

December 2022 (Unaudited) Financial Statements

Signoff: _____

Prepared By: Mark Semanchik
Date:

Signoff: _____

Reviewed By: Perri McLoughlin
Date:

Reinvestment Fund, Inc. and Affiliates
Consolidated Statement of Financial Position
December 31, 2022

	12/31/2022	12/31/2021	\$ Change	% Change
ASSETS				
Current Assets				
Cash and cash equivalents	30,512,130	39,034,457	(8,522,327)	-21.8%
Grants and contributions receivable	3,328,846	3,073,094	255,752	8.3%
Investments in marketable securities	34,830,327	29,932,325	4,898,002	16.4%
Loans held for sale	-	37,382,655	(37,382,655)	100.0%
Loans and leases	110,543,114	106,055,599	4,487,515	4.2%
Allowance for losses	(4,974,440)	(5,302,781)	328,341	-6.2%
Other	10,119,991	6,748,163	3,371,828	50.0%
Restricted cash and cash equivalents	42,924,563	44,086,720	(1,162,157)	-2.6%
	<u>227,284,531</u>	<u>261,010,232</u>	<u>(33,725,701)</u>	<u>-12.9%</u>
Noncurrent Assets				
Grants and contributions receivable	-	281,604	(281,604)	-100.0%
Investments in marketable securities-Non Current	37,806,862	47,290,174	(9,483,312)	-20.1%
Program investments	279,210	279,210	-	0.0%
Loans and leases	355,479,259	310,074,344	45,404,915	14.6%
Allowance for losses	(15,996,567)	(15,503,717)	(492,850)	3.2%
Investment in limited partnerships & LLC's	3,302,274	2,876,490	425,784	14.8%
Equipment, leasehold improvements and software, net	1,252,721	454,429	798,292	175.7%
Right of use asset, net	1,503,050	1,963,352	(460,302)	-23.4%
Other	473,673	470,873	2,800	0.6%
	<u>384,100,482</u>	<u>348,186,759</u>	<u>35,913,723</u>	<u>10.3%</u>
Total Assets	<u>611,385,013</u>	<u>609,196,991</u>	<u>2,188,022</u>	<u>0.4%</u>
LIABILITIES AND NET ASSETS				
Current Liabilities				
Accounts payable and accrued expenses	3,332,804	2,823,629	509,175	18.0%
Escrow payable and due to third parties	2,709,499	10,660,667	(7,951,168)	-74.6%
Deferred revenue, current portion	2,435,854	2,413,062	22,792	0.9%
Recoverable grants, current portion	5,248,000	8,348,000	(3,100,000)	-37.1%
Lease liability, current portion	635,113	627,429	7,684	1.2%
Loans payable, current maturities	40,376,788	28,865,955	11,510,833	39.9%
Loans payable EQ2, current maturities	-	6,000,000	(6,000,000)	-100.0%
Other	1,895,253	2,115,075	(219,822)	-10.4%
	<u>56,633,311</u>	<u>61,853,817</u>	<u>(5,220,506)</u>	<u>-8.4%</u>
Noncurrent Liabilities				
Escrow payable and due to third parties	630,321	846,438	(216,117)	-25.5%
Deferred revenue, less current portion	191,239	211,980	(20,741)	-9.8%
Recoverable grants, less current portion	3,207,091	2,988,100	218,991	7.3%
Lease liability, less current portion	1,508,474	2,143,587	(635,113)	-29.6%
Loans payable, less current maturities	300,614,715	308,079,095	(7,464,380)	-2.4%
Loans payable EQ2, less current maturities	5,750,000	5,750,000	-	0.0%
	<u>311,901,840</u>	<u>320,019,200</u>	<u>(8,117,360)</u>	<u>-2.5%</u>
Total Liabilities	<u>368,535,151</u>	<u>381,873,017</u>	<u>(13,337,866)</u>	<u>-3.5%</u>
Net Assets				
Without Donor Restrictions	124,555,737	116,350,384	8,205,353	7.1%
Without Donor Restrictions - Contractually limited as to use	11,800,070	11,319,047	481,023	4.2%
Without Donor Restrictions - PolicyMap	(1,583,240)	(2,913,108)	1,329,868	-45.7%
Non Controlling Interest	(188,523)	42,839	(231,362)	-540.1%
Total Without Donor Restrictions	<u>134,584,044</u>	<u>124,799,162</u>	<u>9,784,882</u>	<u>7.8%</u>
With Donor Restrictions (Temporarily)	58,898,901	53,170,611	5,728,290	10.8%
With Donor Restrictions (Permanently)	49,366,917	49,354,201	12,716	0.0%
Total With Donor Restrictions	<u>108,265,818</u>	<u>102,524,812</u>	<u>5,741,006</u>	<u>5.6%</u>
Total Net Assets	<u>242,849,862</u>	<u>227,323,974</u>	<u>15,525,888</u>	<u>6.8%</u>
Total Liabilities and Net Assets	<u>611,385,013</u>	<u>609,196,991</u>	<u>2,188,022</u>	<u>0.4%</u>

