Independent Certified Public Accountants' Reports and Financial Statements with Supplemental Information

December 31, 2013

we make housing affordable™

Florida Housing
Finance Corporation

GOVERNOR

Rick Scott

BOARD OF DIRECTORS

Bernard “Barney” Smith, Chairman

EXECUTIVE DIRECTOR

Stephen P. Auger

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FLORIDA HOUSING FINANCE CORPORATION
(A Component Unit of the State of Florida)

TABLE OF CONTENTS

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Report of Independent Certified Public Accountants

The Board of Directors, Executive Director, and Chief Financial Officer of Florida Housing Finance Corporation

Report on the Financial Statements

We have audited the accompanying financial statements of the Florida Housing Finance Corporation ("Florida Housing"), a component unit of the state of Florida, as of and for the year ended December 31, 2013, and the related notes to the financial statements, which collectively comprise Florida Housing's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in conformity with U.S. generally accepted accounting principles; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free of 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 and the standards applicable to financial audits contained in *Government Auditing Standards,* issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of 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 Florida Housing as of December 31, 2013, and the changes in its financial position and its cash flows for the year then ended in conformity with U.S. generally accepted accounting principles.

Required Supplementary Information

U.S. generally accepted accounting principles require that management's discussion and analysis on pages 6 through 11 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board which considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the basic financial statements. The accompanying supplementary schedules as listed in the table of contents and schedule of expenditures of federal awards, as required by U.S. Office of Management and Budget Circular A-133, *Audits of State, Local Governments, and Non-Profit Organizations* are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The supplementary schedules and schedule of expenditures of federal awards are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States. In our opinion, the supplementary schedules and schedule of expenditures of federal awards are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

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Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we also have issued our report dated June 4, 2014 on our consideration of the Florida Housing's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Florida Housing's internal control over financial reporting and compliance.

Ernst & Young LLP

June 4, 2014

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MANAGEMENT'S DISCUSSION AND ANALYSIS

As management of the Florida Housing Finance Corporation (Florida Housing), we offer readers of Florida Housing's financial statements this narrative overview and analysis of Florida Housing's financial activities for the year ended December 31, 2013. This overview and analysis is required by accounting principles generally accepted in the United States and by Governmental Accounting Standards Board Statement No. 34, *Basic Financial Statements – and Management's Discussion and Analysis – for State and Local Governments*.

FINANCIAL HIGHLIGHTS

- As a result of operations in 2013, net position increased $142.4 million to $2.1 billion as of December 31, 2013. This change consists of increases in State and Federal programs ($188.1 million), and the Operating Fund ($8.2 million), with offsetting decreases in the bond programs ($53.9 million).

- Notes and bonds outstanding, net decreased by $561.2 million to $2.9 billion in 2013. The overall decrease is comprised of decreases in single family bonds ($285.2 million) and multifamily bonds ($276.0 million).

- Loans receivable, net decreased by $298.0 million to $2.6 billion in 2013. The change consists of decreases in the Operating Fund ($4.8 million), the Multifamily Housing Revenue bond programs ($258.6 million), the single family bond programs ($11.8 million), and State and Federal programs ($22.8 million).

- The change in net position for all programs and funds increased $219.5 million from $(77.1) million in 2012 to $142.4 million in 2013. This change consists of increases in the State and Federal programs ($282.1 million), and the Operating Fund ($4.6 million), with an offsetting decrease in the bond programs ($67.2 million).

OVERVIEW OF THE FINANCIAL STATEMENTS

The financial statements consist of two parts: Management's Discussion and Analysis and the Financial Statements. Florida Housing is a component unit of the state of Florida and follows enterprise fund reporting. Therefore, the financial statements are presented in a manner similar to that of a private business, using the economic resources measurement focus and the accrual basis of accounting.

The financial statements report information for all of Florida Housing's programs and operations. The *Statement of Net Position* includes all of Florida Housing's assets and liabilities. The difference between assets and liabilities is presented as net position, and is displayed in two components: restricted net position and unrestricted net position. Included in the Statement of Net Position are notes and bonds issued by Florida Housing as conduit debt and, as such, both principal and interest are payable solely from the assets and income of the various programs which are pledged under the bond resolutions authorizing the specific issues. These issues do not constitute an obligation, either general or special, of Florida Housing, the state of Florida, or of any local government therein. Neither the faith, credit and revenues, nor the taxing power of the state of Florida or any local government therein may be pledged to the payment of the principal or interest on the obligations. Net position is restricted when external constraints are placed upon its use, such as trust indentures, legal agreements or statutes. Conduit debt and related assets reported on the Statement of Net Position include $3.6 billion in assets and $2.9 billion in conduit debt of net notes and bonds payable as of December 31, 2013.

The *Statement of Revenues, Expenses, and Changes in Net Position* identifies all of Florida Housing's revenues and expenses for the reporting period, distinguishing between operating and nonoperating activities. This statement measures Florida Housing's operations over the past year and can be used to determine whether Florida Housing has recovered all of its costs through lending activities, externally funded programs and other revenue sources.

The *Statement of Cash Flows* provides information about Florida Housing's cash receipts and cash payments during the reporting period. This statement reports cash transactions, including receipts, payments and net changes resulting from operations, noncapital financing, capital financing, and investing activities. This statement provides information regarding the sources and uses of cash and the change in cash during the reporting period.

The *Notes to the Financial Statements* provide additional information that is essential for understanding financial data that may not be displayed on the face of the financial statements and, as such, are an integral part of Florida Housing's basic financial statements.

FINANCIAL ANALYSIS OF FLORIDA HOUSING

Statements of Net Position

The following table summarizes the assets, liabilities, and net position (in millions) as of December 31:

	2013	2012*
Current assets	$ 1,171.4	$ 1,039.8
Noncurrent assets		
Investments, net	1,747.5	1,992.8
Loans receivable, net	2,480.4	2,679.3
Other assets, net	0.1	–
Total assets	$ 5,399.4	$ 5,711.9
Current liabilities	$ 448.9	$ 495.9
Noncurrent liabilities		
Notes payable, net	15.7	46.8
Bonds payable, net	2,620.2	3,036.3
Unearned fee income, net	83.2	78.4
Due to developers	159.0	122.8
Other liabilities	3.0	4.7
Total liabilities	$ 3,330.0	$ 3,784.9
Net position		
Restricted	$ 1,939.2	$ 1,804.9
Unrestricted	130.2	122.1
Total net position	$ 2,069.4	$ 1,927.0

*Restated for the effects of implementing GASB Statement No. 65.

Florida Housing's net position increased by $142.4 million, or 7.4%, from the December 31, 2012 balance. This is primarily due to the funds received from the State of Florida from the National Mortgage Settlement ($165.0 million).

Total loans receivable, net (current and noncurrent) decreased $298.0 million in 2013. The largest component of this change was a decrease in mortgage loans outstanding in the Multifamily Mortgage Revenue bond program. Loans receivable in the Multifamily Mortgage Revenue bond program decreased by $258.6 million, to $1.4 billion, primarily due to properties refinancing out of the Florida Housing bond portfolio.

Notes and bonds payable, net (current and noncurrent) decreased $561.2 million, to $2.9 billion, in 2013. Single family bonds outstanding, including those issued under the federal New Issue Bond Program (NIBP), showed a net decrease of $285.2 million comprised of principal payments on bonds. The $276.0 million net decrease in multifamily notes and bonds outstanding is comprised of a decrease due to principal payments on notes and bonds ($343.3 million), offset by note and bond issuances ($67.2 million) and accreted interest on capital appreciation bonds ($0.1 million). Included in the total payments of $343.3 million for multifamily notes and bonds are early retirements of $320.4 million.

Net position of the bond programs, State and Federal programs and a portion of the Operating Fund are classified as restricted because the uses of the funds are directed by trust indentures, state statute or federal regulations.

Florida Housing has designated all the unrestricted net position in the Operating Fund, $130.3 million, for support of the single family bond program, future operating and capital expenditures, including the funding of compliance monitoring for housing credit developments in the early history of Florida Housing from which partial or no monitoring fees were collected, demonstration loans and associated costs, and support of all other programs including the Guarantee Program.

Statements of Revenues, Expenses, and Changes in Net Position

The following table summarizes the revenues, expenses, and changes in net position (in millions) for the years ended December 31:

	2013	2012*
Operating revenues		
Interest on loans	$ 85.7	$ 89.6
Investment income	8.0	95.3
Federal program administrative fees	15.7	11.5
Other income	22.7	20.2
Total operating revenues	132.1	216.6
Operating expenses		
Interest expense	119.3	141.0
Payments to other governments	45.8	2.5
Provision for uncollectible loans	13.8	0.1
General and administrative	41.4	41.1
Total operating expenses	220.3	184.7
Nonoperating revenues (expenses)		
Federal and state program revenue	306.2	79.3
Federal and state program expenses	(165.3)	(137.0)
State documentary stamp tax revenue	195.7	134.1
Transfers to state agencies	(106.0)	(185.4)
Net nonoperating revenues (expenses)	230.6	(109.0)
Change in net position	$ 142.4	$ (77.1)

*Restated for the effects of implementing GASB Statement No. 65.

Investment income decreased $87.3 million in 2013. The overall decrease was comprised of a decrease in investment income for the single family bond programs ($72.6 million), the Guarantee Program ($7.0 million), the multifamily bond program ($2.7 million), State and Federal programs ($1.9 million), and the Operating Fund ($3.1 million). Unrealized loss on investments in 2013 was $75.2 million, compared to a $23.6 million unrealized loss recorded in 2012. Actual income earned from investments decreased $35.4 million from 2012, a result of prepayment of mortgage backed securities in the single family bond programs and a decrease in interest rates.

Total operating expenses increased $35.6 million, to $220.3 million in 2013. Components of the increase include increases in the payment of State Housing Initiatives Partnership (SHIP) funds to local governments ($43.3 million), provision for uncollectible loans ($13.7 million) and general and administrative expenses ($0.3 million), with an offsetting decrease in interest expense ($21.7 million). The decrease in bond interest expense is due to the timing of bond issuances and redemptions throughout 2013.

Net nonoperating revenues increased $339.6 million, to $230.6 million in 2013. Components of the increase include funds received from the State of Florida from the National Mortgage Settlement, an increase in documentary stamp tax revenue, a decrease in required transfers to the state, with an offsetting increase in federal and state program expenses.

For the bond programs, loan related interest earnings ($67.8 million) is the primary component of total revenues. Bond interest expense ($119.3 million) is the largest expense item.

Florida Housing's revenues in the Operating Fund were primarily generated from issuer fees ($7.9 million) and administrative fees for federal programs ($9.4 million). General and administrative expenses ($20.6 million), which include operating expenses and program administration (credit underwriting, servicing, and monitoring), comprise the bulk of expenses in the Operating Fund.

Receipt of documentary stamp taxes in the housing trust funds ($195.7 million) and revenue from federal and state programs ($306.2 million) make up the majority of the revenues in the State and Federal programs. Federal and state program expenses ($164.2 million) and transfers to state agencies ($106.0 million) are the largest components of expenses. The increase in federal and state program revenue ($226.9 million) is primarily responsible for the increase in the change in net position in the State and Federal programs.

DEBT ADMINISTRATION

At year-end, Florida Housing had total notes and bonds outstanding of $2.9 billion, net of unamortized premium. This represents a net decrease of $561.2 million during 2013, resulting from principal payments and refunding on notes and bonds ($878.0 million), offset by the issuance of bonds and premiums ($316.7 million) and accreted interest on capital appreciation bonds ($0.1 million). All bonds issued in the First Time Homebuyer Program are backed by Federal National Mortgage Association (Fannie Mae), Government National Mortgage Association (Ginnie Mae) or Federal Home Loan Mortgage Corporation (Freddie Mac) securities and have maintained their AA ratings. More detailed information about Florida Housing's debt is presented in Note 10 to the financial statements.

OTHER FINANCIAL INFORMATION

During 2013, Florida experienced improvement based on key economic variables including tourism; population growth; and state gross domestic product and personal income. The improvement is documented in the May 14, 2014 "Florida: An Economic Overview" published by the Florida Legislature, Office of Economic and Demographic Research. With respect to housing, this latest report concludes that the housing market in Florida is generally improving and the improvement will be led by:

- "Low home prices that attract buyers and clear the inventory.
- Long-run sustainable demand caused by continued population growth and household formation that has been pent-up.
- Florida's unique demographics and the aging of the baby-boom generation (2011 marked the first wave of boomers hitting retirement)."

The report mentions that “population growth is the state’s primary engine of economic growth, fueling both employment and income growth.” Florida is projected to become the third most populous state during 2016. Foreclosure activity “remains daunting” per the report. However, the report projects that economic growth, population growth and growth in general revenue collections will all be positive in 2015.

Florida Housing’s activities encompass various federally administered initiatives designed to improve the residential real estate market. Florida Housing continues to administer the most significant of these programs, the $1 billion U.S. Treasury Housing Finance Agency Innovation Fund for the Hardest-Hit Housing Markets (Hardest Hit Fund). This program is scheduled to conclude in 2017.

The Affordable Housing Guarantee Program experienced no foreclosures in 2013. The portfolio continued to experience a reduction in risk exposure due to refinancings of guaranteed transactions. The leveraging ratio of the program was 1.93:1 at December 31, 2013, well within the Board established maximum ratio of 5:1.

The Board-approved operating budget of $15.7 million, exclusive of direct Hardest Hit Fund expenses, which are fully funded by that program, was adequate to fund operations. Actual operating expenses of $14.7 million were 6.5% less than the total approved budget.

Appropriations approved by the 2014 legislature include $67.7 million from the State Housing Trust Fund for Florida Housing’s programs and $100.0 million from the Local Government Housing Trust Fund for the State Housing Initiatives Partnership (SHIP) Program. In addition, the appropriations bill requires $106.2 million to be transferred from the housing trust funds to the state’s General Revenue Fund.

The initial tax-exempt bond allocation for 2014 is $464.5 million, an increase of $30.0 million from the 2013 initial allocation. The per capita allocation increase from $95 in 2013 to $100 in 2014 and Florida’s increased population accounted for the larger 2014 allocation.

