



**Auditor of State  
Betty Montgomery**

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## Auditor of State Betty Montgomery

### INDEPENDENT ACCOUNTANTS' REPORT

Ohio Housing Finance Agency  
57 East Main Street  
Columbus, OH 43215

We have audited the accompanying financial statements of the Single Family Mortgage Revenue Fund, Multi-Family Mortgage Revenue Program Fund, General Fund, and Federal Program Fund of the Ohio Housing Finance Agency (the Agency), State of Ohio, as of and for the year ended June 30, 2005. These financial statements are the responsibility of the Ohio Housing Finance Agency's management. 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. Those standards require that we plan and perform the audit to reasonably assure whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the 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 provide a reasonable basis for our opinions.

As discussed in Note 1, the Agency's financial statements present the financial position and changes in financial position of only the Ohio Housing Finance Agency's Single Family Mortgage Revenue Program Fund, Multi-Family Mortgage revenue Program Fund, General Fund, and Federal Program Fund. They do not purport to, and do not present fairly the financial position of the State of Ohio as of June 30, 2005, or the changes in financial position and cash flows of its proprietary fund types for the year then ended in conformity with accounting principles generally accepted in the United States of America.

In our opinion, based on our audit, the financial statements referred to above present fairly, in all material respects, the financial position of the Ohio Housing Finance Agency as of June 30, 2005, and the results of its operations and the cash flows of the Single Family Mortgage Revenue Program Fund, Multi-Family Mortgage Revenue Program Fund, General Fund, and Federal Program Fund for the year then ended in conformity with accounting principles generally accepted in the United States of America.

As discussed in Note 2, during the year ended June 30, 2005, the Agency adopted the Governmental Accounting Standards Board's Statement No. 40, *Deposit and Investment Risk Disclosures*.

In accordance with *Government Auditing Standards*, we have also issued our report dated September 30, 2005, on our consideration of the Ohio Housing Finance Agency's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts, grants, and other matters. While we did not opine on the internal control over financial reporting or on compliance, that report describes the scope of our testing in internal control over financial reporting and compliance and the results of that testing. That report is an integral part of an audit performed in accordance with *Government Auditing Standards*. You should read it in conjunction with this report in assessing the results of our audit.

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Management's Discussion and Analysis is not a required part of the financial statements, but is supplementary information the accounting principles generally accepted in the United States of America require. We have applied certain limited procedures, consisting principally of inquiries of management regarding the methods of measuring and presenting the required supplementary information. However, we did not audit the information and express no opinion on it.

We conducted our audit to opine on the financial statements of the Single Family Mortgage Revenue Program Fund, Multi-Family Revenue Program Fund, General Fund, and Federal Program Fund of the Ohio Housing Finance Agency. The combining financial statements, included supplementary information, are presented for purposes of additional analysis and are not a required part of the Ohio Housing Finance Agency's financial statements. We subjected this information to the auditing procedures applied in the audit of the Ohio Housing Finance Agency's financial statements, respectively. In our opinion, based on our audit, this information is fairly stated in all material respects in relation to the Ohio Housing Finance Agency's financial statements of the Single Family Mortgage Revenue Fund, Multi-Family Mortgage Revenue Program Fund, General Fund, and Federal Program Fund taken as a whole.



**Betty Montgomery**  
**Auditor of State**

September 30, 2005

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## OHIO HOUSING FINANCE AGENCY

Management's Discussion and Analysis

June 30, 2005

Unaudited

This section of the annual financial report for the Ohio Housing Finance Agency (OHFA) presents our discussion and analysis of financial performance during the fiscal year ended on June 30, 2005 in relation to June 30, 2004. The selected financial data presented were derived from the financial statements of the OHFA that were audited by the Auditor of State. This information is being presented to provide additional information regarding the activities of the OHFA and to meet certain disclosure requirements of Government Accounting Standards Board Statement No. 34, *Basic Financial Statements – and Management Discussion Analysis – for State and Local Governments*. The OHFA implemented during FY 2005 the GASB Statement No. 40, *Deposits and Investment Risk Disclosure* and GASB Technical Bulletin No. 2004-2, *Recognition of Pension and Other Post-employment Benefit Expenditures/Expenses and Liabilities by Cost Sharing Employers*. The OHFA is a self-supporting entity and follows enterprise fund reporting and accordingly, the financial statements are presented using the economic resources measurement focus and the accrual basis of accounting. Enterprise fund statements offer short-term and long-term financial information about the OHFA's activities. The Report of the Independent Accountants, financial statements, accompanying notes and supplementary information should be read in conjunction with the following discussion.

### Financial Highlights

The following is a comparative analysis between the years ended June 30, 2005 and June 30, 2004. The items presented are key financial aspects of the OHFA's operations.

	As of June 30, 2005	As of June 30, 2004	\$ Change	% Change
Total assets	\$ 2,228,066,176	\$ 2,290,940,627	\$ (62,874,451)	-2.7%
Total liabilities	1,994,766,274	2,070,330,054	(75,563,780)	-3.6%
Non-current liabilities (see Note 8)	1,822,457,012	1,921,439,923	(98,982,911)	-5.2%
Current liabilities	172,309,262	148,890,131	23,419,131	15.7%
Net assets	233,299,902	220,610,573	12,689,329	5.8%
Net assets, restricted	124,704,078	118,869,758	5,834,320	4.9%
Net assets, unrestricted	107,361,546	100,740,746	6,620,800	6.6%
Cash	36,196,663	31,344,588	4,852,075	15.5%
Investments, at fair value	555,378,680	536,701,717	18,676,963	3.5%
Mortgage-backed securities, at fair value	1,165,887,327	1,236,305,002	(70,417,675)	-5.7%
Capital assets	1,234,278	1,000,069	234,209	23.4%
Bonds payable	1,620,158,155	1,708,174,160	(88,016,005)	-5.2%
Operating Revenue	185,046,590	121,540,612	63,505,978	52.3%
Change in fair value of investments (GASB 31)	6,747,054	(58,733,886)	65,480,940	111.5%
Operating Expenses	172,357,261	182,709,183	(10,351,922)	-5.7%
Net income	\$ 12,689,329	\$ (61,168,571)	\$ 73,857,900	120.7%