Reinvestment Fund, Inc. and Affiliates
Consolidating Statement of Financial Position
December 31, 2022

	Reinvestment Fund	PolicyMap, Inc.	RF Clean Energy Fund I, LLC	NMTC Fund LLC	RF Impact Advisers	Education Funding	EFI	Eliminations & Reclassifications	Total	SDF	TRF/SDF Elimination	Total (Excluding SDF)
ASSETS												
Current Assets												
Cash and cash equivalents	27,500,819	1,765,575	635,544	55,395	371,651	63,791	119,355	-	30,512,130	-	-	30,512,130
Grants and contributions receivable	3,328,846	-	-	-	-	-	-	-	3,328,846	-	-	3,328,846
Investments in marketable securities	34,830,327	-	-	-	-	-	-	-	34,830,327	-	-	34,830,327
Accounts receivable - related parties	118,794	-	-	-	44,591	-	-	(163,385)	-	-	-	-
Loans and leases	109,864,474	-	678,640	-	-	-	-	-	110,543,114	2,919,421	-	107,623,693
Allowance for losses	(4,943,901)	-	(30,539)	-	-	-	-	-	(4,974,440)	(131,374)	-	(4,843,066)
Other	9,498,759	397,516	75,811	3	193,577	-	-	(45,675)	10,119,991	(1,643)	-	10,121,634
Restricted cash and cash equivalents	42,389,099	-	535,464	-	-	-	-	-	42,924,563	8,440,436	-	34,484,127
	<u>222,587,217</u>	<u>2,163,091</u>	<u>1,894,920</u>	<u>55,398</u>	<u>609,819</u>	<u>63,791</u>	<u>119,355</u>	<u>(209,060)</u>	<u>227,284,531</u>	<u>11,226,840</u>	<u>-</u>	<u>216,057,691</u>
Noncurrent Assets												
Investments in marketable securities-Non Current	37,806,862	-	-	-	-	-	-	-	37,806,862	-	-	37,806,862
Program investments	279,210	-	-	-	-	-	-	-	279,210	-	-	279,210
Loans and leases	351,600,997	-	4,863,262	-	-	-	-	(985,000)	355,479,259	600,241	-	354,879,018
Allowance for losses	(16,762,720)	-	(218,847)	-	-	-	-	985,000	(15,996,567)	(27,011)	-	(15,969,556)
Investment in limited partnerships & LLC's	3,090,228	-	-	19,326	-	192,720	-	-	3,302,274	-	-	3,302,274
Equipment, leasehold improvements and software, net	1,251,321	1,400	-	-	-	-	-	-	1,252,721	-	-	1,252,721
Right of use asset, net	1,448,689	54,361	-	-	-	-	-	-	1,503,050	-	-	1,503,050
Investment in consolidated subsidiary & nonprofits	4,957,085	-	-	-	-	-	-	(4,957,085)	-	-	-	-
Other	459,103	14,570	-	-	-	-	-	-	473,673	-	-	473,673
	<u>384,130,775</u>	<u>70,331</u>	<u>4,644,415</u>	<u>19,326</u>	<u>-</u>	<u>192,720</u>	<u>-</u>	<u>(4,957,085)</u>	<u>384,100,482</u>	<u>573,230</u>	<u>-</u>	<u>383,527,252</u>
Total Assets	<u>606,717,992</u>	<u>2,233,422</u>	<u>6,539,335</u>	<u>74,724</u>	<u>609,819</u>	<u>256,511</u>	<u>119,355</u>	<u>(5,166,145)</u>	<u>611,385,013</u>	<u>11,800,070</u>	<u>-</u>	<u>599,584,943</u>
LIABILITIES AND NET ASSETS												
Current Liabilities												
Accounts payable and accrued expenses	2,817,310	509,266	-	-	6,228	-	-	-	3,332,804	-	-	3,332,804
Escrow payable and due to third parties	2,645,146	28,889	35,464	-	-	-	-	-	2,709,499	-	-	2,709,499
Accounts payable - related parties	-	75,667	44,591	-	43,127	-	-	(163,385)	-	-	-	-
Deferred revenue, current portion	323,685	2,157,844	-	-	-	-	-	(45,675)	2,435,854	-	-	2,435,854