Please contact Barbara E. Goltz, Chief Financial Officer, at (850) 488-4197 with your comments, questions or requests for additional information.

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FINANCIAL STATEMENTS

FLORIDA HOUSING FINANCE CORPORATION
(A Component Unit of the State of Florida)

STATEMENT OF NET POSITION
AS OF DECEMBER 31, 2013

ASSETS	
CURRENT ASSETS	
Cash and cash equivalents	$ 409,234,484
Investments, net	554,314,250
Interest receivable on investments	7,013,769
Interest receivable on loans	12,307,452
Loans receivable, net	160,695,870
Documentary stamp taxes receivable	23,523,752
Property held for sale	642,660
Other assets	3,673,117
Total current assets	1,171,405,354
NONCURRENT ASSETS	
Investments, net	1,747,505,185
Loans receivable, net	2,480,353,328
Other assets, net	106,466
Total noncurrent assets	4,227,964,979
TOTAL ASSETS	5,399,370,333
LIABILITIES	
CURRENT LIABILITIES	
Accounts payable and other liabilities	106,200,154
Accrued interest payable	38,896,618
Collateralized bank loan	8,810,000
Notes payable, net	158,545
Bonds payable, net	292,004,072
Unearned fee income, net	2,838,524
Total current liabilities	448,907,913
NONCURRENT LIABILITIES	
Notes payable, net	15,655,993
Bonds payable, net	2,620,174,152
Unearned fee income, net	83,201,178
Due to developers	158,985,169
Other liabilities	3,035,264
Total noncurrent liabilities	2,881,051,756
TOTAL LIABILITIES	3,329,959,669
NET POSITION	
Restricted	1,939,202,553
Unrestricted	130,208,111
TOTAL NET POSITION	$ 2,069,410,664

The accompanying notes to the financial statements are an integral part of these statements.

FLORIDA HOUSING FINANCE CORPORATION

(A Component Unit of the State of Florida)

STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
FOR THE YEAR ENDED DECEMBER 31, 2013

OPERATING REVENUES	
Interest on loans	$ 85,707,593
Investment income	8,024,578
Federal program administrative fees	15,717,812
Recovery of claims	5,359
Other income	22,660,776
Total operating revenues	132,116,118
OPERATING EXPENSES	
Interest expense	119,256,241
Payments to other governments	45,827,787
Provision for uncollectible loans	13,850,047
General and administrative	41,377,995
Total operating expenses	220,312,070
OPERATING LOSS	(88,195,952)
NONOPERATING REVENUES (EXPENSES)	
Federal and state program revenue	306,147,205
Federal and state program expense	(165,264,724)
State documentary stamp tax revenue	195,688,424
Transfers to state agencies	(105,990,547)
Net nonoperating revenues	230,580,358
CHANGE IN NET POSITION	142,384,406
NET POSITION	
Beginning of year (Restated, Note 2)	1,927,026,258
End of year	$ 2,069,410,664

The accompanying notes to the financial statements are an integral part of these statements.

FLORIDA HOUSING FINANCE CORPORATION

(A Component Unit of the State of Florida)

STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED DECEMBER 31, 2013

CASH FLOWS FROM OPERATING ACTIVITIES	
Interest received on conduit debt fund investments	$ 76,523,388
Cash received from interest on loans receivable	89,866,142
Cash received from principal payments on loans receivable	377,521,487
Cash received for federal program administrative fees	13,555,981
Cash received from other revenues	26,418,234
Cash payments for issuance of loans and federal programs	(223,836,970)
Interest paid on conduit debt fund bonds	(135,142,201)
Cash received for operating expenses	38,482,227
Payments to other governments	(45,827,787)
Net cash received from operation of foreclosed properties	47,282
Acquisition of property held for sale	20,572
Proceeds from disposition of property held for sale	60,000
NET CASH PROVIDED BY OPERATING ACTIVITIES	217,688,355
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES	
Proceeds from issuance of notes	1,031,050
Proceeds from issuance of bonds	315,661,657
Principal payments on notes	(32,149,780)
Principal payments on bonds	(842,476,651)
Cash received for federal and state programs	306,147,205
State documentary stamp tax receipts	188,845,944
Transfers to state agencies	(105,990,547)
NET CASH USED BY NONCAPITAL FINANCING ACTIVITIES	(168,931,122)
CASH FLOWS FROM INVESTING ACTIVITIES	
Purchases of investments	(1,676,548,237)
Proceeds from the sale and maturity of investments	1,674,250,387
Interest received on investments	6,378,716
NET CASH PROVIDED BY INVESTING ACTIVITIES	4,080,866
NET INCREASE IN CASH AND CASH EQUIVALENTS	52,838,099
CASH AND CASH EQUIVALENTS	
Beginning of year	356,396,385
End of year	$ 409,234,484

The accompanying notes to the financial statements are an integral part of these statements.

FLORIDA HOUSING FINANCE CORPORATION

(A Component Unit of the State of Florida)

STATEMENT OF CASH FLOWS (continued)
FOR THE YEAR ENDED DECEMBER 31, 2013

RECONCILIATION OF OPERATING LOSS TO
NET CASH PROVIDED BY OPERATING ACTIVITIES

Operating loss	$	(88,195,952)
Adjustments to reconcile operating loss to net cash provided by operating activities		
Fair value of investments		75,230,425
Accreted interest on capital appreciation bonds		55,338
Provision for loan losses		13,850,047
Amortization and depreciation		(12,179,218)
Interest received on investments		(6,378,716)
Disposition of property held for sale		(180,260)
Changes in assets and liabilities which provided (used) cash		
Interest receivable on investments		1,638,276
Interest receivable on loans		4,286,951
Loans receivable		117,355,627
Other assets		(2,434,536)
Accounts payable and other liabilities		82,416,052
Accrued interest payable		(14,956,783)
Unearned fee income		11,009,748
Due to developers		36,171,356
NET CASH PROVIDED BY OPERATING ACTIVITIES	$	217,688,355

The accompanying notes to the financial statements are an integral part of these statements.

1. REPORTING ENTITY

The Florida Housing Finance Corporation (Florida Housing) was created by Chapter 420, Part V, Florida Statutes as a public corporation. On January 1, 1998, Florida Housing assumed all the rights, responsibilities, and obligations of its predecessor, the Florida Housing Finance Agency (the Agency).

In 1980, the Agency, a public body corporate and politic with no taxing power, was established as a state agency within the Florida Department of Community Affairs by the Florida Housing Finance Agency Act (the Act). The Agency was created to finance housing for low, moderate, and middle income persons. Under the Act, the Agency was authorized to borrow money through the issuance of bonds, notes, or other obligations to finance multifamily housing developments and single family residential housing. The 2011 Legislature eliminated the Department of Community Affairs; Florida Housing is now administratively associated with the Department of Economic Opportunity.

Florida Housing is a discretely presented component unit of the state of Florida for financial reporting purposes. The accompanying component unit financial statements present the net position, changes in net position, and cash flows of the proprietary fund, which includes all programs controlled by Florida Housing.

In July 2008, Florida Housing formed FHFC II, Inc. and in July 2009 added FHFC III, Inc. Both are wholly-owned subsidiaries established for the charitable, non-profit purpose of taking title to, managing and disposing of property acquired by Florida Housing from time to time through any of Florida Housing's programs.

Florida Housing has determined that, except for the blended activity of FHFC II and FHFC III, there are no other entities that meet the criteria for inclusion in Florida Housing's financial statements.

Notes and bonds issued by Florida Housing are conduit debt and are payable, both as to principal and interest, solely from the assets and income of the various programs which are pledged under the resolutions authorizing the particular issues. These issues do not constitute an obligation, either general or special, of Florida Housing, the state of Florida, or of any local government therein. Neither the faith, credit and revenues, nor the taxing power of the state of Florida or any local government therein shall be pledged to the payment of the principal or interest on the obligations. Conduit debt outstanding, net of unamortized premium, was $2.9 billion as of December 31, 2013.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Florida Housing's financial statements have been prepared in conformity with accounting principles generally accepted in the United States as applied to governmental units engaged in business-type activities. The significant accounting policies of Florida Housing are described below.

Basis of Presentation – Florida Housing accounts for its activities through the use of an enterprise fund. An enterprise fund is used to account for activities similar to those found in the private sector, where the determination of net income is necessary or useful for sound financial administration. Florida Housing's accounting records are organized using subfunds to account separately in the general ledger for the bond programs, Guarantee Program, certain state and federally funded programs, subsidiary corporations and the operations of Florida Housing. The operations of each subfund are accounted for within a separate set of self-balancing accounts recording cash and other financial resources, together with related liabilities, net position, revenues, expenses, and transfers.

Basis of Accounting – Basis of accounting refers to when revenues and expenses are recognized in the accounts and reported in the financial statements. The financial statements are prepared on the accrual basis of accounting. Revenues are recorded when earned, and expenses are recorded when incurred, regardless of the timing of related cash flows.

Financial Statement Presentation – Florida Housing distinguishes operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services in connection with Florida Housing's ongoing operations. The principal operating revenues of Florida Housing are interest income on loans, investment income, federal program administrative fees and recovery of claims. Operating expenses include interest expense, provision for uncollectible loans and administrative expenses. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

Cash and Cash Equivalents – Florida Housing considers all uninvested amounts to be cash and all investments with an original maturity of three months or less to be cash equivalents.

Investments – Investments are stated at fair value, which is based on quoted market prices, if available, or recognized pricing sources. Fair value of Florida Housing's investment in the state investment pool is determined by the fair value per share of the pool's underlying portfolio. Florida Housing's guaranteed investment contracts are considered non-participating and are therefore recorded at cost.

Loans Receivable – Loans receivable are carried at their uncollected principal balances. Servicing of most loans is provided by various servicing organizations on behalf of Florida Housing. Servicing costs on single family bond loans are recorded as a reduction of interest income. Such costs range from 0.24% to 0.32% annually of the unpaid principal balance of the loans.

Allowance for Loan Losses – The determination of the allowance for loan losses is based on an evaluation of the loan portfolio, current economic conditions, and other factors relevant to a determination of the collectability of the loans and reflects an amount which, in management's judgment, is adequate to provide for potential losses. Adjustments to the allowance for loan losses are made by provisions charged to current operations.

Property Held for Sale – Property held for sale arises from foreclosures on multifamily properties pledged as collateral on mortgage loans. The property is recorded at the lower of cost or fair value less estimated selling costs at the date of foreclosure and is adjusted, if necessary, at year end.

Compensated Absences – Employees earn the right to be compensated during absences for annual and sick leave. Within the limits of Florida Housing's policy, unused annual leave benefits will be paid to all eligible employees upon separation of service. Also, within the limits of Florida Housing's policy, eligible executive staff members are paid for unused sick leave benefits upon separation. The cost of annual and sick leave benefits are accrued in the period they are earned. The compensated absences amounts are based on current salary rates and are included in accounts payable and other liabilities.

Bond Discounts / Premiums – Discounts and premiums on bonds payable are amortized over the life of the related issue using the effective interest method.

Interest Income – Interest on mortgage loans and investments is recorded as income when earned. Interest income is recorded net of fees.

Claims Expense and Recoveries – Claims expense is recorded in the Guarantee Program when payment is made on the associated bonds. If the claim is made under the U.S. Department of Housing and Urban Development (HUD) Risk Sharing Program, the expense is only the Guarantee Program's portion as the claim is shared equally with HUD. Recoveries are recorded at the time of foreclosure, when title to the property passes to Florida Housing and are adjusted upon sale of the property and final settlement with HUD. Activity from the operation of the foreclosed property is included in operating revenues and expenses in the subsidiary holding title to the property.

Related Party Transactions – Board members are prohibited from participation in Florida Housing's programs during and for two years following their board terms.

GASB Statement No. 65 Implementation – During 2013, Florida Housing implemented GASB Statement No. 65, *Items Previously Reported as Assets and Liabilities*. This Statement establishes standards that reclassify certain items as deferred outflows or inflows of resources that were previously reported as assets and liabilities and provide for recognition of certain transactions as revenues and expenses in the period that were previously reported as deferred revenues or expenses. The cumulative effect on beginning net position of implementing GASB Statement No. 65 is as follows:

Net position, as previously reported	$ 1,933,231,195
Deferred fee revenue restated from liability to revenue	10,878,428
Deferred cost of bond issuance restated from asset to expense	(17,083,365)
Cumulative effect of change in accounting principle	(6,204,937)
Net position, as restated	$ 1,927,026,258

3. DESCRIPTION OF PROGRAMS

Operating – Florida Housing's Operating Fund, which includes the operating subfund and the bond management subfund, collects program fees from the various bond issues, fees for awarding housing credits, and administrative fees associated with federal and state housing programs. Expenses are those incurred in operating Florida Housing and the administration of its various programs.

Subsidiary Corporations – Both FHFC II and FHFC III were created to take title to, manage, and dispose of property acquired by Florida Housing through its various programs. These funds are not restricted; however, the proceeds from the operation and sale of properties within these entities generally flow back to the program through which the property was acquired.

The various bond programs of Florida Housing are as follows:

Single Family Home Ownership Program – The Single Family Home Ownership Program includes private placements made to Fannie Mae, the GNMA Collateralized Home Ownership Mortgage Revenue Program, and the GNMA–Fannie Mae Home Ownership Revenue Program. The bond proceeds were committed by Florida Housing to purchase mortgage backed securities to the extent mortgage loans were originated by participating lenders under this program. The mortgage loans provided single family residences for persons of low to middle income within the state of Florida.

First Time Homebuyer Program – Florida Housing funds loans originated under this program through two financing options: revenue bond issuance proceeds and the sale of mortgage backed securities in the specified pool market. The loans originated in this program are 30-year, fixed rate mortgage loans originated by private lenders. Under the current program, all loans originated are securitized into mortgage backed securities. Eligible borrowers must meet certain criteria, such as the first time homebuyer requirement, credit worthiness and an income level not to exceed program limits. Bonds are issued from two indentures for this program.