#### Comments:

- Total assets decreased by approximately \$62.9 million (2.7%) that included an increase in investments of \$18.7 million, a decrease in mortgage-backed securities of \$70.4 million, a decrease in loans receivable of \$11.8 and other net increases of \$6 million. The change in the fair value of investments including mortgage-backed securities increased by approximately \$6.7 million due to current market interest conditions as required by Government Accounting Standards Board Statement No. 31, *Accounting and Financial Reporting for Certain Investments and for External Investment Pools* (GASB 31). See Note 5 for a description of the fair value adjustment. Mortgage-backed securities decreased due to prepayments.
- Total liabilities decreased by approximately \$75.6 million (3.6%), primarily due to a decrease in bonds payable of \$88.0 million partially offset by the net increases in payable, deposits and deferred revenue of \$12.4 million. Bonds payables decreased due to prepayments.

- Investments increased by approximately \$18.7 million (3.5%) primarily due to the recording of the collateral on lent securities in the amount of \$22.9 million. See Notes 2 and 3
- Mortgage-backed securities decreased \$70.4 million (5.7%) as a result of the principal collected from mortgages exceeding purchases by \$77.1 million and an increase of \$6.7 million in the fair value. The amount of GNMA's outstanding decreased due to prepayments. The relative market rate of interest changed slightly during 2005, which is reflected in the favorable fair value change for FY 2005 when compared to FY 2004. Prepayments increased the collection of principal because the market mortgage interest rates were less than the borrowers mortgage rate of interest.
- Capital assets increased by the routine purchase of office equipment and leasehold improvements partially offset by the respective increases in depreciation and amortization. See Note 7.
- Bonds payable decreased \$88.0 million (5.2%) due to bonds issued of \$404.3 million being exceeded by the scheduled bond calls and the increase in redemptions from prepayments in the Single Family Program. Total bond redemptions during 2005 were \$493.5 million and net deferred cost amortizations were \$1.2 million. See Note 8.
- Operating revenue increased \$63.5 million (52.3%) as mortgage-backed securities interest income decreased \$11.4 million as the underlying amount of the GNMA assets outstanding decreased due to prepayments; loan interest income increased \$0.8 million; investment interest income increased \$2.7 million; the change in the fair value of investments (primarily GNMA's) increased \$65.5 million due to the change in market interest rates; and other net increases of \$5.9 million. The other net increase of \$5.9 million is primarily the servicer release fee of \$3.7 million that is being recorded in the General Fund. See Note 2.
- Operating expenses decreased \$10.4 million (5.7%) as interest expense decreased \$16.6 million as Single Family Program bonds outstanding decreased as they were redeemed due to prepayments and scheduled bond calls; OHFA contributions to bond issues increased \$4.6 million; general and administrative expense increased \$1.1 million; servicer fees increased \$0.7 million; and other net expense decreased \$0.2 million.
- Net income in 2005 increased \$73.9 million (120.7%) from 2004 as the decrease in mortgage-backed securities interest income of \$11.4 million, the investment income increase of \$2.7 million, the increase in the servicer release fee of \$3.7 million and the increase in the fair value of investments of \$65.5 million exceeded the decrease in the interest expense of \$16.6 million, the increase in contribution to bond issues of \$4.6 million and other net increases to income of \$1.4 million.

## Operating Activities

Mortgage-backed securities, loan and investment interest income represents the significant sources of operating revenue for the OHFA.

The OHFA's Revenues and Expenses were:

	FY 2005	FY 2004	\$ Change	% Change
<b>Operating Revenues:</b>				
Loan interest income	\$ 13,221,180	\$ 12,409,094	\$ 812,086	6.5%
Mortgage-backed securities interest income	66,185,567	77,596,887	(11,411,320)	-14.7%
Investment income	15,357,236	12,633,647	2,723,589	21.6%
Other mortgage income - net	1,271,487	-	1,271,487	0.0%
Federal financial assistance programs	56,404,293	56,397,016	7,277	0.0%
Other income	25,859,773	21,237,854	4,621,919	21.8%
Change in fair value of investments (GASB 31)	6,747,054	(58,733,886)	65,480,940	111.5%
<b>Total Operating Revenues</b>	<b>\$ 185,046,590</b>	<b>\$ 121,540,612</b>	<b>\$ 63,505,978</b>	<b>52.3%</b>
<b>Operating Expenses:</b>				
Interest expense	\$ 83,177,213	\$ 99,817,915	\$ (16,640,702)	-16.7%
Servicer fees	3,912,386	3,252,220	660,166	20.3%
OHFA contribution to bond issues	4,565,345	-	4,565,345	0.0%
General and administrative	10,078,100	8,973,745	1,104,355	12.3%
Federal financial assistance programs	56,404,293	56,397,016	7,277	0.0%
Other expense	14,219,924	14,268,287	(48,363)	-0.3%
<b>Total Operating Expenses</b>	<b>172,357,261</b>	<b>182,709,183</b>	<b>(10,351,922)</b>	<b>-5.7%</b>
<b>Net Income</b>	<b>\$ 12,689,329</b>	<b>\$ (61,168,571)</b>	<b>\$ 73,857,900</b>	<b>120.7%</b>

Discussion of Net Income Change (in millions):