Recoverable grants, current portion	5,248,000	-	-	-	-	-	-	-	5,248,000	-	-	5,248,000
Lease liability, current portion	577,834	57,279	-	-	-	-	-	-	635,113	-	-	635,113
Loans payable, current maturities	39,888,746	-	488,042	-	-	-	-	-	40,376,788	-	-	40,376,788
Other	1,891,457	-	3,796	-	-	-	-	-	1,895,253	-	-	1,895,253
	<u>53,392,178</u>	<u>2,828,945</u>	<u>571,893</u>	<u>-</u>	<u>49,355</u>	<u>-</u>	<u>-</u>	<u>(209,060)</u>	<u>56,633,311</u>	<u>-</u>	<u>-</u>	<u>56,633,311</u>
Noncurrent Liabilities												
Escrow payable and due to third parties	630,321	-	-	-	-	-	-	-	630,321	-	-	630,321
Deferred revenue, less current portion	-	191,239	-	-	-	-	-	-	191,239	-	-	191,239
Recoverable grants, less current portion	3,207,091	-	-	-	-	-	-	-	3,207,091	-	-	3,207,091
Lease liability, less current portion	1,508,474	-	-	-	-	-	-	-	1,508,474	-	-	1,508,474
Loans payable, less current maturities	298,075,478	985,000	2,539,237	-	-	-	-	(985,000)	300,614,715	-	-	300,614,715
Loans payable, EQ2	5,750,000	-	-	-	-	-	-	-	5,750,000	-	-	5,750,000
	<u>309,171,364</u>	<u>1,176,239</u>	<u>2,539,237</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(985,000)</u>	<u>311,901,840</u>	<u>-</u>	<u>-</u>	<u>311,901,840</u>
Total Liabilities	<u>362,563,542</u>	<u>4,005,184</u>	<u>3,111,130</u>	<u>-</u>	<u>49,355</u>	<u>-</u>	<u>-</u>	<u>(1,194,060)</u>	<u>368,535,151</u>	<u>-</u>	<u>-</u>	<u>368,535,151</u>
Paid in Capital	-	4,960,118	2,500,000	(2,917,613)	-	60,100	650,000	(5,252,605)	-	-	-	-
Capital Stock Purchase	-	132	-	-	-	-	-	(132)	-	-	-	-
Earnings/(Deficit)	-	(6,732,012)	928,205	2,992,337	560,464	196,411	(530,645)	2,585,240	-	-	-	-
Net Assets												
Without Donor Restrictions	124,088,562	-	-	-	-	-	-	(1,116,065)	122,972,497	-	-	122,972,497
Without Donor Restrictions - Contractually limited as to us	11,800,070	-	-	-	-	-	-	-	11,800,070	11,800,070	-	-
Non Controlling Interest	-	-	-	-	-	-	-	(188,523)	(188,523)	-	-	(188,523)
Total Without Donor Restrictions	<u>135,888,632</u>	<u>(1,771,762)</u>	<u>3,428,205</u>	<u>74,724</u>	<u>560,464</u>	<u>256,511</u>	<u>119,355</u>	<u>(3,972,085)</u>	<u>134,584,044</u>	<u>11,800,070</u>	<u>-</u>	<u>122,783,974</u>
With Donor Restrictions (Temporarily)	58,898,901	-	-	-	-	-	-	-	58,898,901	-	-	58,898,901
With Donor Restrictions (Permanently)	49,366,917	-	-	-	-	-	-	-	49,366,917	-	-	49,366,917
Total With Donor Restrictions	<u>108,265,818</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>108,265,818</u>	<u>-</u>	<u>-</u>	<u>108,265,818</u>
Total Net Assets	<u>244,154,450</u>	<u>(1,771,762)</u>	<u>3,428,205</u>	<u>74,724</u>	<u>560,464</u>	<u>256,511</u>	<u>119,355</u>	<u>(3,972,085)</u>	<u>242,849,862</u>	<u>11,800,070</u>	<u>-</u>	<u>231,049,792</u>
Total Liabilities and Net Assets	<u>606,717,992</u>	<u>2,233,422</u>	<u>6,539,335</u>	<u>74,724</u>	<u>609,819</u>	<u>256,511</u>	<u>119,355</u>	<u>(5,166,145)</u>	<u>611,385,013</u>	<u>11,800,070</u>	<u>-</u>	<u>599,584,943</u>

