5,065	3,058,027	5,413,988	9,729,584	223,697	6,725,060	89,482	581,556	(17,366,974)	36,598,633
Commitments and Contingencies														
Paid-in-Capital	-	886,971	661,344	80,000	100	-	-	72,848	-	-	-	-	(1,481,063)	-
Accumulated Deficit	-	(3,610,072)	(175,997)	(931,235)	(5,018)	9,556	(506,954)	(85,016)	(148,731)	847,992	(35,926)	(44,334)	4,587,836	-
Net Assets														
Unrestricted	3,267,529	-	-	-	-	-	-	-	-	-	-	-	(4,868,312)	(2,600,783)
Non-controlling interest	-	96,289	-	-	-	3,747,644	-	702,046	-	1,312,908	-	-	-	5,858,885
Total Unrestricted	3,267,529	(2,626,812)	485,347	(871,235)	(4,919)	3,756,200	(506,954)	688,778	(148,731)	2,260,898	(35,926)	(44,334)	(1,761,739)	3,258,102
Temporarily restricted - Programs	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Temporarily restricted - Financing	2,511,536	-	-	-	-	-	-	-	-	-	-	-	-	2,511,536
Total Temporarily Restricted	2,511,536	-	-	-	-	-	-	-	-	-	-	-	-	2,511,536
Total Net Assets	4,779,065	(2,626,812)	485,347	(871,235)	(4,919)	3,756,200	(506,954)	688,778	(148,731)	2,260,898	(35,926)	(44,334)	(1,761,739)	5,769,638
Total Liabilities and Net Assets	$ 8,356,122	$ 18,529,807	$ 1,442,724	$ 1,376,830	$ 148	$ 6,814,227	$ 4,907,044	$ 10,418,372	$ 74,966	$ 8,985,988	$ 53,536	$ 537,222	$ (19,128,713)	$ 42,368,271

TRF Development Partners, Inc. and Affiliates

Consolidating Statement of Financial Position
December 31, 2014

	DP	Baltimore	Philly	Ridge	Scotland Commons	Marilyn Manor	Jackson Green	EBMM	EBMT	EBMMII	EBMTII	Mount Holly	Eliminations & Reclassifications	Total
Assets														
Current Assets														
Cash and cash equivalents	$ 222,440	$ 375,543	$ 119,638	$ 121,001	$ -	$ 110,416	$ 89,841	$ 24,572	$ 44,581	$ 612,851	$ 416	$ 673	$ -	$ 1,702,083
Accounts receivable - related parties	8,027,821	955,427	744,733	-	-	-	-	34,083	-	-	-	-	(9,762,064)	-
Loans and leases	-	484,140	-	-	-	-	-	-	-	-	-	-	(484,140)	-
Other	385,068	638,688	-	300,928	-	144,494	717,839	120,589	(971)	143,067	-	-	(432,613)	2,015,067
Restricted cash and cash equivalents	-	31,914	-	3	-	416,608	8,467	171,649	37,392	-	-	-	-	666,033
	8,635,329	2,503,710	864,371	421,932	-	671,517	796,147	350,873	81,012	756,018	416	673	(10,678,817)	4,403,183
Noncurrent Assets														
Loans and leases	2,344,216	3,244,622	-	-	-	-	-	-	-	-	-	-	(4,488,838)	1,100,000
Investments in limited partnerships	-	197	-	-	146	-	-	-	-	-	-	-	-	343
Investments in consolidated subsidiaries	(3,791,255)	-	-	-	-	-	-	-	-	-	-	-	3,791,255	-
Property, equipment and leasehold improvements, net	1,714	-	-	-	-	-	-	-	-	-	-	-	-	1,714
Property held for development or sale, net	11,031	1,682,525	-	1,076,641	-	9,659	5,460,387	34,297	-	2,549,750	-	-	(454,133)	10,390,157
Rental property, net	-	10,151,147	-	-	-	6,297,509	-	10,419,069	-	-	-	-	(3,511,055)	23,356,670
Other	1,604,057	-	-	-	(47)	4,116	802,895	-	-	-	-	400,000	(1,604,057)	1,206,964
	169,763	15,078,491	-	1,076,641	99	6,311,264	6,263,282	10,453,366	-	2,549,750	-	400,000	(9,266,828)	36,055,848
Total Assets	$ 8,805,092	$ 17,582,201	$ 864,371	$ 1,498,573	$ 99	$ 6,982,801	$ 7,079,429	$ 10,804,239	$ 81,012	$ 3,305,768	$ 416	$ 400,673	$ (19,945,645)	$ 40,459,031
Liabilities and Net Assets														
Current Liabilities														
Accounts payable and accrued expenses	$ 164,276	$ 271,728	$ 289,945	$ 151,685	$ -	$ 16,550	$ 70,878	$ 60,626	$ 21,276	$ 5,497	$ -	$ 2,137	$ -	$ 1,044,801
Escrow payable and due to third parties	-	51,821	-	-	-	10,619	8,128	-	37,393	-	-		-	108,261
Accounts payable - related parties	65,611	1,800,504	1,065,851	1,909,940	969	14,948	3,110,836	217,035	55,654	1,518,837	2,061		(9,762,064)	-
Deferred revenue	1,650,032	2,489,074	2,374	-	-	52	-	1,676,625	-		-		(3,254,089)	2,564,068
Other	4,011	325,101	-	-	-	24,203	19,892	291,975	-		-	28,011	(432,612)	260,581
Loans payable, current portion	-	537,221	-	180,000	-	6,457	1,509,236	116,492	-	43,591	-	400,000	(484,140)	2,310,858
	1,873,930	5,475,549	1,358,170	2,241,625	969	75,027	4,718,973	2,362,755	114,323	1,567,725	2,061	430,148	(13,932,905)	6,288,370
Noncurrent Liabilities														
Due to related parties	965,654	60	2,171	-	30	407	-	1,462	1,817	-	-	-	-	971,621
Loans payable, less current maturities	1,100,000	14,711,932	-	82,500	-	2,998,305	3,624,033	8,308,979	-	367,827	-	9,566	(4,488,838)	26,694,304
	2,065,654	14,711,992	2,171	82,500	30	2,998,712	3,624,033	8,310,461	1,817	367,827	-	9,566	(4,488,838)	27,665,925
Total Liabilities	3,939,584	20,187,541	1,360,341	2,304,125	1,019	3,073,739	8,343,006	10,673,216	116,140	1,935,552	2,061	439,714	(18,421,743)	33,954,295
Commitments and Contingencies														
Paid-In-Capital	-	65,471	661,344	60,000	100	-	-	108,735	-	-	-	-	(895,650)	-
Accumulated Deficit	-	(2,771,618)	(1,157,314)	(865,552)	(1,020)	8,332	(1,283,577)	(114,830)	(35,128)	750,578	(1,843)	(39,041)	5,490,614	-
Net Assets														
Unrestricted	1,935,118	-	-	-	-	-	-	-	-	-	-	-	(3,118,868)	(1,183,750)
Non-controlling interest	-	100,808	-	-	-	3,900,730	-	136,818	-	819,638	-	-	-	4,758,094
Total Unrestricted	1,935,118	(2,605,340)	(495,970)	(805,552)	(920)	3,909,062	(1,283,577)	131,023	(35,128)	1,370,216	(1,843)	(39,041)	1,476,098	3,574,344
Temporarily restricted - Programs	2,930,392	-	-	-	-	-	-	-	-	-	-	-	-	2,930,392
Temporarily restricted - Financing	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Temporarily Restricted	2,930,392	-	-	-	-	-	-	-	-	-	-	-	-	2,930,392
Total Net Assets	4,865,508	(2,605,340)	(495,970)	(805,552)	(920)	3,909,062	(1,283,577)	131,023	(35,128)	1,370,216	(1,843)	(39,041)	1,476,098	6,504,736
Total Liabilities and Net Assets	$ 8,805,092	$ 17,582,201	$ 864,371	$ 1,498,573	$ 99	$ 6,982,801	$ 7,079,429	$ 10,804,239	$ 81,012	$ 3,305,768	$ 416	$ 400,673	$ (19,945,645)	$ 40,459,031

