

EXHIBIT 4

EASTERN CONNECTICUT HOUSING
OPPORTUNITIES, INC.

FINANCIAL STATEMENTS

DECEMBER 31, 2015

 DOHERTY
DEBALS &
BANKS, P.C.
CERTIFIED PUBLIC
ACCOUNTANTS

**EASTERN CONNECTICUT HOUSING
OPPORTUNITIES, INC.**

FINANCIAL STATEMENTS

DECEMBER 31, 2015

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Board of Directors
Eastern Connecticut Housing
Opportunities, Inc.
228 State Street, Suite 5
New London, CT 06320

INDEPENDENT AUDITOR'S REPORT

We have audited the accompanying financial statements of Eastern Connecticut Housing Opportunities, Inc. (a nonprofit organization), which comprise the statement of financial position as of December 31, 2015, and the related statements of activities, functional expenses and cash flows for the year then ended, and the related notes to the 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 audit. We conducted our audit 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 Eastern Connecticut Housing Opportunities, Inc. as of December 31, 2015, and the changes in its net assets and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Stacey L. Gualtieri, CPA
Kathleen A. Steamer, CPA
Audrey A. Leone, CPA

Report on Summarized Comparative Information

We have previously audited Eastern Connecticut Housing Opportunities, Inc.'s 2014 financial statements, and we expressed an unmodified audit opinion on those audited financial statements in our report dated September 4, 2015. In our opinion, the summarized comparative information presented herein as of and for the year ended December 31, 2014 is consistent, in all material respects, with the audited financial statements from which it has been derived.

Other Matters

Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The schedule of housing program expenses on page 13, and the schedule of changes in net assets by function on pages 14 and 15 are presented for purposes of additional analysis and is not a required part of the 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 financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the 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 financial statements as a whole.

Doherty, Beals & Banks, P.C.

DOHERTY, BEALS & BANKS, P.C.

August 2, 2016

EASTERN CONNECTICUT HOUSING OPPORTUNITIES, INC.
STATEMENT OF FINANCIAL POSITION
AS OF DECEMBER 31, 2015
WITH COMPARATIVE TOTALS FOR 2014

ASSETS	2015	2014
CURRENT ASSETS		
Cash - checking	\$ 170,397	\$ 97,198
Cash - savings	156,906	174,875
Cash - escrow (Note 3)	573,766	578,762
Total Cash	901,069	850,835
Accounts receivable	60,734	91,337
Mortgages receivable-current (Note 2)	132,000	115,000
Prepaid expenses	40,254	24,374
TOTAL CURRENT ASSETS	1,134,057	1,081,546
PROPERTY AND EQUIPMENT		
Office furniture and fixtures	13,845	13,845
Building- Hillside Apartments	867,831	867,831
Building - Elizabeth	1,106,238	1,106,238
Building - Elizabeth St. Extension	939,910	936,249
Building - Vista	1,244,241	1,189,949
Building - Taftville	1,218,540	1,218,540
Building - Mechanic St.	683,308	682,062
Building - Washington St.	592,472	577,061
Furnishings - Elizabeth	8,153	8,153
Furnishings - Taftville	38,421	38,421
Neighborhood Stabilization Project- buildings	1,280,900	1,280,900
Neighborhood Stabilization Project- land	56,646	56,646
Land- Hillside Apartments	116,066	116,066
Land - Elizabeth	50,868	50,868
Land - Elizabeth St. Extension	40,000	40,000
Land - Vista	90,000	122,875
Land - Mechanic St.	127,305	127,305
Land - Taftville	165,000	165,000
Land - Washington St.	80,000	80,000
	8,719,744	8,678,009
Less: accumulated depreciation	(2,409,512)	(2,156,747)
NET PROPERTY AND EQUIPMENT	6,310,232	6,521,262
OTHER ASSETS		
Mortgages receivable- net of current portion (Note 2)	266,000	313,000
Properties held for sale	346,233	1,900
Land trust property	119,424	119,424
TOTAL OTHER ASSETS	731,657	434,324
TOTAL ASSETS	\$ 8,175,946	\$ 8,037,132

See notes to financial statements.