> ***Single Family Homeowner Mortgage Revenue Bonds*** – This bond indenture began in 1995 and continues to add issues as needed to ensure the continued availability of funds for the First Time Homebuyer Program. Certain bond issues have been refunded with subsequent bond issues under the indenture.
>
> ***Homeowner Mortgage Revenue Bonds (Special Program) –*** These bonds were issued under the federal New Issue Bond Program (NIBP) implemented in 2009 by the U.S. Treasury and HUD as a short term response to the credit and liquidity crises that made tax exempt bonds difficult to use for affordable housing programs. The NIBP lowered the debt service costs on tax exempt bonds by providing for the federal purchase of 60 percent of the issue. The remaining 40 percent was sold at market rates. Florida Housing issued a total of $547.2 million of single family bonds under this program. The authority to issue new NIBP bonds terminated on December 31, 2012.

Multifamily Mortgage Revenue Bond Programs – Due to the similarity of program operations, the multifamily bond programs are presented as one program.

> ***Multifamily Mortgage Revenue Bond Program*** – The Multifamily Mortgage Revenue Bond Program issues Multifamily Mortgage Revenue Bonds to finance the construction or acquisition of multifamily housing developments located in the state of Florida and intended for occupancy in part by persons of low, moderate, or middle income. Certain bond issues have been refunded with subsequent bond issues under the program.
>
> ***Multifamily New Issue Bond Program*** – Florida Housing was awarded $248.5 million in authority for multifamily bonds under the New Issue Bond Program (NIBP). As with the Single Family NIBP described above, the program provided for a lower cost of borrowing through the federal purchase of tax exempt bonds at below market rates. Under the multifamily NIBP, 100% of the bonds were purchased by the federal government. Florida

Housing issued $202.0 million of multifamily bonds under this program. The authority to issue new NIBP bonds terminated on December 31, 2012.

Florida Housing administers the following programs and initiatives funded at the federal and state level to provide affordable housing to Florida's low and moderate income families:

State Housing Trust Fund Programs – The State Housing Trust Fund was created to provide a stable source of funding for affordable housing in Florida. Through an increased documentary stamp tax implemented in 1992, the trust fund provides the opportunity for funding for homeownership and rental housing through Florida Housing's programs. Funds from the State Housing Trust Fund may also be used as match for federal programs and to support the Guarantee Program. In recent years most of the funds in the State Housing Trust Fund were transferred to the state's general revenue fund as directed by the Legislature.

Florida Homeownership Assistance Program – The Florida Homeownership Assistance Program (HAP) was created, as part of the State Housing Incentive Partnership Act of 1988, for the purpose of assisting low-income persons in purchasing a home by reducing the amount of down payments and closing costs.

The Florida Assist Program provides HAP funds to low-income homebuyers for down payments and closing costs. These non-interest bearing, nonamortizing second mortgage loans are used with the Single Family Homeowner Mortgage Revenue Bond Program.

The Homeownership Pool (HOP) Program was created to match qualified homebuyers with purchase assistance. The HOP Program is an ongoing, noncompetitive program that allows developers to reserve funds for eligible homebuyers to provide non-interest bearing, nonamortizing deferred second mortgage loans on a first come, first served basis. Currently, this program funds self-help developers only.

State Apartment Incentive Loan Program – The State Apartment Incentive Loan (SAIL) Program provides low-interest loans on a competitive basis to developers of affordable rental housing. SAIL funds are available to developers, including individuals, public entities, and nonprofit or for-profit organizations to provide gap financing for the construction or substantial rehabilitation of multifamily units. Special consideration is given to properties that target demographic groups such as the elderly, homeless people, farmworkers, and commercial fishing workers.

A portion of the SAIL Program funding is set aside for the Elderly Housing Community Loan (EHCL) Program. Up to $750,000 per loan is available to make life-safety, health, sanitation, or security related improvements to existing affordable elderly housing.

Predevelopment Loan Program – The Predevelopment Loan Program (PLP) assists nonprofit and community-based organizations, local governments, and public housing authorities with planning, financing, and developing affordable housing. Eligible organizations may apply for a loan of up to $750,000 for predevelopment activities such as rezoning, title searches, legal fees, impact fees, administrative costs, soil tests, engineering fees, appraisals, feasibility analyses, audit fees, earnest money deposits, insurance fees, commitment fees, administrative costs, marketing expenses, and acquisition expenses. Technical assistance is also provided.

State Housing Initiatives Partnership Program – The State Housing Initiatives Partnership (SHIP) Program was created in 1992 as part of the William E. Sadowski Affordable Housing Act. This program provides funds to all 67 counties and 52 entitlement cities on a population-based formula as an incentive to produce and preserve affordable housing for very low, low and moderate income families. The minimum allocation per county is $350,000 and at least 65% of funds must be used for homeownership. Under their Local Government Housing Assistance Plans, counties and eligible cities may fund such strategies as emergency repairs, new construction, rehabilitation, down payment and closing cost assistance, impact fees, property acquisition, matching dollars for federal programs and homeownership counseling. Annual appropriation language may more specifically direct program uses.

Rental Recovery Loan Program – The Rental Recovery Loan Program (RRLP) was created by the 2005 Legislature to facilitate the production of additional affordable rental housing stock in areas impacted by the 2004 hurricanes. Funds were made available to affordable housing developers in 2005 and 2006 as a means of leveraging existing federal rental financing programs, such as Multifamily Mortgage Revenue Bonds and Housing Credits.

Affordable Housing Guarantee Program – The Guarantee Program was created to encourage affordable housing lending activities through the issuance of guarantees on obligations incurred in obtaining financing for affordable housing. The program does not directly provide funds for developments; rather it facilitates such efforts by reducing lender risk through the issuance of guarantees on mortgage loans. The program issued commitments to guarantee obligations for both single family homes and multifamily developments. In March 2009, the Board of Directors suspended issuance of additional guarantees by the Guarantee Program due to adverse market conditions. The suspension remains in effect today. Documentary stamp taxes distributed to the State Housing Trust Fund may be used to support the Guarantee Program if payment obligations from amounts on deposit in the Guarantee Program would cause a downgrade in the Program's claims paying rating, or to support the Program's capitalizing debt, if any.

The Guarantee Program's potential loss is limited to the amount of its outstanding guarantees. In order to mitigate risk inherent in the program's portfolio of guarantees, the Guarantee Program participates in the Department of Housing and Urban Development (HUD) Risk Sharing Program. On November 9, 1994, Florida Housing and HUD entered into a Risk Sharing Agreement providing for HUD's assumption, or endorsement, of 50% of the Guarantee Program's post-construction obligation on specific multifamily developments financed by Florida Housing or local housing finance authority bonds. As of December 31, 2013, total participation under the Risk Sharing Program consisted of 36 guarantees totaling $183.6 million.

As required by the HUD Risk Sharing Program, and in accordance with Section 24 CFR 266.110(b), a percentage of funds on deposit in the Guarantee Program is segregated from the corpus in a dedicated account, the HUD Dedicated Risk Account, as a reserve to offset future potential claims in connection with guarantees issued under the HUD Risk Sharing Program. As of December 31, 2013, the balance of the HUD Dedicated Risk Account was $5.4 million.

As of December 31, 2013, outstanding risk totaled $306.5 million, including $183.6 million under the HUD Risk Sharing Program.

HOME Investment Partnerships Program – The HOME Investment Partnerships Program and the HOME Disaster Relief Program, (collectively referred to as HOME) were established pursuant to HUD Regulations, 24 CFR Part 92 (1992). HOME funds are available to eligible housing providers and individuals in the form of loans, interest subsidies, and other forms of investment approved by Florida Housing.

Other programs administered by Florida Housing:

Housing Credit Program – The Housing Credit Program provides qualified developers of rental property a federal income tax credit for providing low income rental housing. The U.S. Treasury has authorized Florida Housing to allocate the tax credits within the state of Florida. At least 10% of the total annual allocation must be awarded to nonprofit organizations. The program was permanently extended by Congress in 1993. For the year 2013, Florida Housing allocated $46.3 million in housing credits, including returned credits.

In 2009, the American Recovery and Reinvestment Act (ARRA) created Cash Assistance to States for Low Income Housing Projects in Lieu of Low Income Housing Tax Credits for 2009, also referred to as the Tax Credit Exchange Program (TCEP), to be administered by the U.S. Treasury. Under this program, housing credit allocating agencies "exchanged" a portion of their 2009 Housing Credit allocation, as well as previously awarded and returned Housing Credits, for cash grants that were used to replace the Housing Credit equity lost to affordable rental developments as a result of adverse market conditions. Florida Housing exchanged $68.2 million credits for $580.1 million in TCEP funds which was used to fund disbursements to properties in the program.

Florida Housing also disbursed $101.1 million through another ARRA program, the Tax Credit Assistance Program (TCAP). This federal stimulus funding was directed to rental developments that had already received a Housing Credit allocation but required additional funding due to limited equity available in the housing credit market.

Hardest Hit Fund – In February 2010, the federal government announced the Housing Finance Agency Innovation Fund for the Hardest-Hit Housing Markets (Hardest Hit Fund), a new program for the five states hit hardest by foreclosures, housing price declines and unemployment. Florida was one of these states and received $418 million. The program, which runs through 2017, was subsequently expanded twice, with additional states and funding added each time. Florida's final share of these funds totaled slightly more than $1 billion. Five strategies have been approved by Treasury. The *Mortgage Loan Reinstatement Program* is used to bring a delinquent mortgage current. The *Unemployment Mortgage Assistance Program* provides funds to make first mortgage payments to mortgage servicers on behalf of unemployed or underemployed borrowers. The *Principal Reduction Program* assists homeowners who are underwater on their mortgage (they owe more than the property is worth) to bring down the principal owed to be more in line with their property values. The *Elderly Mortgage Assistance Program* assists senior homeowners with reverse mortgages who face foreclosure due to non-payment of property-related expenses. The *Modification Enabling Pilot Program* assists homeowners in modifying their mortgage to an affordable level.

Demonstration Loans – Demonstration loans provide the opportunity for developers of special needs housing to access funding that is not available through other Florida Housing programs. The specific requirements, loan amounts, and terms are generally determined through the development of a Request for Proposal when special needs housing is identified and funds are available.

Subordinate Mortgage Initiative – In 2009, Florida Housing implemented an initiative to provide limited financial assistance to eligible properties that are credit enhanced by the Guarantee Program. These short-term loans provided temporary assistance in funding first mortgage debt service obligations for up to two years. These subordinate loans are forgivable if the properties are successful in refinancing their mortgages and exit the Guarantee Program within five years.

Legislative Initiatives – From time to time, Florida Housing receives appropriations for pilot programs or programs that target a specific segment of the affordable housing spectrum such as the Community Workforce Housing Innovation Pilot program for workforce housing and the Preservation Pilot Program to provide loans to further the preservation of affordable housing.

4. CASH AND CASH EQUIVALENTS

As of December 31, 2013, Florida Housing had the following cash and cash equivalents:

	Credit Rating	Fair Value
Cash	–	$ 57,997,260
Money Markets	AAA – A+	351,237,224
		$ 409,234,484

Cash on deposit is held in trust by financial institutions in the name of Florida Housing and is entirely insured by federal depository insurance or collateral held by the financial institutions' trust departments or agents in Florida Housing's name pursuant to Section 280.04, Florida Statutes.

5. INVESTMENTS

Florida Housing is authorized to invest in securities permitted under Section 215.47, Florida Statutes, including direct obligations of the United States of America or any agency thereof, interest-bearing or demand deposits with any qualified depository institution, and commercial paper of prime quality. It is also authorized to invest in contracts for the purchase and sale of government obligations as described in the Florida Housing Act. Investments other than Guaranteed Investment Contracts (GICs) are recorded at fair value with changes in fair value recorded as a component of investment income. Florida Housing's GICs are considered to be non-participating; therefore, they are recorded at cost in accordance with applicable standards. Unrealized loss on investments in 2013 was $75.2 million.

Funds in the State Housing Trust Fund and the Local Government Housing Trust Fund are held by the State Treasury in a general pool of investments. Florida Housing also has invested funds associated with single family bond issues, its pooled investments and Guarantee Program funds with the State Treasury in Special Purpose Investment Accounts (SPIAs). Pursuant to Section 17.61, Florida Statutes, these SPIAs allow statutorily created organizations to invest in the Treasury investment portfolio. Florida Statutes enumerate the various types of authorized deposits and investments, which include time deposits, federal government obligations, repurchase agreements, and reverse repurchase agreements through securities lending programs. Florida Housing's share of this investment pool is $485.3 million at December 31, 2013, which is the fair value of the pool share. Fair value is based on quoted market prices. No allocation will be made as to Florida Housing's share of the types of investments or their risk categories. Florida Housing's share of the assets and liabilities arising from the reverse repurchase agreements will likewise not be carried on the balance sheet since the State Treasury operates on a pooled basis and to do so may give the misleading impression that Florida Housing itself has entered into such agreements. For further information, refer to the State of Florida Comprehensive Annual Financial Report or publications of the Office of the State Chief Financial Officer.

As of December 31, 2013, Florida Housing had investments with the following credit ratings and maturities (in thousands):

		Investment Maturities (in years)				
Investment Type	**Credit Rating**	**Less Than 1**	**1 – 5**	**6 – 10**	**More Than 10**	**Total Fair Value**
Asset-Backed Securities	AAA – AA-	$ 329	$ 43,937	$ 5,025	$ 11,039	$ 60,330
CMBS	AAA – AA+	–	–	1,522	20,500	22,022
Commercial Paper	A1+	483	–	–	–	483
Corporate Bonds	AAA – B+	34,613	107,691	562	599	143,465
Fannie Mae MBS	AA+	768	5,518	4,090	241,544	251,920
Freddie Mac MBS	AA+	21	2,079	2,899	16,037	21,036
Investment Agreements	AA+ – A-	–	1,165	1,082	16,842	19,089
MBS	AAA – D	–	–	–	6,612	6,612
Municipal Bonds	AAA – A	2,525	13,913	831	–	17,269
State Treasury	A+f	485,323	–	–	–	485,323
U.S. Agencies	AA+	201	29,588	2,975	–	32,764
U.S. Government Obligations	AA+	–	363	3,712	1,157,613	1,161,688
U.S. Treasury Notes	AA+	30,051	49,767	–	–	79,818
		$ 554,314	$ 254,021	$ 22,698	$ 1,470,786	$ 2,301,819

Credit ratings shown are by Standard & Poor's, except Investment Agreements which includes one Moody's rating.