TRF Development Partners, Inc. and Affiliates

Consolidating Statement of Activities
Year Ended December 31, 2016

	DP	Baltimore	Philly	Ridge	Scotland Commons	Manlove Manor	Jackson Green	EBMM	EBMT	EBMMII	EBMTII	Mount Holly	Eliminations & Reclassifications	Total
Financial Activity														
Financial Income														
Interest income from:														
Marketable securities	$ -	$ 11	$ 2,459	$ -	$ -	$ -	$ 220	$ 74	$ -	$ -	$ -	$ 32	$ -	$ 2,796
Loans and leases	(40,003)	190,141	-	-	-	-	-	-	-	-	-	-	(150,138)	-
Investment gains, net														
Equity gains in limited partnerships	-	554	-	-	47	-	-	-	-	-	-	-	-	601
Equity gains in consolidated subsidiaries	648,095	-	-	-	-	-	-	-	-	-	-	-	(648,095)	-
Asset management fee	863,000	3,249	-	-	-	-	-	-	-	-	-	-	(866,249)	-
Total Financial Income	1,471,092	193,944	2,459	-	47	-	220	74	-	-	-	32	(1,664,479)	3,397
Financial Expense														
Interest expense	-	55,505	-	-	-	11,160	24,828	(19,151)	-	10,223	-	9,829	(27,961)	64,531
Asset management fee	-	221,000	600,000	42,000	-	-	-	-	-	-	-	-	(863,000)	-
Investment losses, net														
Marketable securities	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Financial Expense	-	276,505	600,000	42,000	-	11,160	24,828	(19,151)	-	10,223	-	9,829	(890,961)	64,531
Net Financial Income	1,471,092	(82,559)	(597,541)	(42,000)	47	(11,160)	(24,608)	19,225	-	(10,223)	-	(9,897)	(773,512)	(61,134)
Revenue and Support														
Grants and contributions	1,364,892	1,374,172	-	-	-	-	-	-	-	196,000	-	372,322	(822,047)	2,885,139
Program services and fees	906,014	215,577	1,625,398	(14,111)	-	137,596	(86,388)	(12,763)	(95,458)	14,387	(27,977)	-	(2,249,815)	412,431
Other	-	(11,842)	-	-	-	-	-	25	-	-	-	-	-	(11,817)
Total Revenue and Support	2,270,706	1,577,907	1,625,398	(14,111)	-	137,596	(86,388)	(12,738)	(95,458)	210,387	(27,977)	372,322	(2,871,862)	3,085,753
Program and General Expenses														
Program and General Expenses														
Program - Development Partners	3,828,241	2,109,008	46,541	9,572	4,046	279,298	(667,617)	471,516	18,135	184,738	6,306	367,718	(785,625)	5,671,877
Management and general	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Program and General Expenses	3,828,241	2,109,008	46,541	9,572	4,046	279,298	(667,617)	471,516	18,135	184,738	6,306	367,718	(785,625)	5,671,877
Other Increases														
Forgiveness of debt from related parties	-	(10,000)	-	-	-	-	-	-	-	-	-	-	-	(10,000)
Total Other (Increases) Decreases	-	(10,000)	-	-	-	-	-	-	-	-	-	-	-	(10,000)
Total Expenses and Other (Increases) Decreases	3,828,241	2,099,008	46,541	9,572	4,046	279,298	(667,617)	471,516	18,135	184,738	6,306	367,718	(785,625)	5,661,877
Net Income/(loss)	-	(603,660)	981,317	(65,683)	(3,999)	(152,862)	756,623	(465,029)	(113,603)	15,406	(34,283)	(5,293)	(306,834)	-
Change in net assets	(86,443)	-	-	-	-	-	-	-	-	-	-	-	(2,550,815)	(2,637,258)
Capital contributions, net	-	382,188	-	-	-	-	-	1,022,784	-	875,276	-	-	(378,068)	1,902,160
Change in net assets	(86,443)	(221,472)	981,317	(65,683)	(3,999)	(152,862)	756,623	557,755	(113,603)	890,682	(34,283)	(5,293)	(3,237,837)	(735,098)
Net assets, beginning	4,865,508	(2,605,340)	(495,970)	(605,553)	(920)	3,909,062	(1,263,577)	131,023	(35,128)	1,370,218	(1,643)	(39,041)	1,476,096	6,504,734
Net assets, ending	$ 4,779,065	$ (2,826,812)	$ 485,347	$ (671,236)	$ (4,919)	$ 3,756,200	$ (506,954)	$ 688,778	$ (148,731)	$ 2,260,899	$ (35,926)	$ (44,334)	$ (1,761,739)	$ 5,769,636

