EASTPORT DEVELOPMENT LP
FINANCIAL STATEMENTS
For the year ended December 31, 2015
with
Report of Independent Auditors

NOVOGRADAC
& COMPANY LLP
CERTIFIED PUBLIC ACCOUNTANTS

Report of Independent Auditors

To the Partners of
Eastport Development LP:

Report on the Financial Statements

We have audited the accompanying financial statements of Eastport Development LP, a Tennessee limited partnership, which comprise the balance sheet as of December 31, 2015, and the related statements of operations, changes in partners' capital 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.

Auditors' 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 auditors' 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 auditors consider 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.

2325 LAKEVIEW PARKWAY, SUITE 450, ALPHARETTA, GA 30009 TELEPHONE (678)867-2333 FACSIMILE (678)867-2366 www.novoco.com

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Eastport Development LP as of December 31, 2015, and the results of its operations and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Report on Supplemental Information

Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The supplemental information is 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.

Novogradac & Company LLP

February 29, 2016

EASTPORT DEVELOPMENT LP
BALANCE SHEET
December 31, 2015

ASSETS

CURRENT ASSETS		
Cash and cash equivalents	$	1,167
Accounts receivable		1,127
Prepaid expenses		19,066
Total current assets		21,360
RESTRICTED DEPOSITS AND FUNDED RESERVES		218,735
RENTAL PROPERTY		
Buildings		8,239,910
Land improvements		985,647
Personal property		129,900
Less: accumulated depreciation		(1,117,792)
Total rental property		8,237,665
INTANGIBLE ASSETS		
Tax credit fees		61,200
Permanent loan fees		62,154
Less: accumulated amortization		(23,475)
Total intangible assets		99,879
TOTAL ASSETS	$	8,577,639

LIABILITIES AND PARTNERS' CAPITAL

CURRENT LIABILITIES		
Accounts payable	$	17,556
Prepaid rent		1,446
Accrued expenses		1,651
Deferred revenue		1,200
Accrued asset management fee		4,667
Accrued partnership management fee		9,311
Total current liabilities		35,831
NONCURRENT LIABILITIES		
Deferred revenue		7,200
Security deposits payable		626
Notes payable		5,036,924
Total noncurrent liabilities		5,044,750
TOTAL LIABILITIES		5,080,581
PARTNERS' CAPITAL		3,497,058
TOTAL LIABILITIES AND PARTNERS' CAPITAL	$	8,577,639

See accompanying notes

EASTPORT DEVELOPMENT LP
STATEMENT OF OPERATIONS
For the year ended December 31, 2015

REVENUE		
Rental revenue	$	289,609
Other revenue		3,096
Total revenue		292,705
OPERATING EXPENSES		
General and administrative		4,584
Marketing and advertising		309
Professional fees		9,000
Utilities		98,218
Protective services		6,009
Property management fee		13,506
Repairs and maintenance		68,681
Tax and insurance		33,409
Payroll and benefits		47,208
Bad debt expense		573
Total operating expenses		281,497
Net operating income		11,208
OTHER INCOME AND (EXPENSES)		
Interest income		330
Depreciation and amortization		(273,904)
Asset management fee		(4,667)
Partnership management fee		(4,667)
Net other income and (expenses)		(282,908)
NET LOSS	$	(271,700)

See accompanying notes

EASTPORT DEVELOPMENT LP

STATEMENT OF CHANGES IN PARTNERS' CAPITAL

For the year ended December 31, 2015

	Total	General Partner	Limited Partners
BALANCE, JANUARY 1, 2015	$ 3,768,758	$ 13,169	$ 3,755,589
Net loss	(271,700)	(27)	(271,673)
BALANCE, DECEMBER 31, 2015	$ 3,497,058	$ 13,142	$ 3,483,916
Percentage interest	100.00%	0.01%	99.99%

See accompanying notes

EASTPORT DEVELOPMENT LP
STATEMENT OF CASH FLOWS
For the year ended December 31, 2015

