

Florida Housing Finance Corporation

(A Component Unit of the State of Florida)

Financial Statements as of and for the Year Ended December 31, 2006,
Supplementary Schedules for the Year Ended December 31, 2006,
and Independent Auditors' Reports

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

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INDEPENDENT AUDITORS' REPORT

Board of Directors
Florida Housing Finance Corporation
Tallahassee, Florida

We have audited the accompanying Balance Sheet of Florida Housing Finance Corporation ("Florida Housing") (a component unit of the state of Florida) as of December 31, 2006 and the related Statement of Revenue, Expenses, and Changes in Net Assets, and the Statement of Cash Flows for the year then ended. These financial statements are the responsibility of the management of Florida Housing Finance Corporation. Our responsibility is to express an opinion on these financial statements based on our audit.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the respective financial statements are free of material misstatement. An audit includes consideration of internal control over financial reporting as a basis for designing audit procedures that are appropriate in the circumstances but not for the purpose of expressing an opinion on the effectiveness of Florida Housing's internal control over financial reporting. Accordingly, we express no such opinion. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the respective financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

In our opinion, such financial statements present fairly, in all material respects, the financial position of Florida Housing Finance Corporation at December 31, 2006, and the results of its operations and its cash flows for the year then ended in conformity with accounting principles generally accepted in the United States of America.

As discussed in Notes 7 and 19 to the financial statements, certain multifamily mortgage loans totaling approximately \$47.6 million at December 31, 2006, are in default for noncompliance with terms in the bond documents. These mortgage loans and related interest receivable are secured by specific housing developments and collateralize approximately \$48.8 million of outstanding multifamily housing revenue bonds and related accrued interest at December 31, 2006. The bonds secured by these loans are not general or special obligations of Florida Housing or of the state of Florida, and Florida Housing has no liability for such debt except to the extent of any outstanding

guarantees by the Guarantee Program for these loans. The bonds are collateralized solely by the mortgage loans receivable, any credit enhancement associated with the issues, and the underlying net revenue and property derived from or obtained in connection with the specific housing developments. 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. The ultimate resolution of the default condition on these troubled developments cannot be presently determined; accordingly, no provision has been made in the financial statements for the effects, if any, of such resolution.

Management's discussion and analysis listed in the table of contents is not a required part of the financial statements but is supplementary information required by the Governmental Accounting Standards Board ("GASB"). This supplementary information is the responsibility of Florida Housing's management. We have applied certain limited procedures, which consisted principally of inquiries of management regarding the methods of measurement and presentation of the supplementary information. However, we did not audit such information, and we do not express an opinion on it.

Our audit was conducted for the purpose of forming an opinion on the financial statements taken as a whole. The accompanying 2006 supplementary schedules, listed in the foregoing table of contents, are presented for the purpose of additional analysis and are not a required part of the 2006 basic financial statements of Florida Housing. The accompanying schedule of expenditures of federal awards, as listed in the table of contents, is presented for the purpose of additional analysis as required by U.S. Office of Management and Budget Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*, and is not a required part of the basic financial statements. These schedules are also the responsibility of the management of Florida Housing. Such schedules have been subjected to the auditing procedures applied in our audit of the basic financial statements and, in our opinion, are fairly stated in all material respects when considered in relation to the 2006 basic financial statements taken as a whole.

In accordance with *Government Auditing Standards*, we have also issued our report dated May 30, 2007, on our consideration of internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts, 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* and should be considered in assessing the results of our audit.



May 30, 2007

MANAGEMENT'S DISCUSSION AND ANALYSIS

FLORIDA HOUSING FINANCE CORPORATION

(A Component Unit of the State of Florida)

MANAGEMENT'S DISCUSSION AND ANALYSIS FOR THE YEAR ENDED DECEMBER 31, 2006 (UNAUDITED)

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, 2006. This overview and analysis is required by accounting principles generally accepted in the United States of America ("GAAP") in Governmental Accounting Standards Board Statement No. 34, *Basic Financial Statements—and Management's Discussion and Analysis—for State and Local Governments* ("GASB 34").

FINANCIAL HIGHLIGHTS

- As a result of operations in 2006, net assets increased \$272.7 million, to \$1.6 billion as of December 31, 2006. This increase consists of increases in bond programs (\$11.9 million), in State and Federal programs (\$259.0 million), and in the Operating Fund (\$1.8 million).
- Bonds outstanding, net as of December 31, 2006, were \$3.6 billion, an increase of \$296.6 million from December 31, 2005. The change is due to a net increase in single family bonds outstanding (\$319.8 million), with offsetting decreases in Guarantee Program bonds outstanding (\$6.4 million) and in multifamily bonds outstanding (\$16.8 million).
- Loans receivable, net increased by \$28.7 million, to \$2.9 billion in 2006. The overall increase is comprised of increases in State and Federal programs (\$66.6 million), the Operating Fund (\$0.7 million), and in mortgage loans outstanding in the Multifamily Housing Revenue bond programs (\$13.1 million), with an offsetting decrease in mortgage loans outstanding in the single family bond programs (\$51.7 million).
- The change in net assets for all programs and funds decreased \$185.9 million. The primary component of the change is a decrease in State and Federal programs of \$186.9 million, from \$445.8 million in 2005 to \$258.9 million in 2006.

OVERVIEW OF THE FINANCIAL STATEMENTS

The financial statements consist of three parts: Management's discussion and analysis, the financial statements, and supplementary schedules. 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 Balance Sheet includes all of Florida Housing's assets and liabilities. All of the revenues and expenses of Florida Housing are accounted for in the Statement of Revenues, Expenses, and Changes in Net Assets. Program financial statements are presented as supplementary schedules. These statements separate the financial statements into bond programs, State and Federal programs, and operations.

FINANCIAL ANALYSIS OF FLORIDA HOUSING

Balance Sheet

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

	2006	2005
Current assets	\$ 996.6	\$ 1,273.8
Noncurrent assets:		
Investments	1,697.7	892.8
Loans receivable—net	2,776.8	2,770.1
Deferred finance charges—net	15.1	13.0
Capital assets—net	0.3	0.5
Total assets	\$ 5,486.5	\$ 4,950.2
Current liabilities	\$ 174.4	\$ 207.3
Noncurrent liabilities:		
Bonds payable—net	3,461.5	3,190.5
Deferred fee income—net	54.7	49.9
Other liabilities	8.2	8.6
Due to developers	119.6	98.5
Due to State of Florida	24.8	24.8
Total liabilities	3,843.2	3,579.6
Net assets:		
Invested in capital assets	0.3	0.5
Restricted	1,544.2	1,273.3
Unrestricted	98.8	96.8
Total net assets	1,643.3	1,370.6
Total liabilities and net assets	\$ 5,486.5	\$ 4,950.2

Florida Housing's net assets increased by \$272.7 million, or 19.9%, from the December 31, 2005, balance. This is primarily due to an increase in investments and loans receivable funded by documentary stamp tax collections in the State and Federal programs.

Total loans receivable, net increased \$28.7 million in 2006. The largest components of this change were an increase in mortgage loans outstanding in the State and Federal Programs, offset by a decrease in the Single Family Homeowner Bond Program. Loans receivable in the State & Federal Programs increased by \$66.6 million, to \$607.3 million, primarily in the HOME Investment Partnerships Program and the State Apartment Incentive Loan ("SAIL") Program. Loans receivable in the Single Family Homeowner Mortgage program decreased by \$51.7 million, to \$177.3 million due to the repayment of loans in the program's whole loan portfolio. New loans originated in the program are securitized, and therefore do not offset these repayments but are increases to the investment balance. Loans receivable in the Operating Fund increased by \$0.7 million, to \$12.1 million, due to the funding of demonstration loans.

Current liabilities decreased \$32.9 million, to \$174.4 million, primarily due to a decrease of \$64.4 million in the collateralized bank loan balance in the Single Family Homeowner Mortgage program. This decrease is offset by a \$23.9 million increase in the amount of bonds payable due within one year in the multifamily bond programs.

Bonds payable, net increased \$296.6 million, to \$3.6 billion, in 2006. Single family bonds outstanding showed a net increase of \$319.8 million comprised of increases due to issuance and related premiums on the 2006 single family bonds (\$470.0 million) and accreted interest on capital appreciation bonds (\$1.4 million) offset by principal payments on bonds (\$151.6 million). The Guarantee Program bonds outstanding decreased by \$6.4 million due to principal repayments. The \$16.8 million net decrease in multifamily bonds outstanding is comprised of increases due to bond issuances (\$127.5 million) and accreted interest on capital appreciation bonds (\$0.3 million), offset by principal payments on bonds (\$144.6 million). Multifamily bond principal repayments of \$79.4 million resulted from early retirement of bonds.

Net assets of the bond programs and the State and Federal programs are classified as restricted as the uses of the funds are directed by trust indentures and state statute, respectively.

Florida Housing's Board of Directors authorized the designation of unrestricted net assets in the Operating Fund for demonstration loans and associated costs, support of the single family bond program, and future operating and capital expenditures, including the funding of compliance monitoring for housing credit developments from which partial or no monitoring fees were collected. As of December 31, 2006, the total amount designated is \$98.8 million.

Statements of Revenues, Expenses, and Changes in Net Assets

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

	2006	2005
Operating revenues:		
Interest on loans	\$ 144.6	\$ 144.1
Investment income	93.0	54.8
Other income	19.3	21.5
HUD administrative fees	4.1	4.3
<u>Total operating revenues</u>	<u>261.0</u>	<u>224.7</u>
Operating expenses:		
Interest expense	172.6	161.4
Payments to other governments	304.1	156.0
Provision for uncollectible loans	22.7	12.3
Amortization of deferred finance charges	3.1	3.3
General and administrative expenses	36.9	38.6
Housing assistance payments	15.7	10.2
<u>Total operating expenses</u>	<u>555.1</u>	<u>381.8</u>
Nonoperating revenues (expenses):		
HUD program receipts	55.7	18.3
State documentary stamp tax receipts	519.0	603.3
Transfers to state agencies	(7.9)	(5.9)
<u>Total nonoperating revenues</u>	<u>566.8</u>	<u>615.7</u>
<u>Change in net assets</u>	<u>\$ 272.7</u>	<u>\$ 458.6</u>

Total operating revenues increased \$36.3 million from the prior year. This is primarily due to a \$38.2 million increase in investment income, primarily in the State and Federal programs, offset by a net \$2.2 million decrease in other income, primarily in the Guarantee Fund. The decline in other income in the Guarantee Fund reflects a reduction in premium income due to a reduced amount of guarantees in force.

Investment income increased \$38.2 million in 2006. The overall increase was comprised of an increase in investment income for the bond programs (\$15.2 million), the State and Federal programs (\$20.4 million), and the Operating Fund (\$2.6 million). Unrealized loss on investments in 2006 was \$7.4 million, compared to an \$11.6 million unrealized loss recorded in 2005. Additionally, actual income earned from investments increased \$34.0 million from 2005, a result of the gradual rise in interest rates and the increase in cash and investment balances.

Total operating expenses increased \$173.3 million, to \$555.1, million in 2006. Components of the increase include increases in the payment of State Housing Initiatives Partnership ("SHIP") funds to local governments (\$39.6 million), Hurricane Housing Recovery Program ("HHRP") payments to local governments (\$108.4 million), interest expense (\$11.2 million), provision for uncollectible loans (\$10.4 million) and housing assistance payments for the HOME Tenant-Based Rental Assistance program (\$5.5 million). These are offset by decreases in general and administrative expense (\$1.6 million), and in amortization of deferred finance charges (\$0.2 million). The decrease in bond interest expense is due to the decline in outstanding bond balances as described above. The increase in SHIP payments was due to an increase in the amount appropriated by the legislature in state fiscal year 2006-07 compared to 2005-06. The increase in HHRP payments is solely a function of the timing of payments of the amount appropriated by the 2005-06 legislatures.

Net nonoperating revenues decreased \$48.9 million from \$615.7 million in 2005 to \$566.8 million in 2006. State documentary stamp tax collections decreased by \$84.3 million compared to 2005 collections.

For the bond programs, loan related interest earnings (\$132.1 million) and investment income (\$55.8 million) are the primary components of total revenues. Bond interest expense (\$172.6 million) is the largest expense item.

Florida Housing's revenues in the Operating Fund were primarily generated from program funding for the Section 8 Program (\$9.6 million), issuer fees (\$7.0 million), investment income (\$6.5 million), and administrative fees for federal programs (\$4.1 million). General and administrative expenses (\$15.9 million), which include operating expenses and program administration (credit underwriting, servicing, and monitoring), and rental assistance payments to Section 8 properties (\$9.6 million) comprise the bulk of expenses in the Operating Fund.

Nonoperating revenues, including documentary stamp tax receipts of \$519.0 million, investment income (\$30.8 million) and federal program funds (\$45.4 million) make up the majority of the revenues and transfers in the State and Federal programs. Payments to local governments through SHIP and the Hurricane Housing Recovery Program (\$304.1 million) are the largest component of expenses, and, with the decrease in documentary stamp tax receipts, are primarily responsible for the decrease in change in fund net assets of \$185.9 million.

DEBT ADMINISTRATION

At year-end, Florida Housing had total bonded debt outstanding of \$3.6 billion, net of discounts. This represents a net increase of \$296.6 million during 2006, resulting from the issuance of bonds and premiums (\$597.5 million) and accreted interest on capital appreciation bonds (\$1.7 million), offset by principal payments on bonds (\$302.6 million). More detailed information about Florida Housing's debt is presented in Note 10 to the financial statements.