TRF Development Partners, Inc. and Affiliates

Consolidating Statement of Activities
Year Ended December 31, 2014

	DP	Baltimore	Philly	Ridge	Scotland Commons	Manoove Manor	Jackson Green	EBMM	EBMT	EBMMII	EBMTII	Mount Holly	Eliminations & Reclassifications	Total
Financial Activity														
Financial Income														
Interest income from:														
Marketable securities	$ 259	$ 39	$ (1)	$ 19	$ -	$ (1)	$ 628	$ 48	$ 2	$ -	$ -	$ -	$ -	$ 993
Loans and leases	75,870	208,569	-	-	-	-	-	-	-	-	-	-	(284,439)	-
Investment gains, net														
Equity gains in limited partnerships	-	197	-	-	(129)	-	-	-	-	-	-	-	-	68
Equity gains in consolidated subsidiaries	(448,890)	-	-	-	-	-	-	-	-	-	-	-	448,890	-
Loan and Lease fees	-	3,833	-	-	-	-	-	-	-	-	-	-	(3,833)	-
Asset management fee	628,500	(212,998)	(262,500)	(123,000)	-	-	-	-	-	-	-	-	(30,041)	-
Total Financial Income	255,639	(321)	(262,501)	(122,981)	(129)	(1)	628	48	2	-	-	-	130,677	1,061
Financial Expense														
Interest expense	4,011	196,821	-	-	-	6,762	-	6,657	-	4,146	-	28,011	(59,751)	186,457
Investment losses, net														
Marketable securities	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Financial Expense	4,011	196,821	-	-	-	6,762	-	6,657	-	4,146	-	28,011	(59,751)	186,457
Net Financial Income	251,628	(196,842)	(262,501)	(122,981)	(129)	(6,763)	628	(6,609)	2	(4,146)	-	(28,011)	190,428	(185,396)
Revenue and Support														
Grants and contributions	1,494,195	298,952	-	984,332	-	-	-	-	-	-	-	1,400,000	(1,898,952)	2,478,527
Program services and fees	1,518,846	857,273	231,424	(76,748)	-	(25,631)	(207,532)	72,327	251,682	-	-	-	(2,432,128)	189,515
Other	-	10,096	-	-	-	1,960	-	2,381	-	500	500	-	-	15,437
Total Revenue and Support	3,013,041	1,166,321	231,424	907,584	-	(23,671)	(207,532)	74,708	251,682	500	500	1,400,000	(4,131,078)	2,683,479
Program and General Expenses														
Program and General Expenses														
Program - Development Partners	3,862,043	2,269,581	20,248	1,029,986	1,119	292,237	425,657	571,980	350,258	4,847	2,143	1,411,030	(2,089,107)	8,152,022
Management and general	65,377	-	-	-	-	-	-	-	-	-	-	-	-	65,377
Total Program and General Expenses	3,927,420	2,269,581	20,248	1,029,986	1,119	292,237	425,657	571,980	350,258	4,847	2,143	1,411,030	(2,089,107)	8,217,399
Other increases														
Forgiveness of debt from related parties	-	(1,095,000)	-	-	-	-	-	-	-	-	-	-	-	(1,095,000)
Total Other (Increases) Decreases	-	(1,095,000)	-	-	-	-	-	-	-	-	-	-	-	(1,095,000)
Total Expenses and Other (Increases) Decreases	3,927,420	1,174,581	20,248	1,029,986	1,119	292,237	425,657	571,980	350,258	4,847	2,143	1,411,030	(2,089,107)	7,122,399
Net Income/(loss)	-	(205,202)	(51,325)	(245,383)	(1,248)	(322,871)	(632,581)	(503,881)	(98,574)	(8,493)	(1,643)	(39,041)	2,110,022	-
Change in net assets	(662,751)	-	-	-	-	-	-	-	-	-	-	-	(3,861,565)	(4,624,316)
Capital contributions, net	-	142,112	-	-	-	852,891	-	287,425	-	1,378,709	-	-	(752,105)	1,908,032
Change in net assets	(662,751)	(63,090)	(51,325)	(245,383)	(1,248)	530,220	(632,581)	(216,456)	(98,574)	1,370,216	(1,643)	(39,041)	(2,503,648)	(2,715,284)
Net assets, beginning	5,528,259	(2,542,250)	(444,645)	(560,169)	328	3,378,842	(631,016)	347,479	63,446	-	-	-	4,079,748	8,220,020
Net assets, ending	$ 4,865,508	$ (2,605,340)	$ (495,970)	$ (805,552)	$ (920)	$ 3,909,062	$ (1,263,577)	$ 131,023	$ (35,128)	$ 1,370,216	$ (1,643)	$ (39,041)	$ 1,476,099	$ 5,504,736