<b>FY 2005 and FY 2004</b>	<b>Single Family Mortgage Revenue Program Fund</b>	<b>Multi-Family Mortgage Revenue Program Fund</b>	<b>General Fund</b>	<b>Federal Program Fund</b>	<b>Total</b>
Net income (loss) FY 2005	\$ 6.0	\$ (0.1)	\$ 6.9	\$ -	\$ 12.8
Less - GASB 31 FY 2005 fair value adjustment	(6.9)	0.1	0.0	-	(6.8)
Net income (loss) FY 2005 without the GASB 31 adjustment	\$ (0.9)	\$ 0.0	\$ 6.9	\$ -	\$ 6.0
Net income (loss) FY 2004	\$ (62.7)	\$ (0.9)	\$ 2.4	\$ -	\$ (61.2)
Add - GASB 31 FY 2004 fair value adjustment	57.6	0.7	0.4	-	58.7
Net income (loss) FY 2004 without the GASB 31 adjustment	\$ (5.1)	\$ (0.2)	\$ 2.8	\$ -	\$ (2.5)
<b>FY 2005 improvement over FY 2004</b>	<b>\$ 4.2</b>	<b>\$ 0.2</b>	<b>\$ 4.1</b>	<b>\$ -</b>	<b>\$ 8.5</b>
Improvement explained by:					
Increase (decrease) in book interest spread	\$ (1.0)	\$ 0.2	\$ 1.8	\$ -	\$ 1.0
Add - decrease in rebate liability	4.4	-	-	-	4.4
Add - decrease in bond amortizations	3.0	-	-	-	3.0
Gross book spread improvement - adding back the rebate and amortizations	6.4	0.2	1.8	-	8.4
Increase in servicer release fee	-	-	3.7	-	3.7
Increase in contributions to new bond issues	(2.7)	-	(1.9)	-	(4.6)
Other	0.5	-	0.5	-	1.0
<b>Improvement explained</b>	<b>\$ 4.2</b>	<b>\$ 0.2</b>	<b>\$ 4.1</b>	<b>\$ -</b>	<b>\$ 8.5</b>
<b>Simple Average Interest Rates:</b>					
<b>Single Family</b>					
<b>General</b>					
Fiscal Year 2005					
Mortgages	5.7%				
Investments	3.2%		2.1%		
Bonds	4.7%				
Fiscal Year 2004					
Mortgages	5.7%				
Investments	3.2%		1.0%		
Bonds	4.7%				

The decrease in the Single Family Program interest spread of approximately \$1.0 million is the result of the overall net reduction in the amount of mortgages and bonds outstanding. The increase in the General Fund interest spread of \$1.8 million is the result of higher market interest rates paid on the invested funds. The decrease in the rebate liability of \$4.4 million is a result of the lower arbitrage amount that is expected to be paid to the Internal Revenue Service, as calculated by the OHFA's tax counsel. The decrease in bond amortizations of \$3.0 million is due to a reduction in the prepayments in FY 2005 when compared to FY 2004. Prepayments accelerate the write-offs of deferred costs. The servicer release fee of \$3.7 million is paid by the master servicer for the rights to service the mortgages, for a fee, through their maturity. Previously, the servicer release fee was recorded as income in the originating Single Family Program series. Note that the servicer release fee income of \$3.7 million in the General Fund was offset by the increase in the Single Family Program and General Fund contributions of \$4.6 million to fund the new bond issues. Changes in various other income and expense items, such as agency fees, payroll, purchased services, insurance and other generally offset when comparing FY 2005 with FY 2004.

## **Debt Administration**

The OHFA recorded a decrease in bonds payable of approximately \$88.0 million (5.2%) over the prior year, representing the excess in bonds called over new issues. Certain Single Family Program bond issues also had swap agreements. See Notes 8, 9, 10 and 11.

## **New Business**

The OHFA issued \$389.9 million in Single Family Program bonds and \$14.4 million in Multi-Family Mortgage Revenue bonds. Subsequent items were the expected issuance by the OHFA of one Single Family bond and the issuance of two Multi-Family bonds. Some of the new and subsequent bond issues also had swap agreements. See Notes 8, 10 and 11.

## **Single Family**

The OHFA's Single Family Mortgage Revenue Program is the main source of revenues.

## **Budget**

The OHFA is self-supporting, but the State of Ohio appropriates spending authority for operations, grants and loans and equipment in the General Fund. Effective July 1, 2005, the OHFA became a state agency separate from the Ohio Department of Development. See Note 1.

## **Conclusion**

The above discussion and analysis is presented to provide additional information regarding the activities of the OHFA and also to meet the disclosure requirements of GASB Statement No. 34. We believe that all requirements of GASB 34 have been met as it applies to the OHFA. If you have questions about the report or need additional financial information, contact the Chief Financial Officer, Ohio Housing Finance Agency, 57 E. Main Street, Columbus, Ohio 43215, or telephone 614-644-7039.

OHIO HOUSING FINANCE AGENCY

Statement of Net Assets

June 30, 2005

	Single Family Mortgage Revenue Program Fund	Multi-Family Mortgage Revenue Program Fund
<b>ASSETS</b>		
Current assets		
Cash	\$ -	\$ -
Restricted Cash	90,406	18,409
Current portion of investments, at fair value	-	-
Current portion of restricted investments, at fair value	402,213,442	3,793,922
Current portion of mortgage-backed securities, at fair value	46,745,903	609,022
Collateral on lent securities	-	-
Accounts receivable	110,634	-
Interest receivable on investments and mortgage-backed securities	8,780,722	103,542
Current portion of loans receivable	185,811	2,417,162
Interest receivable on loans	55,718	333,363
Current portion of unamortized bond issue costs	795,703	47,064
Prepaid insurance and other	12,054	-
<b>Total current assets</b>	<b>458,990,393</b>	<b>7,322,484</b>
Non-current assets		
Non-current portion of investments, at fair value	-	-
Non-current portion of restricted investments, at fair value	1,166,372	-
Non-current portion of mortgage-backed securities, at fair value	1,104,118,912	14,413,490
Non-current portion of loans receivable	4,406,991	178,225,426
Non-current portion of unamortized bond issue costs	11,305,371	519,937
Office equipment, and leasehold improvement, net of accumulated depreciation and amortization	-	-
<b>Total non-current assets</b>	<b>1,120,997,646</b>	<b>193,158,853</b>
<b>Total assets</b>	<b>\$ 1,579,988,039</b>	<b>\$ 200,481,337</b>

See accompanying notes to the financial statements.