EASTERN CONNECTICUT HOUSING OPPORTUNITIES, INC.
STATEMENT OF FINANCIAL POSITION
AS OF DECEMBER 31, 2015
WITH COMPARATIVE TOTALS FOR 2014

LIABILITIES AND NET ASSETS

	<u>2015</u>	<u>2014</u>
CURRENT LIABILITIES		
Current portion of long-term debt (Note 4)	\$ 101,867	\$ 92,336
Line of Credit	355,000	175,000
Accounts payable	89,279	63,625
Deferred income	7,078	3,143
Security deposits payable	107,006	119,117
Accrued expenses	<u>8,600</u>	<u>53,521</u>
TOTAL CURRENT LIABILITIES	668,830	506,742
LONG-TERM LIABILITIES		
Mortgage payable (Note 4)	2,272,063	2,143,595
Residual recovery limit	<u>315,011</u>	<u>315,011</u>
Total mortgage payable	2,587,074	2,458,606
Less: current portion	<u>(101,867)</u>	<u>(92,336)</u>
TOTAL LONG-TERM LIABILITIES	2,485,207	2,366,270
NET ASSETS		
Unrestricted:		
Undesignated	4,217,532	4,410,663
Board designated (Note 3)	<u>573,766</u>	<u>578,762</u>
Total unrestricted	4,791,298	4,989,425
Temporarily restricted (Note 5)	<u>230,611</u>	<u>174,695</u>
TOTAL NET ASSETS	<u>5,021,909</u>	<u>5,164,120</u>
TOTAL LIABILITIES AND NET ASSETS	<u><u>\$ 8,175,946</u></u>	<u><u>\$ 8,037,132</u></u>

See notes to financial statements.

EASTERN CONNECTICUT HOUSING OPPORTUNITIES, INC.
STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED DECEMBER 31, 2015
WITH COMPARATIVE TOTALS FOR 2014

			Total	
	Unrestricted	Temporarily Restricted	2015	2014
SUPPORT				
Donations	\$ 110,500	\$ 167,087	\$ 277,587	\$ 262,695
REVENUE				
Rent	1,313,099	-	1,313,099	1,298,545
Interest	974	-	974	765
Other income	16,401	-	16,401	17,434
Loan fees	3,000	-	3,000	4,000
Real estate sales	-	-	-	135,000
Management fees	5,763	-	5,763	15,795
Consulting income	161,562	-	161,562	51,130
Release from restriction:				
Satisfaction of program restrictions	111,171	(111,171)	-	-
Total Revenue	<u>1,611,970</u>	<u>(111,171)</u>	<u>1,500,799</u>	<u>1,522,669</u>
TOTAL SUPPORT AND REVENUE	<u>1,722,470</u>	<u>55,916</u>	<u>1,778,386</u>	<u>1,785,364</u>
FUNCTIONAL EXPENSES				
Housing Program	1,440,397	-	1,440,397	1,637,089
Tiffany Place Construction Management	-	-	-	27,451
Consulting Construction Mangement	222,094	-	222,094	63,137
Quebec Square Management	-	-	-	20,329
Downpayment Loan Program	183,513	-	183,513	177,451
Management and general	83,455	-	83,455	75,443
TOTAL FUNCTIONAL EXPENSES	<u>1,929,459</u>	<u>-</u>	<u>1,929,459</u>	<u>2,000,900</u>
CHANGE IN NET ASSETS	<u>(206,989)</u>	<u>55,916</u>	<u>(151,073)</u>	<u>(215,536)</u>
NET ASSETS - BEGINNING	<u>4,989,425</u>	<u>174,695</u>	<u>5,164,120</u>	<u>5,379,656</u>
Prior Period Adjustment (Note 6)	8,862	-	8,862	-
NET ASSETS - BEGINNING - Restated	<u>4,998,287</u>	<u>174,695</u>	<u>5,172,982</u>	<u>5,379,656</u>
NET ASSETS - ENDING	<u>\$ 4,791,298</u>	<u>\$ 230,611</u>	<u>\$ 5,021,909</u>	<u>\$ 5,164,120</u>

See notes to financial statements.