East Baltimore Master Tenant, Inc. and Affiliate

Consolidating Statement of Financial Position
December 31, 2015

	East Baltimore Master Tenant, Inc.	East Baltimore Master Tenant, LLC	Eliminations & Reclassifications	Total
Assets				
Current Assets				
Cash and cash equivalents	$ (307)	$ 9,867	$ -	$ 9,560
Other	-	21,557	-	21,557
Restricted cash and cash equivalents	-	43,849	-	43,849
	(307)	75,273	-	74,966
Noncurrent Assets				
Investments in consolidated subsidiaries	(122,510)	-	122,510	-
	(122,510)	-	122,510	-
Total Assets	$ (122,817)	$ 75,273	$ 122,510	$ 74,966
Liabilities and Net Assets				
Current Liabilities				
Accounts payable and accrued expenses	$ -	$ 17,135	$ -	$ 17,135
Escrow payable and due to third parties	-	45,467	-	45,467
Accounts payable - related parties	25,914	135,181	-	161,095
	25,914	197,783	-	223,697
Total Liabilities	25,914	197,783	-	223,697
Commitments and Contingencies				
Paid-in-Capital	-	-	-	-
Accumulated Deficit	(148,731)	(122,510)	122,510	(148,731)
Net Assets				
Total Unrestricted	(148,731)	(122,510)	122,510	(148,731)
Total Net Assets	(148,731)	(122,510)	122,510	(148,731)
Total Liabilities and Net Assets	$ (122,817)	$ 75,273	$ 122,510	$ 74,966

East Baltimore Master Tenant, Inc. and Affiliate

Consolidating Statement of Financial Position
December 31, 2014

	East Baltimore Master Tenant, Inc.	East Baltimore Master Tenant, LLC	Eliminations & Reclassifications	Total
Assets				
Current Assets				
Cash and cash equivalents	$ -	$ 44,591	$ -	$ 44,591
Accounts receivable - related parties	-	241	(241)	-
Other	-	(971)	-	(971)
Restricted cash and cash equivalents	-	37,392	-	37,392
	-	81,253	(241)	81,012
Noncurrent Assets				
Investments in consolidated subsidiaries	(14,913)	-	14,913	-
	(14,913)	-	14,913	-
Total Assets	$ (14,913)	$ 81,253	$ 14,672	$ 81,012
Liabilities and Net Assets				
Current Liabilities				
Accounts payable and accrued expenses	$ 16,096	$ 5,180	$ -	$ 21,276
Escrow payable and due to third parties	-	37,393	-	37,393
Accounts payable - related parties	2,770	53,125	(241)	55,654
	18,866	95,698	(241)	114,323
Noncurrent Liabilities				
Due to related parties	1,349	468	-	1,817
	1,349	468	-	1,817
Total Liabilities	20,215	96,166	(241)	116,140
Commitments and Contingencies				
Net Assets				
Total Unrestricted	(35,128)	(14,913)	14,913	(35,128)
Total Net Assets	(35,128)	(14,913)	14,913	(35,128)
Total Liabilities and Net Assets	$ (14,913)	$ 81,253	$ 14,672	$ 81,012

East Baltimore Master Tenant, Inc. and Affiliate

Consolidating Statement of Activities
Year Ended December 31, 2015

	East Baltimore Master Tenant, Inc.	East Baltimore Master Tenant, LLC	Eliminations & Reclassifications	Total
Financial Activity				
Financial Income				
Investment gains, net				
Equity losses in consolidated subsidiaries	$ (107,597)	$ -	$ 107,597	$ -
Total Financial Income	(107,597)	-	107,597	-
Net Financial Income	(107,597)	-	107,597	-
Revenue and Support				
Program services and fees	-	(95,468)	-	(95,468)
Total Revenue and Support	-	(95,468)	-	(95,468)
Program and General Expenses				
Program and General Expenses				
Program - Development Partners	6,006	12,129	-	18,135
Total Program and General Expenses	6,006	12,129	-	18,135
Net income	(113,603)	(107,597)	107,597	(113,603)
Change in net assets	(113,603)	(107,597)	107,597	(113,603)
Net assets, beginning	(35,128)	(14,913)	14,913	(35,128)
Net assets, ending	$ (148,731)	$ (122,510)	$ 122,510	$ (148,731)

East Baltimore Master Tenant, Inc. and Affiliate

Consolidating Statement of Activities
Year Ended December 31, 2014

	East Baltimore Master Tenant, Inc.	East Baltimore Master Tenant, LLC	Eliminations & Reclassifications	Total
Financial Activity				
Financial Income				
Interest income from:				
Marketable securities	$ -	$ 2	$ -	$ 2
Investment gains, net				
Equity losses in consolidated subsidiaries	(80,249)	-	80,249	-
Total Financial Income	(80,249)	2	80,249	2
Net Financial Income	(80,249)	2	80,249	2
Revenue and Support				
Program services and fees	-	251,682	-	251,682
Total Revenue and Support	-	251,682	-	251,682
Program and General Expenses				
Program and General Expenses				
Program - Development Partners	18,325	331,933	-	350,258
Total Program and General Expenses	18,325	331,933	-	350,258
Net income	(98,574)	(80,249)	80,249	(98,574)
Change in net assets	(98,574)	(80,249)	80,249	(98,574)
Net assets, beginning	63,446	65,336	(65,336)	63,446
Net assets, ending	$ (35,128)	$ (14,913)	$ 14,913	$ (35,128)

East Baltimore Master Tenant Manager II, Inc. and Affiliate

Consolidating Statement of Financial Position
December 31, 2015

	East Baltimore Master Tenant Manager II, Inc.	East Baltimore Master Tenant, II LLC	Eliminations & Reclassifications	Total
Assets				
Current Assets				
Cash and cash equivalents	$ -	$ 3,930	$ -	$ 3,930
Other	-	27,774	-	27,774
Restricted cash and cash equivalents	-	21,832	-	21,832
	-	53,536	-	53,536
Noncurrent Assets				
Investments in consolidated subsidiaries	(31,445)	-	31,445	-
	(31,445)	-	31,445	-
Total Assets	$ (31,445)	$ 53,536	$ 31,445	$ 53,536
Liabilities and Net Assets				
Current Liabilities				
Accounts payable and accrued expenses	$ -	$ 8,269	$ -	8,269
Escrow payable and due to third parties	-	21,655	-	21,655
Accounts payable - related parties	4,481	55,057	$ -	59,538
	4,481	84,981	-	89,462
Total Liabilities	4,481	84,981	-	89,462
Commitments and Contingencies				
Accumulated Deficit	(35,926)	(31,445)	31,445	(35,926)
Net Assets				
Total Unrestricted	(35,926)	(31,445)	31,445	(35,926)
Total Net Assets	(35,926)	(31,445)	31,445	(35,926)
Total Liabilities and Net Assets	$ (31,445)	$ 53,536	$ 31,445	$ 53,536