OTHER FINANCIAL INFORMATION

An analysis of Florida Housing's overall financial position as a result of this year's operations shows a continuance of Florida Housing's financial strength and a continued increase in its net assets.

The Board-approved 2006 operating budget of \$18.2 million was adequate to fund operations. Actual total operating expenses of \$15.9 million were 12.6% less than the total budget.

The budget approved by the legislature for state fiscal year 2007-2008 contains \$385.1 million in appropriations for Florida Housing programs, a \$5.9 million transfer to the Department of Children and Families for homeless programs, and \$0.4 million for compliance monitoring.

The initial tax-exempt bond allocation for 2007 is \$360.0 million, an increase of \$28.6 million from the 2006 initial allocation. The per capita allocation remained at \$80 as in 2005; the total increase is due to an increase in Florida's population.

Certain multifamily mortgage loans, totaling \$47.6 million in 2006, including accrued interest, are in default for failure to comply with the terms of their bond documents. These loans collateralize \$48.8 million of outstanding bonds and related accrued interest at December 31, 2006. The mortgage loans are secured solely by specific housing developments, credit enhancement associated with these loans, and the underlying net revenue and property derived from or obtained in connection with the specific housing developments. The Guarantee Program has outstanding guarantees associated with certain of these loans of \$20.0 million in 2006.

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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)

BALANCE SHEET
AS OF DECEMBER 31, 2006

ASSETS

CURRENT ASSETS:

Cash and cash equivalents	\$ 544,126,548
Investments—net, current portion	279,715,634
Interest receivable on investments	10,761,874
Interest receivable on loans	27,588,265
Loans receivable—current portion	102,532,062
Documentary stamp taxes receivable	30,269,626
Other assets	1,653,936
Total current assets	<u>996,647,945</u>

NONCURRENT ASSETS:

Investments—net	1,697,747,959
Loans receivable—net	2,776,802,947
Deferred finance charges—net	15,086,611
Capital assets—net	293,738
Total noncurrent assets	<u>4,489,931,255</u>

TOTAL ASSETS \$ 5,486,579,200

LIABILITIES AND NET ASSETS

CURRENT LIABILITIES:

Accounts payable and other liabilities	\$ 14,438,808
Accrued interest payable	50,246,372
Accrued arbitrage rebate	568,635
Collateralized bank loan	1,843,401
Bonds payable—current portion	102,245,079
Deferred fee income—current portion	5,028,779
Total current liabilities	<u>174,371,074</u>

NONCURRENT LIABILITIES:

Bonds payable—net of discounts	3,461,567,452
Deferred fee income—net	54,680,687
Other liabilities	8,227,297
Due to developers	119,575,756
Due to state of Florida	24,824,125
Total noncurrent liabilities	<u>3,668,875,317</u>
Total liabilities	<u>3,843,246,391</u>

COMMITMENTS AND CONTINGENCIES (Notes 16 and 19)

NET ASSETS:

Invested in capital assets	293,738
Restricted	1,544,224,234
Unrestricted	98,814,837
Total net assets	<u>1,643,332,809</u>

TOTAL LIABILITIES AND NET ASSETS \$ 5,486,579,200

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 ASSETS
FOR THE YEAR ENDED DECEMBER 31, 2006

OPERATING REVENUES:	
Interest on loans	\$ 144,656,195
Investment income	93,002,356
Other income	19,277,950
HUD administrative fees	<u>4,143,803</u>
 Total operating revenues	 <u>261,080,304</u>
OPERATING EXPENSES:	
Interest expense	172,586,674
Payments to other governments	304,064,819
Provision for uncollectible loans	22,681,678
Amortization of deferred finance charges	3,105,836
General and administrative	36,942,017
Housing assistance payments	<u>15,741,110</u>
 Total operating expenses	 <u>555,122,134</u>
 OPERATING LOSS	 <u>(294,041,830)</u>
NONOPERATING REVENUES (EXPENSES):	
HUD program receipts	55,712,018
Documentary stamp tax receipts	518,953,345
Transfers to state agencies	<u>(7,900,000)</u>
 Total nonoperating revenues	 <u>566,765,363</u>
 CHANGE IN NET ASSETS	 272,723,533
NET ASSETS:	
Beginning of year	<u>1,370,609,276</u>
 End of year	 <u>\$ 1,643,332,809</u>

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, 2006

CASH FLOWS FROM OPERATING ACTIVITIES:	
Interest received on conduit debt fund investments	\$ 47,866,432
Cash received from interest on loans receivable	178,761,154
Cash received from maturities of loans receivable	133,979,010
Cash received from HUD for administrative fees	3,235,691
Cash received from other income	23,493,586
Cash payments for issuance of loans	(203,315,860)
Interest paid on conduit debt fund bonds	(149,490,169)
Cash payments for operating expenses	(33,504,843)
Housing assistance payments	(15,741,110)
Payments to other governments	<u>(304,067,964)</u>
Net cash used in operating activities	<u>(318,784,073)</u>
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES:	
Proceeds from issuance of bonds	606,691,144
Principal payments - bonds	(310,811,018)
Interest paid	(13,162,914)
Payment of bond issuance costs	(5,180,465)
Repayments on collateralized bank loan—net	(64,228,760)
Cash received from HUD for programs	55,712,018
State documentary stamp tax receipts	545,120,025
Transfers to state agencies	<u>(7,900,000)</u>
Net cash provided by noncapital financing activities	<u>806,240,030</u>
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES:	
Purchase of property and equipment	<u>(122,298)</u>
CASH FLOWS FROM INVESTING ACTIVITIES:	
Purchases of investments	(3,830,813,230)
Proceeds from the sale and maturity of investments	3,126,990,655
Interest received on investments	<u>48,714,361</u>
Net cash used in investing activities	<u>(655,108,214)</u>
NET DECREASE IN CASH AND CASH EQUIVALENTS	(167,774,555)
CASH AND CASH EQUIVALENTS—Beginning of year	<u>711,901,103</u>
CASH AND CASH EQUIVALENTS—End of year	<u>\$ 544,126,548</u>

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

STATEMENT OF CASH FLOWS (continued)
FOR THE YEAR ENDED DECEMBER 31, 2006

RECONCILIATION OF OPERATING LOSS TO NET

CASH USED IN OPERATING ACTIVITIES:

Operating loss	\$ (294,041,830)
Adjustments to reconcile operating loss to net cash used in operating activities:	
Amortization and depreciation	(4,637,689)
Provision for loan losses	22,681,678
Loan loss recovery	1,278,026
Accreted interest on capital appreciation bonds	1,758,597
Fair value of investments	7,373,987
Interest received on investments	(48,714,361)
Interest paid	13,162,914
Changes in assets and liabilities which (used) provided cash:	
Loans receivable	(56,910,949)
Interest receivable on investments	(3,518,821)
Interest receivable on loans	896,412
Other assets	(579,449)
Accrued interest payable	4,218,078
Accrued arbitrage rebate	(232,312)
Deferred fee income	15,892,450
Accounts payable and accrued liabilities	1,437,913
Due to developers	<u>21,151,283</u>
 NET CASH USED IN OPERATING ACTIVITIES	 <u>\$ (318,784,073)</u>

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)

NOTES TO FINANCIAL STATEMENTS

AS OF AND FOR THE YEAR ENDED DECEMBER 31, 2006

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 dwelling accommodations 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.

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 financial position, results of operations, and cash flows of the proprietary fund, which includes all programs controlled by Florida Housing.

Based on the criteria in Governmental Accounting Standards Board ("GASB") Statement No. 14, *The Financial Reporting Entity*, Florida Housing has determined that there are no component units that meet the criteria for inclusion in Florida Housing's financial statements.

In accordance with GASB Statement No. 20, *Accounting and Financial Reporting for Proprietary Funds and Other Governmental Entities That Use Proprietary Fund Accounting*, Florida Housing has elected not to adopt any Financial Accounting Standards Board ("FASB") Statements issued after November 30, 1989, unless so directed by the GASB.

Bonds and other obligations issued by Florida Housing (other than the Guarantee Program capitalizing bond issues) 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.

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 of America 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 to sound financial administration. Florida Housing's accounting records are organized using subfunds to account separately on the general ledger for the bond programs, Guarantee Program, certain state and federally funded programs and the operations of Florida Housing. The operations of each program are accounted for within a separate set of self-balancing accounts recording cash and other financial resources, together with related liabilities, net assets, 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 and investment income. Florida Housing also recognizes as revenues program and administrative fees. Operating expenses include interest expense, provision for loan losses, administrative expenses, and payments made to third parties under the various programs administered by Florida Housing. 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 held by the trustees or in state pools to be cash and all investments with an original maturity of three months or less to be cash equivalents. Fair value of the state investment pool shares are determined by the fair value per share of the pool's underlying portfolio.

Investments—Investments are stated at fair value, which is based on quoted market prices.

Loans Receivable—Loans receivable are carried at their uncollected principal balances. Servicing of loans is provided by various approved and qualified private lending institutions and servicing organizations on behalf of Florida Housing. Servicing costs on single family bond programs 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 collectibility of the loans and reflects an amount which, in management's judgment, is adequate to provide for potential losses. Additions to the allowance for loan losses are made by provisions charged to current operations.

Deferred Finance Charges and Bond Discounts and Premiums—In connection with the issuance of Florida Housing's bonds, certain related costs are deferred and amortized over the life of the related issue using the straight-line method. Discounts and premiums on bonds payable are amortized over the life of the related issue using the straight-line method. The use of the straight-line method does not materially differ from the effective interest method.

Capital Assets—Capital assets are stated at cost less accumulated depreciation. Florida Housing capitalizes assets with an initial cost of \$1,000 or more. Assets are capitalized in one of the following four categories: furniture (seven year life), equipment (five year life), computer equipment (three year life) or leasehold improvements (ten year life). Depreciation on capital assets is computed using the straight-line method over the estimated useful lives ranging from three to ten years. When assets are retired or otherwise disposed of, the costs and related accumulated depreciation are removed from the accounts and any resulting gain or loss is reflected in the results from operations in the period of disposal.

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.

Interest Income—Interest on mortgage loans and investments is recorded as income when earned, except on state and federally funded loans and certain past due single family and multifamily mortgages where interest is recorded as income on an as-collected basis. Interest income on mortgage loans is recorded net of servicer fees.

Fee Income—Through 2001, in connection with the financing of single family mortgage loans, Florida Housing charged a nonrefundable fee to participating lenders for the purpose of securing a commitment for permanent mortgage loans for single family units equal to 0.5% to 3.0% of the principal balance of loan participation commitments. Such fees were deferred and are amortized over the life of the loans or the Government National Mortgage Association (“GNMA”) certificates using the straight-line method, which approximates the effective interest method. Loans and investments are presented net of deferred fee income in accordance with FASB Statement No. 91, *Accounting for Nonrefundable Fees and Costs Associated With Originating or Acquiring Loans and Initial Direct Costs of Leases*. Certain administrative and monitoring fees collected under the Housing Credit Program are deferred and amortized over the tax credit set-aside period, but not less than 15 years.

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

New Accounting Pronouncements—In April 2004, the GASB issued GASB Statement No. 43, *Financial Reporting for Postemployment Benefit Plans Other Than Pension Plans*. This Statement establishes uniform financial reporting standards for Other Postemployment Benefits (“OPEB”) plans and supersedes the interim guidance included in GASB Statement No. 26, *Financial Reporting for Postemployment Healthcare Plans Administered by Defined Benefit Pension Plans*. The provisions of this statement are effective for fiscal periods beginning after December 15, 2005. The adoption of GASB Statement No. 43 did not have a material impact on the financial position, results of operations, or cash flows of Florida Housing.

In June 2004, the GASB issued GASB Statement No. 45, *Accounting and Financial Reporting by Employers for Postemployment Benefits Other Than Pensions*. This statement establishes standards for the measurement, recognition, and display of OPEB expense/expenditures and related liabilities (assets), note disclosures, and, if applicable, required supplementary information (“RSI”) in the financial reports of state and local governmental employers. The provisions of this statement are effective for periods beginning after December 15, 2006. Management believes GASB Statement No. 45 will not have a material impact on the financial position, results of operations, or cash flows of Florida Housing.

In December 2004, the GASB issued GASB Statement No. 46, *Net Assets Restricted by Legislation—an amendment of GASB Statement No. 34*. This statement clarifies legally enforceable enabling legislation restrictions and states that the legal enforceability of an enabling legislation restriction should be reevaluated if any of the resources raised by the enabling legislation are used for a purpose not specified by the enabling legislation or if a government has other cause for reconsideration. This statement also specifies the accounting and financial reporting requirements if new enabling legislation

replaces existing enabling legislation or if legal enforceability is reevaluated and requires governments to disclose the portion of total net assets that is restricted by enabling legislation. The requirements of this statement are effective for periods beginning after June 15, 2005. The adoption of GASB Statement No. 46 did not have a material impact on the financial position, results of operations, or cash flows of Florida Housing.

In July 2004, the GASB issued GASB Statement No. 47, *Accounting for Termination Benefits*. This statement provides accounting and reporting guidance for state and local governments that offer benefits such as early retirement incentives or severance to employees who are involuntarily terminated. This statement requires that similar forms of termination benefits be accounted for in the same manner and is intended to enhance both the consistency of reporting for termination benefits and the comparability of financial statements. The provisions of this statement are effective for periods beginning after June 15, 2005. The adoption of GASB Statement No. 47 did not have a material impact on the financial position, results of operations, or cash flows of Florida Housing.