EASTERN CONNECTICUT HOUSING OPPORTUNITIES, INC.
STATEMENT OF FUNCTIONAL EXPENSES
FOR THE YEAR ENDED DECEMBER 31, 2015
WITH COMPARATIVE TOTALS FOR 2014

	Housing Program	Consulting Construction Management	Downpayment Loan Program	Management & General	Total	
					2015	2014
Salaries	\$ 20,114	\$ 90,509	\$ 42,237	\$ 48,270	\$ 201,130	\$ 234,102
Payroll taxes	1,968	8,853	4,131	4,721	19,673	16,860
Employee benefits	2,570	11,561	5,395	6,165	25,691	23,545
Total Salaries and Related Expenses	24,652	110,923	51,763	59,156	246,494	274,507
Advertising	4,108	-	-	-	4,108	4,108
Bad debts	91,012	-	-	-	91,012	56,791
Commissions	5,824	-	-	-	5,824	12,123
Conferences and dues	-	-	82	93	175	175
Grant refund	-	-	-	-	-	8,770
Insurance	78,957	-	3,688	4,214	86,859	88,391
Interest expense	101,113	-	-	-	101,113	91,583
Legal and accounting	38,510	-	4,418	5,050	47,978	66,552
Loan forgiveness	-	-	115,000	-	115,000	92,000
Management fees	135,856	-	-	-	135,856	140,071
Maintenance and repairs	375,634	-	-	-	375,634	350,185
Miscellaneous	6,519	-	-	5,157	11,676	746
Office expense	9,857	-	2,068	2,363	14,288	15,072
Property costs	-	111,171	-	-	111,171	194,775
Refuse collection	23,336	-	-	-	23,336	22,754
Rent	-	-	4,958	5,667	10,625	13,147
Utilities	187,286	-	-	-	187,286	183,052
Real estate taxes	104,969	-	-	-	104,969	128,635
Travel	-	-	1,536	1,755	3,291	7,268
Total Expenses Before Depreciation	1,187,633	222,094	183,513	83,455	1,676,695	1,750,705
Depreciation	252,764	-	-	-	252,764	250,195
FUNCTIONAL EXPENSES	\$ 1,440,397	\$ 222,094	\$ 183,513	\$ 83,455	\$ 1,929,459	\$ 2,000,900

See notes to financial statements.

EASTERN CONNECTICUT HOUSING OPPORTUNITIES, INC.
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED DECEMBER 31, 2015
WITH COMPARATIVE TOTALS FOR 2014

CASH FLOWS FROM OPERATING ACTIVITIES	2015	2014
Change in net assets	\$ (151,073)	\$ (215,536)
Adjustments to reconcile changes in net assets to net cash provided (used) by operating activities:		
Depreciation	252,764	250,195
Prior period adjustment	8,862	-
(Increase) decrease in:		
Pledges receivable	-	250,000
Accounts receivable	30,603	(27,094)
Miscellaneous receivable	-	2,312
Prepaid expenses	(15,880)	1,473
Increase (decrease) in:		
Accounts payable	25,654	18,733
Deferred income	3,935	920
Security deposits payable	(12,111)	10,347
Accrued expenses	(44,921)	25,027
NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES	97,833	316,377
CASH FLOWS FROM INVESTING ACTIVITIES		
Payments for property and equipment	(41,735)	(164,567)
NET CASH PROVIDED (USED) BY INVESTING ACTIVITIES	(41,735)	(164,567)
CASH FLOWS FROM FINANCING ACTIVITIES		
Loans received	405,000	-
Mortgages receivable	30,000	(23,000)
Properties held for sale	(344,333)	168,884
Mortgage principal paid	(96,531)	(289,433)
NET CASH PROVIDED (USED) BY FINANCING ACTIVITIES	(5,864)	(143,549)
NET CHANGE IN CASH	50,234	8,261
CASH - BEGINNING	850,835	842,574
CASH - ENDING	\$ 901,069	\$ 850,835

See notes to financial statements.

EASTERN CONNECTICUT HOUSING OPPORTUNITIES, INC.
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2015

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Purpose

Eastern Connecticut Housing Opportunities, Inc. (ECHO) is a non-profit organization organized to provide affordable housing to low-income families of Southeastern Connecticut.

Method of Accounting

The accrual method of accounting is used for financial reporting purposes. Under this method, revenue is reported when earned rather than when received and expenses are recorded when incurred rather than when paid.

Financial Statement Presentation

The organization reports information regarding its financial position and activities according to three classes of net assets: unrestricted net assets, temporarily restricted net assets, and permanently restricted net assets. Contributions received are recorded as unrestricted, temporarily restricted or permanently restricted support, depending on the existence and/or nature of any donor restrictions

Income Tax Status

The organization is exempt from federal income tax under Section 501(c)(3) of the Internal Revenue Code, and therefore, has no provision for federal or state income taxes. In addition, the organization qualifies for the charitable contribution deduction under Section 170(b)(1)(A) and has been classified as an organization that is not a private foundation.