East Baltimore Master Tenant Manager II, Inc. and Affiliate

Consolidating Statement of Financial Position
December 31, 2014

	East Baltimore Master Tenant Manager II, Inc.	East Baltimore Master Tenant, II LLC	Eliminations & Reclassifications	Total
Assets				
Current Assets				
Cash and cash equivalents	$ 209	$ 209	$ -	$ 418
	209	209	-	418
Noncurrent Assets				
Investments in consolidated subsidiaries	(1,029)	-	1,029	-
	(1,029)	-	1,029	-
Total Assets	$ (820)	$ 209	$ 1,029	$ 418
Liabilities and Net Assets				
Current Liabilities				
Accounts payable - related parties	$ 1,050	$ 1,011	$ -	$ 2,061
	1,050	1,011	-	2,061
Total Liabilities	1,050	1,011	-	2,061
Commitments and Contingencies				
Accumulated Deficit	(1,870)	(802)	1,029	(1,643)
Net Assets				
Total Unrestricted	(1,870)	(802)	1,029	(1,643)
Total Net Assets	(1,870)	(802)	1,029	(1,643)
Total Liabilities and Net Assets	$ (820)	$ 209	$ 1,029	$ 418

East Baltimore Master Tenant Manager II, Inc. and Affiliate

Consolidating Statement of Activities
Year Ended December 31, 2015

	East Baltimore Master Tenant Manager II, Inc.	East Baltimore Master Tenant Manager II, LLC	Eliminations & Reclassifications	Total
Financial Activity				
Financial Expense				
Investment losses, net				
Equity losses in consolidated subsidiaries	$ 30,416	$ -	$ (30,416)	$ -
Total Financial Expense	30,416	-	(30,416)	-
Net Financial Income	(30,416)	-	30,416	-
Revenue and Support				
Program services and fees	-	(27,977)	-	(27,977)
Total Revenue and Support	-	(27,977)	-	(27,977)
Program and General Expenses				
Program and General Expenses				
Program - Development Partners	3,640	2,666	-	6,306
Total Program and General Expenses	3,640	2,666	-	6,306
Net income	(34,056)	(30,643)	30,416	(34,283)
Change in net assets	(34,056)	(30,643)	30,416	(34,283)
Net assets, beginning	(1,870)	(802)	1,029	(1,643)
Net assets, ending	$ (35,926)	$ (31,445)	$ 31,445	$ (35,926)

East Baltimore Master Tenant Manager II, Inc. and Affiliate

Consolidating Statement of Activities
Year Ended December 31, 2014

	East Baltimore Master Tenant Manager II, Inc.	East Baltimore Master Tenant Manager II, LLC	Eliminations & Reclassifications	Total
Financial Activity				
Financial Expense				
Investment losses, net				
Equity losses in consolidated subsidiaries	$ 1,029	$ -	$ (1,029)	$ -
Total Financial Expense	1,029	-	(1,029)	-
Net Financial Income	(1,029)	-	1,029	-
Revenue and Support				
Other	250	250	-	500
Total Revenue and Support	250	250	-	500
Program and General Expenses				
Program and General Expenses				
Program - Development Partners	1,091	1,052	-	2,143
Total Program and General Expenses	1,091	1,052	-	2,143
Net income	(1,870)	(802)	1,029	(1,643)
Change in net assets	(1,870)	(802)	1,029	(1,643)
Net assets, beginning	-	-	-	-
Net assets, ending	$ (1,870)	$ (802)	$ 1,029	$ (1,643)

TRF DP Buford Manlove Manor, LLC and Affiliates

Consolidating Statement of Financial Position
December 31, 2015

	Buford Manlove, LLC	Buford Manlove Members, LLC	Eliminations & Reclassifications	Total Buford Manlove Members, LLC	TRF DP Buford Manlove Manor, LLC	Eliminations & Reclassifications	Total
Assets							
Current Assets							
Cash and cash equivalents	$ 216,627	$ -	$ -	$ 216,627	$ 741	$ -	$ 217,368
Accounts receivable - related parties	10,720	-	(10,720)	-	-	-	-
Other	138,376	-	-	138,376	-	-	138,376
Restricted cash and cash equivalents	427,199	-	-	427,199	-	-	427,199
	792,922	-	(10,720)	782,202	741	-	782,943
Noncurrent Assets							
Investments in consolidated subsidiaries	-	26,546	(26,546)	-	13,128	(13,128)	-
Property held for development or sale, net	-	-	-	-	9,659	-	9,659
Rental property, net	6,017,509	-	-	6,017,509	-	-	6,017,509
Other	4,116	-	-	4,116	-	-	4,116
	6,021,625	26,546	(26,546)	6,021,625	22,787	(13,128)	6,031,284
Total Assets	$ 6,814,547	$ 26,546	$ (37,266)	$ 6,803,827	$ 23,528	$ (13,128)	$ 6,814,227
Liabilities and Net Assets							
Current Liabilities							
Accounts payable and accrued expenses	$ 14,800	$ -	$ -	$ 14,800	$ -	$ -	$ 14,800
Escrow payable and due to third parties	10,711	-	-	10,711	-	-	10,711
Accounts payable - related parties	-	12,237	(10,720)	1,517	11,153	-	12,670
Deferred revenue	23,693	-	-	23,693	-	-	23,693
Other	45,273	-	-	45,273	-	-	45,273
Loans payable, current portion	8,942	-	-	8,942	-	-	8,942
	103,419	12,237	(10,720)	104,936	11,153	-	116,089
Noncurrent Liabilities							
Due to related parties	-	-	-	-	-	-	-
Loans payable, less current maturities	2,941,938	-	-	2,941,938	-	-	2,941,938
	2,941,938	-	-	2,941,938	-	-	2,941,938
Total Liabilities	3,045,357	12,237	(10,720)	3,046,874	11,153	-	3,058,027
Commitments and Contingencies							
Managing Member	26,546	9,301	(26,546)	9,301	-	(9,301)	-
Investor Member	3,742,644	5,008	(3,742,636)	5,016	-	(5,016)	-
Accumulated Deficit	-	-	-	-	12,375	(3,819)	8,556
Net Assets							
Non-controlling interest	-	-	3,742,636	3,742,636	-	5,008	3,747,644
Total Unrestricted	3,769,190	14,309	(26,546)	3,756,953	12,375	(13,128)	3,756,200
Total Net Assets	3,769,190	14,309	(26,546)	3,756,953	12,375	(13,128)	3,756,200
Total Liabilities and Net Assets	$ 6,814,547	$ 26,546	$ (37,266)	$ 6,803,827	$ 23,528	$ (13,128)	$ 6,814,227