CASH FLOWS FROM OPERATING ACTIVITIES	
Rental revenue	$ 300,055
Other revenue	2,226
Total receipts	302,281
General and administrative	(4,584)
Marketing and advertising	(309)
Professional fees	(15,039)
Utilities	(98,218)
Protective services	(6,009)
Property management fee	(13,506)
Repairs and maintenance	(68,681)
Tax and insurance	(22,670)
Payroll and benefits	(54,040)
Bad debt expense	(573)
Total disbursements	(283,629)
Net cash provided by operating activities	18,652
CASH FLOWS FROM INVESTING ACTIVITIES	
Funding of restricted deposits and funded reserves, net	(18,503)
Net cash used in investing activities	(18,503)
NET INCREASE IN CASH AND CASH EQUIVALENTS	149
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	1,018
CASH AND CASH EQUIVALENTS AT END OF YEAR	$ 1,167

See accompanying notes

EASTPORT DEVELOPMENT LP

STATEMENT OF CASH FLOWS (CONTINUED)

For the year ended December 31, 2015

RECONCILIATION OF NET LOSS TO NET CASH PROVIDED BY OPERATING ACTIVITIES	
NET LOSS	$ (271,700)
ADJUSTMENTS TO RECONCILE NET LOSS TO NET CASH PROVIDED BY OPERATING ACTIVITIES:	
Depreciation and amortization	273,904
Changes in operating assets and liabilities:	
Decrease in accounts receivable	9,714
Decrease in prepaid expenses	10,739
Decrease in accounts payable	(6,039)
Increase in prepaid rent	106
Decrease in accrued expenses	(6,832)
Decrease in deferred revenue	(1,200)
Increase in tenant security deposits, net	626
Increase in accrued asset management fee	4,667
Increase in accrued partnership management fee	4,667
NET CASH PROVIDED BY OPERATING ACTIVITIES	$ 18,652

EASTPORT DEVELOPMENT LP
NOTES TO THE FINANCIAL STATEMENTS
December 31, 2015

1. General

Eastport Development LP (the "Partnership") was formed under the laws of the State of Tennessee on November 10, 2009 to acquire, own, develop, lease and operate The Residences at Eastport, Phase II (the "Property") located in Knoxville, Tennessee. The Property consists of a 60-unit multifamily apartment complex developed and operated under the federal low-income housing tax credit program as provided for in Section 42 of the Internal Revenue Code ("Section 42").

The Partnership is owned 99.99% by the investor limited partner, Boston Capital Empire Tax Credit Fund, A Limited Partnership (the "Investor Limited Partner"), and 0.00% by the special limited partner, BCCC, Inc. (the "Special Limited Partner"), collectively, the "Limited Partners." The remaining 0.01% of the Partnership is owned by Passport Development Corporation (the "General Partner").

Pursuant to the Second Amendment to First Amended and Restated Agreement of Limited Partnership, dated December 27, 2010 (the "Partnership Agreement"), profits and losses are generally allocated to the partners based on their respective ownership percentages. Under the terms of the Partnership Agreement, the Investor Limited Partner is required to provide capital contributions totaling $4,622,538. The Special Limited Partner and General Partner are required to provide capital contributions totaling $10 and $100, respectively. The total capital contributions required pursuant to the Partnership Agreement are subject to adjustment based on the amount of low-income housing tax credits allocated to the Partnership. As of December 31, 2015, the Investor Limited Partner had provided its total required capital contributions. As of December 31, 2015, the General Partner had provided cumulative capital contributions totaling $64,610. During 2011, the General Partner made a contribution of $2,500 for payment of startup costs for the Partnership in addition to the required capital contribution of $100. During 2012, the General Partner made two contributions totaling $69,179 for payment of a construction loan note payable with Knoxville's Housing Development Corporation ("KHDC") that was paid in full during 2012. As of December 31, 2015, the Special Limited Partner had provided no capital contributions.

Profits, losses, and tax credits are allocated in accordance with the Partnership Agreement. Profits and losses from operations and losses from non-recourse deductions and tax credits in any one year will be allocated 99.99% to the Investor Limited Partner and 0.01% to the General Partner. All other losses will be allocated, to the extent allowable under IRC Section 704(b), 99.99% to the Investor Limited Partner and .01% to the General Partner (the "Profit and Loss Allocation"). The Profit and Loss Allocation is adjusted, as applicable, by special allocation of expenses related to recourse obligations or partner non-recourse debt, including any deductions of losses of the Partnership attributable to the use of advances from the General Partner to pay for operating deficits, as defined by the Partnership Agreement.