Interest Rate Risk – Interest rate risk is the risk that the market value of securities in the portfolio will fall due to changes in market interest rates. Florida Housing's investment guidelines, which cover the pooled investments in the Operating Fund and the State and Federal Funds, seek to minimize interest rate risk by structuring the portfolio to meet ongoing program and operational cash requirements without having to sell securities in the open market. Interest rate risk in these funds is also minimized by maintaining a short duration portfolio. Investments in bond funds are structured to meet the cash requirements of the specific issue. Interest rate risk is also minimized with guaranteed investment contracts.

Credit Risk – Credit risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. Florida Housing's investment guidelines, which cover the pooled investments in the Operating Fund and the State and Federal Funds, limit the purchase of securities to those rated in the four highest categories by a major rating agency. Certain types of investments are further limited up to the one or two highest rating categories. Investments in the bond funds are governed by their respective indentures; Florida Housing does not have a separate investment guideline covering them.

Custodial Credit Risk – Custodial credit risk is the risk that, in the event of the failure of the counterparty, Florida Housing will not be able to recover the value of its investments or collateral securities that are in possession of an outside party. All securities owned by Florida Housing are either in the custody of the related bond indenture trustees or held in Florida Housing's name by a party other than the issuer of the security.

Concentration of Credit Risk – Concentration of credit risk is the increased risk of loss associated with a lack of diversification, or the ownership of securities from one issuer. Florida Housing's investment guidelines, which cover the pooled investments in the

Operating Fund and the State and Federal Funds, limit securities from a single corporate issuer to no more than 5% of the portfolio. Investments in the bond funds are governed by their respective indentures; Florida Housing does not have a separate investment guideline covering them.

The following table provides information on issuers in which Florida Housing has investments representing more than 5% of its total investments. This table represents combined investments of all funds (Operating, State and Federal, and bond funds) at December 31, 2013:

Investment	**%**	**Fair Value**
Fannie Mae	11.56%	$ 266,007,556
State Treasury	21.08%	485,322,893

6. RESERVE FUND REQUIREMENTS

Cash and investments held to satisfy various reserve requirements at December 31, 2013 were as follows:

Program	**Reserve Requirements**	**On Deposit**	**Excess**
Homeowner Mortgage Revenue	$ 436,749	$ 450,354	$ 13,605
Multifamily Mortgage Revenue	11,795,155	11,888,222	93,067
	$ 12,231,904	$ 12,338,576	$ 106,672

7. LOANS RECEIVABLE

Loans receivable, net of allowance for loan losses were as follows at December 31, 2013:

Single family bond mortgage loans	$ 106,792,209
Multifamily bond mortgage loans	1,410,333,696
State and federal loans	1,368,812,467
Operating loans	27,295,887
	2,913,234,259
Less: Allowance for loan losses	(272,185,061)
	2,641,049,198
Less current portion	(160,695,870)
Noncurrent loans receivable, net	$ 2,480,353,328

The single family and multifamily bond program loans are pledged as collateral for the payment of principal and interest on note and bond indebtedness. Substantially all of these multifamily mortgage loans have an interest rate equal to the interest rate on the notes and bonds plus expenses.

Certain single family bond mortgage loans are secured by first liens on single family residential property. Interest rates on the single family bond mortgage loans range from 3.0% to 7.25%. Under Florida Housing's program guidelines, all conventionally financed single family bond mortgage loans with an initial loan-to-value ratio greater than 80% are insured by private mortgage insurance carriers. The mortgage insurers, together with the approximate percentage of single family bond mortgage loans insured outstanding at December 31, 2013, (exclusive of Fannie Mae and GNMA guaranteed loans) are as follows: Federal Housing Administration (50.5%), Commonwealth Mortgage Assurance Company

(Radian Guaranty, Inc.) (11.0%), Department of Veterans' Affairs (8.8%), Rural Housing Authority (6.2%), and General Electric Mortgage Insurance Company (3.3%). Approximately 20.2% of single family bond mortgage loans outstanding at December 31, 2013 are uninsured.

Under the multifamily bond programs, mortgage loans are collateralized by various methods, including first liens on multifamily rental properties, letters of credit, surety bonds, and guarantees provided by the Florida Housing Guarantee Program and third parties. Approximately $308.2 million of the outstanding multifamily bond mortgage loans at December 31, 2013, are secured, in part, by irrevocable direct-pay letters of credit provided by banking and savings and loan institutions. Approximately $1.2 billion of the outstanding multifamily bond mortgage loans at December 31, 2013 are secured, in part, by insurance as follows: Guarantee Program/HUD (17.4%), Fannie Mae (22.6%), Freddie Mac (20.8%), and various other companies (23.8%). Approximately 15.4% of the multifamily bond mortgage loans are uninsured.

Mortgage loans in the Multifamily Mortgage Revenue Bond Programs are recorded at an amount generally equal to the outstanding conduit debt. Any loss resulting from the insufficiency of the available assets and credit enhancement to satisfy the obligations of a specific bond issue will be sustained by the specific bondholder.

State and federally funded loans are primarily second mortgages made on both single family residential property and multifamily housing developments. Interest rates range from 0% to 9%. Most loans made under the SAIL and TCAP programs contain interest payment provisions based upon the developments' cash flows with deferral of interest payment until positive cash flow is generated. Principal is due at maturity.

Many of Florida Housing's loan programs defer payments, both for principal and interest, until maturity. Under some programs, loans may be forgivable if the borrower meets certain criteria or complies with certain criteria during a predetermined period.

8. PROPERTY HELD FOR SALE

At December 31, 2013, property held for sale consisted of three properties. The three properties totaling $0.6 million were acquired through foreclosures on loans funded by the Predevelopment Loan, the HOME Program, and the Special Housing Assistance and Development Program.

9. COLLATERALIZED BANK LOAN

In April 1998, Florida Housing entered into a line of credit agreement with the Federal Home Loan Bank (the Bank) to preserve available single family tax-exempt bond allocations. In 2005, the annual line of credit renewal amended the agreement to remove the $100 million maximum borrowing limitation. All advances under this agreement are fully collateralized with cash, which may be replaced with other types of collateral in a form and amount acceptable to the Bank. The line of credit bears interest at the investment rate on the cash collateral account (0.005% at December 31, 2013) plus seven basis points. The agreement renews each October for an additional 12-month period; therefore, the collateralized bank loan is classified as a current liability. There was no new collateralized bank loan activity during 2013. The outstanding balance of $8.8 million at December 31, 2013 relates to the Single Family Homeowner Mortgage Program.

10. NOTES AND BONDS PAYABLE

At December 31, 2013 notes and bonds payable consist of the following:

Description	Issue Date	Due Dates	Interest Rates	Balance Outstanding
NOTES PAYABLE				
Multifamily Housing Revenue Fund				
2009 Series B Mortgage Revenue Note	12/23/2009	2024	5.70%	$ 13,159,004
2012 Series B Mortgage Revenue Note	09/20/2012	2015	Floating	2,655,534
Total notes payable				$ 15,814,538
BONDS PAYABLE				
Single Family Home Ownership Fund				
1987 Series G1, G2 Term Bonds	12/16/1987	2017 - 2018	8.63%	$ 215,000
1991 Series G1, G2 Term Bonds	09/26/1991	2023	Floating	1,073,000
1992 Series G1, G2 Term Bonds	06/30/1992	2023 - 2025	Floating	3,377,723
Total Single Family Home Ownership bonds payable				4,665,723
Single Family Homeowner Mortgage Fund				
1997 Series 1, 2, 3 Term Bonds	06/01/1997	2014 - 2029	5.63% - 5.90%	7,320,000
2004 Series 3 Serial Bonds	10/07/2004	2014 - 2015	3.80% - 3.95%	1,585,000
2004 Series 4 Term Bonds	10/07/2004	2023 - 2024	4.75%	7,675,000
				9,260,000
2004 Series 5, 6 Serial Bonds	01/11/2005	2014 - 2016	3.95% - 4.45%	1,385,000
2004 Series 6 Term Bonds	01/11/2005	2020 - 2036	4.50% - 4.95%	13,260,000
				14,645,000
2005 Series 1 Serial Bonds	06/16/2005	2014 - 2015	4.20% - 4.30%	770,000
2005 Series 1 Term Bonds	06/16/2005	2025 - 2036	4.60% - 4.70%	15,015,000
2005 Series 1 PAC Term Bonds	06/16/2005	2036	5.00%	545,000
				16,330,000
2005 Series 2 Serial Bonds	11/17/2005	2014 - 2017	4.00% - 4.25%	1,420,000
2005 Series 3 Term Bonds	11/17/2005	2025 - 2036	4.75% - 4.90%	8,580,000
2005 Series 3 PAC Term Bonds	11/17/2005	2036	5.00%	4,605,000
				14,605,000
2006 Series 1 Serial Bonds	03/23/2006	2014 - 2016	4.30% - 4.38%	1,250,000
2006 Series 1 Term Bonds	03/23/2006	2020 - 2037	4.55% - 4.85%	14,920,000
2006 Series 1 PAC Term Bonds	03/23/2006	2037	5.00%	7,300,000
				23,470,000
2006 Series 2 Serial Bonds	05/24/2006	2014 - 2016	4.55% - 4.70%	1,330,000
2006 Series 2, 3 Term Bonds	05/24/2006	2021 - 2038	4.50% - 4.95%	23,960,000
2006 Series 2 PAC Term Bonds	05/24/2006	2037	5.50%	4,255,000
				29,545,000

Description	Issue Date	Due Dates	Interest Rates	Balance Outstanding
2006 Series 4 Serial Bonds	08/17/2006	2014 - 2016	4.65% - 4.75%	$ 2,630,000
2006 Series 4, 5 Term Bonds	08/17/2006	2021 - 2037	4.70% - 5.15%	38,700,000
2006 Series 4 PAC Term Bonds	08/17/2006	2037	5.75%	7,930,000
				49,260,000
2006 Series 6 Serial Bonds	12/18/2006	2014 - 2016	4.10% - 4.20%	1,330,000
2006 Series 6 Term Bonds	12/18/2006	2021 - 2037	4.45% - 4.70%	16,940,000
2006 Series 6 PAC Term Bonds	12/18/2006	2037	5.75%	11,895,000
				30,165,000
2007 Series 1 Serial Bonds	03/13/2007	2014 - 2017	4.20% - 4.38%	875,000
2007 Series 1 Term Bonds	03/13/2007	2022 - 2048	4.55% - 4.85%	9,145,000
2007 Series 1 PAC Term Bond	03/13/2007	2048	5.95%	13,450,000
				23,470,000
2007 Series 2 Serial Bonds	05/03/2007	2014 - 2017	4.25% - 4.40%	1,090,000
2007 Series 2 Term Bonds	05/03/2007	2022 - 2048	4.70% - 4.85%	23,985,000
2007 Series 2 PAC Term Bonds	05/03/2007	2048	6.00%	16,565,000
				41,640,000
2007 Series 3 Term Bonds	07/18/2007	2027 - 2048	5.00% - 5.15%	17,440,000
2007 Series 3 Prem PAC Bonds	07/18/2007	2048	6.25%	16,540,000
2007 Series 4 Taxable PAC Bonds	07/18/2007	2048	5.99%	2,515,000
				36,495,000
2007 Series 5 Serial Bonds	10/10/2007	2014 - 2017	4.25% - 4.50%	1,250,000
2007 Series 5 Term Bonds	10/10/2007	2022 - 2048	4.95% - 5.15%	13,885,000
2007 Series 5 PAC Term Bonds	10/10/2007	2048	5.75%	13,265,000
				28,400,000
2007 Series 6 Serial Bonds	01/08/2008	2014 - 2017	4.15% - 4.45%	1,535,000
2007 Series 6 Term Bonds	01/08/2008	2023 - 2049	5.00% - 5.40%	16,650,000
2007 Series PAC Term Bonds	01/08/2008	2048	5.50%	15,595,000
				33,780,000
2008 Series 1 Serial Bonds	04/15/2008	2014 - 2018	4.55% - 5.15%	1,065,000
2008 Series 1 Term Bonds	04/15/2008	2023 - 2039	5.45% - 6.00%	9,985,000
2008 Series 1 PAC Term Bonds	04/15/2008	2039	6.45%	6,935,000
				17,985,000
2008 Series 2 Term Bonds	07/29/2008	2018 - 2039	5.05% - 5.65%	15,225,000
2008 Series 2 PAC Term Bonds	07/29/2008	2039	6.70%	11,355,000
				26,580,000
2008 Series 3 Serial Bonds	09/30/2008	2014 - 2018	3.70% - 4.30%	9,110,000
2008 Series 3 Term Bonds	09/30/2008	2023 - 2033	5.00% - 5.45%	32,200,000
				41,310,000
2008 Series 4 Serial Bonds	11/25/2008	2014 - 2020	4.50% - 5.50%	13,920,000
2008 Series 4 Term Bonds	11/25/2008	2023 - 2038	5.85% - 6.38%	18,910,000
				32,830,000