General Fund	Federal Program Fund	Total FY 2005
\$ 324,709	\$ -	\$ 324,709
35,762,150	989	35,871,954
100,711,699	-	100,711,699
-	12,981,239	418,988,603
-	-	47,354,925
22,710,874	208,662	22,919,536
5,211,428	791,369	6,113,431
237,099	-	9,121,363
59,018,742	-	61,621,715
1,558,439	-	1,947,520
-	-	842,767
335,660	-	347,714
<u>225,870,800</u>	<u>13,982,259</u>	<u>706,165,936</u>
11,592,470	-	11,592,470
-	-	1,166,372
-	-	1,118,532,402
194,916,993	-	377,549,410
-	-	11,825,308
1,234,278	-	1,234,278
<u>207,743,741</u>	<u>-</u>	<u>1,521,900,240</u>
<u>\$ 433,614,541</u>	<u>\$ 13,982,259</u>	<u>\$ 2,228,066,176</u>

OHIO HOUSING FINANCE AGENCY

Statement of Net Assets

June 30, 2005

	Single Family Mortgage Revenue Program Fund	Multi-Family Mortgage Revenue Program Fund
<b>LIABILITIES AND NET ASSETS</b>		
Current liabilities		
Current portion of accounts payable and other	\$ 6,423,958	\$ 147,574
Interest payable	20,617,456	1,638,314
Obligations under securities lending	-	-
Current portion of bonds payable	17,769,884	2,304,958
Deposits held	2	610,733
Current portion of deferred revenue	6,169,106	-
<b>Total current liabilities</b>	<b>50,980,406</b>	<b>4,701,579</b>
Non-current liabilities		
Non-current portion of accounts payable and other	-	-
Non-current portion of bonds payable	1,405,989,381	194,093,932
<b>Total non-current liabilities</b>	<b>1,405,989,381</b>	<b>194,093,932</b>
<b>Total liabilities</b>	<b>1,456,969,787</b>	<b>198,795,511</b>
Net assets		
Invested in capital assets, net of related debt	-	-
Restricted - bond funds	123,018,252	1,685,826
Unrestricted	-	-
<b>Total net assets</b>	<b>123,018,252</b>	<b>1,685,826</b>
<b>Total liabilities and net assets</b>	<b>\$ 1,579,988,039</b>	<b>\$ 200,481,337</b>

See accompanying notes to the financial statements.

	General Fund	Federal Program Fund	Total FY 2005
	\$ 37,220,403	\$ 13,773,597	\$ 57,565,532
	-	-	22,255,770
	22,710,874	208,662	22,919,536
	-	-	20,074,842
	37,046,014	-	37,656,749
	5,667,727	-	11,836,833
	102,645,018	13,982,259	172,309,262
	222,373,699	-	222,373,699
	-	-	1,600,083,313
	222,373,699	-	1,822,457,012
	325,018,717	13,982,259	1,994,766,274
	1,234,278	-	1,234,278
	-	-	124,704,078
	107,361,546	-	107,361,546
	108,595,824	-	233,299,902
	\$ 433,614,541	\$ 13,982,259	\$ 2,228,066,176

**OHIO HOUSING FINANCE AGENCY**

**Statement of Revenues, Expenses**

**and Changes in Net Assets**

**Year Ended June 30, 2005**

	Single Family Mortgage Revenue Program Fund	Multi-Family Mortgage Revenue Program Fund
<b>OPERATING REVENUES</b>		
<b>INTEREST AND INVESTMENT INCOME:</b>		
Loans	\$ 738,953	\$ 7,659,370
Mortgage-backed securities	65,215,176	970,391
Investments	12,854,223	75,062
Other mortgage income - net	1,271,487	-
Net increase (decrease) in the fair value of investments and mortgage-backed securities	6,897,044	(121,805)
<b>Total interest and investment income</b>	<b>86,976,883</b>	<b>8,583,018</b>
<b>OTHER INCOME:</b>		
Administrative fees	-	-
Federal financial assistance programs	-	-
Service fees and other	11,938	-
HTF grant and loan revenue	-	-
<b>Total other income</b>	<b>11,938</b>	<b>-</b>
<b>Total operating revenues</b>	<b>86,988,821</b>	<b>8,583,018</b>
<b>OPERATING EXPENSES:</b>		
Interest expense	74,550,123	8,627,090
Payroll and benefits	-	-
Contracts	-	-
Maintenance	-	-
Rent or lease	-	-
Purchased services	-	-
Federal financial assistance programs	-	-
Trustee expense and agency fees	3,757,712	72,184
Mortgage servicing and administration fees	29,856	17,546
OHFA contribution to bond issues	2,635,745	-
Insurance and other	24,240	23,023
HTF grant and loan expense	-	-
<b>Total operating expenses</b>	<b>80,997,676</b>	<b>8,739,843</b>
<b>Net income (loss)</b>	<b>5,991,145</b>	<b>(156,825)</b>
<b>Net assets, beginning of year</b>	<b>117,027,107</b>	<b>1,842,651</b>
<b>Net assets, end of year</b>	<b>\$ 123,018,252</b>	<b>\$ 1,685,826</b>

*See accompanying notes to the financial statements.*

	General Fund	Federal Program Fund	Total FY 2005
\$	4,822,857	\$ -	\$ 13,221,180
	-	-	66,185,567
	2,427,951	-	15,357,236
	-	-	1,271,487
	(28,185)	-	6,747,054
	7,222,623	-	102,782,524
	6,818,077	-	6,818,077
	-	56,404,293	56,404,293
	5,608,852	-	5,620,790
	13,420,906	-	13,420,906
	25,847,835	56,404,293	82,264,066
	33,070,458	56,404,293	185,046,590
	-	-	83,177,213
	6,505,764	-	6,505,764
	1,109,959	-	1,109,959
	175,133	-	175,133
	764,669	-	764,669
	1,522,575	-	1,522,575
	-	56,404,293	56,404,293
	35,088	-	3,864,984
	-	-	47,402
	1,929,600	-	4,565,345
	751,755	-	799,018
	13,420,906	-	13,420,906
	26,215,449	56,404,293	172,357,261
	6,855,009	-	12,689,329
	101,740,815	-	220,610,573
\$	108,595,824	\$ -	\$ 233,299,902