2. Summary of significant accounting policies and nature of operations

Basis of accounting
The Partnership prepares its financial statements on the accrual basis of accounting consistent with accounting principles generally accepted in the United States of America.

2. Summary of significant accounting policies and nature of operations (continued)

Estimates
The preparation of financial statements in accordance with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the amounts reported in the financial statements and accompanying notes. Actual results could differ from those estimates.

Cash and cash equivalents
Cash and cash equivalents include all cash balances on deposit with financial institutions and highly liquid investments with a maturity of three months or less at the date of acquisition.

Restricted cash is not considered cash and cash equivalents, and includes cash held with financial institutions for refunds of tenant security deposits, funding of operating deficits, and repairs or improvements to the buildings which extend their useful lives.

Concentration of credit risk
The Partnership maintains its cash in bank deposit accounts which, at times, may exceed federally insured limits. The Partnership has not experienced any losses in such accounts. The Partnership believes it is not exposed to any significant credit risk on cash and cash equivalents.

Accounts receivable
An account receivable is stated at the amount management expects to collect from outstanding balances. Management closely monitors outstanding balances and provides for probable uncollectible amounts through a charge to earnings and a credit to a valuation allowance based on its assessment of the current status of individual accounts. Balances that remain outstanding after management has used reasonable collection efforts are generally written off through a charge to the valuation allowance and a credit to trade accounts receivable. As of December 31, 2015, the balance of the allowance for doubtful accounts was $16.

Rental property and depreciation
Rental property is recorded at cost and includes $68,066 of capitalized interest. Buildings, which include building improvements, are depreciated over their estimated useful lives of 40 years under the straight-line method. Land improvements are depreciated 20 years under the straight-line method. Personal property is depreciated 10 years under the straight-line method. For the year ended December 31, 2015, depreciation expense was $268,270.

Intangible assets and amortization
Intangible assets include tax credit fees, which are amortized under the straight-line method over 15 years, and permanent loan fees, which are amortized under the straight-line method over 40 years. For the year ended December 31, 2015, amortization expense was $5,634.

2. Summary of significant accounting policies and nature of operations (continued)

Impairment of long-lived assets
The Partnership reviews its long-lived assets for impairment whenever events or changes in circumstances indicate that the carrying value of the asset may not be recoverable. Recoverability is measured by a comparison of the carrying amount of the asset to the future net undiscounted cash flow expected to be generated and any estimated proceeds from the eventual disposition. If the long-lived assets are considered to be impaired, the impairment to be recognized is measured at the amount by which the carrying amount of the asset exceeds the fair value as determined from an appraisal, discounted cash flow analysis, or other valuation technique. There were no impairment losses recognized during 2015.

Income taxes
Income taxes on partnership income are levied on the partners at the partner level. Accordingly, all profits and losses of the Partnership are recognized by each partner on its respective tax return.

The preparation of financial statements in accordance with accounting principles generally accepted in the United States of America requires the Partnership to report information regarding its exposure to various tax positions taken by the Partnership. Management has determined whether any tax positions have met the recognition threshold and has measured the Partnership's exposure to those tax positions. Management believes that the Partnership has adequately addressed all relevant tax positions and that there are no unrecorded tax liabilities. Federal and state tax authorities generally have the right to examine and audit the previous three years of tax returns filed. Any interest or penalties assessed to the Partnership are recorded in operating expenses. No interest or penalties from federal or state tax authorities were recorded in the accompanying financial statements.

Revenue recognition
Rental revenue attributable to residential leases is recorded when due from residents, generally upon the first day of each month. Leases are for periods of up to one year, with rental payments due monthly. Other revenue includes fees from late payments, cleaning, damages, laundry facilities and other charges and is recorded when earned. Advance receipts of revenue are deferred and classified as liabilities until earned.

Economic concentrations
The Partnership operates one property in Knoxville, Tennessee. Future operations could be affected by changes in the economic or other conditions in that geographical area or by changes in federal low-income housing subsidies or the demand for such housing.