In September 2006, the GASB issued GASB Statement 48, *Sales and Pledges of Receivables and Future Revenues and Intra-Entity Transfers of Assets and Future Revenues*. This statement establishes criteria that governments will use to ascertain where the proceeds received should be reported as revenue or as a liability. This statement also provides additional guidance for sales of receivables and future revenues within the same financial reporting entity. The requirements of this statement are effective for fiscal periods beginning after December 15, 2006. Management believes GASB Statement No. 48 will not have a material impact on the financial position, results of operations, or cash flows of Florida Housing.

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, housing credit fees, 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.

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 GNMA certificates 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.

The GNMA Collateralized Home Ownership Mortgage Revenue Program and GNMA-Fannie Mae Home Ownership Revenue Program purchased GNMA and Fannie Mae certificates representing undivided interests in qualifying mortgage loans for single family residences located in the state of Florida with the proceeds of bond issues under the programs.

Single Family Homeowner Mortgage Revenue Bond Program—The Homeowner Program issues revenue bonds to finance the origination of home mortgages for persons of low, middle, or moderate income within the state of Florida. Certain bond issues have been refunded with subsequent bond issues under the program.

Multifamily Housing Revenue Bond Programs—Due to the similarity of program operations, the Multifamily FHA-Insured, Certificate of Deposit, Floating and Variable Rate, Housing Revenue, and GNMA-Collateralized issues are presented as one program.

Multifamily FHA-Insured Program—Proceeds from the sale of the Multifamily FHA-Insured bonds were used to make mortgage loans insured by the FHA for 11 developments receiving housing assistance payments pursuant to the federal Section 8 program. Of these eleven loans, one remains outstanding.

Certificate of Deposit Program—The Certificate of Deposit Program issued revenue bonds to make deposits with lending institutions. The lending institutions were required to utilize the proceeds of such deposits to finance the acquisition and construction of multifamily housing developments in the state of Florida. These bonds were fully redeemed in 2006.

Multifamily Floating Rate Monthly Program—The Multifamily Floating Rate Monthly Program issued Multifamily Loan Revenue Bonds to finance the acquisition and construction of multifamily rental housing developments located in the state of Florida and intended for occupancy in part by persons of low, moderate, and middle income. Principal and interest on the bonds are payable from mortgage loan payments and other sources of funds including letters of credit.

Multifamily Housing Revenue Bond Program—The Multifamily Housing Revenue Bond Program issues Multifamily Housing 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 GNMA-Collateralized Program—The Multifamily GNMA-Collateralized Program issued bonds to make GNMA-collateralized mortgage loans for multifamily housing developments located in the state of Florida and intended for occupancy by persons of low, moderate, or middle income. The mortgages are guaranteed by the GNMA.

Florida Housing administers the following programs that represent 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 funding for homeownership and rental housing and for technical assistance through regular Florida Housing programs. Funds from the State Housing Trust Fund may also be used as a match for a federal program, for debt service on Guarantee Fund bonds and for the Affordable Housing Study Commission. For the year ended December 31, 2006, approximately \$70.5 million in documentary stamp tax revenue had been transferred to Florida Housing for use in these programs.

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 HAP Down Payment Assistance Loan Program provides low-income homebuyers with up to \$10,000 for down payments and closing costs. These 0% interest rate, non-amortizing second mortgage loans are used with the Single Family Homeowner Mortgage Revenue Bond Program.

The HAP Construction Loan and Permanent Loan Programs provide financing to nonprofit developers and sponsors for the construction of affordable single family homes through the Homeownership Loan Program. Up to 33% of the total development cost may be requested during construction. This loan may convert to, or be solely provided as, a permanent loan for an eligible homebuyer for down payment and closing cost assistance in the form of a second mortgage not to exceed 25% of the purchase price of the home.

For the year ended December 31, 2006, approximately \$11.0 in loans were closed by Florida Housing.

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 provide gap financing that allows developers to obtain the full financing needed to construct affordable multifamily units. SAIL dollars are available to individuals, public entities, and nonprofit or for-profit organizations 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 substantial improvements to existing affordable elderly housing. For the year ended December 31, 2006, approximately \$54.0 million in loans were closed by Florida 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 \$500,000 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.

For the year ended December 31, 2006, approximately \$4.5 million in loans were closed by Florida Housing.

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 50 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.

For the year ended December 31, 2006, Florida Housing disbursed \$166.1 million under this program.

Hurricane Housing Recovery Program—The Hurricane Housing Recovery Program (“HHRP”) was created by the 2005 Legislature as a locally administered program designed to accommodate the specific housing needs of hurricane affected communities. The program provides special incentives and requirements to focus on home ownership, community collaborations, and recovery plans and to assist those with extremely low incomes. A funding formula that weights both the extent and the intensity of housing damage in a county was used to allocate funds to 28 eligible counties. For the year ended December 31, 2006, \$138.3 million in program funds were disbursed.

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. For the year ended December 31, 2006, \$22.3 million in loans were closed.

Affordable Housing Guarantee Program—The Guarantee Program encourages 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 issues commitments to guarantee obligations for both single family homes and multifamily developments. The program receives state documentary stamp tax revenue to use toward debt service on its outstanding bonds, which totaled \$264.4 million at December 31, 2006. In addition, the program has statutory authority to utilize up to 50% of the amounts distributed to the State Housing Trust Fund during the ensuing state fiscal year for claims payment obligations if payment of the obligations from amounts on deposit in the Guarantee Program will result in a downgrade in the program’s claims payment ratings.

The Guarantee Program’s potential loss is limited to the amount of its outstanding guarantees. As of December 31, 2006, the Guarantee Program’s risk in force represented 108 guarantees totaling \$832.1 million. A loan loss reserve of 1% of the outstanding guarantees is recorded in other liabilities.

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 (“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, 2006, total participation under the Risk Sharing Program consisted of 69 guarantees totaling \$432.6 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, 2006, the balance of the HUD Dedicated Risk Account was \$9.4 million.

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. For the year ended December 31, 2006, approximately \$51.0 million in loans were closed by Florida Housing.

Other programs administered by Florida Housing:

Housing Credit Program—The Housing Credit Program provides qualified owners and developers of rental property a federal income tax credit for providing low income rental housing. The United States Treasury Department has authorized Florida Housing to allocate the tax credits within the state of Florida with the stipulation that 10% of the total annual allocation be disbursed to nonprofit organizations. The program was permanently extended by Congress in 1993.

For the year 2006, Florida Housing allocated \$46.9 million in housing credits, including National Pool allocation and returned credits.

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 a need for special needs housing is determined and funds are available. No new loans were closed in 2006.

Affordable Housing Demonstration Loan Program—The Affordable Housing Demonstration Loan Program was implemented in June 1986 as part of the Affordable Housing Act. The purpose of the program was to encourage the production of suitable housing for persons of very low and moderately low income. Funds were available to both developers and individuals only as a second mortgage to finance up to one-third of a development or home's cost at interest rates from 0% to 3%. Although loans are no longer made under the program, Florida Housing is responsible for the administration of the program.

4. CASH AND CASH EQUIVALENTS

As of December 31, 2006, Florida Housing had the following cash and cash equivalents:

	<u>Credit Rating</u>	<u>Fair Value</u>
Cash	-	\$ 5,394,429
Money Markets	AAA	183,086,115
Money Markets	AA	137,685
Money Markets	Unrated	2,005,535
State Treasury	AA	353,502,784
		<u>\$ 544,126,548</u>

Cash on deposit in the bond and government programs 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.

Certain 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 certain funds associated with single family bond issues, the Guarantee Program and a portion of its pooled investments in the Operating Fund and State and Federal 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. The funds are available for same-day or next-day withdrawal, depending on the time and size of request. 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 \$353.5 million at December 31, 2006, and is included in cash equivalents. Of these amounts, \$146.8 million was in SPIAs at December 31, 2006. 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.

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. All investments of Florida Housing are recorded at fair value with changes in fair value recorded as a component of investment income.

As of December 31, 2006, Florida Housing had the following investments and maturities (in thousands):

Investment Type	Credit Rating	Investment Maturities (in years)				Total Fair Value
		Less Than 1	1-5	6-10	More Than 10	
US Government Obligations	-	\$ 10,888	\$ 48,722	\$ 274	\$ 488,298	\$ 548,182
FannieMae	AAA	2,990	14,236	4,328	191,701	213,255
Investment Agreements	AAA - A	138,731	350,552	192,901	82,047	764,231
US Treasury	-	38,862	27,163	-	-	66,025
Corporate Bonds	AAA - BB	88,245	132,847	-	-	221,092
Asset Backed Securities	AAA	-	42,572	-	122,107	164,679
		<u>\$ 279,716</u>	<u>\$ 616,092</u>	<u>\$ 197,503</u>	<u>\$ 884,153</u>	<u>\$ 1,977,464</u>

Interest Rate Risk—Interest rate risk is the risk that the market value of securities in the portfolio will fall due to decreases in market interest rates. Florida Housing's investment policy, which covers the pooled investments in the Operating Fund and the State and Federal Funds, seeks 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 is also minimized by maintaining a very short duration portfolio. Investments in bond funds are structured to meet the cash requirements of the specific issue. Interest rate risk is often minimized by the use of 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 policy, which covers the pooled investments in the Operating Fund and the State and Federal Funds, limits 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 policy 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 policy, which covers the pooled investments in the Operating Fund and the State and Federal Funds, limits 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 policy 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 at December 31, 2006:

Investment	%	Fair Value
DePfa Deutsche Pfandbriefbank AG	13.41%	\$ 265,274,875
Trinity Funding	13.20%	\$ 261,033,240
Fannie Mae	10.78%	\$ 213,255,208
Bayerische Landesbank Group	5.02%	\$ 99,297,487

6. RESERVE FUND REQUIREMENTS

Cash and investments held to satisfy various reserve requirements at December 31, 2006, were as follows:

Program	Reserve Requirements	On Deposit	Surety Bonds	Excess
Homeowner	\$ 9,259,506	\$ 2,745,923	\$ 6,726,357	\$ 212,774
Multifamily	49,147,043	49,217,574	-	70,531
Guarantee	39,138,076	29,138,296	10,000,000	220
	<u>\$ 97,544,625</u>	<u>\$ 81,101,793</u>	<u>\$ 16,726,357</u>	<u>\$ 283,525</u>

7. LOANS RECEIVABLE

Loans receivable, net of allowance for loan losses, discounts, and deferred fees were as follows at December 31, 2006:

Single family bond mortgage loans	\$ 196,147,045
Multifamily bond mortgage loans	2,082,629,031
State and federal loans	751,442,331
Operating loans	<u>16,304,281</u>
	3,046,522,688
Less:	
Allowance for loan losses	(148,469,216)
Loan discounts	(17,323,648)
Deferred fee income	<u>(1,394,815)</u>
	2,879,335,009
Less current portion	<u>(102,532,062)</u>
	<u>\$ 2,776,802,947</u>

The single family and multifamily bond program loans are pledged as collateral for the payment of principal and interest on bond indebtedness. Substantially all of the multifamily bond mortgage loans have an interest rate equal to the interest rate on the 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 10.95%. Under Florida Housing's program guidelines, all conventionally financed single family bond mortgage loans with an initial loan-to-value ratio of 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, 2006, (exclusive of Fannie Mae and GNMA guaranteed loans) are as follows: FHA (47.3%), Commonwealth Mortgage Assurance Company (Radian Guaranty, Inc.) (18.0%), VA (11.9%), Rural Housing Authority (5.7%), and General Electric Mortgage Insurance Company (3.6%). Approximately 13.5% of single family bond mortgage loans outstanding at December 31, 2006, 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 \$28.5 million of the outstanding multifamily bond mortgage loans at December 31, 2006, are secured, in part, by irrevocable direct-pay letters of credit provided by banking and savings and loan institutions. Approximately \$1.9 billion of the outstanding multifamily bond mortgage loans at December 31, 2006 are secured, in part, by insurance as follows: Fannie Mae (20.3%), Guarantee Program/HUD/AMBAC Indemnity Corporation (15.9%), Guarantee Program/HUD Risk Sharing (12.7%), FSA/Guarantee Program (9.5%),

Citigroup (5.6%), and various other companies (25.3%). Approximately 10.7% of the multifamily bond mortgage loans are uninsured.

Certain multifamily bond mortgage loans receivable are in default due to noncompliance with the terms of their bond documents (see Note 19). These mortgage loans and related interest receivable totaling approximately \$47.6 million at December 31, 2006 are secured by specific housing developments and collateralize approximately \$48.8 million of outstanding multifamily housing revenue bonds and related accrued interest at December 31, 2006. As described in Note 1, the bond issues secured by these loans are not general or special obligations of Florida Housing or of the state of Florida, and Florida Housing has no liability for such debt except to the extent of any outstanding guarantees by the Guarantee Program for these loans. The bond issues are secured solely by the mortgage loans receivable, any credit enhancement associated with the issues, and the underlying net revenue and property of the specific housing developments. 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. The ultimate resolution of the default conditions on these troubled developments cannot be presently determined, and no provision has been made for the effects, if any, of such resolution.

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 program 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.