**OHIO HOUSING FINANCE AGENCY**

**Statement of Cash Flows**

**Year Ended June 30, 2005**

	Single Family Mortgage Revenue Program Fund	Multi-Family Mortgage Revenue Program Fund
<b>CASH FLOWS FROM OPERATING ACTIVITIES:</b>		
Cash collected from mortgage-backed securities principal	\$ 331,680,362	\$ 195,711
Cash collected from program loans principal	1,560,573	13,336,510
Cash received from investment interest and mortgage-backed securities interest	79,423,090	1,055,090
Cash received from program loan interest	620,710	7,518,009
Cash received from closing fees	5,769,343	-
Cash received from administrative fees	-	-
Cash received from bond premiums, downpayment assistance grants and other	4,873,559	-
Cash received from service fees and other	5,583,917	119,393
Cash received from HTF grants and loans	-	-
Cash received from transfer in	16,801,379	-
Payments to purchase mortgage-backed securities	(254,739,677)	-
Payments to purchase program loans	-	(14,400,000)
Payments for bond premiums, downpayment assistance grants and other	(6,552,961)	-
Payments for bond interest payable	(71,768,027)	(8,738,342)
Payments for trustee expense and agency fees	(6,789,738)	(81,360)
Payments for mortgage servicing and administration fees	(30,937)	(18,273)
Payments for payroll and benefits	-	-
Payments for contracts	-	-
Payments for maintenance	-	-
Payments for rent or lease	-	-
Payments for purchased services	-	-
Payments for insurance and other	(9,960,091)	(485,587)
Payments for HTF grants and loans	-	-
Payments for transfer out	(16,801,379)	-
Net cash provided (used) by operating activities	79,670,123	(1,498,849)
<b>CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES:</b>		
Cash received from bonds issued	389,897,337	14,400,000
Payments to redeem bonds	(479,573,000)	(13,955,000)
Payments for bond issue costs, unamortized	(3,406,833)	-
Net cash provided (used) by noncapital financing activities	(93,082,496)	445,000
<b>CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES:</b>		
Payments to acquire capital assets and leasehold improvements	-	-
Net cash provided (used) by capital and related financing activities	-	-
<b>CASH FLOWS FROM INVESTING ACTIVITIES:</b>		
Purchase of investments	-	-
Proceeds from sale and maturities of investments	-	-
Net cash provided (used) by investing activities	-	-
Net increase (decrease) in cash and cash equivalents	(13,412,373)	(1,053,849)
Cash and cash equivalents, beginning of year	415,716,221	4,866,180
Cash and cash equivalents, end of year	\$ 402,303,848	\$ 3,812,331

*See accompanying notes to the financial statements.*

	General Fund	Federal Program Fund	Total FY 2005
\$	-	\$ -	\$ 331,876,073
	71,842,988	-	86,740,071
	2,424,775	169,392	83,072,347
	4,697,364	-	12,836,083
	-	-	5,769,343
	6,437,837	-	6,437,837
	-	-	4,873,559
	14,890,278	62,247,550	82,841,138
	13,178,430	-	13,178,430
	24,946,363	-	41,747,742
	-	-	(254,739,677)
	(59,845,450)	-	(74,245,450)
	-	-	(6,552,961)
	-	-	(80,506,369)
	(34,730)	-	(6,905,828)
	-	-	(49,210)
	(6,505,764)	-	(6,505,764)
	(1,105,034)	-	(1,105,034)
	(175,133)	-	(175,133)
	(764,669)	-	(764,669)
	(1,522,575)	-	(1,522,575)
	(20,893,720)	(56,404,293)	(87,743,691)
	(13,178,430)	-	(13,178,430)
	(24,946,363)	-	(41,747,742)
	9,446,167	6,012,649	93,630,090
	-	-	404,297,337
	-	-	(493,528,000)
	-	-	(3,406,833)
	-	-	(92,637,496)
	(411,422)	-	(411,422)
	(411,422)	-	(411,422)
	(2,067,147)	-	(2,067,147)
	10,624,890	-	10,624,890
	8,557,743	-	8,557,743
	17,592,488	6,012,649	9,138,915
	119,206,070	6,969,579	546,758,050
\$	\$ 136,798,558	\$ 12,982,228	\$ 555,896,965

**OHIO HOUSING FINANCE AGENCY**

**Statement of Cash Flows**

**Year Ended June 30, 2005**

	Single Family Mortgage Revenue Program Fund	Multi-Family Mortgage Revenue Program Fund
<b>Reconciliation of operating income to net cash provided (used) by operating activities</b>		
Operating income	\$ 5,991,145	\$ (156,825)
Adjustments to reconcile operating income to net cash provided (used) by operating activities:		
Amortization of bond issue costs	6,379,181	59,718
Amortization of bond discount (premium)	(999,566)	(18,673)
Amortization of GNMA/loan (discount) premium	(131,814)	(17,640)
Net (increase) decrease in the fair value of investments and mortgage-backed securities	(6,897,044)	121,805
Office equipment depreciation and leasehold amortization	-	-
(Gain) loss on disposal of equipment	-	-
Amounts loaned under agency programs	-	(14,400,000)
Amounts collected - program loans	1,560,573	13,336,510
Purchases - mortgage-backed securities	(254,739,677)	-
Principal received on mortgage-backed securities	331,680,362	195,711
Decrease (increase) in accounts receivable	11,976,231	-
Decrease (increase) in interest receivable on investments and mortgage-backed securities	731,131	9,638
Decrease (increase) in interest receivable on loans	13,571	(77,344)
Decrease (increase) in prepaid insurance and other	3,555	-
Increase (decrease) in accounts payable and other	(8,577,455)	(77,274)
Increase (decrease) in interest payable	(2,597,518)	(150,815)
Increase (decrease) in deposits	(7,652,493)	(323,660)
Increase (decrease) in deferred revenue	2,929,941	-
<b>Net cash provided (used) by operating activities</b>	<b>\$ 79,670,123</b>	<b>\$ (1,498,849)</b>