Advertising
Advertising costs are expensed as incurred. For the years ended December 31, 2015, the Partnership incurred $309 in advertising costs.

Subsequent events
Subsequent events have been evaluated through February 29, 2016 which is the date the financial statements were available to be issued, and there are no subsequent events requiring disclosure.

3. Restricted deposits and funded reserves

Operating reserve
The Partnership Agreement requires the Partnership to establish an operating reserve at the time of the payment of the Investor Limited Partner's fifth installment of capital contributions equal to $148,748. Funds in the operating reserve may be used to fund operating deficits. As of December 31, 2015, the operating deficit reserve account totaled $149,951.

Replacement reserve
The Partnership Agreement requires funding of a replacement reserve equal to $15,000 annually commencing upon the completion date, as defined in the Partnership Agreement. Use of these funds is restricted for working capital needs, improvements, replacements, and other contingencies of the Partnership. As of December 31, 2015, the replacement reserve totaled $68,158.

Tenant security deposits
The management agreement requires that the Knoxville's Community Development Corporation ("KCDC"), an affiliate of the General Partner, collect, deposit, and disburse, if required, security deposits in accordance with the terms of each tenant's lease. As of December 31, 2015, tenant security deposits totaled $626.

The tenant security deposits account is maintained in an interest bearing market rate savings account. The carrying value of restricted cash approximates fair value because of the short-term maturity of those instruments.

4. Deferred revenue

Knoxville's Community Development Corporation ("KCDC"), an affiliate of the General Partner, entered into a services agreement, dated September 1, 2013, (the "Services Agreement") with Comcast of the South. The Services Agreement is to remain in effect for a period of 10 years. Pursuant to the terms of the Services Agreement, KCDC will allow Comcast of the South exclusive rights to provide services to the Property, including multi-channel video, high speed data, and information and voice services. As consideration for exclusive rights, Comcast of the South has agreed to pay the Partnership $12,000, which shall be earned ratably over the course of the agreement. For the year ended December 31, 2015, $1,871 was earned and is included on the accompanying statement of operations in other revenue. As of December 31, 2015, deferred revenue of $8,400 is included on the accompanying balance sheet.

5. Related party transactions

Property management fee
KCDC, an affiliate of the General Partner, manages the Property pursuant to the management agreement, dated September 23, 2010 (the "Management Agreement"). The Management Agreement provides for a monthly management fee of $1,000, increasing 3% annually. For the year ended December 31, 2015, a property management fee of $13,506 was expensed and is included on the accompanying statement of operations.

5. Related party transactions (continued)

Asset management fee

Pursuant to the Partnership Agreement, the Special Limited Partner shall receive an annual asset management fee commencing in 2012 in an amount equal to $4,500, increasing annually by the consumer price index. The fee shall be payable from available cash flow. For the year ended December 31, 2015, $4,667 was expensed and is included on the accompanying statement of operations. As of December 31, 2015, an asset management fee of $4,667 was payable and is included on the accompanying balance sheet.

Partnership management fee

Pursuant to the Partnership Agreement, the General Partner shall receive an annual partnership management fee commencing in 2012 in an amount equal to $4,500, increasing annually by the consumer price index. The fee shall be payable from available cash flow. For the year ended December 31, 2015, $4,667 was expensed and is included on the accompanying statement of operations. As of December 31, 2015, a partnership management fee of $9,311 was payable and is included on the accompanying balance sheet.

Notes payable

The Partnership obtained a $3,689,725 note payable pursuant to the ARRA funds loan agreement, dated September 23, 2010, with KCDC. According to the first loan modification agreement, dated September 1, 2011, the new loan balance is $4,058,273. The note bears no interest and is payable from net available cash flow. The entire principal shall be due and payable in full on October 1, 2051. The note is secured by the Property. As of December 31, 2015, the principal balance outstanding on the mortgage was $4,058,273 and is included in notes payable on the accompanying balance sheet.

The Partnership obtained a $499,444 note payable pursuant to the KHDC funds loan agreement, dated September 23, 2010. According to the first loan modification agreement, dated September 1, 2011, the new loan balance is $130,896. The note bears no interest and is payable from net available cash flow. The entire principal shall be due and payable in full on October 1, 2051. The note is secured by the Property. As of December 31, 2015, the principal balance outstanding on the mortgage was $128,651 and is included in notes payable on the accompanying balance sheet.