Reinvestment Fund, Inc. and Affiliates
Consolidated Statement of Activities
December 31, 2022

	Total Without Donor Restrictions	With Donor Restrictions	Total
FINANCIAL INCOME			
Interest income from:			
Investments	1,276,369	281,178	1,557,547
Loans and leases	29,097,198	371,766	29,468,964
Investment gains, net			
Marketable securities	996,568	161,397	1,157,965
Equity gains in limited partnerships	626,986	-	626,986
Loan and lease fees	332,839	-	332,839
Asset management fee	3,194,855	-	3,194,855
Total Financial Income	<u>35,524,815</u>	<u>814,341</u>	<u>36,339,156</u>
FINANCIAL EXPENSE			
Interest expense	10,641,316	-	10,641,316
Investment losses, net			
Marketable securities	3,769,082	203,453	3,972,535
Equity losses in limited partnerships	71,143	-	71,143
Provision for loan and lease losses	109,477	-	109,477
Total Financial Expense	<u>14,591,018</u>	<u>203,453</u>	<u>14,794,471</u>
Net Financial Income (Loss)	<u>20,933,797</u>	<u>610,888</u>	<u>21,544,685</u>
REVENUE AND SUPPORT			
Grants and contributions	4,975,056	16,956,945	21,932,001
Program services and fees	6,004,386	-	6,004,386
Other income	61,923	-	61,923
Net assets released from restriction	11,826,827	(11,826,827)	-
Total Revenue and Support	<u>22,868,192</u>	<u>5,130,118</u>	<u>27,998,310</u>
PROGRAM AND GENERAL EXPENSES AND OTHER DECREASES/(INCREASES)			
Program and General Expenses			
Program - Lending & Community Investing	6,376,212	-	6,376,212
Program - Capacity Building & Capital Access Programs	11,553,927	-	11,553,927
Program - Policy Solutions	2,062,158	-	2,062,158
Program - PolicyMap	4,324,325	-	4,324,325
Management and general	10,724,973	-	10,724,973
Total Program and General Expenses	<u>35,041,595</u>	<u>-</u>	<u>35,041,595</u>
CHANGE IN NET ASSETS	8,760,394	5,741,006	14,501,400
PAID IN CAPITAL (DISTRIBUTIONS)	1,024,488	-	1,024,488
CHANGE IN NET ASSETS	<u>9,784,882</u>	<u>5,741,006</u>	<u>15,525,888</u>
NET ASSETS - BEGINNING	<u>124,799,162</u>	<u>102,524,812</u>	<u>227,323,974</u>
NET ASSETS - ENDING	<u><u>134,584,044</u></u>	<u><u>108,265,818</u></u>	<u><u>242,849,862</u></u>

