

Reinvestment Fund, Inc. and Affiliates
Consolidated Statement of Financial Position
September 30, 2018

	9/30/2018	12/31/2017	\$ Change	% Change
ASSETS				
Current Assets				
Cash and cash equivalents	60,233,879	12,714,292	47,519,587	373.7%
Grants and contributions receivable	3,719,074	655,423	3,063,651	467.4%
Investments in marketable securities	21,912,313	18,766,937	3,145,376	16.8%
Loans and leases	100,194,347	76,164,840	24,029,507	31.5%
Allowance for losses	(5,009,717)	(3,808,242)	(1,201,475)	31.5%
Other	4,546,512	3,909,875	636,637	16.3%
Restricted cash and cash equivalents	26,849,897	34,229,680	(7,379,783)	-21.6%
	<u>212,446,305</u>	<u>142,632,805</u>	<u>69,813,500</u>	<u>48.9%</u>
Noncurrent Assets				
Investments in marketable securities-Non Current	19,165,039	22,067,581	(2,902,542)	-13.2%
Program investments	271,610	271,610	-	0.0%
Loans and leases	358,715,570	313,124,118	45,591,452	14.6%
Allowance for losses	(17,935,779)	(15,656,206)	(2,279,573)	14.6%
Investment in limited partnerships & LLC's	405,217	341,654	63,563	18.6%
Equipment, leasehold improvements and software, net	975,744	1,132,532	(156,788)	-13.8%
Other	413,675	315,173	98,502	31.3%
	<u>362,011,076</u>	<u>321,596,462</u>	<u>40,414,614</u>	<u>12.6%</u>
Total Assets	<u>574,457,381</u>	<u>464,229,267</u>	<u>110,228,114</u>	<u>23.7%</u>
LIABILITIES AND NET ASSETS				
Current Liabilities				
Accounts payable and accrued expenses	2,088,500	2,300,948	(212,448)	-9.2%
Escrow payable and due to third parties	4,786,953	3,889,269	897,684	23.1%
Deferred revenue	1,429,826	790,389	639,437	80.9%
Other	2,159,369	1,173,990	985,379	83.9%
Recoverable grants	6,640,000	5,195,800	1,444,200	27.8%
Loans payable, current portion	36,778,573	33,880,110	2,898,463	8.6%
Loans payable, EQ2	11,708,000	-	11,708,000	100.0%
	<u>65,591,221</u>	<u>47,230,506</u>	<u>18,360,715</u>	<u>38.9%</u>
Noncurrent Liabilities				
Loans payable, less current maturities	323,712,878	227,588,233	96,124,645	42.2%
Loans payable, EQ2	7,750,000	18,708,000	(10,958,000)	-58.6%
Escrow payable and due to third parties	465,912	465,215	697	0.1%
Other	9,147,412	9,002,245	145,167	1.6%
	<u>341,076,202</u>	<u>255,763,693</u>	<u>85,312,509</u>	<u>33.4%</u>
Total Liabilities	<u>406,667,423</u>	<u>302,994,199</u>	<u>103,673,224</u>	<u>34.2%</u>
Commitments and Contingencies				
Paid in Capital	-			
Earnings/(Deficit)	-			
Net Assets				
Without Donor Restrictions	59,655,495	58,505,147	1,150,348	2.0%
Without Donor Restrictions - Contractually limited as to use	9,769,746	9,633,684	136,062	1.4%
Without Donor Restrictions - PolicyMap	(1,246,327)	(781,443)	(464,884)	0.0%
Total Without Donor Restrictions	<u>68,178,914</u>	<u>67,357,388</u>	<u>821,526</u>	<u>1.2%</u>
With Donor Restrictions (Temporarily)	49,197,563	43,748,959	5,448,604	12.5%
With Donor Restrictions (Permanently)	50,413,481	50,128,721	284,760	0.6%
Total With Donor Restrictions	<u>99,611,044</u>	<u>93,877,680</u>	<u>5,733,364</u>	<u>6.1%</u>
Total Net Assets	<u>167,789,958</u>	<u>161,235,068</u>	<u>6,554,890</u>	<u>4.1%</u>
Total Liabilities and Net Assets	<u>574,457,381</u>	<u>464,229,267</u>	<u>110,228,114</u>	<u>23.7%</u>

Reinvestment Fund, Inc. and Affiliates
Consolidated Statement of Activities
September 30, 2018