8. CAPITAL ASSETS

Capital asset activity for the year ended December 31, 2006 is as follows:

	Beginning Balance	Increases	Decreases	Ending Balance
Capital assets:				
Furniture	\$ 151,729	\$ 18,155	\$ -	\$ 169,884
Equipment	230,682	-	-	230,682
Computer equipment	2,793,737	95,473	(144,271)	2,744,939
Leasehold improvements	<u>147,247</u>	<u>8,670</u>	<u>-</u>	<u>155,917</u>
Total capital assets	<u>3,323,395</u>	<u>122,298</u>	<u>(144,271)</u>	<u>3,301,422</u>
Accumulated depreciation:				
Furniture	(135,478)	(9,367)	-	(144,845)
Equipment	(197,384)	(15,252)	-	(212,636)
Computer equipment	(2,464,827)	(234,313)	139,270	(2,559,870)
Leasehold improvements	<u>(74,741)</u>	<u>(15,592)</u>	<u>-</u>	<u>(90,333)</u>
Total accumulated depreciation	<u>(2,872,430)</u>	<u>(274,524)</u>	<u>139,270</u>	<u>(3,007,684)</u>
Total capital assets—net	<u>\$ 450,965</u>	<u>\$ (152,226)</u>	<u>\$ (5,001)</u>	<u>\$ 293,738</u>

Depreciation expense for the year ended December 31, 2006 was \$274,524.

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 capture 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 (5.15% at December 31, 2006) plus seven basis points. The agreement renews each October for an additional 12-month period. As a result, the collateralized bank loan is classified as a current liability.

During 2006, Florida Housing utilized the agreement to redeem bonds from:

Single Family Home Ownership Program:	
1987 Series G1	\$ 170,000
1996 Series G2	140,000
Single Family Homeowner Mortgage Program:	
1996 Series 2	712,130
1996 Series 3	1,280,000
1997 Series 2	3,837,105
1998 Series 2	4,064,797
1999 Series 2 and 3	168,461
1999 Series 7 and 8	1,079,156
2000 Series 4 and 5	856,587
2000 Series 11	1,385,111
2002 Series 2 and 3	2,102,016
2003 Series 1 and 2	1,620,032
2003 Series 5	2,711,001
2004 Series 2	4,137,954
2004 Series 6	947,107
2005 Series 1	350,273
2005 Series 2 and 3	2,226,770
	<u>\$ 27,788,500</u>

At December 31, 2006 the balances under the agreement are as follows:

Single Family Home Ownership Program	\$ 290,000
Single Family Homeowner Mortgage Program	<u>1,553,401</u>
	<u>\$ 1,843,401</u>

Collateralized bank loan activity for the year ended December 31, 2006 was as follows:

Beginning Balance	Additions	Reductions	Ending Balance
\$ 66,072,161	\$ 27,788,500	\$ (92,017,260)	\$ 1,843,401

10. BONDS PAYABLE

At December 31, 2006 bonds payable consist of the following:

Description	Issue Date	Due Dates	Interest Rates	Balance Outstanding
<i>Single Family Home Ownership Fund</i>				
1987 Series G1, G2 Term Bonds	12/16/1987	2017 - 2018	8.60%	\$ 1,665,000
1991 Series G1, G2 Term Bonds	09/26/1991	2023	Floating	3,740,000
1992 Series G1 Term Bonds	06/30/1992	2025	Floating	10,847,619
Net bonds payable				16,252,619
<i>Single Family Homeowner Mortgage Fund</i>				
1996 Series 1, 2 Term Bonds	07/01/1996	2016 - 2028	6.05% - 6.40%	5,105,000
1996 Series 2 Serial Bonds	07/01/1996	2007 - 2011	5.75% - 6.05%	805,000
				5,910,000
1996 Series 3 Serial Bonds	09/01/1996	2007 - 2014	5.50% - 6.05%	2,130,000
1996 Series 3 Term Bonds	09/01/1996	2016 - 2028	5.80% - 6.35%	5,905,000
				8,035,000
1997 Series 1, 2, 3 Term Bonds	06/01/1997	2014 - 2029	5.63% - 7.25%	24,485,000
1997 Series 2, 3 Serial Bonds	06/01/1997	2007	5.20% - 7.11%	940,000
				25,425,000
1998 Series 1 Serial Bonds	05/15/1998	2007 - 2014	4.65% - 5.15%	11,315,000
1998 Series 1, 2 Capital Appreciation Bonds	05/15/1998	2017 - 2029	Floating	8,927,726
1998 Series 2, 3 Term Bonds	05/15/1998	2019 - 2021	4.75% - 5.35%	6,665,000
1998 Series 3 Term Bonds	05/15/1998	2016	Floating	4,070,000
				30,977,726
1999 Series 1, 2 Serial Bonds	02/15/1999	2007 - 2012	4.30% - 4.65%	6,600,000
1999 Series 1, 2 Term Bonds	02/15/1999	2013 - 2023	4.60% - 5.15%	18,880,000
1999 Series 2 Capital Appreciation Bonds	02/15/1999	2030	Floating	6,943,343
1999 Series 3 Term Bonds	02/15/1999	2013	Floating	3,000,000
				35,423,343
1999 Series 6, 7, 9 Term Bonds	09/01/1999	2012 - 2031	5.20% - 7.03%	13,340,000
1999 Series 7 Serial Bonds	09/01/1999	2007 - 2012	5.00% - 5.50%	2,425,000
1999 Series 7 Capital Appreciation Bonds	09/01/1999	2030	Floating	3,463,619
1999 Series 8 Term Bonds	09/01/1999	2013	Floating	1,185,000
2000 Series 1, 2 Term Bonds	07/01/2000	2017 - 2021	5.75% - 5.85%	1,225,000
				21,638,619
2000 Series 3, 4, 7 Term Bonds	02/01/2000	2012 - 2031	5.85% - 6.25%	16,455,000
2000 Series 4 Serial Bonds	02/01/2000	2007 - 2012	5.45% - 5.85%	420,000
2000 Series 4 Capital Appreciation Bonds	02/01/2000	2030 - 2032	Floating	3,718,058
2000 Series 5 Term Bonds	02/01/2000	2012	Floating	2,220,000
				22,813,058

10. BONDS PAYABLE (continued)

Description	Issue Date	Due Dates	Interest Rates	Balance Outstanding
2000 Series 10, 11 Serial Bonds	10/15/2000	2007 - 2013	4.85% - 5.20%	4,590,000
2000 Series 10, 11, 12 Term Bonds	10/15/2000	2017 - 2032	5.25% - 7.14%	<u>33,285,000</u>
				37,875,000
2002 Series 1, 2 Serial Bonds	11/13/2002	2007 - 2017	3.55% - 4.85%	7,050,000
2002 Series 2, 3 Term Bonds	11/13/2002	2023 - 2034	5.00% - 5.40%	<u>23,905,000</u>
				30,955,000
2003 Series 1, 2 Serial Bonds	06/19/2003	2007 - 2017	2.15% - 4.00%	9,175,000
2003 Series 2 Term Bonds	06/19/2003	2022 - 2035	4.50% - 5.00%	<u>28,365,000</u>
				37,540,000
2003 Series 5 Serial Bonds	11/18/2003	2007 - 2013	2.60% - 4.35%	4,710,000
2003 Series 5 Term Bonds	11/18/2003	2023 - 2035	4.90% - 5.05%	<u>33,905,000</u>
				38,615,000
2004 Series 1, 2 Serial Bonds	03/24/2004	2007 - 2016	2.10% - 4.20%	9,650,000
2004 Series 2 Term Bonds	03/24/2004	2024 - 2036	4.70% - 5.00%	<u>53,380,000</u>
				63,030,000
2004 Series 3 Serial Bonds	10/07/2004	2007 - 2015	2.10% - 3.95%	8,735,000
2004 Series 4 Term Bonds	10/07/2004	2023 - 2026	4.75% - 5.50%	<u>22,770,000</u>
				31,505,000
2004 Series 5, 6 Serial Bonds	01/11/2005	2007 - 2016	2.70% - 4.45%	6,470,000
2004 Series 6 Term Bonds	01/11/2005	2020 - 2036	4.50% - 5.10%	<u>41,485,000</u>
				47,955,000
2005 Series 1 Serial Bonds	06/16/2005	2007 - 2015	3.00% - 4.30%	5,465,000
2005 Series 1 Term Bonds	06/16/2005	2025 - 2036	4.45% - 5.00%	<u>44,110,000</u>
				49,575,000
2005 Series 2, 3 Serial Bonds	11/17/2005	2007 - 2017	3.40% - 4.25%	9,510,000
2005 Series 3 Term Bonds	11/17/2005	2025 - 2036	4.75% - 5.00%	<u>54,225,000</u>
				63,735,000
2006 Series 1 Serial Bonds	03/23/2006	2008 - 2016	3.65% - 4.38%	7,870,000
2006 Series 1 Term Bonds	03/23/2006	2020 - 2037	4.55% - 5.00%	<u>67,130,000</u>
				75,000,000
2006 Series 2 Serial Bonds	05/24/2006	2007 - 2016	3.75% - 4.70%	10,150,000
2006 Series 2, 3 Term Bonds	05/24/2006	2021 - 2038	4.50% - 5.50%	<u>89,850,000</u>
				100,000,000
2006 Series 4 Serial Bonds	08/17/2006	2008 - 2016	3.90% - 4.75%	17,960,000
2006 Series 4, 5 Term Bonds	08/17/2006	2021 - 2037	4.70% - 5.75%	<u>157,040,000</u>
				175,000,000

10. BONDS PAYABLE (continued)

Description	Issue Date	Due Dates	Interest Rates	Balance Outstanding
2006 Series 6 Serial Bonds	12/18/2006	2008 - 2016	3.70% - 4.20%	12,050,000
2006 Series 6 Term Bonds	12/18/2006	2021 - 2037	4.45% - 5.75%	107,950,000
				<u>120,000,000</u>
				1,021,007,746
Unamortized bond premium				<u>14,732,484</u>
Net bonds payable				<u>1,035,740,230</u>
Guarantee Fund				
* 1993 Series A Term Bond	06/29/1993	2034	Floating	55,000,000
1999 Series A Term Bonds	09/01/1999	2044	Floating	47,750,000
2000 Series A Term Bonds	10/12/2000	2045	Floating	66,650,000
2002 Series A Term Bonds	04/18/2002	2047	Floating	<u>95,000,000</u>
				264,400,000
Unamortized bond discount				<u>(414,344)</u>
Net bonds payable				<u>263,985,656</u>
Multifamily Housing Revenue Fund				
Multifamily Loan Revenue Bonds Floating Rate Monthly Demand				
1984 Series D Term Bonds	06/01/1984	2007	Floating	9,610,000
Multifamily GNMA Secured Fund				
* 1989 Series I Term Bonds	12/20/1989	2031	7.65%	6,420,000
Multifamily FHA Insured Fund				
* 1992 Series A Term Bonds	12/01/1992	2014 - 2024	6.35% - 6.40%	1,215,000
Multifamily Housing Revenue Bonds				
1985 Series B Term Bonds	** 05/01/1988	2011	Floating	6,980,000
1985 Series FF Term Bonds	10/01/1985	2007	Floating	9,350,000
1985 Series PP Term Bonds	12/19/1985	2007	Floating	16,500,000
1985 Series SS Term Bonds	12/17/1985	2017	Floating	20,000,000
1985 Series TT Term Bonds	12/17/1985	2007	Floating	6,200,000
1985 Series VV Term Bonds	12/17/1985	2007	3.90%	5,305,000
1985 Series XX Term Bonds	12/17/1985	2025	Floating	8,500,000
1985 Series YY Term Bonds	12/17/1985	2007	Floating	8,200,000

10. BONDS PAYABLE (continued)

Description	Issue Date	Due Dates	Interest Rates	Balance Outstanding
1985 Series GGG Term Bonds	12/30/1985	2008	Floating	12,700,000
1987 Series A Term Bonds	02/01/1987	2008	Floating	11,640,000
1989 Series A Term Bonds	01/01/1989	2009	8.30%	21,079,921
1989 Series J Term Bonds	12/19/1989	2011	Floating	24,150,000
1990 Series A Term Bonds	08/01/1990	2007	Floating	9,540,000
* 1990 Series E Term Bonds	09/28/1990	2020	7.00%	1,915,000
* 1994 Series A Term Bonds	03/01/1994	2024	6.25%	12,060,749
* 1995 Series C1 Term Bonds	01/15/1995	2014 - 2035	6.75% - 7.00%	12,590,000
* 1995 Series F Term Bonds	11/01/1995	2015 - 2035	6.05% - 6.25%	6,690,000
1995 Series G1 Serial Bonds	10/15/1995	2007 - 2010	5.60% - 5.90%	660,000
* 1995 Series G1 Term Bonds	10/15/1995	2015 - 2035	6.05% - 6.25%	<u>11,750,000</u>
				12,410,000
* 1995 Series H Term Bonds	11/01/1995	2015 - 2025	6.40% - 6.50%	7,715,000
* 1995 Series J Term Bonds	11/01/1995	2015 - 2035	5.95% - 6.20%	11,645,000
1995 Series K Serial Bonds	11/15/1995	2007 - 2010	5.40% - 5.70%	575,000
* 1995 Series K Term Bonds	11/15/1995	2015 - 2035	5.875% - 6.10%	<u>10,185,000</u>
				10,760,000
1995 Series L Term Bonds	12/19/1995	2025	Floating	9,750,000
1995 Series M Term Bonds	12/19/1995	2025	Floating	6,070,000
* 1996 Series A, B Term Bonds	03/01/1996	2010 - 2025	6.75% - 7.25%	13,455,000
1996 Series C1 Serial Bonds	03/15/1996	2007 - 2008	5.65% - 5.75%	225,000
* 1996 Series C1, C2 Term Bonds	03/15/1996	2016 - 2036	6.10% - 6.20%	<u>12,515,000</u>
				12,740,000
* 1996 Series E Term Bonds	07/01/1996	2026	6.35%	5,040,000
1996 Series F Term Bonds	07/10/1996	2026	Floating	13,200,000
* 1996 Series G Term Bonds	07/15/1996	2016 - 2036	6.20% - 6.50%	7,065,000
1996 Series H Serial Bonds	08/01/1996	2007 - 2008	5.65% - 5.75%	330,000
* 1996 Series H Term Bonds	08/01/1996	2011 - 2017	6.00% - 6.10%	<u>8,580,000</u>
				8,910,000
* 1996 Series J Term Bonds	09/01/1996	2016 - 2036	6.00% - 6.30%	4,030,000