Description	Issue Date	Due Dates	Interest Rates	Balance Outstanding
2009 Series 1 Serial Bonds	07/27/2009	2014 - 2019	2.90% - 4.10%	$ 5,595,000
2009 Series 1 Term Bonds	07/27/2009	2025 - 2039	4.95% - 5.40%	22,055,000
2009 Series 1 PAC Term Bonds	07/27/2009	2039	5.38%	9,165,000
				36,815,000
2009 Series 2 Serial Bonds	10/01/2009	2014 - 2019	2.45% - 3.85%	10,685,000
2009 Series 2 Term Bonds	10/01/2009	2024 - 2039	4.40% - 5.00%	43,040,000
2009 Series 2 PAC Term Bonds	10/01/2009	2041	5.50%	11,795,000
				65,520,000
2011 Series 1, 2 Serial Bonds	03/31/2011	2014 - 2022	2.40% - 4.45%	30,600,000
2011 Series 1 PAC Term Bonds	03/31/2011	2041	5.00%	17,490,000
2011 Series 2, 3 Term Bonds	03/31/2011	2026	5.00%	11,925,000
				60,015,000
Total Single Family Homeowner Mortgage bonds payable				639,440,000
Unamortized bond premium				20,162,289
Net Single Family Homeowner Mortgage bonds payable				659,602,289
Homeowner Mortgage Revenue Fund (Special Program)				
2009 Series A1 Serial Bonds	01/12/2010	2014 - 2020	2.25% - 4.00%	10,580,000
2009 Series A1 Term Bonds	01/12/2010	2020 - 2029	4.00% - 4.80%	24,065,000
2009 Series A1 PAC Term Bonds	01/12/2010	2028	5.00%	17,655,000
				52,300,000
2010 Series A Serial Bonds	06/23/2010	2014 - 2022	2.00% - 4.10%	16,970,000
2010 Series A Term Bonds	06/23/2010	2021 - 2029	4.00% - 4.60%	22,255,000
2010 Series A PAC Term Bonds	06/23/2010	2028	5.00%	22,400,000
				61,625,000
2010 Series B Serial Bonds	11/01/2010	2014 - 2020	1.40% - 3.25%	3,605,000
2010 Series B Term Bonds	11/01/2010	2025 - 2028	4.00% - 4.13%	5,760,000
2010 Series B PAC Term Bonds	11/01/2010	2029	4.50%	5,115,000
2009 Series B2 Term Bonds	11/01/2010	2041	3.01%	23,780,000
				38,260,000
2011 Series A Serial Bonds	03/09/2011	2014 - 2021	1.75% - 4.30%	16,730,000
2011 Series A Term Bonds	03/09/2011	2026 - 2030	5.00% - 5.20%	16,645,000
2011 Series A PAC Term Bonds	03/09/2011	2029	4.50%	14,525,000
2009 Series B3 Term Bonds	03/09/2011	2041	3.57%	73,140,000
				121,040,000
2011 Series A Serial Bonds	07/07/2011	2014 - 2021	1.35% - 3.70%	18,380,000
2011 Series B Term Bonds	07/07/2011	2026 - 2029	4.45% - 4.63%	18,735,000
2011 Series B PAC Term Bonds	07/07/2011	2029	4.50%	16,535,000
2009 Series B4 Term Bonds	07/07/2011	2041	3.48%	82,160,000
				135,810,000

Description	Issue Date	Due Dates	Interest Rates	Balance Outstanding
2011 Series C Serial Bonds	11/03/2011	2014 - 2022	1.30% - 3.65%	$ 18,115,000
2011 Series C Term Bonds	11/03/2011	2026 - 2030	4.10% - 4.45%	21,230,000
2011 Series C PAC Term Bonds	11/03/2011	2030	4.50%	13,835,000
2009 Series B5 Term Bonds	11/03/2011	2041	2.32%	81,700,000
				134,880,000
2013 Series A Term Bonds	05/16/2013	2041	2.80%	103,085,734
2013 Series B Term Bonds	05/30/2013	2041	2.80%	84,446,729
2013 Series C Serial Bonds	12/23/2013	2014 - 2024	0.20% - 3.70%	22,290,000
2013 Series C Term Bonds	12/23/2013	2027	4.00%	7,325,000
2013 Series C PAC Term Bonds	12/23/2013	2035	4.00%	20,385,000
				50,000,000
Total Homeowner Mortgage Revenue (Special Program) bonds payable				781,447,463
Unamortized bond premium				7,151,900
Net Homeowner Mortgage Revenue (Special Program) bonds payable				788,599,363
Multifamily Housing Revenue Fund				
1985 Series SS Term Bonds	12/17/1985	2017	Floating	20,000,000
1985 Series XX Term Bonds	12/17/1985	2025	Floating	8,500,000
1995 Series J Term Bonds	11/01/1995	2015 - 2035	5.95% - 6.20%	10,470,000
1995 Series L Term Bonds	12/19/1995	2025	Floating	8,250,000
1995 Series M Term Bonds	12/19/1995	2025	Floating	5,170,000
1996 Series G Term Bonds	07/15/1996	2016 - 2036	6.20% - 6.50%	6,490,000
1996 Series M Term Bonds	09/01/1996	2015 - 2036	6.00% - 6.25%	5,385,000
1996 Series O Term Bonds	09/01/1996	2016 - 2036	6.15% - 6.30%	10,070,000
1996 Series P Term Bonds	09/20/1996	2026	Floating	5,950,000
1996 Series T Term Bonds	12/01/1996	2018 - 2036	5.85% - 6.05%	6,400,000
1997 Series C Term Bonds	05/15/1997	2017 - 2039	5.75% - 6.00%	8,465,000
1998 Series A Term Bonds	03/01/1998	2030	5.45%	11,690,000
1998 Series B Term Bonds	06/01/1998	2038	6.61%	14,445,000
1998 Series C Term Bonds	06/01/1998	2038	6.61%	7,700,000
1998 Series H Term Bonds	07/01/1998	2038	7.25%	3,167,100
1998 Series I1 Term Bonds	08/01/1998	2033	Floating	15,875,000
[2] 1998 Series J Term Bonds	10/01/1998	2028	Floating	3,825,000
[2] 1998 Series L Term Bonds	10/01/1998	2032	6.50%	8,675,000

Description	Issue Date	Due Dates	Interest Rates	Balance Outstanding
1998 Series S Term Bonds	12/28/1998	2031	4.80%	$ 8,901,000
1999 Series D1, D2 Term Bonds	07/21/1999	2014 - 2032	5.38% - 5.60%	12,700,000
1999 Series G1, G2 Term Bonds	08/25/1999	2032	Floating	11,450,000
1999 Series I1, I2 Term Bonds	08/31/1999	2032	Floating	12,765,000
1999 Series N1 Term Bonds	09/21/1999	2014 - 2039	5.50% - 5.90%	6,055,000
1999 Series P Term Bonds	09/24/1999	2032	Floating	6,235,000
1999 Series Q1, Q2 Term Bonds	09/27/1999	2014 - 2039	5.75% - 7.85%	12,435,000
2000 Series C1, C2 Term Bonds	05/01/2000	2015 - 2040	6.20% - 8.50%	12,830,000
2000 Series E1, E2 Term Bonds	06/13/2000	2033	Floating	9,555,000
2000 Series M1, M2 Term Bonds	11/09/2000	2029 - 2040	5.70% - 6.00%	10,210,000
2000 Series N1, N2 Term Bonds	12/12/2000	2033 - 2041	5.75% - 6.05%	8,540,000
2000 Series Q1, Q2 Term Bonds	11/21/2000	2027 - 2041	5.75% - 7.80%	12,020,000
2000 Series R1, R2 Term Bonds	12/06/2000	2018 - 2033	5.75% - 7.85%	8,480,000
2001 Series A1, A2 Term Bonds	01/01/2001	2032 - 2041	5.30% - 5.45%	7,595,000
2001 Series G Term Bonds	11/01/2001	2031	6.25%	8,997,000
2001 Series JA, JB Term Bonds	11/19/2001	2031	Floating	8,440,000
2001 Series L Term Bonds	12/01/2001	2014 - 2035	4.75% - 5.38%	7,715,000
2002 Series A1, A2 Term Bonds	01/08/2002	2035	Floating	11,975,000
2002 Series B1 Term Bonds	01/24/2002	2014 - 2034	4.63% - 5.30%	7,650,000
2002 Series D1, D2 Term Bonds	02/28/2002	2014 - 2042	5.20% - 7.00%	17,295,000
2002 Series F1, F2 Term Bonds	07/19/2002	2016 - 2035	5.45% - 7.00%	9,645,000
2002 Series H1, H2 Term Bonds	07/31/2002	2024 - 2042	5.20% - 6.00%	10,760,000
2002 Series I1, I2 Term Bonds	10/16/2002	2035	5.61%	2,465,800
[2] 2002 Series J1, J2 Term Bonds	10/30/2002	2032	Floating	19,600,000
2002 Series K1, K2 Term Bonds	10/30/2002	2035	Floating	16,300,000
2002 Series L1, L2 Term Bonds	12/09/2002	2034	Floating	7,815,000
[2] 2002 Series M1 Term Bonds	11/14/2002	2032	Floating	5,500,000
[2] 2002 Series N1, N2 Term Bonds	11/14/2002	2032	Floating	8,650,000
2002 Series O1 Serial Bonds	11/26/2002	2017 - 2020	4.80% - 5.10%	1,230,000
2002 Series O2 Term Bonds	11/26/2002	2017 - 2042	5.15% - 5.75%	15,560,000
				16,790,000
2002 Series P1 Term Bonds	12/04/2002	2018 - 2042	4.75% - 5.35%	4,170,000

Description	Issue Date	Due Dates	Interest Rates	Balance Outstanding
2003 Series A Term Bonds	01/01/2003	2036	Floating	$ 7,450,000
2003 Series B1, B3 Term Bonds	01/01/2003	2034	Floating	8,370,000
2003 Series C1, C2 Term Bonds	01/01/2003	2024 - 2043	4.88% - 6.00%	14,965,000
2003 Series D1 Term Bonds	02/01/2003	2014 - 2044	4.38% - 5.15%	16,030,000
2003 Series E1 Term Bonds	03/01/2003	2036	Floating	7,515,000
2003 Series F Term Bonds	03/01/2003	2014 - 2044	4.00% - 5.05%	11,295,000
2003 Series G Term Bonds	03/18/2003	2036	Floating	7,800,000
2003 Series H Term Bonds	03/25/2003	2036	Floating	6,660,000
[2] 2003 Series I Term Bonds	04/01/2003	2033	6.30%	7,355,000
2003 Series J Term Bonds	04/01/2003	2036	5.61%	5,045,000
2003 Series K Term Bonds	04/01/2003	2036	Floating	5,920,000
2003 Series L Term Bonds	07/01/2003	2014 - 2036	3.60% - 4.45%	10,435,000
2003 Series M Term Bonds	07/01/2003	2014 - 2044	4.20% - 5.35%	8,685,000
2003 Series N Term Bonds	07/22/2003	2035	Floating	13,060,000
2003 Series O Term Bonds	07/29/2003	2035	Floating	15,600,000
2003 Series P Term Bonds	07/29/2003	2035	Floating	13,855,000
2003 Series Q1, Q2 Term Bonds	09/17/2003	2022 - 2043	4.80% - 5.15%	8,595,000
2003 Series R1, R2 Term Bonds	10/01/2003	2037	Floating	14,370,000
2003 Series S1 Serial Bonds	10/01/2003	2014 - 2023	3.90% - 4.75%	1,230,000
2003 Series S1 Term Bonds	10/01/2003	2036	4.80%	2,995,000
				4,225,000
2003 Series T Serial Bonds	10/07/2003	2014 - 2019	4.20% - 4.70%	990,000
2003 Series T Term Bonds	10/07/2003	2024 - 2045	4.90% - 5.15%	11,805,000
				12,795,000
2003 Series W Term Bonds	12/16/2003	2036	Floating	5,200,000
2004 Series A Term Bonds	02/01/2004	2014 - 2045	4.00% - 5.00%	9,660,000
2004 Series B Term Bonds	02/12/2004	2032	Floating	2,400,000
2004 Series C1 Serial Bonds	02/18/2004	2014	3.90% - 4.00%	120,000
2004 Series C1, C2 Term Bonds	02/18/2004	2027 - 2037	4.80% - 5.31%	6,145,000
				6,265,000
2004 Series D Term Bonds	02/01/2004	2014 - 2045	3.90% - 4.95%	11,700,000
2004 Series E Term Bonds	03/01/2004	2037	Floating	5,500,000
2004 Series F Serial Bonds	03/01/2004	2037	Floating	6,100,000

Description	Issue Date	Due Dates	Interest Rates	Balance Outstanding
2004 Series H Term Bonds	06/01/2004	2037	Floating	$ 7,700,000
2004 Series K Term Bonds	12/01/2004	2037	Floating	14,400,000
[2] 2004 Series L Term Bonds	12/22/2004	2034	Floating	16,010,000
[2] 2004 Series M Term Bonds	12/22/2004	2034	Floating	17,775,000
2005 Series A Term Bonds	01/25/2005	2037	Floating	11,525,000
2005 Series B1, B2 Term Bonds	04/01/2005	2035	Floating	40,525,000
[1] 2005 Series C Term Bonds	06/29/2005	2035	Floating	21,965,000
[1] 2005 Series D Term Bonds	11/29/2005	2035	Floating	11,990,000
2006 Series A Term Bonds	03/28/2006	2042	6.15%	6,686,938
2006 Series B Term Bonds	03/16/2006	2050	6.00%	6,491,924
2006 Series C Term Bonds	03/16/2006	2050	6.00%	6,374,512
[1] 2006 Series D Term Bonds	07/11/2006	2036	Floating	9,075,000
2006 Series E Term Bonds	04/19/2006	2038	5.50%	3,519,000
[1] 2006 Series F Term Bonds	05/17/2006	2036	Floating	14,170,000
2006 Series G Term Bonds	06/30/2006	2039	Floating	3,760,000
2006 Series H Term Bonds	06/21/2006	2039	Floating	6,295,000
[1] 2006 Series I Term Bonds	06/29/2006	2041	6.50%	30,000,000
2006 Series K Term Bonds	09/21/2006	2038	5.49%	1,285,000
2006 Series L Term Bonds	10/26/2006	2038	5.29%	370,000
2006 Series N Term Bonds	12/13/2006	2044	Floating	13,475,000
2007 Series A Term Bonds	08/23/2007	2040	5.49%	3,278,000
2007 Series B Term Bonds	02/06/2007	2048	6.70%	9,638,778
[1] 2007 Series D Term Bonds	05/23/2007	2047	6.50%	40,900,000
[1] 2007 Series G1, G2 Term Bonds	06/15/2007	2042	2.60% - 4.00%	53,143,119
2007 Series H Term Bonds	06/29/2007	2042	Floating	3,295,000
2007 Series I Term Bonds	11/02/2007	2042	Floating	17,160,000
2007 Series K Term Bonds	12/20/2007	2042	6.00%	1,870,000
2008 Series A Term Bonds	01/16/2008	2041	Floating	6,770,000
2008 Series C Serial Bonds	02/11/2008	2014 - 2018	3.45% - 4.05%	540,000
2008 Series C Term Bonds	02/11/2008	2035 - 2049	5.00% - 5.25%	6,955,000
				7,495,000
2008 Series E Term Bonds	03/20/2008	2048	Floating	4,955,000