Reinvestment Fund, Inc. and Affiliates
Consolidating Statement of Activities
December 31, 2022

	Reinvestment Fund	PolicyMap, Inc.	RF Clean Energy Fund I, LLC	NMTC Fund LLC	RF Impact Advisers	Education Funding	EFI	Eliminations & Reclassifications	Total	SDF	TRF/SDF Elimination	Total (Excluding SDF)
FINANCIAL INCOME												
Interest income from:												
Investments	1,544,355	372	-	157	12,100	193	370	-	1,557,547	17,224	-	1,540,323
Loans and leases	28,520,129	-	948,835	-	-	-	-	-	29,468,964	268,291	-	29,200,673
Investment gains, net												
Marketable securities	1,157,965	-	-	-	-	-	-	-	1,157,965	-	-	1,157,965
Equity gains in limited partnerships	607,279	-	-	288	-	19,419	-	-	626,986	-	-	626,986
Equity gains in consolidated subsidiaries	596,137	-	-	-	-	-	-	(596,137)	-	-	-	-
Loan and lease fees	330,169	-	2,670	-	-	-	-	-	332,839	-	-	332,839
Asset management fee	3,020,940	-	-	-	392,951	-	-	(219,036)	3,194,855	-	(55,818)	3,250,673
Forgiveness of debt	-	-	-	-	-	-	(239)	239	-	-	-	-
Total Financial Income	35,776,974	372	951,505	445	405,051	19,612	131	(814,934)	36,339,156	285,515	(55,818)	36,109,459
FINANCIAL EXPENSE												
Interest expense	10,408,707	-	232,609	-	-	-	-	-	10,641,316	-	-	10,641,316
Asset management fee	-	-	180,327	-	38,709	-	-	(219,036)	-	55,818	(55,818)	-
Investment losses, net												
Marketable securities	3,972,535	-	-	-	-	-	-	-	3,972,535	-	-	3,972,535
Equity losses in limited partnerships	71,140	-	-	3	-	-	-	-	71,143	-	-	71,143
Provision for loan and lease losses	315,860	-	(206,383)	-	-	-	(239)	239	109,477	(261,086)	-	370,563
Total Financial Expense	14,768,242	-	206,553	3	38,709	-	(239)	(218,797)	14,794,471	(205,268)	(55,818)	15,055,557
Net Financial Income (Loss)	21,008,732	372	744,952	442	366,342	19,612	370	(596,137)	21,544,685	490,783	-	21,053,902
REVENUE AND SUPPORT												
Grants and contributions	21,932,001	-	-	-	-	-	-	-	21,932,001	-	(139,785)	22,071,786
Program services and fees	2,378,056	3,912,822	-	-	-	-	-	(286,492)	6,004,386	-	-	6,004,386
Other income	61,923	-	-	-	-	-	-	-	61,923	-	-	61,923
Total Revenue and Support	24,371,980	3,912,822	-	-	-	-	-	(286,492)	27,998,310	-	(139,785)	28,138,095
PROGRAM AND GENERAL EXPENSES AND OTHER DECREASES												
Program and General Expenses												
Program - Lending & Community Investing	6,055,894	-	-	1,738	462,238	1,003	7,603	(152,264)	6,376,212	9,760	-	6,366,452
Program - Capacity Building & Capital Access Programs	11,553,977	-	-	-	-	-	-	(50)	11,553,927	-	-	11,553,927
Program - Policy Solutions	2,100,736	-	-	-	-	-	-	(38,578)	2,062,158	-	-	2,062,158
Program - PolicyMap	-	4,419,925	-	-	-	-	-	(95,600)	4,324,325	-	-	4,324,325
Management and general	10,724,898	-	-	-	-	-	75	-	10,724,973	-	(139,785)	10,864,758
Total Program and General Expenses	30,435,505	4,419,925	-	1,738	462,238	1,003	7,678	(286,492)	35,041,595	9,760	(139,785)	35,171,620
NET INCOME (LOSS)	-	(506,731)	744,952	(1,296)	-	18,609	-	(255,534)	-	-	-	-
CHANGE IN NET ASSETS	14,945,207	-	-	-	(95,896)	-	(7,308)	(340,603)	14,501,400	481,023	-	14,020,377
PAID IN CAPITAL (DISTRIBUTIONS)	-	1,605,238	-	-	-	-	-	(580,750)	1,024,488	-	-	1,024,488
CHANGE IN NET ASSETS	14,945,207	1,098,507	744,952	(1,296)	(95,896)	18,609	(7,308)	(1,176,887)	15,525,888	481,023	-	15,044,865
NET ASSETS - BEGINNING	229,209,243	(2,870,269)	2,683,253	76,020	656,360	237,902	126,663	(2,795,198)	227,323,974	11,319,047	-	216,004,927
NET ASSETS - ENDING	244,154,450	(1,771,762)	3,428,205	74,724	560,464	256,511	119,355	(3,972,085)	242,849,862	11,800,070	-	231,049,792