TRF DP Buford Manlove Manor, LLC and Affiliates

Consolidating Statement of Financial Position
December 31, 2014

	Buford Manlove, LLC	Buford Manlove Members, LLC	Eliminations & Reclassifications	Total Buford Manlove Members, LLC	TRF DP Buford Manlove Manor, LLC	Eliminations & Reclassifications	Total
Assets							
Current Assets							
Cash and cash equivalents	$ 105,656	$ -	$ -	$ 105,656	$ 4,759	$ -	$ 110,415
Accounts receivable - related parties	12,757	-	(12,757)	-	-	-	-
Other	144,494	-	-	144,494	-	-	144,494
Restricted cash and cash equivalents	416,608	-	-	416,608	-	-	416,608
	679,515	-	(12,757)	666,758	4,759	-	671,517
Noncurrent Assets							
Investments in consolidated subsidiaries	-	26,562	(26,562)	-	8,439	(8,439)	-
Property held for development or sale, net	-	-	-	-	9,659	-	9,659
Rental property, net	6,297,509	-	-	6,297,509	-	-	6,297,509
Other	4,116	-	-	4,116	-	-	4,116
	6,301,625	26,562	(26,562)	6,301,625	18,098	(8,439)	6,311,284
Total Assets	$ 6,981,140	$ 26,562	$ (39,319)	$ 6,968,383	$ 22,857	$ (8,439)	$ 6,982,801
Liabilities and Net Assets							
Current Liabilities							
Accounts payable and accrued expenses	$ 16,550	$ -	$ -	$ 16,550	$ -	$ -	$ 16,550
Escrow payable and due to third parties	10,819	-	-	10,819	-	-	10,819
Accounts payable - related parties	-	13,550	(12,757)	793	14,148	5	14,946
Deferred revenue	52	-	-	52	-	-	52
Other	24,203	-	-	24,203	-	-	24,203
Loans payable, current portion	8,457	-	-	8,457	-	-	8,457
	60,081	13,550	(12,757)	60,874	14,148	5	75,027
Noncurrent Liabilities							
Due to related parties	-	30	-	30	377	-	407
Loans payable, less current maturities	2,998,305	-	-	2,998,305	-	-	2,998,305
	2,998,305	30	-	2,998,335	377	-	2,998,712
Total Liabilities	3,058,386	13,580	(12,757)	3,059,209	14,525	5	3,073,739
Commitments and Contingencies							
Managing Member	26,561	8,439	(26,561)	8,439	-	(8,439)	-
Investor Member	3,896,193	4,543	(3,896,188)	4,548	-	(4,548)	-
Accumulated Deficit	-	-	-	-	8,332	-	8,332
Net Assets							
Non-controlling Interest	-	-	3,896,187	3,896,187	-	4,543	3,900,730
Total Unrestricted	3,922,754	12,982	(26,562)	3,909,174	8,332	(8,444)	3,909,062
Total Net Assets	3,922,754	12,982	(26,562)	3,909,174	8,332	(8,444)	3,909,062
Total Liabilities and Net Assets	$ 6,981,140	$ 26,562	$ (39,319)	$ 6,968,383	$ 22,857	$ (8,439)	$ 6,982,801

TRF DP Buford Manlove Manor, LLC and Affiliates

Consolidating Statement of Activities
Year Ended December 31, 2015

	Buford Manlove, LLC	Buford Manlove Members, LLC	Eliminations & Reclassifications	Total Buford Manlove Members, LLC	TRF DP Buford Manlove Manor, LLC	Eliminations & Reclassifications	Total
Financial Activity							
Financial Income							
Investment gains, net							
Equity gains in consolidated subsidiaries	$ -	$ (16)	$ 16	$ -	$ 4,684	$ (4,684)	$ -
Total Financial Income	-	(16)	16	-	4,684	(4,684)	-
Financial Expense							
Interest expense	11,160	-	-	11,160		-	11,160
Total Financial Expense	11,160	-	-	11,160	-	-	11,160
Net Financial Income	(11,160)	(16)	16	(11,160)	4,684	(4,684)	(11,160)
Revenue and Support							
Program services and fees	137,596	-	-	137,596	-	-	137,596
Total Revenue and Support	137,596	-	-	137,596	-	-	137,596
Program and General Expenses							
Program and General Expenses							
Program - Development Partners	280,000	(1,343)	-	278,657	641	-	279,298
Total Program and General Expenses	280,000	(1,343)	-	278,657	641	-	279,298
Net income/(loss)	(153,564)	1,327	16	(152,221)	4,043	(4,684)	(152,862)
Capital contributions, net	-	-	-	-	-	-	-
Change in net assets	(153,564)	1,327	16	(152,221)	4,043	(4,684)	(152,862)
Net assets, beginning	3,922,754	12,982	(26,562)	3,909,174	8,332	(8,444)	3,909,062
Net assets, ending	$ 3,769,190	$ 14,309	$ (26,546)	$ 3,756,953	$ 12,375	$ (13,128)	$ 3,756,200