*See accompanying notes to the financial statements.*

	General Fund	Federal Program Fund	Total FY 2005
\$	6,855,009	\$ -	\$ 12,689,329
	-	-	6,438,899
	-	-	(1,018,239)
	-	-	(149,454)
	28,185	-	(6,747,054)
	167,412	-	167,412
	9,801	-	9,801
	(59,845,450)	-	(74,245,450)
	71,387,080	-	86,284,163
	-	-	(254,739,677)
	-	-	331,876,073
	(1,546,072)	50,477	10,480,636
	(3,176)	-	737,593
	(125,493)	-	(189,266)
	242,406	-	245,961
	(16,207,793)	5,962,172	(18,900,350)
	-	-	(2,748,333)
	4,441,264	-	(3,534,889)
	4,042,994	-	6,972,935
\$	9,446,167	\$ 6,012,649	\$ 93,630,090

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## NOTE 1 • AUTHORIZING LEGISLATION AND FUNDS

The Ohio Housing Finance Agency (OHFA) was created by Amended Substitute House Bill No. 1, which became effective on January 20, 1983 (the "Act"). The Act, *inter alia*, enacted Chapter 175 of the Ohio Revised Code implementing Section 14 of Article VIII of the Constitution of Ohio of 1851, as amended. Section 14 of Article VIII was adopted by a majority vote of Ohio voters on November 2, 1982. On November 30, 2004, the Ohio General Assembly passed H.B. 431 and on February 1, 2005, H.B. 431 was signed into law by the Governor. That bill, effective July 1, 2005, established the OHFA as a body corporate and politic performing essential governmental functions of the State, a separate entity from the Department of Development of the State. On the effective date of the legislation, the OHFA assumed the functions, powers, duties and obligations of the Department of Development pertaining to the OHFA.

The OHFA's mission includes but is not limited to assisting with the financing, refinancing, production, development and preservation of safe, decent and affordable housing for occupancy by low- and moderate-income persons, and promoting community development, economic stability and growth within Ohio.

The powers of the OHFA are vested in its Board of eleven members, consisting under the Act of the Director of the Ohio Department of Development, or his designee, the Director of the Ohio Department of Commerce, or his designee, and nine public members appointed by the Governor, with the advice and consent of the Ohio Senate, for six-year terms. The Governor appoints the Chairperson of the OHFA, and the members of the OHFA Board appoint a Vice Chairperson.

The OHFA is required to prepare an annual plan to address the State's housing needs and develop policies and program guidelines for the administration of its programs, as well as to prepare an annual financial report, including audited financial statements prepared in accordance with GAAP and appropriate accounting standards and an annual report of all of its programs. The OHFA holds its own moneys, which are not deemed to be funds of the State of Ohio or public moneys.

The OHFA is a part of the primary government of the State of Ohio with certain funds and accounts included in the Ohio Comprehensive Annual Financial Report. The accounts are organized on the basis of funds, which are set up in accordance with the authorizing bill and the various note and bond resolutions. Various trustees administer all cash, current investments, mortgage-backed securities and bonds payable in the Single Family Mortgage Revenue Program Fund and the Multi-Family Mortgage Revenue Program Fund. The OHFA reports the following major funds:

### Single Family Mortgage Revenue Program Fund

The Single Family Mortgage Revenue Program (the Single Family Program) accounts for proceeds of four bond series under separate closed indentures and of 24 bond series issued under an open indenture dated June 1994. The assets, liabilities, revenues and expenses reported in the Single Family Program Fund reflect the use of tax-exempt financing (see Note 9).

Prior to 1988, those bonds provided funds for the trustee to purchase directly from lending institutions eligible mortgage loans on owner-occupied, one- to four-unit residences. Since 1988, except for the 1993 Series A bonds, qualified loans have been pooled by the master servicer and purchased by the trustee as Government National Mortgage Association (GNMA) securities or by Federal National Mortgage Association (Fannie Mae) and classified as mortgage-backed securities on the financial statements.

### Multi-Family Mortgage Revenue Program Fund

The Multi-Family Mortgage Revenue Program (the Multi-Family Program) accounts for proceeds of 23 bond programs under separate closed indentures. These bonds provide below-market rate financing for the purchase from lending institutions of mortgage loans or GNMA's on multiple-unit rental property. The OHFA is a conduit issuer of these bonds. Expenses not covered under the indenture are the responsibility of the borrower. The borrower is required to comply with Tax Regulatory Agreements to maintain the tax-exempt status of the bonds.

### General Fund

The General Fund receives administrative fees for bond, loan and federal programs. General and administrative expenses of the OHFA are paid with these fees. The OHFA also receives certain earnings from the Single Family Program, reported in the Bond Series Program and Escrow Funds that are held primarily for future uses. The Housing Development Fund includes amounts borrowed as interest-free funds from the Ohio Department of Commerce Division of Unclaimed Funds (Commerce) to fund loans to qualified housing sponsors to develop low cost housing. Commerce is repaid as the loans are repaid. The Housing Development Assistance Program Fund includes money provided by the Ohio Housing Trust Fund to be used to provide loans and grants to projects for low or moderate-income tenants. Loan repayments are repaid to the Housing Trust Fund. The OHFA's General Fund is separate and not related to the State of Ohio's General Fund.