Tax years ended December 31, 2012 through 2015 remain subject to examination by major tax jurisdictions.

Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and the disclosure of contingent assets and liabilities as of the date of the financial statements, and support, revenue and expense during the reporting period. Actual results could differ from those estimates.

Prior Year Comparative Totals

The financial information shown for 2014 in the accompanying financial statements is included to provide a basis for comparison with 2015 and presents summarized totals only. Such total amounts do not include sufficient detail to constitute a presentation in conformity with accounting principles generally accepted in the United States of America. Accordingly, such amounts should be read in conjunction with the organization's financial statements for the period ended December 31, 2014, from which the comparative total amounts were derived.

Property and Equipment

Property and equipment are recorded at cost. Depreciation of property and equipment is charged to support and revenue over their estimated useful lives by using the straight-line method.

EASTERN CONNECTICUT HOUSING OPPORTUNITIES, INC.
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2015

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Contributions

Contributions are recognized when the donor makes a promise to give to the organization that is, in substance, unconditional. Contributions that are restricted by the donor are reported as increases in unrestricted net assets if the restrictions expire in the year in which the contributions are recognized. All other donor-restricted contributions are reported as increases in temporarily or permanently restricted net assets depending on the nature of the restrictions. When a restriction expires, temporarily restricted net assets are reclassified to unrestricted net assets.

Expense Allocation

The costs of providing various programs and other activities have been summarized on a functional basis in the Statement of Activities and in the Statement of Functional Expenses. Accordingly, certain costs have been allocated among the programs and supporting services benefited.

Fair Values of Financial Instruments

The fair values of financial instruments have been determined through quoted market prices or present value techniques to approximate the amounts recorded in the Statement of Financial Position.

Subsequent Events

Management has evaluated subsequent events through August 2, 2016, the date which the financial statements were available for issue.

2. MORTGAGES RECEIVABLE

During 2015, the organization, in conjunction with the Renaissance City Development Association, Inc., began lending money to qualified individuals who needed assistance with obtaining a down payment for the purchase of a home. During 2015, \$85,000 was distributed through this program in addition to \$575,000 in prior years. As part of this program, beginning in 2013, 20% of each loan will be forgiven on the anniversary date of the closing of each individual's home purchase.

The mortgages are scheduled to be forgiven as follows:

<u>Year Ending</u> <u>December 31,</u>	
2016	\$ 132,000
2017	132,000
2018	77,000
2019	40,000
2020	17,000
	<u>\$ 398,000</u>

EASTERN CONNECTICUT HOUSING OPPORTUNITIES, INC.
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2015

3. CASH - ESCROW FUNDS

The organization maintains several escrow accounts, under the guidelines of the Connecticut Housing Finance Authority (CHFA), which are restricted for various purposes. The organization also maintains an escrow account under the guidelines of the Department of Housing and Urban Development (HUD), which is restricted for real estate taxes and property insurance. The following are the escrow accounts and their respective balances:

Tenants' security deposits	\$ 103,911
Insurance escrow with mortgagor	13,138
Replacement escrow with mortgagor	377,068
Real estate tax escrow with mortgagor	6,600
General operating reserve	69,784
Residual receipts	<u>3,265</u>
Total Cash - Escrow	<u>\$ 573,766</u>

4. MORTGAGES PAYABLE

A \$300,000 note payable to Citizen's Bank, payable in monthly installments of interest only at 3% until July 14, 2009. Upon this date the interest rate will change to prime, not to exceed 6%. Commencing August 14, 2009, equal monthly payments of principal and interest have been made with a maturity date of July 14, 2030. The Mechanic Street apartment project and 104 Mt. Pleasant Street are pledged as collateral for the note. The net book value of the apartment project is \$552,062.

\$ 207,434

A 6.25% mortgage payable to the Connecticut Housing Finance Authority in monthly installments of \$3,226 including interest, with a maturity date of July 31, 2028. Additional payments for escrow accounts and reserve replacement are paid monthly in amounts required by CHFA. The Elizabeth Street apartment project is pledged as collateral for the note. The net book value of the apartment project is \$765,775.

336,748

As of July 23, 2012 the mortgage insured by HUD is payable to the Connecticut Housing Finance Authority was modified to an interest of 3% payable in monthly installments of \$2,192 including interest, with a maturity date of July 1, 2042. Additional payments for escrow accounts and reserve for replacement are paid monthly in amounts required by CHFA. The Taftville apartment projects are pledged as collateral for the note. The net book value of the apartment project is \$684,966.