Description	Issue Date	Due Dates	Interest Rates		Balance Outstanding
2008 Series H Term Bonds	05/08/2008	2039	5.88%	$	4,369,454
2008 Series I Term Bonds	06/06/2008	2048	Floating		11,000,000
2008 Series J Term Bonds	07/09/2008	2040	5.95%		5,415,889
2008 Series K Term Bonds	07/31/2008	2041	Floating		6,265,000
2008 Series L Term Bonds	08/19/2008	2041	Floating		6,955,000
2008 Series M Term Bonds	11/14/2008	2041	Floating		7,120,000
2008 Series N Term Bonds	12/18/2008	2043	Floating		4,150,000
2008 Series O Term Bonds	12/18/2008	2043	Floating		4,060,000
2010 Series A2 Term Bonds	09/20/2010	2027	7.25%		4,265,000
2009 Series A1 Term Bonds	09/29/2010	2044	3.07%		6,030,000
2009 Series D1 Term Bonds	11/10/2010	2044	3.01%		2,250,000
2010 Series A Term Bonds	11/10/2010	2027	4.20%		2,935,000
2009 Series C Term Bonds	11/10/2010	2044	3.01%		7,000,000
					9,935,000
2010 Series B1 Term Bonds	12/07/2010	2047	7.60%		820,000
2009 Series E Term Bonds	12/15/2010	2028	3.01%		3,080,000
2009 Series F Term Bonds	12/15/2010	2040	3.01%		5,780,000
2009 Series G Term Bonds	12/15/2010	2052	3.01%		11,040,000
2010 Series D1 Term Bonds	12/20/2010	2042	7.60%		2,795,000
[1] 2011 Series A Term Bonds	02/02/2011	2041	4.55%		10,892,634
[1] 2011 Series B Term Bonds	02/02/2011	2041	4.55%		6,544,930
[1] 2011 Series C1 Term Bonds	02/02/2011	2041	4.55%		9,574,297
2011 Series E Serial Bonds	05/19/2011	2014 - 2020	1.55% - 3.85%		1,835,000
2011 Series E Term Bonds	05/19/2011	2022 - 2028	4.10% - 4.88%		3,595,000
2009 Series I Term Bonds	05/19/2011	2044	3.57%		20,270,000
					25,700,000
2011 Series F Serial Bonds	05/19/2011	2014 - 2020	1.55% - 3.85%		1,780,000
2011 Series F Term Bonds	05/19/2011	2022 - 2029	4.10% - 4.95%		3,860,000
2009 Series J Term Bonds	05/19/2011	2044	3.57%		19,460,000
					25,100,000
2011 Series G1, G2 Term Bonds	05/26/2011	2029	4.85%		1,510,000
2009 Series K Term Bonds	12/13/2011	2052	2.32%		9,210,000
2009 Series L Term Bonds	10/21/2011	2044	2.32%		12,950,000
2009 Series M Term Bonds	10/21/2011	2041	2.32%		6,410,000

Description	Issue Date	Due Dates	Interest Rates	Balance Outstanding
2009 Series N Term Bonds	10/21/2011	2041	2.32%	$ 9,120,000
2009 Series O Term Bonds	12/13/2011	2052	2.32%	7,470,000
2009 Series P Term Bonds	12/13/2011	2052	2.32%	4,740,000
2009 Series Q Term Bonds	12/13/2011	2042	2.32%	6,690,000
2009 Series R Term Bonds	12/13/2011	2042	2.32%	9,180,000
2011 Series J Term Bonds	12/13/2011	2015	1.63%	3,400,000
2009 Series S Term Bonds	12/13/2011	2045	2.32%	17,100,000
				20,500,000
2009 Series T Term Bonds	12/13/2011	2044	2.32%	11,700,000
2009 Series U1, U2 Term Bonds	12/13/2011	2045	2.32%	6,800,000
2012 Series A Term Bond	02/08/2012	2014	Floating	6,940,474
[1] 2012 Series C Term Bonds	12/03/2012	2032	5.35%	7,075,000
2013 Series A Term Bonds	04/24/2013	2029	3.45%	4,260,000
[1] 2013 Series B Term Bonds	09/10/2013	2043	Floating	12,000,000
2013 Series C Term Bonds	11/27/2013	2015	0.50%	28,000,000
2013 Series D Term Bonds	12/19/2013	2015	0.50%	18,800,000
Total Multifamily Housing Revenue bonds payable				1,459,310,849
Total net bonds payable				$ 2,912,178,224

[1] Refunding
[2] Reoffering

Interest on outstanding notes and bonds is payable semiannually, except the following bonds, which pay interest monthly:

- Multifamily and Single Family Floating Rate Bonds
- Multifamily Housing Revenue Bonds:

1998 Series H	2006 Series A	2007 Series A	2009 Series B
1998 Series S	2006 Series B	2007 Series B	2011 Series A
2001 Series G	2006 Series C	2007 Series D	2011 Series B
2002 Series I	2006 Series I	2007 Series G1, G2	2011 Series C1, C2
2003 Series I	2006 Series K	2008 Series H	
2003 Series J	2006 Series L	2008 Series J	

- Single Family Home Ownership Bonds:
  1987 Series G1 and G2, 1991 Series G1 and G2, and 1992 Series G1 and G2

The methods or indices used to determine the actual interest rates for floating rate bonds are outlined in the individual bond documents. Actual interest rates ranged from 0.04% to 6.75% during 2013. Rates in effect at December 31, 2013 ranged from 0.04% to 2.88%.

Scheduled maturities of notes and bonds payable, interest payments, and sinking fund requirements at December 31, 2013, are as follows:

	Principal	**Interest**	**Total**
2014	$ 289,651,704	$ 89,637,323	$ 379,289,027
2015	120,408,324	87,146,364	207,554,688
2016	72,897,337	84,808,653	157,705,990
2017	92,390,025	82,404,932	174,794,957
2018	73,982,525	79,869,698	153,852,223
2019 – 2023	408,252,783	355,933,580	764,186,363
2024 – 2028	494,480,069	272,244,993	766,725,062
2029 – 2033	496,761,836	183,266,428	680,028,264
2034 – 2038	449,397,349	96,150,106	545,547,455
2039 – 2043	301,812,811	32,717,166	334,529,977
2044 – 2048	94,229,864	4,069,714	98,299,578
2049 – 2053	6,413,946	178,795	6,592,741
	2,900,678,573	1,368,427,752	4,269,106,325
Net unamortized bond premium	27,314,189	–	27,314,189
	$ 2,927,992,762	$ 1,368,427,752	$ 4,296,420,514

Assets of the various funds are pledged for payment of principal and interest on the applicable debt. Each issue, with the exception of certain single family issues, is collateralized by a separate collateral package. The bonds in the Single Family Homeowner Mortgage fund are collateralized under a single bond indenture. In addition, certain assets are further restricted for payment of interest and principal in the event that the related debt service and other available funds are insufficient. Such assets are segregated within the various funds and are held in cash or investments.

In May 2013, Florida Housing issued $108.0 million in 2013 Series A bonds and $89.8 million in 2013 Series B bonds in the Single Family Homeowner (Special) Fund. These issues were used to refund two outstanding bond series. Florida Housing reduced its total debt service payments over the life of the bonds which resulted in an economic gain of approximately $15.0 million. The economic gain is the difference between the present value of the debt service payments of the old debt and that of the new debt. This gain strengthens the trust estate for this bond indenture.

Of the multifamily housing revenue bonds issued in 2013, $12.0 million was used to refund existing bonds. The refunding was undertaken by the individual developer in order to take advantage of more favorable interest rates and terms. Since the payment of bonds is the responsibility of the individual developers, the refunding did not result in an economic gain or loss for Florida Housing, thus the effect of the refunding is excluded from the changes in notes and bonds payable below.

Changes in Notes and Bonds Payable

Notes and bonds payable activity for the year ended December 31, 2013 is as follows:

	Notes and bonds payable	Unamortized premium (discount)	Total notes and bonds payable, net
Beginning Balance	$ 3,460,081,757	$ 29,141,562	$ 3,489,223,319
Additions	105,247,908	1,524,798	106,772,706
Reductions	(664,651,092)	(3,352,171)	(668,003,263)
Ending Balance	$ 2,900,678,573	$ 27,314,189	$ 2,927,992,762
Due Within One Year	$ 289,651,704	$ 2,510,913	$ 292,162,617

11. ACCOUNTS PAYABLE AND OTHER LIABILITIES

Guarantee Program

The Guarantee Program guarantees the payment of principal and interest on qualifying loans made to finance or refinance the purchase, construction, or rehabilitation of eligible housing. The suspension of issuing new guarantees, ratified by Florida Housing's Board in 2009, remains in force. Therefore, no additional commitments were issued in 2013.

As of December 31, 2013, the Guarantee Program had total outstanding guarantees of approximately $306.5 million.

Hardest Hit Fund

Funds for this program are held by the U.S. Treasury and are drawn by Florida Housing as needed to fund disbursements and administrative expenses. Funds must be drawn in lump sum capital draws, and the program requirements specify minimum and maximum draw amounts as well as parameters for the timing of these capital draws. Since unused funds must ultimately be returned to the Treasury, these draws are recorded in Accounts Payable and Other Liabilities. Revenue is recognized as the funds are disbursed to borrowers or used to pay administrative expenses. In 2013, Florida Housing made four capital draws of $220.0 million. As of December 31, 2013, $90.1 million relating to these capital draws is included in Accounts Payable and Other Liabilities.

12. DUE TO DEVELOPERS

All of Florida Housing's multifamily bond issues are conduit debt. The assets of each issue are pledged solely to support the outstanding debt, and the bondholders' claims on the assets of the indenture are limited to the amount of debt and any outstanding interest. Assets in excess of the related liabilities are owed to the borrower, and are therefore recorded as Due to Developer. These multifamily bond issues represent $158.9 million of the total $159.0 million Due to Developer amounts. The remaining balance represents Good Faith Deposits required from developers to begin the multifamily bond issuance process.

13. RESTRICTED NET POSITION

Pursuant to various trust indentures and loan agreements, the assets and equity of the bond programs are restricted. Upon satisfaction of all bondholder indebtedness and payment of all authorized expenses, any remaining funds are disbursed to Florida Housing or the respective developer as described in each trust indenture or loan agreement. The assets and equity of the state-funded programs are restricted by statute. The following is a summary of restricted assets, liabilities, and net position as of December 31, 2013:

Total restricted cash	$ 407,999,395
Total restricted current assets	$ 1,063,496,037
Total restricted assets	$ 5,175,907,225
Total current liabilities payable from restricted current assets	$ 438,900,876
Total liabilities payable from restricted assets	$ 3,236,704,672
Total restricted net position	$ 1,939,202,553

14. UNRESTRICTED NET POSITION

Unrestricted net position provides additional security for Florida Housing's general obligations, coverage of current and planned administrative costs, and tentative plans for future utilization, subject to the approval of Florida Housing's management or Board of Directors. As of December 31, 2013, the balance of unrestricted net position in the Operating Fund, $130.3 million, has been designated by the Board of Directors for a variety of uses: loans and loan commitments, including demonstration loans and loans to developments guaranteed by the Guarantee Fund; direct support of the Guarantee Program; and coverage of single family bond issuance costs. Additionally, unrestricted net position is designated for working capital and future operating and capital expenditures, including coverage of compliance monitoring fees for housing credit properties for which partial or no fees were collected at the time of allocation; and the costs associated with holding foreclosed property.

Below is a summary of the Operating Fund designated net position as of December 31, 2013:

Designated net position:	
Demonstration and other initiatives	$ 75,860,253
Dedicated reserve for operations	42,500,000
Single family	11,950,000
Total designated net position	$ 130,310,253

15. DEVELOPER AND REGIONAL CONCENTRATION

As of December 31, 2013, four developers account for approximately 21% ($314.6 million) of bonds and notes outstanding in the multifamily bond programs. No other developer accounts for more than 4% of the bonds and notes outstanding. Developments in the following six counties represent 66% of the bonds and notes outstanding: Orange County (23%), Hillsborough County (11%), Miami-Dade County (10%), Duval County (8%), Palm

Beach County (8%), and Broward County (6%). No other county represents 5% or more of the bonds and notes outstanding.

As of December 31, 2013, four developers account for approximately 41% ($302.2 million) of loans outstanding in the SAIL Program. No other developer accounts for more than 5% of SAIL loans outstanding. Developments in the following six counties represent 56% of the SAIL loans outstanding: Miami-Dade County (14%), Hillsborough County (12%), Orange County (11%), Palm Beach County (7%), Duval County (6%), and Lake County (6%). No other county represents more than 5% of the SAIL loans outstanding.

As of December 31, 2013, two developers account for approximately 18% ($41.5 million) of multifamily loans outstanding in the HOME Program. No other developer accounts for more than 3% of multifamily HOME loans outstanding. Outstanding loans in the following four counties represent 35% of HOME loans outstanding: Miami-Dade County (17%), Duval County (7%), Desoto County (6%), and Highlands County (5%). No other county represents more than 5% of the outstanding HOME loans.

As of December 31, 2013, five developers account for approximately 75% ($224.1 million) of the total guarantees issued by the Guarantee Program. Credit enhanced developments are located in 18 counties. The counties with 5% or more of the total outstanding guarantees are as follows: Miami-Dade County (31%), Palm Beach County (16%), Broward County (13%), and Hillsborough County (5%).