10. BONDS PAYABLE (continued)

Description	Issue Date	Due Dates	Interest Rates	Balance Outstanding
* 1996 Series K1, K2 Term Bonds	09/01/1996	2015 - 2036	6.10% - 8.25%	3,425,000
* 1996 Series L Term Bonds	09/01/1996	2016 - 2036	6.05% - 6.25%	7,550,000
1996 Series M Serial Bonds	09/01/1996	2007 - 2009	5.50% - 5.70%	240,000
* 1996 Series M Term Bonds	09/01/1996	2015 - 2036	6.00% - 6.25%	5,785,000
				<u>6,025,000</u>
* 1996 Series N Term Bonds	09/01/1996	2010 - 2036	5.85% - 6.30%	9,960,000
* 1996 Series O Term Bonds	09/01/1996	2010 - 2036	5.90% - 6.30%	11,140,000
1996 Series P Term Bonds	09/20/1996	2026	Floating	6,950,000
* 1996 Series T Term Bonds	12/01/1996	2018 - 2036	5.85% - 6.05%	7,105,000
1996 Series U Term Bonds	12/19/1996	2029	Floating	10,390,000
* 1996 Series V Term Bonds	12/01/1996	2014 - 2036	5.90% - 6.20%	12,300,000
1997 Series A Serial Bonds	04/01/1997	2007	5.35%	135,000
* 1997 Series A Term Bonds	04/01/1997	2017 - 2037	6.10% - 6.25%	14,635,000
				<u>14,770,000</u>
* 1997 Series B Term Bonds	06/01/1997	2007 - 2030	5.20% - 5.90%	8,155,000
1997 Series C Serial Bonds	05/15/1997	2007 - 2010	5.15% - 5.45%	695,000
* 1997 Series C Term Bonds	05/15/1997	2017 - 2039	5.75% - 6.00%	13,950,000
				<u>14,645,000</u>
* 1997 Series D Term Bonds	06/01/1997	2007 - 2030	5.30% - 5.95%	6,890,000
1997 Series E Term Bonds	06/01/1997	2030	8.00%	1,395,000
* 1997 Series F Term Bonds	06/15/1997	2007 - 2039	5.20% - 6.00%	13,805,000
1997 Series G Serial Bonds	07/15/1997	2007 - 2012	4.95% - 5.25%	1,170,000
* 1997 Series G Term Bonds	07/15/1997	2020 - 2037	5.50% - 5.70%	12,170,000
				<u>13,340,000</u>
1997 Series H Serial Bonds	07/15/1997	2007 - 2012	4.95% - 5.25%	780,000
* 1997 Series H Term Bonds	07/15/1997	2020 - 2037	5.50% - 5.70%	7,830,000
				<u>8,610,000</u>
* 1997 Series I1, I2 Term Bonds	12/01/1997	2008 - 2037	4.80% - 6.25%	11,785,000
* 1997 Series J1, J2 Term Bonds	12/01/1997	2009 - 2038	4.90% - 6.30%	19,335,000
* 1997 Series K1, K2 Term Bonds	12/01/1997	2007 - 2037	4.60% - 5.45%	15,305,000

10. BONDS PAYABLE (continued)

Description	Issue Date	Due Dates	Interest Rates	Balance Outstanding
* 1997 Series L Term Bonds	12/01/1997	2007 - 2037	4.60% - 5.45%	13,290,000
* 1998 Series A Term Bonds	03/01/1998	2030	5.45%	13,060,000
* 1998 Series B Term Bonds	06/01/1998	2038	6.61%	15,740,000
* 1998 Series C Term Bonds	06/01/1998	2038	6.61%	8,390,000
1998 Series D Serial Bonds	06/01/1998	2007 - 2015	4.65% - 5.25%	2,650,000
* 1998 Series D Term Bonds	06/01/1998	2018 - 2031	5.30% - 5.38%	10,080,000
				<u>12,730,000</u>
* 1998 Series G Term Bonds	07/01/1998	2038	6.60%	16,225,000
* 1998 Series H Term Bonds	07/01/1998	2038	7.25%	3,352,982
1998 Series I1 Term Bonds	08/01/1998	2009 - 2033	Floating	17,440,000
1998 Series J Term Bonds	** 10/01/1998	2028	Floating	4,925,000
* 1998 Series K Term Bonds	** 10/30/1998	2032	6.50%	16,500,000
* 1998 Series L Term Bonds	** 10/01/1998	2032	6.50%	12,190,000
* 1998 Series M Term Bonds	** 10/01/1998	2032	6.50%	17,175,000
* 1998 Series O Serial Bonds	11/01/1998	2007 - 2010	4.60% - 4.90%	1,275,000
* 1998 Series O Term Bonds	11/01/1998	2018 - 2028	5.25% - 5.30%	10,895,000
				<u>12,170,000</u>
* 1998 Series P Serial Bonds	12/01/1998	2007 - 2031	4.06% - 5.20%	10,305,000
* 1998 Series Q1 Term Bonds	12/01/1998	2018 - 2038	5.10% - 5.25%	13,035,000
1998 Series R1 Serial Bonds	12/01/1998	2007 - 2021	4.15% - 5.10%	4,470,000
1998 Series R1, R2 Terms Bonds	12/01/1998	2026 - 2032	5.10% - 5.20%	5,820,000
				<u>10,290,000</u>
1998 Series S Term Bonds	12/28/1998	2031	4.80%	10,086,000
* 1998 Series T1, T2 Term Bonds	12/10/1998	2039	6.50%	14,395,000
* 1998 Series U1 Term Bonds	12/16/1998	2039	6.45%	11,565,000
1999 Series A Serial Bonds	04/15/1999	2007 - 2018	4.45% - 5.15%	2,720,000
* 1999 Series A Term Bonds	04/15/1999	2021 - 2039	5.20% - 5.40%	11,070,000
				<u>13,790,000</u>
* 1999 Series B1, B2 Term Bonds	04/21/1999	2010 - 2032	4.55% - 6.20%	12,430,000

10. BONDS PAYABLE (continued)

Description	Issue Date	Due Dates	Interest Rates	Balance Outstanding
* 1999 Series C1, C2 Term Bonds	07/01/1999	2009 - 2039	5.50% - 7.50%	9,625,000
* 1999 Series C1 Capital Appreciation Term Bonds	07/01/1999	2029	Floating	<u>1,743,232</u>
				11,368,232
* 1999 Series D1, D2 Term Bonds	07/21/1999	2009 - 2032	5.38% - 7.10%	14,565,000
* 1999 Series E1, E2 Term Bonds	08/12/1999	2007 - 2039	5.65% - 7.63%	13,650,000
* 1999 Series E1 Capital Appreciation Term Bonds	08/12/1999	2029	Floating	<u>2,105,119</u>
				15,755,119
* 1999 Series F1, F2 Term Bonds	08/25/1999	2014 - 2039	5.90% - 7.35%	10,730,000
* 1999 Series F1 Capital Appreciation Term Bonds	08/25/1999	2029	Floating	<u>1,545,080</u>
				12,275,080
1999 Series G1, G2 Term Bonds	08/25/1999	2032	Floating	13,050,000
1999 Series H1 Serial Bonds	09/29/1999	2013 - 2020	5.55% - 5.70%	2,385,000
* 1999 Series H1, H2 Term Bonds	09/29/1999	2007 - 2032	5.85% - 7.40%	<u>8,930,000</u>
				11,315,000
1999 Series I1, I2 Term Bonds	08/31/1999	2032	Floating	14,665,000
1999 Series J1 Serial Bonds	09/14/1999	2009	5.30%	55,000
* 1999 Series J1, J2 Term Bonds	09/14/1999	2009 - 2032	5.30% - 7.25%	<u>7,545,000</u>
				7,600,000
* 1999 Series L1, L2 Term Bonds	09/29/1999	2010 - 2039	5.35% - 7.30%	12,935,000
1999 Series M1 Serial Bonds	09/29/1999	2007 - 2021	4.95% - 5.70%	3,440,000
* 1999 Series M1, M2 Term Bonds	09/29/1999	2027 - 2039	5.80% - 6.00%	<u>10,790,000</u>
				14,230,000
* 1999 Series N1 Term Bonds	09/21/1999	2007 - 2039	4.90% - 5.90%	7,495,000
* 1999 Series O1, O2 Term Bonds	09/27/1999	2010 - 2041	6.00% - 7.80%	10,600,000
1999 Series P Term Bonds	09/24/1999	2032	Floating	7,235,000
* 1999 Series Q1, Q2 Term Bonds	09/27/1999	2014 - 2039	5.75% - 7.85%	13,385,000
* 1999 Series R Term Bonds	09/28/1999	2007 - 2032	4.90% - 6.00%	8,015,000
* 2000 Series A1, A2 Term Bonds	02/25/2000	2010 - 2040	6.40% - 8.47%	15,605,000
* 2000 Series B Term Bonds	03/28/2000	2030	6.90%	16,485,000
* 2000 Series C1, C2 Term Bonds	05/01/2000	2015 - 2040	6.20% - 8.50%	16,065,000

10. BONDS PAYABLE (continued)

Description	Issue Date	Due Dates	Interest Rates	Balance Outstanding
2000 Series D1 Serial Bonds	10/01/2000	2007 - 2014	4.90% - 5.40%	5,670,000
* 2000 Series D1, D2 Term Bonds	10/01/2000	2020 - 2030	5.50% - 8.25%	<u>26,975,000</u>
				32,645,000
2000 Series E1, E2 Term Bonds	06/13/2000	2033	Floating	10,955,000
* 2000 Series F1, F2 Term Bonds	06/01/2000	2017 - 2041	6.00% - 8.25%	10,855,000
2000 Series G Term Bonds	** 06/20/2000	2011	Floating	8,205,000
2000 Series H1 Serial Bonds	10/04/2000	2015 - 2020	5.50% - 5.70%	2,135,000
* 2000 Series H1, H2 Term Bonds	10/04/2000	2007 - 2033	5.70% - 7.88%	<u>11,930,000</u>
				14,065,000
* 2000 Series I Term Bonds	09/01/2000	2032	Floating	13,555,000
* 2000 Series J1, J2 Term Bonds	09/01/2000	2015 - 2042	5.70% - 8.10%	13,250,000
* 2000 Series K1, K2 Term Bonds	10/01/2000	2017 - 2042	5.70% - 7.95%	17,360,000
* 2000 Series L1 Serial Bonds	11/16/2000	2020 - 2024	5.65% - 5.85%	925,000
* 2000 Series L1, L2 Term Bonds	11/16/2000	2008 - 2040	5.75% - 7.75%	<u>7,775,000</u>
				8,700,000
* 2000 Series M1, M2 Term Bonds	11/09/2000	2013 - 2040	5.70% - 7.75%	16,280,000
* 2000 Series N1, N2 Term Bonds	12/12/2000	2008 - 2041	5.75% - 7.70%	16,000,000
* 2000 Series O1, O2 Term Bonds	11/30/2000	2008 - 2040	5.85% - 7.65%	18,955,000
2000 Series P1 Serial Bonds	11/17/2000	2009 - 2017	5.00% - 5.65%	2,565,000
* 2000 Series P1, P2 Term Bonds	11/17/2000	2009 - 2034	5.85% - 7.55%	<u>12,055,000</u>
				14,620,000
* 2000 Series Q1, Q2 Term Bonds	11/21/2000	2008 - 2041	5.75% - 7.80%	12,725,000
* 2000 Series R1, R2 Term Bonds	12/06/2000	2010 - 2033	5.75% - 7.85%	10,905,000
* 2000 Series S Term Bonds	12/14/2000	2007 - 2041	4.65% - 5.85%	10,945,000
2000 Series U1 Serial Bonds	12/20/2000	2023 - 2025	5.50% - 5.60%	705,000
2000 Series U1, U2 Term Bonds	12/20/2000	2008 - 2041	5.60% - 7.40%	<u>11,320,000</u>
				12,025,000
* 2000 Series V1, V2 Term Bonds	12/28/2000	2017 - 2041	5.38% - 7.55%	7,880,000
* 2000 Series W1, W2 Term Bonds	12/29/2000	2028 - 2041	5.60% - 6.75%	12,785,000
* 2001 Series A1, A2 Term Bonds	01/01/2001	2011 - 2041	5.25% - 7.45%	13,930,000