481,444

A \$225,000 loan payable to Dime Bank. Commencing June 28, 2006, monthly payments of \$1,543.53 including principal and interest have been made. Interest is currently calculated at 5.125% a maturity date of July 6, 2026. 51-53 Fourteenth Street and 551 Boswell Avenue are pledged as collateral for the note. The net book value of the property is \$454,774.

149,596

EASTERN CONNECTICUT HOUSING OPPORTUNITIES, INC.
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2015

4. MORTGAGES PAYABLE (Continued)

On July 17, 1997, Eastern Connecticut Housing Opportunities and the Connecticut Housing Finance Authority negotiated a workout agreement for the financing of the Taftville apartment complex. As part of this agreement, the interest rate on the mortgage was reduced from 3% to 1% and late charges of \$6,625 were waived. The authority is entitled to recover its foregone annual interest if and when there is a refinancing, transfer of the property or loan maturity. This amount of the residual recovery limit was frozen at \$315,011 in 2012 as part of the refinancing of the property. The net book value of the apartment project is \$684,966. 315,011

A noninterest bearing loan payable to the City of Norwich Rehabilitation Loan Program for the rehabilitation of 104 Mt. Pleasant Street. 50% of the loan is due in 60 equal monthly installments of \$274, with the remaining 50% of the loan being forgiven in equal amounts over the subsequent five years. 104 Mt. Pleasant Street is pledged as collateral for the note. The net book value of the apartment project is \$75,000. 2,464

A noninterest bearing loan payable to the City of Norwich Rehabilitation Loan Program for the rehabilitation of the Mechanic St. apartments. 50% of the loan is due in 60 equal monthly installments of \$667, with the remaining 50% of the loan being forgiven in equal amounts over the subsequent five years. The Mechanic Street apartment project is pledged as collateral for the note. The net book value of the apartment project is \$477,062. 11,333

A \$400,000 loan payable to Dime Bank. Commencing August 1, 2009, monthly payments of \$2,486.43 including principal and interest have been made. The interest rate will be adjusted on the tenth anniversary of the loan and every five years after to a rate of 2.5% over prime with a maturity date of July 1, 2034. 245 Elizabeth Street Extension was pledged as collateral for the note. The net book value of the property is \$745,031. 343,241

A \$225,000 loan payable to People's United Bank Commencing April 1, 2015 monthly installments of \$1,515.72 including principal and interest. Interest is currently calculated at 5.17% per annum. The interest rate will be adjusted on the tenth anniversary of the loan and every ten years after to a rate of 2.5% over prime with a maturity date of July 1, 2034. 130 Washington Street is pledged as collateral for the note. The net book value of the apartment project is \$591,063. 220,142

A 3.25% note payable to RBS Citizens National Association, payable in monthly installments of \$2,858.28 including interest calculated at 3.295% per annum, with a maturity date of January 1, 2037. The Hillside apartment project is pledged as collateral for the note. The net book value of the apartment project is \$618,123. 519,661

\$ 2,587,074

EASTERN CONNECTICUT HOUSING OPPORTUNITIES, INC.
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2015

4. MORTGAGES PAYABLE (Continued)

Maturities of long-term liabilities in each of the next five years and thereafter are as follows:

<u>Year ending December 31,</u>	<u>Amount</u>
2016	\$ 101,867
2017	98,928
2018	99,975
2019	104,286
2020	109,469
Thereafter	<u>2,072,552</u>
	<u>\$ 2,587,077</u>

At December 31, 2015, the organization has used a \$355,000 of the line of credit with Dime Bank, with interest at 1% above prime rate. The collateral for this line is determined at the time of the draw, which is currently Fairmount, 75-83 Norwich Avenue and 5-7 South 5th Avenue properties. The combined net book value of these properties is \$504,024.

5. TEMPORARILY RESTRICTED NET ASSETS

Temporarily restricted net assets are available for the following purposes:

HTCCP – Pequot Village, Groton	\$ 63,524
Downpayment Loan Program	55,000
Elizabeth Square Apartments	47,439
Hillside Apartments	<u>64,648</u>
Total	<u>\$ 230,611</u>

6. PRIOR PERIOD ADJUSTMENT

During the current year it was discovered that the properties located in the City of Norwich were being over-assessed for real estate taxes. The settlement resulted in a prior period adjustment to 2014 of \$8,862, for taxes overpaid in prior years, and a prepayment of \$12,583 as of December 31, 2015.