16. COMMITMENTS AND CONTINGENCIES

Loans

Florida Housing originates commitments to extend credit in the normal course of business to meet the financing needs of qualified first time homebuyers and developers providing affordable housing for low, moderate, and middle income families in the state of Florida. Commitments to extend credit are contractual obligations to lend to a developer or individual homebuyer as long as all established contractual conditions are satisfied.

As of December 31, 2013, Florida Housing had outstanding commitments under state and federally funded programs and other initiatives as follows:

Hardest Hit Fund	$ 126,491,712
HOME Investment Partnerships Program	14,604,041
State Apartment Incentive Loan Program	2,030,300
Community Workforce Housing Innovation Pilot Program	2,887,937
Predevelopment Loan Program	2,911,971
Demonstration Loans	162,289
	$ 149,088,250

Risk Management

Florida Housing is subject to normal risks associated with its operations, including property damage, personal injury and employee dishonesty. All risks are managed through the purchase of commercial insurance. There have been no decreases in coverage over the last three years.

Leases

Florida Housing leases office space under a noncancelable operating lease. The lease term runs through May 2019. Rent expense for the operating lease was $924,797 for the year ended December 31, 2013. As of December 31, 3013, future minimum lease payments are as follows:

2014	$	689,740
2015		773,197
2016		831,919
2017		893,465
2018		920,267
2019		388,155
	$	4,496,743

17. EMPLOYEE BENEFITS

Florida Housing is authorized by Section 420.507(32) of the Florida Statutes to establish pension plans for the benefit of its employees. There are two plans in place, a defined contribution pension plan and a deferred compensation plan.

Retirement Plan

Florida Housing sponsors a defined contribution pension plan (the Plan) under Internal Revenue Code (IRC) Section 401(m) to provide retirement and survivor benefits to participating employees. The Plan, which is administered by Florida Housing, covers all employees who have completed 12 months of employment, have attained the age of 21, and have performed at least 1,000 hours of service before the first anniversary of their employment or during any Plan year. In accordance with Plan documents, Florida Housing, or its Board of Directors, as applicable, may order changes to the Plan. Such changes shall be effective upon execution of a written instrument amending the Plan. Under the Plan, Florida Housing's contribution is based on a two-tier system. First, Florida Housing contributes a percentage of the eligible employee's compensation to the Plan. The percentage for the year ended December 31, 2013 was 8%. Second, Florida Housing contributes $0.50 to the Plan for every $1.00 of compensation deferred by the eligible employee under Florida Housing's sponsored IRC Section 457 Deferred Compensation Plan, up to a maximum contribution by Florida Housing of 3% of the eligible employee's compensation. These contributions are recognized in the period they are due. Florida Housing contributions vest to the employee after three years of service.

Deferred Compensation Plan

Florida Housing offers its employees a deferred compensation plan created in accordance with IRC Section 457 (the 457 Plan). The 457 Plan, available to all employees who have completed 90 continuous days of employment and have attained the age of 21, permits employees to defer a portion of their salary until future years. The deferred compensation is not available to employees until termination, retirement, death, or unforeseen emergency. Florida Housing has the right to amend the 457 Plan. Amendments must be made in writing.

All amounts of compensation deferred under the 457 Plan, all property and rights purchased with those amounts, and all income attributable to those amounts, property, or rights are (notwithstanding the mandates of 26 U.S.C. s. 457 (b) (6), all of the assets specified in subparagraph 1) held in trust for the exclusive benefit of participants and their beneficiaries as mandated by 26 U.S.C. s. 457 (g) (1). Florida Housing does not contribute to the 457 Plan. Participation under the 457 Plan is solely at the discretion of the employee. Florida Housing has no liability for losses under the 457 Plan, but does have the duty of due care.

18. SUBSEQUENT EVENTS

During the period January 1, 2014 through April 30, 2014, pursuant to various trust indentures, bonds in the aggregate amount of $195.9 million were called for redemption from principal payments and excess revenues. The bonds were called at a redemption price equal to par value plus accrued interest.

Bonds and notes were called from the following programs:

Issue	Date	Redemption Amount
Single Family Home Ownership		
Various	January 2, 2014	$ 40,054
Various	February 3, 2014	83,846
Various	March 3, 2014	108,692
Various	April 1, 2014	112,988
		345,580
Single Family Homeowner Mortgage		
Various	January 2, 2014	99,341,767
Various	February 3, 2014	1,677,068
Various	March 3, 2014	1,920,596
Various	April 1, 2014	28,004,886
		130,944,317
Multifamily Housing Revenue		
Various	January 2014	41,040,423
Various	February 2014	17,545,531
Various	March 2014	4,431,958
Various	April 2014	1,584,683
		64,602,595
		$ 195,892,492

On March 31, 2014, $14 million in bonds, 2014 Series A, were issued in the Multifamily Housing Revenue Program. No other bonds were issued during the period January 1, 2014 through April 30, 2014.

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SUPPLEMENTARY SCHEDULES

FLORIDA HOUSING FINANCE CORPORATION

(A Component Unit of the State of Florida)

SUPPLEMENTARY SCHEDULE OF PROGRAM STATEMENTS OF NET POSITION
AS OF DECEMBER 31, 2013

	Restricted Programs								
	Single Family Home Ownership	Single Family Homeowner Mortgage	Homeowner Mortgage Revenue (Special Program)	Guarantee	Multifamily Housing Revenue	State and Federal	Subsidiary Corporations	Operating	2013
ASSETS									
CURRENT ASSETS									
Cash and cash equivalents	$ 842,554	$ 121,139,658	$ 87,481,939	$ 345,393	$ 106,678,230	$ 91,499,416	$ 12,625	$ 1,234,669	$ 409,234,484
Investments, net	-	47,600,989	14,934,922	167,102,942	28,737,772	193,786,987	38,821	102,111,817	554,314,250
Interest receivable on investments	26,383	2,841,630	2,621,560	114,672	411,457	53,640	-	944,427	7,013,769
Interest receivable on loans	-	513,893	-	-	11,432,358	361,201	-	-	12,307,452
Loans receivable, net	-	6,327,859	-	-	127,508,643	26,786,577	-	72,791	160,695,870
Documentary stamp taxes receivable	-	-	-	-	-	23,523,752	-	-	23,523,752
Property held for sale	-	-	-	-	-	-	642,660	-	642,660
Other assets	-	5,726	-	-	-	55,162	26,453	3,585,776	3,673,117
(Payable to) receivable from other programs	(1,073)	(3,535,813)	(784,863)	(21,179)	(980,033)	3,963,092	(735,232)	2,095,101	-
Total current assets	867,864	174,893,942	104,253,558	167,541,828	273,788,427	340,029,827	(14,673)	110,044,581	1,171,405,354
NONCURRENT ASSETS									
Investments, net	4,639,637	668,858,714	765,022,539	-	89,701,765	119,701,297	38,433	99,542,800	1,747,505,185
Loans receivable, net	-	99,194,082	-	-	1,282,825,053	1,079,213,790	-	19,120,403	2,480,353,328
Other assets, net	-	-	-	-	-	-	-	106,466	106,466
Total noncurrent assets	4,639,637	768,052,796	765,022,539	-	1,372,526,818	1,198,915,087	38,433	118,769,669	4,227,964,979
TOTAL ASSETS	5,507,501	942,946,738	869,276,097	167,541,828	1,646,315,245	1,538,944,914	23,760	228,814,250	5,399,370,333
LIABILITIES									
CURRENT LIABILITIES									
Accounts payable and other liabilities	-	1,107,666	-	-	1,111	97,466,787	125,902	7,498,688	106,200,154
Accrued interest payable	26,466	16,283,342	10,336,450	-	12,250,360	-	-	-	38,896,618
Collateralized bank loan	-	8,810,000	-	-	-	-	-	-	8,810,000
Notes payable, net	-	-	-	-	158,545	-	-	-	158,545
Bonds payable, net	810,000	105,564,450	57,404,524	-	128,225,098	-	-	-	292,004,072
Unearned fee income, net	-	-	-	456 078	-	-	-	2 382 446	2 838 524
Total current liabilities	836,466	131,765,458	67,740,974	456,078	140,635,114	97,466,787	125,902	9,881,134	448,907,913
NONCURRENT LIABILITIES									
Notes payable, net	-	-	-	-	15,655,993	-	-	-	15,655,993
Bonds payable, net	3,855,723	554,037,838	731,194,839	-	1,331,085,752	-	-	-	2,620,174,152
Unearned fee income, net	-	-	-	-	-	-	-	83,201,178	83,201,178
Due to developers	-	-	-	-	158,938,386	-	-	46,783	158,985,169
Other liabilities	-	-	-	3,035,264	-	-	-	-	3,035,264
Total noncurrent liabilities	3,855,723	554,037,838	731,194,839	3,035,264	1,505,680,131	-	-	83,247,961	2,881,051,756
TOTAL LIABILITIES	4,692,189	685,803,296	798,935,813	3,491,342	1,646,315,245	97,466,787	125,902	93,129,095	3,329,959,669
NET POSITION									
Restricted	815,312	257,143,442	70,340,284	164,050,486	-	1,441,478,127	-	5,374,902	1,939,202,553
Unrestricted	-	-	-	-	-	-	(102,142)	130,310,253	130,208,111
TOTAL NET POSITION	$ 815,312	$ 257,143,442	$ 70,340,284	$ 164,050,486	$ -	$ 1,441,478,127	$ (102,142)	$ 135,685,155	$ 2,069,410,664

FLORIDA HOUSING FINANCE CORPORATION
(A Component Unit of the State of Florida)

SUPPLEMENTARY SCHEDULE OF PROGRAM REVENUES, EXPENSES, AND CHANGES IN PROGRAM NET POSITION
FOR THE YEAR ENDED DECEMBER 31, 2013

	Restricted Programs								
	Single Family Home Ownership	Single Family Homeowner Mortgage	Homeowner Mortgage Revenue (Special Program)	Guarantee	Multifamily Housing Revenue	State and Federal	Subsidiary Corporations	Operating	2013
OPERATING REVENUES									
Interest on loans	$ -	$ 6,568,553	$ -	$ -	$ 61,195,963	$ 16,775,884	$ -	$ 1,167,193	$ 85,707,593
Investment income	(278,914)	12,884,844	(5,843,131)	(1,294,438)	463,620	1,105,990	609	985,998	8,024,578
Federal program administrative fees	-	-	-	-	-	6,334,918	-	9,382,894	15,717,812
Recovery of claims	-	-	-	5,359	-	-	-	-	5,359
Other income	-	212,508	-	4,111,324	2,649,843	249,525	104,827	15,332,749	22,660,776
Total operating revenues	(278,914)	19,665,905	(5,843,131)	2,822,245	64,309,426	24,466,317	105,436	26,868,834	132,116,118
OPERATING EXPENSES									
Interest expense	351,415	34,089,203	28,671,867	-	56,143,756	-	-	-	119,256,241
Payments to other governments	-	-	-	-	-	45,827,787	-	-	45,827,787
Provision for uncollectible loans	-	78,807	-	(1,649,451)	-	17,613,976	-	(2,193,285)	13,850,047
General and administrative	1,470	1,577,487	1,592,272	1,648,349	8,165,670	7,626,291	193,438	20,573,018	41,377,995
Total operating expenses	352,885	35,745,497	30,264,139	(1,102)	64,309,426	71,068,054	193,438	18,379,733	220,312,070
OPERATING INCOME (LOSS)	(631,799)	(16,079,592)	(36,107,270)	2,823,347	-	(46,601,737)	(88,002)	8,489,101	(88,195,952)
NONOPERATING REVENUES (EXPENSES)									
Federal and state program revenue	-	-	-	-	-	306,074,670	-	72,535	306,147,205
Federal and state program expense	-	93,900	-	-	-	(164,181,822)	-	(1,176,802)	(165,264,724)
State documentary stamp tax revenue	-	-	-	-	-	195,688,424	-	-	195,688,424
Transfers to state agencies	-	-	-	-	-	(105,990,547)	-	-	(105,990,547)
Total nonoperating revenues (expenses)	-	93 900	-	-	-	231 590 725	-	(1 104 267)	230 580 358
Income (Loss) before transfers	(631,799)	(15,985,692)	(36,107,270)	2,823,347	-	184,988,988	(88,002)	7,384,834	142,384,406
TRANSFERS FROM (TO) OTHER PROGRAMS	-	(21,151,632)	17,129,668	-	-	3,162,439	-	859,525	-
CHANGE IN NET POSITION	(631,799)	(37,137,324)	(18,977,602)	2,823,347	-	188,151,427	(88,002)	8,244,359	142,384,406
NET POSITION									
Beginning of year (Restated, Note 2)	1,447,111	294,280,766	89,317,886	161,227,139	-	1,253,326,700	(14,140)	127,440,796	1,927,026,258
End of year	$ 815,312	$ 257,143,442	$ 70,340,284	$ 164,050,486	$ -	$ 1,441,478,127	$ (102,142)	$ 135,685,155	$ 2,069,410,664

FLORIDA HOUSING FINANCE CORPORATION

(A Component Unit of the State of Florida)