10. BONDS PAYABLE (continued)

Description	Issue Date	Due Dates	Interest Rates	Balance Outstanding
* 2001 Series E1, E2 Term Bonds	07/01/2001	2007 - 2041	5.20% - 7.25%	19,435,000
* 2001 Series F1, F2 Term Bonds	11/01/2001	2009 - 2041	5.00% - 6.35%	18,245,000
2001 Series G Term Bonds	11/01/2001	2031	6.90%	10,315,000
* 2001 Series H1, H2 Term Bonds	11/01/2001	2021 - 2041	5.25% - 6.30%	16,625,000
2001 Series IA, IB Serial Bonds	11/19/2001	2031	Floating	14,685,000
2001 Series JA, JB Serial Bonds	11/19/2001	2031	Floating	11,270,000
2001 Series KA, KB Serial Bonds	11/19/2001	2031	Floating	20,235,000
2001 Series L Term Bonds	12/01/2001	2007 - 2035	3.88% - 5.38%	8,175,000
* 2001 Series O1, O2 Term Bonds	12/01/2001	2009 - 2043	5.25% - 7.15%	6,755,000
2002 Series A1, A2 Term Bonds	01/08/2002	2035	Floating	13,520,000
* 2002 Series B1 Term Bonds	01/24/2002	2007 - 2034	3.70% - 5.30%	8,650,000
* 2002 Series C1 Term Bonds	01/30/2002	2007 - 2042	5.30% - 7.00%	16,425,000
* 2002 Series D1 Term Bonds	02/28/2002	2007 - 2042	5.20% - 7.00%	18,385,000
* 2002 Series E1 Term Bonds	03/06/2002	2007 - 2042	5.13% - 6.85%	15,310,000
* 2002 Series F1, F2 Term Bonds	07/19/2002	2016 - 2035	5.45% - 7.00%	10,830,000
* 2002 Series G Term Bonds	07/16/2002	2020 - 2035	4.88% - 5.40%	13,515,000
* 2002 Series H1, H2 Term Bonds	07/31/2002	2007 - 2042	4.00% - 6.00%	12,570,000
2002 Series I1, I2 Term Bonds	10/16/2002	2007 - 2035	4.86% - 5.61%	2,813,700
2002 Series J1, J2 Term Bonds	** 10/30/2002	2032	Floating	22,700,000
2002 Series K1, K2 Term Bonds	10/30/2002	2035	Floating	16,600,000
2002 Series L1, L2 Term Bonds	12/09/2002	2034	Floating	9,380,000
2002 Series M1 Term Bonds	** 11/14/2002	2032	Floating	6,400,000
2002 Series N1, N2 Term Bonds	** 11/14/2002	2032	Floating	10,050,000
* 2002 Series O1 Serial Bonds	11/26/2002	2017 - 2042	4.80% - 5.35%	15,900,000
* 2002 Series O2 Term Bonds	11/26/2002	2007 - 2017	3.55% - 5.75%	2,350,000
				18,250,000

10. BONDS PAYABLE (continued)

Description	Issue Date	Due Dates	Interest Rates	Balance Outstanding
* 2002 Series P1 Term Bonds	12/04/2002	2018 - 2042	4.75% - 5.35%	7,975,000
* 2002 Series P2 Serial Bonds	12/04/2002	2007 - 2015	3.65% to 6.00%	835,000
				<u>8,810,000</u>
* 2002 Series R1, R2, R3 Term Bonds	12/17/2002	2009 - 2036	3.80% - 5.95%	13,570,000
* 2003 Series A Term Bonds	01/01/2003	2036	Floating	8,250,000
* 2003 Series B1, B3 Term Bonds	01/01/2003	2034	Floating	9,800,000
* 2003 Series C1, C2 Term Bonds	01/01/2003	2007 - 2043	3.15% - 6.00%	16,045,000
* 2003 Series D1 Term Bonds	02/01/2003	2008 - 2044	2.90% - 5.15%	19,570,000
* 2003 Series D2 Serial Bonds	02/01/2003	2007 - 2008	3.51% - 4.00%	175,000
				<u>19,745,000</u>
* 2003 Series E1 Term Bonds	03/01/2003	2036	Floating	8,515,000
* 2003 Series F Serial Bonds	03/01/2003	2007 - 2008	2.35% - 2.85%	205,000
* 2003 Series F Term Bonds	03/01/2003	2009 - 2044	3.10% - 5.05%	11,895,000
				<u>12,100,000</u>
* 2003 Series G Term Bonds	03/18/2003	2036	Floating	8,800,000
* 2003 Series H Term Bonds	03/25/2003	2036	Floating	7,460,000
* 2003 Series I Term Bonds	** 04/01/2003	2033	6.20%	7,835,000
* 2003 Series J Term Bonds	04/01/2003	2036	5.35%	5,698,000
* 2003 Series K Term Bonds	04/01/2003	2036	Floating	6,720,000
* 2003 Series L Term Bonds	07/01/2003	2007 - 2036	2.00% - 4.45%	11,970,000
* 2003 Series M Term Bonds	07/01/2003	2007 - 2044	2.50% - 5.35%	9,445,000
* 2003 Series N Term Bonds	07/22/2003	2035	Floating	14,640,000
* 2003 Series O Term Bonds	07/29/2003	2035	Floating	16,545,000
* 2003 Series P Term Bonds	07/29/2003	2035	Floating	15,485,000
* 2003 Series Q1, Q2 Term Bonds	09/17/2003	2007 - 2043	3.50% - 6.00%	13,085,000
* 2003 Series R1, R2 Term Bonds	10/01/2003	2037	Floating	15,870,000
* 2003 Series S1, S2 Serial Bonds	10/01/2003	2007 - 2023	2.80% - 4.75%	1,805,000
* 2003 Series S1 Term Bonds	10/01/2003	2036	4.80%	2,995,000
				<u>4,800,000</u>

10. BONDS PAYABLE (continued)

Description	Issue Date	Due Dates	Interest Rates	Balance Outstanding
* 2003 Series T Serial Bonds	10/07/2003	2007 - 2019	2.25% - 4.70%	1,880,000
* 2003 Series T Term Bonds	10/07/2003	2024 - 2045	4.90% - 5.15%	11,850,000
				<u>13,730,000</u>
* 2003 Series U Term Bonds	10/01/2003	2033	6.50%	7,805,000
* 2003 Series V1, V2 Term Bonds	11/18/2003	2037	Floating	33,320,000
* 2003 Series W Term Bonds	12/16/2003	2036	Floating	5,945,000
2004 Series A Term Bonds	02/01/2004	2007 - 2045	2.20% - 5.00%	10,290,000
2004 Series B Term Bonds	02/12/2004	2032	Floating	2,400,000
2004 Series C1 Serial Bonds	02/18/2004	2007 - 2014	2.10% - 4.00%	900,000
* 2004 Series C1, C2 Term Bonds	02/18/2004	2027 - 2037	4.80% - 5.31%	6,930,000
				<u>7,830,000</u>
2004 Series D Term Bonds	02/01/2004	2007 - 2045	2.10% - 4.95%	12,495,000
2004 Series E Term Bonds	03/01/2004	2037	Floating	6,100,000
2004 Series F Serial Bonds	03/01/2004	2037	Floating	6,200,000
2004 Series G1, G2 Term Bonds	05/01/2004	2038	Floating	11,575,000
2004 Series H Term Bonds	06/01/2004	2037	Floating	7,900,000
2004 Series I Term Bonds	** 06/02/2004	2034	Floating	5,985,000
2004 Series K Term Bonds	12/01/2004	2037	Floating	15,500,000
2004 Series L Term Bonds	** 12/22/2004	2034	Floating	18,210,000
2004 Series M Term Bonds	** 12/22/2004	2034	Floating	20,275,000
2005 Series A Term Bonds	01/25/2005	2037	Floating	12,650,000
2005 Series B1, B2 Term Bonds	04/01/2005	2035	Floating	40,580,000
2005 Series C Term Bonds	06/29/2005	2035	Floating	21,965,000
2005 Series D Term Bonds	11/29/2005	2035	Floating	12,090,000
2006 Series A Term Bonds	03/28/2006	2042	6.15%	7,120,000
2006 Series B Term Bonds	03/16/2006	2050	6.00%	6,635,000
2006 Series C Term Bonds	03/16/2006	2050	6.00%	6,515,000
2006 Series D Term Bonds	07/11/2006	2036	Floating	9,775,000
2006 Series E Term Bonds	04/19/2006	2038	5.50%	5,776,000

10. BONDS PAYABLE (continued)

Description	Issue Date	Due Dates	Interest Rates	Balance Outstanding
2006 Series F Term Bonds	05/17/2006	2036	Floating	14,170,000
2006 Series G Term Bonds	06/30/2006	2039	Floating	5,690,000
2006 Series H Term Bonds	06/21/2006	2039	Floating	8,520,000
2006 Series I Term Bonds	06/29/2006	2046	6.50%	30,000,000
2006 Series J Term Bonds	07/20/2006	2043	6.15%	14,630,000
2006 Series K Term Bonds	09/21/2006	2038	Floating	726,760
2006 Series L Term Bonds	10/26/2006	2038	Floating	689,213
2006 Series M Term Bonds	11/17/2006	2038	Floating	155,000
2006 Series N Term Bonds	12/13/2006	2044	Floating	<u>14,450,000</u>
				2,248,706,756
Unamortized bond discount				<u>(872,730)</u>
Net bonds payable				<u>2,247,834,026</u>
Total net bonds payable				<u>\$ 3,563,812,531</u>

* Contain mandatory early redemption requirements ranging from 1 to 38 years before scheduled due dates.

** Reoffering

10. BONDS PAYABLE (continued)

Interest on outstanding bonds is payable semiannually with the exception of the following:

- (1) Monthly interest payments
 - Multifamily and Single Family Floating Rate Bonds
 - Multifamily Housing Revenue Bonds 1989 Series A and 1994 Series A
 - Single Family Home Ownership Bonds 1987 Series G1 and G2, 1991 Series G1 and G2, and 1992 Series G1 and G2
- (2) Quarterly interest payments
 - Multifamily Housing Revenue Bonds 1985 Series B (February, May, August, and November)
- (3) Interest paid at maturity
 - Capital Appreciation Bonds
- (4) Interest paid as outlined in the Trust Indenture
 - Guarantee Program 1993 Series A, 1999 Series A, 2000 Series A, and 2002 Series A

The methods or indices used to determine the actual interest rates for floating rate bonds are outlined in the individual bond documents.

Scheduled maturities of bonds payable, interest payments, and sinking fund requirements at December 31, 2006, are as follows:

	Principal		Interest		Total
2007	\$ 102,245,079	\$	177,618,618	\$	279,863,697
2008	75,654,400		174,225,815		249,880,215
2009	67,770,660		170,210,289		237,980,949
2010	46,980,745		167,858,987		214,839,732
2011	86,381,926		164,152,719		250,534,645
2012 - 2016	287,294,967		778,110,364		1,065,405,331
2017 - 2021	393,970,516		685,677,053		1,079,647,569
2022 - 2026	480,730,949		577,185,392		1,057,916,341
2027 - 2031	600,057,132		432,033,027		1,032,090,159
2032 - 2036	925,235,826		209,538,115		1,134,773,941
2037 - 2041	370,383,924		54,528,472		424,912,396
2042 - 2046	107,501,890		15,632,169		123,134,059
2047 - 2051	6,159,106		256,209		6,415,315
	<u>3,550,367,120</u>		<u>3,607,027,229</u>		<u>7,157,394,349</u>
Net unamortized bond premium	<u>13,445,411</u>		<u>-</u>		<u>13,445,411</u>
	<u>\$ 3,563,812,531</u>	\$	<u>3,607,027,229</u>	\$	<u>7,170,839,760</u>

Assets of the various funds are pledged for payment of principal and interest on the applicable bonds. Each issue, with the exception of certain single family and residential 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 by bond resolutions 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 were held in cash or investments at December 31, 2006.

During 2006, Florida Housing issued \$23,945,000 of multifamily housing revenue refunding bonds for current refundings. The refundings were undertaken by the individual developers 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 refundings is excluded from the changes in bonds payable below.

Changes In Bonds Payable

Bonds payable activity for the year ended December 31, 2006 is as follows:

2006	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Bonds payable	\$ 3,261,967,570	\$ 575,265,570	\$ (286,866,019)	\$ 3,550,367,121	\$ 102,245,079
Unamortized premium (discount)	<u>5,209,242</u>	<u>12,204,909</u>	<u>(3,968,741)</u>	<u>13,445,410</u>	<u>-</u>
Total bonds payable—net	<u>\$ 3,267,176,812</u>	<u>\$ 587,470,479</u>	<u>\$ (290,834,760)</u>	<u>\$ 3,563,812,531</u>	<u>\$ 102,245,079</u>

11. DUE TO THE STATE OF FLORIDA

The state of Florida funded approximately \$24.8 million for Hurricane Andrew housing assistance. Florida Housing provided the loans through the SAIL program in areas damaged by Hurricane Andrew. The money is to be returned to the state of Florida upon repayment of the loans. The loans generally bear interest at 9%. As of December 31, 2006, loans totaling \$24.8 million were outstanding.

12. GUARANTEE PROGRAM—ALLOWANCE FOR CLAIMS

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.

As of December 31, 2006, the Guarantee Program had total outstanding guarantees of approximately \$832.1 million. An allowance for claims against such guarantees, net of the HUD Dedicated Reserve Account, in the amount of approximately \$8.2 million has been recorded as of December 31, 2006 and is included in other liabilities.