EASTERN CONNECTICUT HOUSING OPPORTUNITIES, INC.
SCHEDULE OF HOUSING PROGRAM EXPENSES
FOR THE YEAR ENDED DECEMBER 31, 2015

	Washington Street	Mechanic St. Apartments	Taftville Project	Elizabeth Street	Hillside Apartments	Vista Apartments	Norwich Neighborhood Stabilization Project	Total Housing Programs
Salaries	\$ -	\$ -	\$ -	\$ -	\$ 10,057	\$ 10,057	\$ -	\$ 20,114
Payroll taxes	-	-	-	-	984	984	-	1,968
Employee benefits	-	-	-	-	1,285	1,285	-	2,570
Total Salaries and Related Expenses	-	-	-	-	12,326	12,326	-	24,652
Advertising	-	-	2,500	1,608	-	-	-	4,108
Bad debts	-	17,738	21,085	685	12,296	29,258	9,950	91,012
Commissions	2,025	450	-	-	-	2,749	600	5,824
Insurance	6,458	12,323	9,419	14,403	11,840	17,728	6,786	78,957
Interest expense	11,365	7,286	14,780	6,732	17,462	28,294	-	101,113
Legal and accounting	-	4,964	4,869	18,078	11,759	6,635	3,551	38,510
Management fees	10,640	12,600	13,026	60,515	55,862	19,550	6,100	135,856
Maintenance and repairs	34,116	39,141	35,510	-	92,129	58,819	55,404	375,634
Miscellaneous	6,427	-	77	-	-	15	-	6,519
Office expense	232	118	3,251	3,458	2,700	98	-	9,857
Property costs	-	-	-	-	-	-	-	-
Refuse collection	2,882	193	3,113	3,427	5,147	7,248	1,326	23,336
Utilities	14,847	15,562	28,068	51,647	20,668	34,171	22,323	187,286
Real estate taxes	8,088	14,155	12,817	10,056	16,144	43,709	-	104,969
Total Expenses Before Depreciation	97,080	124,530	148,515	192,515	258,333	260,600	106,040	1,187,633
Depreciation of buildings and equipment	27,730	20,111	36,660	31,851	32,163	70,431	33,818	252,764
FUNCTIONAL EXPENSES	<u>\$ 124,810</u>	<u>\$ 144,641</u>	<u>\$ 185,175</u>	<u>\$ 224,386</u>	<u>\$ 290,496</u>	<u>\$ 331,031</u>	<u>\$ 139,858</u>	<u>\$ 1,440,397</u>

EASTERN CONNECTICUT HOUSING OPPORTUNITIES, INC.
SCHEDULE OF CHANGES IN NET ASSETS BY FUNCTION
FOR THE YEAR ENDED DECEMBER 31, 2015

	Norwich						
	Washington Street	Mechanic St. Apartments	Taftville Project	Elizabeth Street	Hillside Apartments	Vista Apartments	Neighborhood Stabilization Project
SUPPORT							
Donations	\$ -	\$ -	\$ -	\$ 47,439	\$ 64,648	\$ -	\$ -
REVENUE							
Rent	102,185	139,379	161,554	267,493	239,350	300,674	102,268
Interest	-	7	169	502	5	19	-
Other income	1,345	-	1,175	2,317	-	230	11,282
Loan fees	-	-	-	-	-	-	-
Management fees	-	-	-	-	5,763	-	-
Consulting income	-	-	-	-	-	-	-
Total Revenue	<u>103,530</u>	<u>139,386</u>	<u>162,898</u>	<u>270,312</u>	<u>245,118</u>	<u>300,923</u>	<u>113,550</u>
TOTAL SUPPORT AND REVENUE	103,530	139,386	162,898	317,751	309,766	300,923	113,550
FUNCTIONAL EXPENSES							
	124,810	144,641	185,175	224,386	290,496	331,031	139,858
CHANGE IN NET ASSETS	<u>\$ (21,280)</u>	<u>\$ (5,255)</u>	<u>\$ (22,277)</u>	<u>\$ 93,365</u>	<u>\$ 19,270</u>	<u>\$ (30,108)</u>	<u>\$ (26,308)</u>