SUPPLEMENTARY SCHEDULE OF PROGRAM CASH FLOWS
FOR THE YEAR ENDED DECEMBER 31, 2013

	Restricted Programs								
	Single Family Home Ownership	Single Family Homeowner Mortgage	Homeowner Mortgage Revenue (Special Program)	Guarantee	Multifamily Housing Revenue	State and Federal	Subsidiary Corporations	Operating	2013
CASH FLOWS FROM OPERATING ACTIVIT ES									
Interest received on conduit debt fund investments	$ 353,555	$ 41,331,180	$ 31,762,121	$ -	$ 3,076,532	$ -	$ -	$ -	$ 76,523,388
Cash received from interest on loans receivable	-	6,499,281	-	-	64,789,125	17,410,543	-	1,167,193	89,866,142
Cash received from principal payments on loans receivable	-	12,607,948	-	-	330,823,304	26,861,756	-	7,228,479	377,521,487
Cash received for federal program administrative fees	-	-	-	-	-	6,334,919	-	7,221,062	13,555,981
Cash received from other revenues	-	212,508	-	3,481,311	2,649,843	598	-	20,073,974	26,418,234
Cash payments for issuance of loans and federal programs	-	(710,934)	-	-	(35,917,570)	(185,823,223)	-	(1,385,243)	(223,836,970)
Interest paid on conduit debt fund bonds	(357,892)	(42,994,805)	(32,095,039)	-	(59,694,465)	-	-	-	(135,142,201)
Cash received (payments) for operating expenses	(1,470)	(466,673)	(3,956,428)	(1,760,573)	(8,224,417)	72,753,552	(65,727)	(19,796,037)	38,482,227
Payments to other governments	-	-	-	-	-	(45,827,787)	-	-	(45,827,787)
Net cash received from operation of foreclosed properties	-	-	-	-	-	-	47,282	-	47,282
Acquisition of property held for sale	-	-	-	-	-	-	20,572	-	20,572
Proceeds from disposition of property held for sale	-	-	-	-	-	-	60,000	-	60,000
Cash receipts from (payments to) other funds	693	(1 026 144)	347 286	16 218	58 623	860 543	(48 095)	(209 124)	-
NET CASH PROVIDED BY (USED BY) OPERATING ACTIVITIES	(5,114)	15,452,361	(3,942,060)	1,736,956	297,560,975	(107,429,099)	14,032	14,300,304	217,688,355
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES									
Proceeds from issuance of notes	-	-	-	-	1,031,050	-	-	-	1,031,050
Proceeds from issuance of bonds	-	-	249,444,799	-	66,216,858	-	-	-	315,661,657
Principal payments on notes	-	-	-	-	(32,149,780)	-	-	-	(32,149,780)
Principal payments on bonds	(1,071,777)	(240,325,000)	(289,942,539)	-	(311,137,335)	-	-	-	(842,476,651)
Transfers from (to) other programs	-	(21,151,632)	17,129,668	-	-	3,162,439	-	859,525	-
Cash received for (used by) for federal and state programs	-	-	-	-	-	306,074,670	-	72,535	306,147,205
State documentary stamp tax receipts	-	-	-	-	-	188,845,944	-	-	188,845,944
Transfers to state agencies	-	-	-	-	-	(105,990,547)	-	-	(105,990,547)
NET CASH PROV DED BY (USED BY) NONCAPITAL F NANCING ACTIVITIES	(1,071,777)	(261,476,632)	(23,368,072)	-	(276,039,207)	392,092,506	-	932,060	(168,931,122)
CASH FLOWS FROM INVESTING ACTIVITIES									
Purchases of investments	-	(540,148,254)	(533,963,933)	(6,129,365)	(86,362,522)	(386,855,808)	(43,707)	(123,044,648)	(1,676,548,237)
Proceeds from the sale and maturity of investments	979,572	763,198,122	584,468,525	1,678,530	46,912,142	173,282,666	40,021	103,690,809	1,674,250,387
Interest received on investments	-	-	-	2,231,645	-	2,171,528	1,002	1,974,541	6,378,716
NET CASH PROV DED BY (USED IN) NVESTING ACTIVITIES	979 572	223 049 868	50 504 592	(2 219 190)	(39 450 380)	(211 401 614)	(2 684)	(17 379 298)	4 080 866
NET DECREASE IN CASH AND CASH EQUIVALENTS	(97,319)	(22,974,403)	23,194,460	(482,234)	(17,928,612)	73,261,793	11,348	(2,146,934)	52,838,099
CASH AND CASH EQUIVALENTS									
Beginning of year	939,873	144,114,061	64,287,479	827,627	124,606,842	18,237,623	1,277	3,381,603	356,396,385
End of year	$ 842,554	$ 121,139,658	$ 87,481,939	$ 345,393	$ 106,678,230	$ 91,499,416	$ 12,625	$ 1,234,669	$ 409,234,484

FLORIDA HOUSING FINANCE CORPORATION

(A Component Unit of the State of Florida)

SUPPLEMENTARY SCHEDULE OF PROGRAM CASH FLOWS (continued)
FOR THE YEAR ENDED DECEMBER 31, 2013

	Restricted Programs								
	Single Family Home Ownership	Single Family Homeowner Mortgage	Homeowner Mortgage Revenue (Special Program)	Guarantee	Multifamily Housing Revenue	State and Federal	Subsidiary Corporations	Operating	2013
RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED BY (USED BY) OPERATING ACTIVITIES:									
Operating income (loss)	$ (631,799)	$ (16,079,592)	$ (36,107,270)	$ 2,823,347	$ -	$ (46,601,737)	$ (88,002)	$ 8,489,101	$ (88,195,952)
Adjustments to reconcile operating income (loss) to net cash provided by (used in) operating activities									
Fair value of investments	626,521	29,068,266	37,538,201	3,281,922	2,575,435	1,119,733	393	1,019,954	75,230,425
Accreted interest on capital appreciation bonds	-	-	-	-	55,338	-	-	-	55,338
Provision for loan losses	-	78,807	-	(1,649,451)	-	17,613,976	-	(2,193,285)	13,850,047
Amortization and depreciation	-	(4,597,635)	(873,099)	(3,962,237)	-	(553)	-	(2,745,694)	(12,179,218)
Interest received on investments	-	-	-	(2,231,645)	-	(2,171,528)	(1,002)	(1,974,541)	(6,378,716)
Disposition of property held for sale	-	-	-	-	-	-	(180,260)	-	(180,260)
Changes in assets and liabilities which provided (used) cash									
Interest receivable on investments	5,948	1,201,457	233,824	244,161	37,477	(53,640)	-	(30,951)	1,638,276
Interest receivable on loans	-	59,130	-	-	3,593,162	634,659	-	-	4,286,951
Loans receivable	-	11,897,014	-	-	258,576,844	(158,961,467)	-	5,843,236	117,355,627
Other assets	-	6,650	-	-	-	(45,703)	(26,446)	(2,369,037)	(2,434,536)
Accounts payable and other liabilities	-	1,107,665	-	(112,224)	(58,748)	80,425,546	108,517	945,296	82,416,052
Accrued interest payable	(6,477)	(6,263,258)	(5,081,002)	-	(3,606,046)	-	-	-	(14,956,783)
Unearned fee income	-	-	-	3,326,865	-	-	-	7,682,883	11,009,748
Due to developers	-	-	-	-	36,328,890	-	-	(157,534)	36,171,356
Interfund receivable (payable)	693	(1,026,143)	347,286	16,218	58,623	611,615	200,832	(209,124)	-
NET CASH PROV DED BY (USED IN) OPERAT NG ACTIVITIES	$ (5,114)	$ 15,452,361	$ (3,942,060)	$ 1,736,956	$ 297,560,975	$ (107,429,099)	$ 14,032	$ 14,300,304	$ 217,688,355

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COMPLIANCE SECTION

FLORIDA HOUSING FINANCE CORPORATION
(A Component Unit of the State of Florida)

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE YEAR ENDED DECEMBER 31, 2013

Federal Grantor/Pass-Through Grantor/Program Title	Pass-Through Entity Identifying Number	CFDA Number	Expenditures
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT			
Housing Finance Agencies (HFA) Risk Sharing		14.188	$ 183,642,820
ARRA – Tax Credit Assistance Program		14.258	101,134,952
HOME Investment Partnerships Program		14.239	9,197,386
Total U.S. Department of Housing and Urban Development			293,975,158
U.S. DEPARTMENT OF TREASURY			
Passed through NeighborWorks America National Foreclosure Mitigation Counseling Program	PL110-289: 95X1350	21.000	1,229,437
Total U.S. Department of Treasury			1,229,437
U.S. DEPARTMENT OF ENERGY			
State Energy Program		81.041	2,498
Total U.S. Department of Energy			2,498
TOTAL			$ 295,207,093

See Notes to Schedule of Expenditures of Federal Awards.

NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS FOR THE YEAR ENDED DECEMBER 31, 2013

1. BASIS OF ACCOUNTING

The accompanying Schedule of Expenditures of Federal Awards includes the federal grant activity of Florida Housing Finance Corporation (Florida Housing) and is presented on the accrual basis of accounting. The information in this schedule is presented in accordance with the requirements of the U.S. Office of Management and Budget (OMB) Circular A-133*, Audits of States, Local Governments, and Non-Profit Organizations*.

2. HOUSING FINANCE AGENCIES (HFA) RISK SHARING – CFDA # 14.188

On November 9, 1994, Florida Housing and the U.S. Department of Housing and Urban Development (HUD) entered into a Risk Sharing Agreement providing for HUD's assumption, or endorsement, of 50% of the post-construction obligation on specific multifamily developments financed by Florida Housing or local housing finance authority bonds. Pursuant to OMB Circular A-133, the value of federal awards expended under loan and loan guarantee programs is calculated as the value of new loans made during the fiscal year plus the balance of loans from previous years for which the federal government imposes continuing compliance requirements. There were no new guarantees made during 2013. The HUD-guaranteed portions of all outstanding loans are included in the accompanying Schedule of Expenditures of Federal Awards.

3. ARRA – TAX CREDIT ASSISTANCE PROGRAM – CFDA # 14.258

In 2009, the American Recovery and Reinvestment Act (ARRA) created the Tax Credit Assistance Program (TCAP). This federal stimulus funding was directed to rental developments that had already received a Housing Credit allocation but required additional funding due to limited equity available in the housing credit market. There were $101.1 million in TCAP loans outstanding at December 31, 2013.

4. HOME INVESTMENT PARTNERSHIPS PROGRAM – CFDA # 14.239

Florida Housing processes loans under the HOME Investment Partnerships Program (HOME). New loans made during the year ended December 31, 2013 are included in the schedule of federal awards. The outstanding loan balances at December 31, 2013 and 2012 were $356.0 million and $355.5 million, respectively.

5. PAYMENTS TO SUBRECIPIENTS

Of the federal expenditures presented in the schedule, Florida Housing provided federal awards to subrecipients as follows:

Program Title	CFDA Number	Expenditures
National Foreclosure Mitigation Counseling Program	21.000	$ 1,176,802

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Report of Independent Certified Public Accountants on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*

The Board of Directors, Executive Director, and Chief Financial Officer of Florida Housing Finance Corporation

We have audited, in accordance with the auditing standards generally accepted in the United States and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements Florida Housing Finance Corporation ("Florida Housing"), which comprise the statement of financial position as of December 31, 2013, and the related statements of revenues, expenses, and changes in net position, and cash flows for the year then ended, and the related notes to the financial statements, and have issued our report thereon dated June 4, 2014.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered Florida Housing's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Florida Housing's internal control. Accordingly, we do not express an opinion on the effectiveness of Florida Housing's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether Florida Housing's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the result of that testing, and not to provide an opinion on the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Ernst & Young LLP

June 4, 2014

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Report of Independent Certified Public Accountants on Compliance for Each Major Federal Program and Report on Internal Control Over Compliance Required by OMB Circular A-133

The Board of Directors, Executive Director, and Chief Financial Officer of Florida Housing Finance Corporation

Report on Compliance for Each Major Federal Program

We have audited Florida Housing Finance Corporation's ("Florida Housing's") compliance with the types of compliance requirements described in the US Office of Management and Budget (OMB) *Circular A-133 Compliance Supplement* that could have a direct and material effect on each of Florida Housing's major federal programs for the year ended December 31, 2013. Florida Housing's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

Management's Responsibility

Management is responsible for compliance with the requirements of laws, regulations, contracts and grants applicable to its federal programs.

Auditor's Responsibility

Our responsibility is to express an opinion on compliance for each of Florida Housing's major federal programs based on our audit of the types of compliance requirements referred to above.

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States; the standards applicable to financial audits contained in *Government Auditing Standards,* issued by the Comptroller General of the United States; and OMB Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*. Those standards and OMB Circular A-133 require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about Florida Housing's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance for each major federal program. However, our audit does not provide a legal determination of Florida Housing's compliance.

Opinion on Each Major Federal Program

In our opinion, Florida Housing complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended December 31, 2013.

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Report on Internal Control Over Compliance

Management of Florida Housing is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and performing our audit of compliance, we considered Florida Housing's internal control over compliance with the types of requirements that could have a direct and material effect on each major federal program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for each major federal program and to test and report on internal control over compliance in accordance with OMB Circular A-133, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of Florida Housing's internal control over compliance.

A *deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of OMB Circular A-133. Accordingly, this report is not suitable for any other purpose.

Ernst & Young LLP

June 4, 2014

FLORIDA HOUSING FINANCE CORPORATION
(A Component Unit of the State of Florida)

SCHEDULE OF FINDINGS AND QUESTIONED COSTS
FOR THE YEAR ENDED DECEMBER 31, 2013

Part I – Summary of Auditor's Results

Financial Statements Section

Type of auditor's report issued:	Unmodified
Internal control over financial reporting:	
• Material weakness(es) identified?	___ yes X no
• Significant deficiency(ies) identified?	___ yes X none reported
• Noncompliance material to financial statements noted?	___ yes X no

Federal Awards Section

Internal control over major programs:	
• Material weakness(es) identified?	___ yes X no
• Significant deficiency(ies) identified?	___ yes X none reported
Type of auditor's report issued on compliance for major programs:	Unmodified
Any audit findings disclosed that are required to be reported in accordance with section 510(a) of OMB Circular A-133?	___ yes X no

Identification of major programs:

CFDA Number	Name of Federal Program
14.258	ARRA – Tax Credit Assistance Program
21.000	Passed through NeighborWorks America National Foreclosure Mitigation Counseling Program

Dollar threshold used to distinguish between Type A and Type B programs:	$300,000
Auditee qualified as low-risk auditee?	X yes ___ no

Part II – Financial Statement Findings Section

The audit disclosed no findings required to be reported by *Government Auditing Standards.*

Part III – Federal Award Findings and Questioned Costs Section

The audit disclosed no findings required to be reported by OMB Circular A-133.

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