13. RESTRICTED ASSETS

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 assets as of December 31, 2006:

Total restricted current assets	\$ 919,858,056
Total restricted assets	5,322,182,901
Total current liabilities payable from restricted current assets	161,652,666
Total liabilities payable from restricted assets	3,777,958,667
Total restricted net assets	\$ 1,544,224,234

14. NET ASSETS

The net assets of the Operating Fund are not restricted under the terms of various bond resolutions or loan agreements and can be used by Florida Housing for any purpose authorized by law. The Board of Directors has designated unrestricted net assets in the Operating Fund for demonstration developments, support of the single family bond program, and future operating and capital expenditures, including funding compliance monitoring fees for housing credit properties from which partial or no fees were collected at the time of allocation.

Below is a summary of the Operating Fund net assets as of December 31, 2006:

Designated net assets:	
Demonstration and other developments	\$ 14,800,000
Dedicated reserve for operations (includes future compliance monitoring fees)	58,014,837
Single family bond program	<u>26,000,000</u>
Total designated net assets	98,814,837
Net assets invested in capital assets	<u>293,738</u>
Total net assets—Operating Fund	<u>\$ 99,108,575</u>

These designations are reviewed annually by the Board of Directors and management as to amount and purpose.

15. DEVELOPERS AND REGIONAL CONCENTRATION

As of December 31, 2006, three developers account for approximately 27% (\$598.3 million) of bonds outstanding in the multifamily bond programs. No other developer accounts for more than 5% of the bonds outstanding. Developments in the following four counties represent 51% of the bonds outstanding: Orange County (23%), Hillsborough County (11%), Duval County (10%), and Palm Beach County (7%). No other county represents more than 5% of the bonds outstanding.

As of December 31, 2006, two developers account for approximately 24% (\$108.7 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 60% of the SAIL loans outstanding: Miami-Dade County (19%), Orange County (11%), Hillsborough County (7%), Palm Beach County (9%), Broward County (8%), and Duval County (6%). No other county represents more than 5% of the SAIL loans outstanding.

As of December 31, 2006, four developers account for approximately 24% (\$41.5 million) of loans outstanding in the HOME Program. No other developer accounts for more than 5% of HOME loans outstanding. Developments in the following seven counties represent 56% of HOME loans outstanding: Miami-Dade County (24%), Monroe County (6%), Collier County (6%), Citrus County (5%), Indian River County (5%), Lee County (5%), and St. Johns (5%). No other county represents more than 5% of HOME loans outstanding.

As of December 31, 2006, four developers account for approximately 62% (\$508.1 million) of the total guarantee amounts issued by the Guarantee Program. Credit enhanced developments are located in 26 counties. The counties with 5% or greater of the total outstanding guarantees are as follows: Miami-Dade County (20%), Broward County (16%), Palm Beach County (13%), Orange County (9%), and Collier County (5%).

16. COMMITMENTS

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 multifamily 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, 2006, Florida Housing had outstanding loan commitments under state and federally funded programs as follows:

Demonstration Loan Program	\$ 2,553,224
HOME Investment Partnerships Program	41,701,939
State Apartment Incentive Loan Program	28,742,004
Predevelopment Loan Program	4,642,245
Florida Homeownership Assistance Program	2,567,020
Rental Recovery Loan Program	8,063,126
	<u>\$ 88,269,558</u>

Leases

Florida Housing leases office space under a noncancelable operating lease. The lease term runs through May 2009. As of December 31, 2006, future minimum lease payments are as follows:

2007	\$ 868,698
2008	879,357
2009	366,399
	<u>\$ 2,114,454</u>

Rent expense for the operating lease was \$853,774 for the year ended December 31, 2006.

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. This percentage, designated by Florida Housing's Board of Directors, was 8% for the years ended December 31, 2006, 2005, and 2004. 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. Florida Housing contributions vest to the employee after three years of service. Florida Housing contributed \$640,697, \$701,755 and \$650,940 to the Plan for the years ended December 31, 2006, 2005, and 2004, respectively.

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. Employees contributed \$509,655, \$430,830, and \$408,351 to the 457 Plan for the years ended December 31, 2006, 2005, and 2004, respectively.

18. SUBSEQUENT EVENTS

During the period from January 1, 2007 through April 30, 2007, pursuant to various trust indentures, bonds in the aggregate amount of \$60,538,063 were called for redemption from principal payments, excess revenues, and refundings. The bonds were called at a redemption price equal to par value plus accrued interest.

The bonds called were from the following programs:

<u>Issue</u>	<u>Date</u>	<u>Redemption Amount</u>
Single Family Home Ownership:		
1987 Series G1 & G2	January 1, 2007	\$ 15,000
	February 1, 2007	10,000
	March 1, 2007	15,000
	April 1, 2007	125,000
1991 Series G1 & G2	January 1, 2007	116,000
	February 1, 2007	47,000
	March 1, 2007	132,000
	April 1, 2007	54,000
1992 Series G1 & G2	January 1, 2007	304,545
	February 1, 2007	172,729
	March 1, 2007	125,183
	April 1, 2007	325,867
		<hr/>
		\$ 1,442,324
Single Family Homeowner Mortgage:		
1996 Series 1 - 2	January 1, 2007	\$ 1,095,000
1996 Series 3	January 1, 2007	775,000
1997 Series 1 - 4	January 1, 2007	2,970,000
1998 Series 1 - 6	January 1, 2007	3,315,599
1999 Series 1 - 5	January 1, 2007	3,106,545
1999 Series 6 - 9	January 1, 2007	2,909,785
2000 Series 3 - 9	January 1, 2007	2,938,869
2000 Series 10 - 12	January 1, 2007	4,275,000
2002 Series 1 - 3	January 1, 2007	3,905,000
2003 Series 1 - 3	January 1, 2007	3,810,000
2003 Series 5	January 1, 2007	3,945,000
2004 Series 2	January 1, 2007	4,815,000
2004 Series 3 - 4	January 1, 2007	2,190,000
2004 Series 5 - 6	January 1, 2007	3,240,000
2005 Series 1	January 1, 2007	1,230,000
2005 Series 2 - 3	January 1, 2007	3,050,000
2006 Series 1	January 1, 2007	40,000

1996 Series 1 - 2	March 1,2007	135,000
1996 Series 3	March 1,2007	120,000
1997 Series 1 - 4	March 1,2007	315,000
1998 Series 1 - 6	March 1,2007	282,953
1999 Series 1 - 5	March 1,2007	51,152
1999 Series 6 - 9	March 1,2007	297,794
2000 Series 3 - 9	March 1,2007	213,053
2000 Series 10 - 12	March 1,2007	75,000
2002 Series 1 - 3	March 1,2007	65,000
2003 Series 1 - 3	March 1,2007	70,000
2003 Series 5	March 1,2007	80,000
2004 Series 2	March 1,2007	75,000
2004 Series 3 - 4	March 1,2007	165,000
2004 Series 5 - 6	March 1,2007	355,000
2005 Series 1	March 1,2007	35,000
2005 Series 2 - 3	March 1,2007	260,000
		<u>\$ 50,205,750</u>

Guarantee Fund:

1993 Series A	January 2, 2007	\$ 1,000,000
1999 Series A	January 2, 2007	250,000
2000 Series A	January 3, 2007	950,000
2002 Series A	January 2, 2007	1,000,000
		<u>\$ 3,200,000</u>

Multifamily Housing Revenue:

Various	January 2, 2007	\$ 1,257,701
Various	February 1, 2007	1,602,715
Various	March 1, 2007	1,187,729
Various	April 1, 2007	1,641,843
		<u>\$ 5,689,988</u>
		<u><u>\$ 60,538,062</u></u>

On March 1, 2007, Florida Housing issued \$110,000,000 Homeowner Mortgage Revenue bonds 2007 Series 1. The bonds shall bear interest rates ranging from 3.80% to 4.85% and have maturity dates from January 1, 2009 to July 1, 2048.

On March 7, 2007, Florida Housing issued \$9,955,000 Multifamily Housing Revenue bonds 2007 Series B. The bonds shall bear a fixed interest rate of 6.70% and have a maturity date of August 1, 2048.

19. OTHER INFORMATION

As of December 31, 2006, or subsequent dates as noted below, certain multifamily housing revenue bond developments are operating in monetary, technical, or both monetary and technical default under the terms of the bond documents. All the bonds are collateralized by first lien mortgages on the applicable housing developments. The identified developments and the related issues of multifamily housing revenue bonds and the applicable conditions are described below.

The following multifamily housing revenue bonds (Housing) are in monetary default.

<u>Program</u>	<u>Development</u>	<u>Bond Issue</u>
Housing	Summer Palms	2000 Series P1 & P2

The 2000 Series P1 & P2 bonds are in default as of December 31, 2006 due to the borrower's failure to make timely payments on the underlying loan. The borrower failed to make the July 2006 through December 2006 loan payments; however, the credit facility made the monthly mortgage principal and interest payments for these months. The monthly fees and escrow payments were not paid for a combined total due of \$225,422. As of April 30, 2007, the credit facility continues to make the monthly mortgage principal and interest payments but the borrower failed to pay January 2007 through April 2007 fees and escrows for a combined total due of \$375,704. Due to the insufficiency of the escrow payments, the property taxes for 2006 have not been paid as of April 2007. The borrower filed a petition for Chapter 11 bankruptcy in October 2006. The credit facility for this development is provided by Fannie Mae and as of April 30, 2007 is negotiating a resolution with the borrower. Florida Housing does not have a direct financial liability. The effect of the bankruptcy filing cannot be determined at this time.

The following multifamily housing revenue bonds and loans guaranteed by the Guarantee Program (Guarantee) are in monetary default.

<u>Program</u>	<u>Development</u>	<u>Bond Issue</u>
Housing & Guarantee	Sarah's Place	1997 Series L
Housing & Guarantee	Woods at Vero Beach	1999 Series N1 & N2
Housing & Guarantee	Peacock Run	2002 Series H1 & H2

The 1997 Series L bonds are in default as of December 31, 2006 due to the borrower's failure to make timely payments on the underlying loan. The borrower failed to make the full October 2006 loan payment for a total due of \$46,000. As of April 30, 2007, the borrower paid the October 2006 payment but failed to pay the full April 2007 loan payment for a total due of \$90,847.

The 1999 Series N1 & N2 bonds are in default as of December 31, 2006 due to the borrower's failure to make timely payments on the underlying loan. The borrower failed to make the November 2006 and December 2006 loan payments for a combined total due of \$152,124. As of April 30, 2007, the borrower has paid the November 2006 and December 2006 payments and but has made only partial payments for January, February, March and April 2007 for a combined total due of \$272,182.

The 2002 Series H1 & H2 bonds are in default as of December 31, 2006 due to the borrower's failure to make timely escrow payments on the underlying loan. The borrower failed to make the monthly escrow payments for taxes and insurance from September 2006 through December 2006 for a combined total due of \$263,744. As of April 30, 2007, the borrower failed to pay the January, February, March and April 2007 escrow payments for a combined total of 2006 and 2007 arrearages due of \$486,934.

The following development loan guaranteed by the Guarantee Program is in monetary default.

<u>Program</u>	<u>Development</u>	<u>Bond Issue</u>	<u>Bond Issuer</u>
Guarantee	Sunset Bay	2000-5A/5B	Housing Finance Authority of Miami-Dade County

The Florida Affordable Housing Guarantee Program is the guarantor on the underlying loan, which was in default as of December 31, 2006 due to the borrower's failure to make the November 2006 and December 2006 loan payments for a combined total due of \$349,215. As of April 30, 2007, the borrower paid the November and December 2006 loan payments in full but failed to pay the March 2007 and April 2007 loan payments for a combined total due of \$348,634.