The Partnership obtained a $750,000 note payable pursuant to the FHLB funds loan agreement, dated September 23, 2010, with the General Partner. The note bears no interest and is payable from net available cash flow. The entire principal shall be due and payable in full on October 1, 2051. The note is secured by the Property. As of December 31, 2015, the principal balance outstanding on the mortgage was $750,000 and is included in notes payable on the accompanying balance sheet.

The Partnership obtained a $100,000 note payable pursuant to the capital funds loan agreement, dated September 23, 2010, with KCDC. The note bears no interest and is payable from net available cash flow. The entire principal shall be due and payable in full on October 1, 2051. The note is secured by the Property. As of December 31, 2015, the principal balance outstanding on the mortgage was $100,000 and is included in notes payable on the accompanying balance sheet.

5. Related party transactions (continued)

Operating subsidy
Pursuant to the regulatory and operating agreement entered into with KCDC, 60 units of the property are eligible to receive public housing operating funds assistance. For the year ended December 31, 2015, subsidy revenue totaled $96,788 and is included in rental revenue on the accompanying statement of operations.

Guaranty agreement
Pursuant to the guaranty agreement, KCDC, an affiliate of the General Partner, has agreed to provide certain guarantees to the Investor Limited Partner. These guarantees include development cost overruns, performance of the General Partner, and adjustments to capital installments. As of December 31, 2015, no payments have been required under these guarantees.

6. Ground lease

The Partnership has entered into a ground lease agreement with KCDC. The lease calls for annual payments of $10 for a period of 89 years.

7. Distribution and application of cash flow

Distributable cash flow as defined in the Partnership Agreement is payable annually as follows:

1. To the Investor Limited Partner of the full amount (including interest) of any credit recovery loans, adjustors;
2. To the payment of the asset management fee for such year and for any previous year(s) as to which the asset management fee shall not yet have been paid in full;
3. To make deposits to the operating reserve to replenish any amount withdrawn;
4. To the payment of any deferred developer fee;
5. To the repayment of any subordinate loans;
6. To the payment of the partnership management fee attributable to such year;
7. To the repayment of the KCDC ARRA loan until paid in full, then to repayment of the KCDC capital funds loan until paid in full, then to repayment of the KHDC loan until paid in full, and then to repayment of the General Partner loan until paid in full;
8. The balance thereof, if any, shall be distributed annually, within seventy-five (75) days after the end of the fiscal year, 99.99% to the Investor Limited Partner, 0.01% to the General Partner.

8. Taxable income (loss)

A reconciliation of financial statement net loss to taxable loss of the Partnership, as reported in the Partnership's information return, for the year ended December 31, 2015, is as follows:

Financial statement net loss	$ (271,700)
Adjustments:	
Prepaid rent - revenue for income tax purposes	106
Deferred revenue - revenue for income tax purposes	(1,200)
Excess depreciation for income tax purpose	(31,363)
Bad debt expense adjustment	(1,377)
Taxable loss as shown on the tax return	$ (305,534)

9. Low-income housing tax credits

The Partnership expects to generate an aggregate of $6,900,000 of federal low-income housing tax credits (the "Tax Credits"). Generally, such credits become available for use by its partners pro-rata over a ten-year period, which began in 2011. The year in which the credit period begins is determined on a building-by-building basis within the Partnership. In order to qualify for these credits, the Property must comply with various federal and state requirements. These requirements include, but are not limited to, renting to low-income tenants at rental rates which do not exceed specified percentages of area median gross income for the first 15 years of operation. The Partnership has also agreed to maintain and operate the Property as low-income housing for an additional 15 years beyond the initial 15 year compliance period. Because the Tax Credits are subject to compliance with certain requirements, there can be no assurance that the aggregate amount of Tax Credits will be realized and failure to meet all such requirements or to correct noncompliance within a specified time period may result in generating a lesser amount of Tax Credits than expected in future years, and/or recapture of Tax Credits previously allocated. A reduction of future credits or recapture would require credit deficit payments to the Investor Limited Partner under the terms of the Partnership Agreement.