TRF DP Buford Manlove Manor, LLC and Affiliates

Consolidating Statement of Activities
Year Ended December 31, 2014

	Buford Manlove, LLC	Buford Manlove Members, LLC	Eliminations & Reclassifications	Total Buford Manlove Members, LLC	TRF DP Buford Manlove Manor, LLC	Eliminations & Reclassifications	Total
Financial Activity							
Financial Income							
Investment gains, net							
Marketable securities	$ -	$ -	$ (1)	$ (1)	$ -	$ -	$ (1)
Equity gains in consolidated subsidiaries	-	(31)	31	-	(8,802)	8,802	-
Total Financial Income	-	(31)	30	(1)	(8,802)	8,802	(1)
Financial Expense							
Interest expense	6,762	-	-	6,762		-	6,762
Total Financial Expense	6,762	-	-	6,762	-	-	6,762
Net Financial Income	(6,762)	(31)	30	(6,763)	(8,802)	8,802	(6,763)
Revenue and Support							
Program services and fees	(25,631)	-	-	(25,631)	-	-	(25,631)
Other	-	-	-	-	1,960	-	1,960
Total Revenue and Support	(25,631)	-	-	(25,631)	1,960	-	(23,671)
Program and General Expenses							
Program and General Expenses							
Program - Development Partners	277,041	13,519	-	290,560	1,677	-	292,237
Total Program and General Expenses	277,041	13,519	-	290,560	1,677	-	292,237
Net Income/(loss)	(309,434)	(13,550)	30	(322,954)	(8,519)	8,802	(322,671)
Capital contributions, net	852,891	-	-	852,891	-	-	852,891
Change in net assets	543,457	(13,550)	30	529,937	(8,519)	8,802	530,220
Net assets, beginning	3,379,297	26,532	(26,592)	3,379,237	16,851	(17,246)	3,378,842
Net assets, ending	$ 3,922,754	$ 12,982	$ (26,562)	$ 3,909,174	$ 8,332	$ (8,444)	$ 3,909,062

Reinvestment Fund, Inc. and Affiliates

Consolidated Schedules of Functional Expenses
For the Years Ended December 31, 2015 and 2014

2015

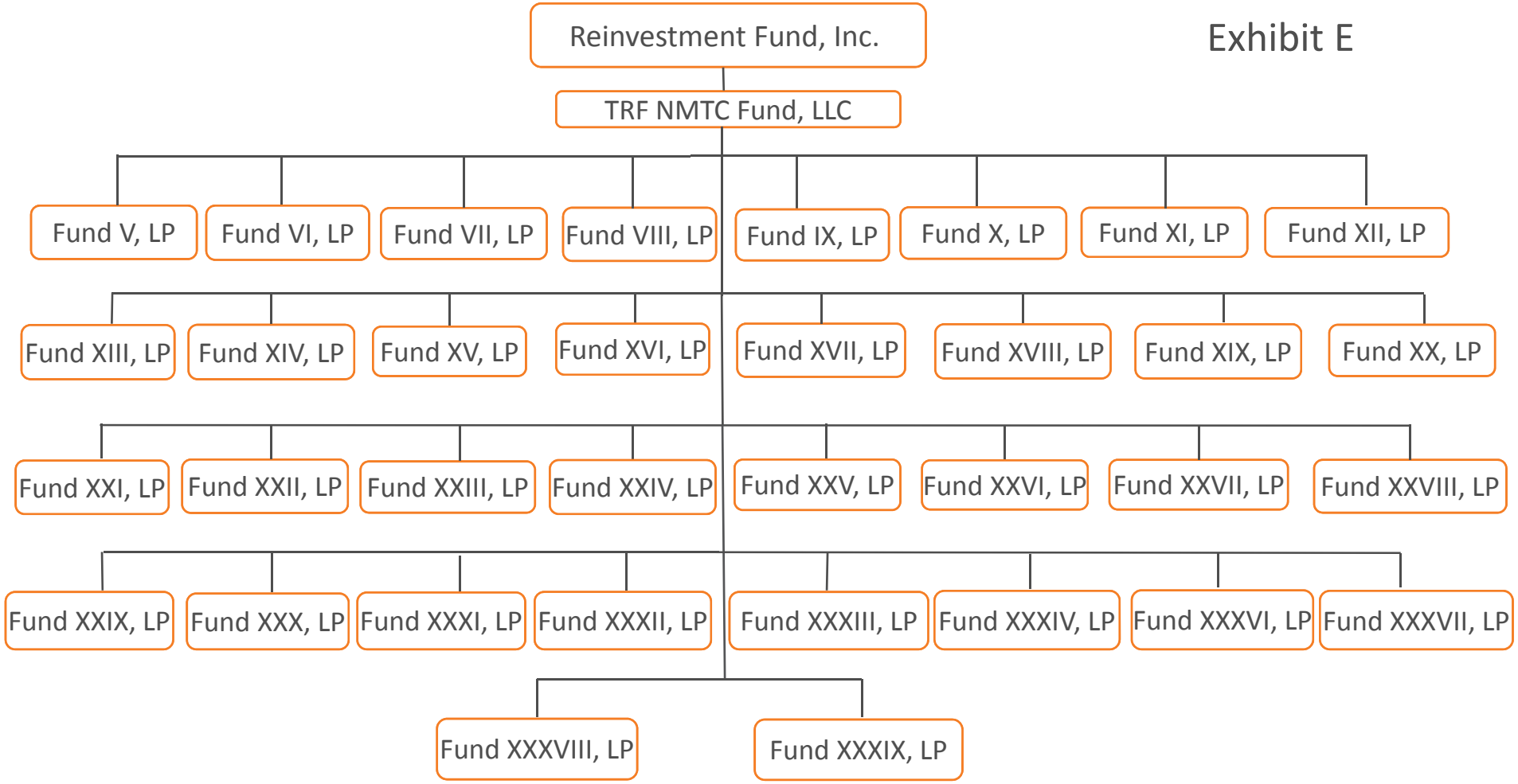
	Personnel	Occupancy	Professional Services	General & Administrative	Project Costs	Grants	Total
Program - Lending and Community Investing	$ 3,544,615	$ 573,185	$ 1,297,639	$ 208,638	$ -	$ 2,903,370	$ 8,527,447
Program - Private Equity	-	-	-	-	-	-	-
Program - Sustainable Development Fund	-	3,220	(2,422)	360	-	424,108	425,266
Program - Policy Solutions	1,001,733	178,370	175,281	89,604	-	-	1,444,988
Program - PolicyMap	1,339,096	940,586	639,283	78,676	-	-	2,997,641
Program - Development Partners	1,784,032	1,379,401	764,926	208,247	1,746,493	-	5,883,099
Management and general	3,169,264	485,841	675,528	335,393	-	-	4,666,026
	$ 10,838,740	$ 3,560,603	$ 3,550,235	$ 920,918	$ 1,746,493	$ 3,327,478	$ 23,944,467