### Federal Program Fund

Under annual contributions contracts among the OHFA, the owners of rental housing properties, and the U.S. Department of Housing and Urban Development (HUD), monthly Housing Assistance Payments (Section 8) are received from HUD and disbursed to the owners as rent subsidies. The Home Investment Partnership Act HOME Fund accounts for amounts allocated from the Ohio Department of Development Office of Housing and Community Partnership (OHCP), the designated administrator for HOME. The OHFA utilizes the allocation to fund the Housing Development Assistance Program (HDAP) and the Community Housing Development Organization Program (CHDO). Amounts directed to the HDAP program are used to provide loans and grants to projects for low or moderate-income tenants. Loan repayments are collected by the OHFA and returned to OHCP and are used to provide future loans and grants. Funds allocated to the CHDO program are awarded to community organizations as grants by the OHFA. The Financial Adjustment Factor (FAF) funds are held by the OHFA for allocation to eligible projects. A contractor administers the awards of FAF money.

## **NOTE 2 · SUMMARY OF SIGNIFICANT POLICIES**

The financial statements have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to government units. The GASB is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. In accordance with the provisions of the GASB Statement No. 20, *Accounting and Financial Reporting for Proprietary Funds and Other Governmental Entities That Use Proprietary Fund Accounting*, the OHFA has elected, in addition to applying Financial Accounting Standards Board (FASB) Statements and Interpretations, Accounting Principle Board Opinions, and Accounting Research Bulletins issued on or before November 30, 1989, to apply all FASB Statements and Interpretations issued after November 30, 1989, except for those that conflict with or contradict GASB pronouncements. The OHFA utilizes the economic resource measurement focus and the accrual basis of accounting wherein revenues are recognized when earned and expenses when incurred.

Consistent with Section 2100 of the Codification of Governmental Accounting and Financial Reporting Standards published by the GASB, *Defining the Reporting Entity*, this report includes all funds, activities and functions for which the OHFA is financially accountable.

The OHFA implemented during fiscal year 2005 the GASB Statement No. 40, *Deposits and Investment Risk Disclosures* and adopted GASB Technical Bulletin 2004-2, *Recognition of Pension and Other Post-employment Benefit Expenditures/Expense and Liabilities by Cost Sharing Employers*. See Notes 2 and 3.

## ASSETS

### Cash

Cash consists of cash on hand, cash held by depository institutions and trustees (see Note 3). Cash in the bond funds and the Housing Development Assistance Program is restricted for use in those programs.

Cash and current investments, including the portions restricted for debt service, are considered to be cash equivalents, as defined in GASB Statement No. 9, for purposes of a Statement of Cash Flows. Current investments consist primarily of guaranteed investment contracts (GICs), which can be liquidated at any time.

### Investments

The current investments within the Single Family and Multi-Family Programs, generally restricted by the various bond resolutions to direct obligations of the U.S. government and its agencies or other instruments secured by such obligations, are commonly held in guaranteed investment contracts (GICs). Other current investments reported in the bond programs, along with current investments reported in the General and Federal Program Funds, are invested in money market mutual funds and securities of federal agencies or instrumentalities held by the trustees. Current investments within the General and Federal Program Funds that are not held by the trustee are invested in the State Treasury Asset Reserve of Ohio (STAR Ohio) Fund administered by the Office of Treasurer of State. Those current investments are reported at fair values, which, for most current investments, is the same as cost (see Notes 3 and 5).

The non-current investments reported in the General Fund are invested in United States Treasury obligations or securities of federal agencies or instrumentalities and are held by a trustee. These non-current investments are reported at fair values.

Securities Lending - GASB Statement No. 28, *Accounting and Financial Reporting for Securities Lending Transactions*, requires disclosure of assets and liabilities arising from lending transactions. The cash held in Housing Trust Fund (HTF) 646 and Operating Funds 380 and 445 is invested by the Treasurer of State. Moneys invested into the STAR Ohio investment pool and into the "Cash Equity with Treasurer" account are subject to securities lending. The state requires that lent securities be collateralized at no less than 102% of market value. The STAR Ohio Fund issues a separate audited financial report as does the State of Ohio. Bond documents prohibit the lending of securities pledged to bondholders.

The OHFA complies with GASB Statement No. 31, *Accounting and Financial Reporting for Certain Investments and for External Investment Pools* (see Note 5).

### Excess Revenue Fund

The excess revenue account in the General Trust fund receives money transferred from the individual Single Family Program series that qualifies as excess revenue under the General Indenture. The money in the excess revenue fund can be used to redeem bonds or, upon delivery of a Cash Flow Certificate, pay extraordinary trustee fees or transfer moneys to the Program Fund of the General Fund. The amount of investments in the Excess Revenue Fund was \$27,391,247 at June 30, 2005.

### Restricted Assets

Current investments in the Single Family and Multi-Family Program Funds are restricted primarily for debt service. Other current investment account restrictions are for bond acquisition, bond revenue, bond proceeds, special funds, commitments, cost of issuance, capital reserves, mortgage reserves, mortgage prepayment, debt service reserves, construction and expenses. Cash and investments are restricted in the HDAP fund of the General Fund and all funds of the Federal Program Fund. The OHFA does not use restricted investments to fund unrestricted program costs. Restricted investments used to fund current operations are classified as current assets.

### Mortgage-Backed Securities

Mortgage-backed securities (MBS) reported in both the Single Family and Multi-Family Bond Programs are pass-through securities of the GNMA or certificates of the Fannie Mae, which securitize qualified pools of loans or individual loans under the respective programs. They are reported at fair value that varies from the value of the securities certificates if held to maturity (see Note 5).

### Capital Assets

Office equipment is capitalized at cost in the General Fund and depreciation is provided on the straight-line basis over the estimated useful lives. Leasehold improvements are capitalized at cost and amortized on the straight-line basis over the term of the building lease. The OHFA capitalizes assets that have an individual line item cost exceeding \$100 (see Note 7).

### Bond Issue Cost

Costs relating to issuing bonds are capitalized in the related bond group and are amortized using a method that does not differ materially from the level yield method over the lives of the related bond issues. Amortization of bond issue cost is included with interest expense.