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SUPPLEMENTARY SCHEDULES

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

SUPPLEMENTARY SCHEDULE OF PROGRAM BALANCE SHEETS
AS OF DECEMBER 31, 2006

ASSETS	Restricted Programs						2006
	Single Family Home Ownership	Single Family Homeowner Mortgage	Guarantee	Multifamily Housing Revenue	State and Federal	Operating	
CURRENT ASSETS:							
Cash and cash equivalents	\$ 1,562,158	\$ 89,069,043	\$ 2,695,235	\$ 97,959,271	\$ 324,558,295	\$ 28,282,546	\$ 544,126,548
Investments—net, current portion	-	43,606,827	74,135,789	24,780,685	99,814,800	37,377,533	279,715,634
Interest receivable on investments	99,565	2,912,825	9,215	1,608,422	1,090,279	5,041,568	10,761,874
Interest receivable on loans	-	971,354	-	26,322,267	281,769	12,875	27,588,265
Loans receivable—current portion	-	5,909,823	-	79,290,079	17,332,160	-	102,532,062
Documentary stamp taxes receivable	-	-	-	-	30,269,626	-	30,269,626
Other assets	-	-	-	56,217	-	1,597,719	1,653,936
(Payable to) receivable from other programs	(14)	(5,680,379)	(56,709)	(1,511,203)	2,770,657	4,477,648	-
Total current assets	1,661,709	136,789,493	76,783,530	228,505,738	476,117,586	76,789,889	996,647,945
NONCURRENT ASSETS:							
Investments—net	16,076,807	806,210,698	291,504,483	171,696,182	337,014,150	75,245,639	1,697,747,959
Loans receivable—net	-	171,384,874	-	2,003,338,952	590,012,088	12,067,033	2,776,802,947
Deferred finance charges—net	47,239	11,623,827	2,119,521	1,296,024	-	-	15,086,611
Capital assets—net	-	-	-	-	-	293,738	293,738
Total noncurrent assets	16,124,046	989,219,399	293,624,004	2,176,331,158	927,026,238	87,606,410	4,489,931,255
TOTAL ASSETS	\$ 17,785,755	\$ 1,126,008,892	\$ 370,407,534	\$ 2,404,836,896	\$ 1,403,143,824	\$ 164,396,299	\$ 5,486,579,200
LIABILITIES AND NET ASSETS							
CURRENT LIABILITIES:							
Accounts payable and other liabilities	\$ -	\$ -	\$ -	\$ 4,077,339	\$ 170,991	\$ 10,190,478	\$ 14,438,808
Accrued interest payable	100,970	21,278,852	1,189,879	27,676,671	-	-	50,246,372
Accrued arbitrage rebate	-	494,410	-	74,225	-	-	568,635
Collateralized bank loans	290,000	1,553,401	-	-	-	-	1,843,401
Bonds payable—current portion	-	16,555,000	6,400,000	79,290,079	-	-	102,245,079
Deferred fee income—current portion	-	-	2,500,849	-	-	2,527,930	5,028,779
Total current liabilities	390,970	39,881,663	10,090,728	111,118,314	170,991	12,718,408	174,371,074
NONCURRENT LIABILITIES:							
Bonds payable—net of discounts	16,252,619	1,019,185,229	257,585,656	2,168,543,948	-	-	3,461,567,452
Deferred fee income—net	-	-	2,609,549	-	-	52,071,138	54,680,687
Other liabilities	-	-	8,227,297	-	-	-	8,227,297
Due to developers	-	-	-	119,077,578	-	498,178	119,575,756
Due to state of Florida	-	-	-	-	24,824,125	-	24,824,125
Total noncurrent liabilities	16,252,619	1,019,185,229	268,422,502	2,287,621,526	24,824,125	52,569,316	3,668,875,317
Total liabilities	16,643,589	1,059,066,892	278,513,230	2,398,739,840	24,995,116	65,287,724	3,843,246,391
NET ASSETS:							
Invested in capital assets	-	-	-	-	-	293,738	293,738
Restricted	1,142,166	66,942,000	91,894,304	6,097,056	1,378,148,708	-	1,544,224,234
Unrestricted	-	-	-	-	-	98,814,837	98,814,837
Total net assets	1,142,166	66,942,000	91,894,304	6,097,056	1,378,148,708	99,108,575	1,643,332,809
TOTAL LIABILITIES AND NET ASSETS	\$ 17,785,755	\$ 1,126,008,892	\$ 370,407,534	\$ 2,404,836,896	\$ 1,403,143,824	\$ 164,396,299	\$ 5,486,579,200

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

SUPPLEMENTARY SCHEDULE OF PROGRAM REVENUES, EXPENSES, AND CHANGES IN PROGRAM NET ASSETS
FOR THE YEAR ENDED DECEMBER 31, 2006

	Restricted Programs					Operating	2006
	Single Family Home Ownership	Single Family Homeowner Mortgage	Guarantee	Multifamily Housing Revenue	State and Federal		
OPERATING REVENUES:							
Interest on loans	\$ -	\$ 14,013,341	\$ -	\$ 118,050,030	\$ 12,416,113	\$ 176,711	\$ 144,656,195
Investment income	908,874	24,791,421	18,135,873	11,943,511	30,751,960	6,470,717	93,002,356
Other income	28,627	74,737	8,279,326	9,190	86	10,885,984	19,277,950
HUD administrative fees	-	-	-	-	-	4,143,803	4,143,803
Total operating revenues	<u>937,501</u>	<u>38,879,499</u>	<u>26,415,199</u>	<u>130,002,731</u>	<u>43,168,159</u>	<u>21,677,215</u>	<u>261,080,304</u>
OPERATING EXPENSES:							
Interest expense	1,331,214	39,348,754	13,396,040	118,510,666	-	-	172,586,674
Payments to other governments	-	-	-	-	304,064,819	-	304,064,819
Provision for uncollectible loans	-	-	-	-	22,304,196	377,482	22,681,678
Amortization of deferred finance charges	14,482	1,973,602	110,126	1,007,626	-	-	3,105,836
General and administrative	6,463	1,439,808	1,825,993	13,619,595	4,144,069	15,906,089	36,942,017
Housing assistance payments	-	-	-	-	6,126,817	9,614,293	15,741,110
Total operating expenses	<u>1,352,159</u>	<u>42,762,164</u>	<u>15,332,159</u>	<u>133,137,887</u>	<u>336,639,901</u>	<u>25,897,864</u>	<u>555,122,134</u>
OPERATING (LOSS) INCOME	(414,658)	(3,882,665)	11,083,040	(3,135,156)	(293,471,742)	(4,220,649)	(294,041,830)
NONOPERATING REVENUES (EXPENSES):							
HUD program receipts	-	-	-	-	45,431,378	10,280,640	55,712,018
Documentary stamp tax receipts	-	-	-	-	518,953,345	-	518,953,345
Transfers to state agencies	-	-	-	-	(7,900,000)	-	(7,900,000)
Total nonoperating revenues	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>556,484,723</u>	<u>10,280,640</u>	<u>566,765,363</u>
(LOSS) INCOME BEFORE TRANSFERS	(414,658)	(3,882,665)	11,083,040	(3,135,156)	263,012,981	6,059,991	272,723,533
TRANSFERS FROM (TO) OTHER PROGRAMS	<u>3,752</u>	<u>5,081,209</u>	<u>3,200,000</u>	<u>-</u>	<u>(4,064,973)</u>	<u>(4,219,988)</u>	<u>-</u>
CHANGE IN NET ASSETS	(410,906)	1,198,544	14,283,040	(3,135,156)	258,948,008	1,840,003	272,723,533
NET ASSETS:							
Beginning of year	<u>1,553,072</u>	<u>65,743,456</u>	<u>77,611,264</u>	<u>9,232,212</u>	<u>1,119,200,700</u>	<u>97,268,572</u>	<u>1,370,609,276</u>
End of year	<u>\$ 1,142,166</u>	<u>\$ 66,942,000</u>	<u>\$ 91,894,304</u>	<u>\$ 6,097,056</u>	<u>\$ 1,378,148,708</u>	<u>\$ 99,108,575</u>	<u>\$ 1,643,332,809</u>

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

SUPPLEMENTARY SCHEDULE OF PROGRAM CASH FLOWS
FOR THE YEAR ENDED DECEMBER 31, 2006

	Restricted Programs						2006
	Single Family Home Ownership	Single Family Homeowner Mortgage	Guarantee	Multifamily Housing Revenue	State and Federal	Operating	
CASH FLOWS FROM OPERATING ACTIVITIES:							
Interest received on conduit debt fund investments	\$ 1,343,983	\$ 32,850,763	\$ -	\$ 13,671,686	\$ -	\$ -	\$ 47,866,432
Cash received from interest on loans receivable	-	47,463,760	-	118,759,449	12,359,372	178,573	178,761,154
Cash received from maturities of loans receivable	-	14,255,213	-	101,044,744	17,964,596	714,457	133,979,010
Cash received from HUD for administrative fees	-	-	-	-	-	3,235,691	3,235,691
Cash received from other revenues	-	(692,473)	7,976,302	9,190	86	16,200,481	23,493,586
Cash payments for issuance of loans	-	-	-	(93,339,831)	(108,304,251)	(1,671,778)	(203,315,860)
Interest paid on conduit debt fund bonds	(1,354,185)	(28,488,115)	-	(119,647,869)	-	-	(149,490,169)
Cash payments for operating expenses	(6,463)	(1,439,808)	(1,874,626)	(13,466,523)	(2,627,158)	(14,090,265)	(33,504,843)
Housing assistance payments	-	-	-	-	(6,126,817)	(9,614,293)	(15,741,110)
Payments to other governments	-	-	-	-	(304,067,964)	-	(304,067,964)
Cash (payments) receipts to other funds	(3)	3,303,939	475,456	(308,511)	(2,166,465)	(1,304,416)	-
NET CASH (USED IN) PROVIDED BY OPERATING ACTIVITIES	(16,668)	67,253,279	6,577,132	6,722,335	(392,968,601)	(6,351,550)	(318,784,073)
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES:							
Proceeds from issuance of bonds	-	479,239,171	-	127,451,973	-	-	606,691,144
Principal payments - bonds	(3,865,229)	(155,842,283)	(6,400,000)	(144,703,506)	-	-	(310,811,018)
Interest paid	-	-	(13,162,914)	-	-	-	(13,162,914)
Payment of bond issuance costs	-	(5,180,465)	-	-	-	-	(5,180,465)
Repayments on collateralized bank loans-net	165,000	(64,393,760)	-	-	-	-	(64,228,760)
Transfers from (to) other programs	3,752	5,081,209	3,200,000	-	(4,064,973)	(4,219,988)	-
Cash received from HUD for programs	-	-	-	-	45,431,378	10,280,640	55,712,018
State documentary stamp tax receipts	-	-	-	-	545,120,025	-	545,120,025
Transfers to other state agencies	-	-	-	-	(7,900,000)	-	(7,900,000)
NET CASH (USED IN) PROVIDED BY NONCAPITAL FINANCING ACTIVITIES	(3,696,477)	258,903,872	(16,362,914)	(17,251,533)	578,586,430	6,060,652	806,240,030
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES							
Disposition of property and equipment	-	-	-	-	-	(122,298)	(122,298)
CASH FLOWS FROM INVESTING ACTIVITIES							
Purchases of investments	(1,013,688)	(1,030,021,965)	(204,085,089)	(179,507,830)	(1,983,136,910)	(433,047,748)	(3,830,813,230)
Proceeds from the sale and maturity of investments	5,154,095	583,595,054	158,391,049	225,429,063	1,775,570,726	378,850,668	3,126,990,655
Interest received on investments	-	-	18,259,684	-	26,741,269	3,713,408	48,714,361
NET CASH PROVIDED BY (USED IN) INVESTING ACTIVITIES	4,140,407	(446,426,911)	(27,434,356)	45,921,233	(180,824,915)	(50,483,672)	(655,108,214)
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	427,262	(120,269,760)	(37,220,138)	35,392,035	4,792,914	(50,896,868)	(167,774,555)
CASH AND CASH EQUIVALENTS - Beginning of year	1,134,896	209,338,803	39,915,373	62,567,236	319,765,381	79,179,414	711,901,103
CASH AND CASH EQUIVALENTS - End of year	\$ 1,562,158	\$ 89,069,043	\$ 2,695,235	\$ 97,959,271	\$ 324,558,295	\$ 28,282,546	\$ 544,126,548

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, 2006

	<u>Restricted Programs</u>						<u>Operating</u>	<u>2006</u>
	<u>Single Family Home Ownership</u>	<u>Single Family Homeowner Mortgage</u>	<u>Guarantee</u>	<u>Multifamily Housing Revenue</u>	<u>State and Federal</u>			
RECONCILIATION OF OPERATING (LOSS) INCOME TO NET CASH (USED IN) PROVIDED BY OPERATING ACTIVITIES:								
Operating (loss) income	\$ (414,658)	\$ (3,882,665)	\$ 11,083,040	\$ (3,135,156)	\$ (293,471,742)	\$ (4,220,649)	\$ (294,041,830)	
Adjustments to reconcile operating (loss) income to net cash (used in) provided by operating activities:								
Amortization and depreciation	(14,146)	5,017,168	(8,497,968)	1,130,121	-	(2,272,864)	(4,637,689)	
Provision for loan losses	-	-	-	-	22,304,196	377,482	22,681,678	
Loan loss recovery	-	(42,571)	-	-	1,389,746	(69,149)	1,278,026	
Accreted interest on CABs	-	1,444,785	-	313,812	-	-	1,758,597	
Fair value of investments	411,552	8,818,480	-	2,175,566	(3,201,267)	(830,344)	7,373,987	
Interest received on investments	-	-	(18,259,684)	-	(26,741,269)	(3,713,408)	(48,714,361)	
Interest paid	-	-	13,162,914	-	-	-	13,162,914	
Changes in assets and liabilities which provided (used) cash:								
Loans receivable	-	47,463,760	-	(13,077,733)	(90,339,655)	(957,321)	(56,910,949)	
Interest receivable on investments	23,558	(664,318)	123,811	(265,483)	(809,424)	(1,926,965)	(3,518,821)	
Interest receivable on loans	-	241,872	-	709,419	(56,741)	1,862	896,412	
Interfund receivable (payable)	(3)	3,303,939	475,456	(308,511)	(2,166,465)	(1,304,416)	-	
Other assets	-	-	301,859	1,818	1,857	(884,983)	(579,449)	
Accrued interest payable	(22,971)	5,603,233	213,144	(1,575,328)	-	-	4,218,078	
Accrued arbitrage rebate	-	(50,404)	-	(181,908)	-	-	(232,312)	
Deferred fee income, net	-	-	8,325,052	-	-	7,567,398	15,892,450	
Accounts payable and other liabilities	-	-	(350,492)	153,072	122,163	1,513,170	1,437,913	
Due to developers	-	-	-	20,782,646	-	368,637	21,151,283	
NET CASH (USED IN) PROVIDED BY OPERATING ACTIVITIES	<u>\$ (16,668)</u>	<u>\$ 67,253,279</u>	<u>\$ 6,577,132</u>	<u>\$ 6,722,335</u>	<u>\$ (392,968,601)</u>	<u>\$ (6,351,550)</u>	<u>\$ (318,784,073)</u>	