Reinvestment Fund, Inc. and Affiliates
Statement of Cash Flows
December 31, 2022

CASH FLOWS FROM OPERATING ACTIVITIES

Change in Net Assets	\$ 14,501,400
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	109,477
Amortization of debt issuance costs	215,596
Depreciation expense	117,783
Noncash lease expense	460,302
Deferred loan and lease fees, net	(190,489)
Stock compensation expense	72,565
Investment (gain)/losses in marketable securities, net	2,814,571
(Increase) decrease in equity earnings in other limited partnerships, net	(555,843)
Non-cash grant support	(12,341)
Returns on equity method investments	10,391
(Increase) Decrease in:	
Grants and contributions receivable	25,852
Other assets	(10,531,000)
Increase (Decrease) in:	
Accounts payable and accrued expenses	509,175
Deferred revenue	2,051
Recoverable grant payable	(2,881,009)
Escrow payable and due to third parties	(8,167,285)
Lease liability	(627,429)
Other liabilities	(287)
Net Cash Provided by (Used in) Operating Activities	<u>(4,126,520)</u>

CASH FLOWS FROM INVESTING ACTIVITIES

Purchases of marketable securities	(45,940,331)
Proceeds from maturities of marketable securities	47,711,070
Purchase of other limited partnerships	(5,850)
Distributions from equity method investments	125,518
Cash disbursements on loans receivable	(125,576,838)
Cash receipts on loans receivable	120,468,956
Purchases of equipment, leasehold improvements and software	(916,075)
Net Cash Provided by (Used in) Investing Activities	<u>(4,133,550)</u>

CASH FLOWS FROM FINANCING ACTIVITIES

Proceeds from issuance of notes payable	20,921,600
Payments on notes payable	(23,297,937)
Proceeds from issuance of preferred stock	930,342
Proceeds from exercise of stock options	21,581
Net Cash Provided by (Used in) Financing Activities	<u>(1,424,414)</u>

Net Increase (Decrease) in Cash, Cash Equivalents and Restricted Cash	(9,684,484)
Cash, Cash Equivalents and Restricted Cash - Beginning	83,121,177
Cash, Cash Equivalents and Restricted Cash - End	<u>\$ 73,436,693</u>