As of December 31, 2015, the cumulative amount of Tax Credits allocated to the Partnership was $2,890,995.

The Partnership anticipates generating additional Tax Credits in future years as follows:

Year ending December 31,		
2016	$	690,000
2017		690,000
2018		690,000
2019		690,000
2020		690,000
2021		559,005
Total	$	4,009,005

SUPPLEMENTAL INFORMATION

EASTPORT DEVELOPMENT LP
SUPPLEMENTAL INFORMATION
SCHEDULE OF REVENUE AND OPERATING EXPENSES
For the year ended December 31, 2015

RENTAL REVENUE		
Dwelling rental	$	193,554
HUD PHA grants		96,788
Vacancy loss		(733)
	$	289,609
OTHER REVENUE		
Excess utilities	$	160
Maintenance charges		528
Court cost refund		437
Non sufficient fund fee		100
Cable marketing revenue share		1,871
	$	3,096
GENERAL AND ADMINISTRATIVE		
Telephone	$	1,009
Computer service		2,281
Income verification		213
Court costs		437
Postage expense		135
Bank service fees		285
Fingerprinting/criminal screening		224
	$	4,584
MARKETING AND ADVERTISING		
Advertising	$	309
PROFESSIONAL FEES		
Accounting fees	$	9,000

EASTPORT DEVELOPMENT LP
SUPPLEMENTAL INFORMATION
SCHEDULE OF REVENUE AND OPERATING EXPENSES (CONTINUED)
For the year ended December 31, 2015

UTILITIES		
Electric	$	67,209
Water and sewer		31,009
	$	98,218
PROTECTIVE SERVICES	$	6,009
PROPERTY MANAGEMENT FEE	$	13,506
REPAIRS AND MAINTENANCE		
Electrical parts/supplies	$	175
Range/microwave-supplies-parts		304
Refrigerator parts		206
Materials-tools		309
Safety equipment-supplies		300
Janitorial supplies		369
Landscaping-materials		110
Carpentry/sidewalks- materials		86
Miscellaneous-routine supplies		998
HVAC/HTG supplies-parts		875
Plumbing/toilets/faucets/tubs-parts		503
Cabinetry/interior trims/interior doors		150
Lighting/ballasts/bulbs		2,521
Security supplies/equipment		749
Materials-washer/dryers		474
Garbage and trash disposal		1,166
Electrical service		884
Lawn irrigation service		681
Landscape installation/tree removal		1,238
Landscaping/grounds services		8,453
Vehicle repairs/maintenance		568
Pest control		1,165
Painting services		4,640
Carpentry/sidewalk services		500
HVAC contract services		15,916
Plumbing services		725
Fire protection		4,938

EASTPORT DEVELOPMENT LP
SUPPLEMENTAL INFORMATION
SCHEDULE OF REVENUE AND OPERATING EXPENSES (CONCLUDED)
For the year ended December 31, 2015

REPAIRS AND MAINTENANCE (CONTINUED)		
Flooring services	$	1,723
Window/door repair services		736
Tub/fiberglass/countertop repairs		3,196
Bed bug treatments		2,740
Apartment cleanouts		139
Gutters/roofing/siding repairs		444
Washer and dryer repair		1,168
Uniforms		285
Snow Removal		299
Disaster/distress cleanups		1,255
Erosion/water control		1,355
Miscellaneous contract costs		410
Bulky debris		22
Casualty losses-contract costs		5,906
	$	68,681
TAX AND INSURANCE		
Payments in lieu of taxes	$	5
Property insurance		33,404
	$	33,409
PAYROLL AND BENEFITS		
Payroll-administrative	$	6,487
Payroll-maintenance		25,927
Payroll taxes		3,031
Medical insurance		7,018
Dental insurance		546
Life insurance		326
401(k)		3,873
	$	47,208
BAD DEBT EXPENSE	$	573

EASTPORT DEVELOPMENT LP
SUPPLEMENTAL INFORMATION
REPLACEMENT RESERVE
December 31, 2015

Balance, January 1, 2015	$	50,593
Interest earned		17
Deposits		17,548
Balance, December 31, 2015	$	68,158