2014

	Personnel	Occupancy	Professional Services	General & Administrative	Project Costs	Grants	Total
Program - Lending and Community Investing	$ 3,596,477	$ 649,572	$ 922,774	$ 164,970	$ -	$ 1,455,719	$ 6,789,512
Program - Private Equity	-	279	6,952	31,824	-	-	39,055
Program - Sustainable Development Fund	39,516	3,603	60,675	308	-	123,687	227,789
Program - Policy Solutions	1,021,085	177,078	159,641	60,756	-	-	1,418,560
Program - PolicyMap	1,183,404	952,462	1,018,269	66,482	-	-	3,220,617
Program - Development Partners	1,612,163	1,253,847	1,437,121	285,981	3,778,284	-	8,367,396
Management and general	2,909,144	493,290	585,576	196,005	-	-	4,184,015
	$ 10,361,789	$ 3,530,131	$ 4,191,008	$ 806,326	$ 3,778,284	$ 1,579,406	$ 24,246,944

TRF NMTC Holding Structure

Exhibit E

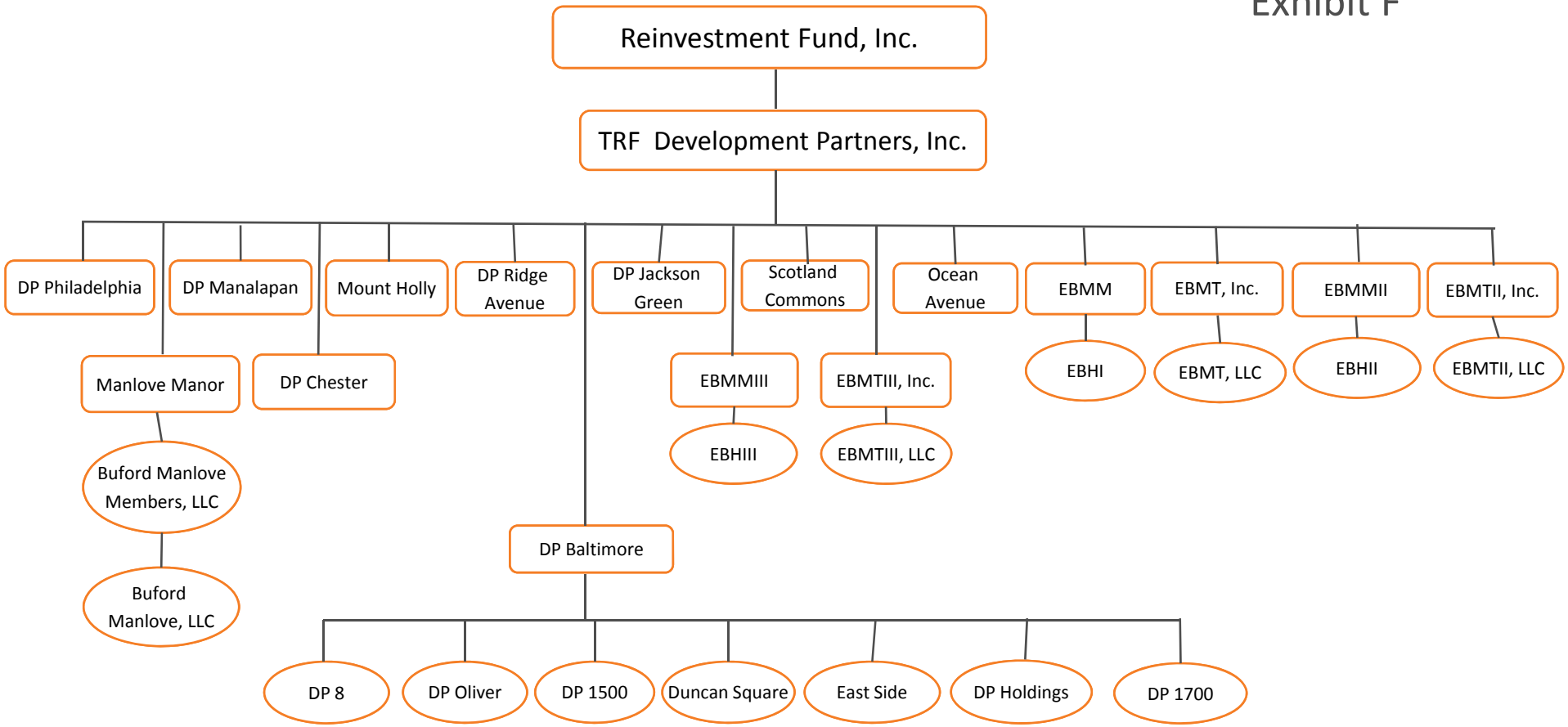


* All entities names are preceded by TRF NMTC

REINVESTMENT FUND

TRF Development Partners Holding Structure

Exhibit F



REINVESTMENT FUND

REINVESTMENT FUND

1700 Market Street, 19th Floor ● Philadelphia, PA 19103 ● Phone: 215-574-5800 Fax: 215-574-5900 ● www.reinvestment.com