	Without Donor Restrictions	With Donor Restrictions	Total
FINANCIAL INCOME			
Interest income from:			
Investments	423,190	205,857	629,047
Loans and leases	17,245,288	402,894	17,648,182
Investment gains, net			
Marketable securities	135,199	89,468	224,667
Equity gains in limited partnerships	6,064	-	6,064
Loan and lease fees	1,094,842	-	1,094,842
Gain on sale of loans	990,406	-	990,406
Asset management fee	1,015,577	-	1,015,577
Total Financial Income	20,910,566	698,219	21,608,785
FINANCIAL EXPENSE			
Interest expense	7,529,079	-	7,529,079
Investment losses, net			
Marketable securities	324,875	14,030	338,905
Equity losses in limited partnerships	8,883	-	8,883
Provision for loan and lease losses	4,946,188	-	4,946,188
Total Financial Expense	12,809,025	14,030	12,823,055
Net Financial Income (Loss)	8,101,541	684,189	8,785,730
REVENUE AND SUPPORT			
Grants and contributions	32,724	10,935,755	10,968,479
Program services and fees	3,639,584	-	3,639,584
Other income	17,166	-	17,166
Net assets released from restriction	5,886,580	(5,886,580)	-
Total Revenue and Support	9,576,054	5,049,175	14,625,229
PROGRAM AND GENERAL EXPENSES AND OTHER DECREASES/(INCREASES)			
Program and General Expenses			
Program - Lending and Community Investing	9,400,933	-	9,400,933
Program - Policy Solutions	1,287,519	-	1,287,519
Program - PolicyMap	3,144,947	-	3,144,947
Management and general	3,022,670	-	3,022,670
Total Program and General Expenses	16,856,069	-	16,856,069
Other Decreases / (Increases)			
Charge-offs to revolving loan fund	-	-	-
Total Other Decreases	-	-	-
Total Expenses and Other Decreases	16,856,069	-	16,856,069
CHANGE IN NET ASSETS	821,526	5,733,364	6,554,890
PAID IN CAPITAL (DISTRIBUTIONS)	-	-	-
NET ASSETS - BEGINNING	67,357,388	93,877,680	161,235,068
NET ASSETS - ENDING	68,178,914	99,611,044	167,789,958

Reinvestment Fund, Inc. and Affiliates
Statement of Cash Flows
September 30, 2018

CASH FLOWS FROM OPERATING ACTIVITIES

Net Income (Loss)	\$ 6,554,890
Adjustments to reconcile change in net assets before partners'	
Distribution to Net Cash Provided by (Used in) Operating Activities	
Provision for loan and lease losses	4,946,188
Net charges related to revolving loan fund	-
Loan purchase discount	-
Amortization of debt issuance costs	96,310
Depreciation expense	372,474
Deferred loan and lease fees, net	-
Investment (gain)/losses in marketable securities, net	114,239
(Increase) decrease in equity earnings in other limited partnerships, net	1,099
(Gains)/Losses on sale of loans receivable	(990,406)
Gain on sale of other real estate	-
Non-cash grant support	-
Loan forgiveness	-
(Increase) Decrease in:	
Grants and contributions receivable	(3,063,651)
Restricted cash and cash equivalents	7,379,783
Property held for development or sale	-
Other assets	(2,384,960)
Increase (Decrease) in:	
Accounts payable and accrued expenses	(212,448)
Grants payable	-
Deferred revenue	639,437
Recoverable grant payable	1,444,200
Escrow payable and due to third parties	898,381
Other liabilities	1,130,546
Net Cash Provided by (Used in) Operating Activities	<u>16,926,082</u>

CASH FLOWS FROM INVESTING ACTIVITIES

Purchases of marketable securities	(28,193,852)
Proceeds from maturities of marketable securities	27,836,779
Proceeds from maturities of program investments	-
Purchases of program investments	-
Purchase of other limited partnerships	(75,396)
Distributions from equity method investments	10,734
Cash disbursements on loans receivable	(118,178,411)
Proceeds from disposition of private equity investments	-
Cash receipts on loans receivable	46,015,188
Forgiveness of loans receivable	-
Principal payments received under leases	67,351
Proceeds from sale of loans receivable	3,650,000
Cash receipts on sale of other real estate owned	-
Net change in rental property	-
Purchases of equipment, leasehold improvements and software	(215,686)
Net Cash Provided by (Used in) Investing Activities	<u>(69,083,293)</u>

CASH FLOWS FROM FINANCING ACTIVITIES

Proceeds from issuance of notes payable	155,516,000
Payments on notes payable	(55,198,618)
Assignment of Debt to Homeowners	-
Reinvested interest on investors payable	73,869
Cash paid for debt issuance costs	(714,453)
Member contributions	-
Member distributions	-
Net Cash Provided by (Used in) Financing Activities	<u>99,676,798</u>

Net Increase (Decrease) in Cash and Cash Equivalents	47,519,587
Cash and Cash Equivalents - Beginning	12,714,292
Cash and Cash Equivalents - Ending	<u>\$ 60,233,879</u>