## LIABILITIES

### Accounts Payable

Accounts payable includes general payables of each fund, the bond series arbitrage liability and amounts owed to the Ohio Department of Commerce Division of Unclaimed Funds for interest-free loans used to fund development programs.

### Debt Refunding

The OHFA follows GASB Statement No. 23, *Accounting and Financial Reporting for Refunding of Debt Reported by Proprietary Activities*. The Statement requires that gains and losses resulting from debt refunding be deferred and amortized over the shorter period of the remaining life of the new debt or the retired debt using the bonds outstanding method. There was no debt refunding in the current fiscal year that resulted in a deferred loss.

### Arbitrage Liability

The OHFA records rebatable arbitrage as a reduction in investment income (see Note 8).

### Deposits Held

Fees paid by the participating lenders are held as deposits in the Participation Fee Escrow account until contributed to a new series. In the Single Family Program these contributions are held as a deposit until the loans are closed and the MBS are purchased. The deposits held in the Multi-Family Program Fund are primarily money received in the series, which is owed to the project owners and will be used to pay future project expenses. The deposits of \$37,046,014 in the General Fund include \$1,281,105 in the Bond Series Program and Escrow fund for fees remitted by the lenders of Single Family mortgage bond issues; allocated restricted cash of \$35,762,150 in the HDAP fund available for subsequent disbursements for draws on Housing Trust Fund loans or grants; and miscellaneous deposits of \$2,759 (see Note 15).

### Deferred Revenue

Yield reductions resulting from Intercreditor Agreements for interest rate strips on previously refunded series are recorded as an investment and deferred revenue in the General Trust of the Single Family Program Fund until needed for a new issue. The amount of deferred revenue from yield reductions available at June 30, 2005 was \$204,757.

The tax credit reservation and compliance monitoring fee accounting reflects the recording of income when the fees are earned by deferring the unearned amount in the Bond Depository fund of the General Fund. The deferred reservation and compliance monitoring fee amount at June 30, 2005 was \$5,636,950.

Compensated Absences

The State of Ohio, which governs employee leave benefits and policies, pays compensation to separated employees for leave balances accumulated during the employee's term of service. In accordance with GASB Statement No. 16, *Accounting for Compensated Absences*, the compensated absence liability calculated for OHFA employees at June 30, 2005 was included as a liability in the Ohio Comprehensive Annual Financial Report.

Pension and Employee Benefits

The OHFA complies with GASB Technical Bulletin No. 2004-2, *Recognition of Pension and Other Post-employment Benefit Expenditures/Expense and Liabilities by Cost-Sharing Employers*, in the recognition of expense and liabilities for pensions and post employment benefits (see Notes 12 and 13).

**OPERATIONS AND OTHER**

Operating Revenues

The OHFA considers operating revenues to include interest earned on investments in the General Fund. The interest earned on the General Fund investments is included in operations for purposes of net income and the direct method cash flow statement.

Other Mortgage Income – Net

Items which were previously included in the revenue line "Net increase (decrease) in fair value of investments and mortgage-backed securities" are now reported on the line "Other mortgage income – net" and include closing fees (previously called commitment fees), down payment assistance grants, premiums (or inducements paid to lenders) and other items. The net total for fiscal year 2005 was \$1,271,487.

Servicer Release Fee

The OHFA changed the reporting for net servicer release fees paid by the master servicer from being a component of "Net increase (decrease) in the fair value of investments" in revenues of the Single Family Program to a component of "Service fees and other" revenues in the Bond Series Program and Escrow of the General Fund.

OHFA Contributions to New Bond Issues

The OHFA added a new line, "OHFA contribution to bond issues", to show the contributions made to new bond issues. Previously, these contributions were included in "Insurance and other" expense.

HTF Grant and Loan Revenue and Expense

In compliance with GASB 24, *Accounting and Financial Reporting for Certain Grants and Other Financial Assistance*, the HTF grant and loan revenue or expense amounts offset each other and primarily represent the draws paid to HTF projects.

**OHIO HOUSING FINANCE AGENCY**  
**Notes to the Financial Statements**  
**June 30, 2005**

Interest Expense

The OHFA records bond interest, amortized bond discounts and premiums and amortized bond issue costs in the "Interest expense" line item.

A summary for fiscal year 2005 follows:

	<b>Single Family Mortgage Revenue Program Fund</b>	<b>Multi-Family Mortgage Revenue Program Fund</b>
<b>Not Under General Indenture</b>		
Bond Interest	\$ 1,734,087	\$ 8,586,045
Amortized bond discount or (premium)	-	(18,673)
Amortized bond issue costs	46,547	59,718
<b>Total interest expense not under general indenture</b>	<b>\$ 1,780,634</b>	<b>\$ 8,627,090</b>
<b>Under General Indenture</b>		
Bond Interest	\$ 67,436,421	\$ -
Amortized bond discount or (premium)	(999,566)	-
Amortized bond issue costs	6,332,634	-
<b>Total interest expense under general indenture</b>	<b>\$ 72,769,489</b>	<b>\$ -</b>
<b>Total Interest Expense</b>	<b>\$ 74,550,123</b>	<b>\$ 8,627,090</b>

Interest Rate Swaps

The OHFA has entered into interest swap agreements to reduce its exposure to changes in variable interest rates on bonds financing fixed-rate mortgages. The OHFA has adopted GASB Technical Bulletin No. 2003-1, *Disclosure Requirements for Derivatives Not Reported at Fair Value on the Statement of Net Assets* (see Notes 8 and 10).

Non-exchange Transactions

During the year, the OHFA reviewed GASB Statement No. 33, *Accounting and Financial Reporting for Non-exchange Transactions*, and determined it to have no impact on the financial statements.

Building Lease

The OHFA occupies a leased office and the rent is charged to the "Rent or lease expense" line item in Funds 380, 445, HDAP, and Bond Series Program and Escrow Fund in the General Fund (see Note 14).

Pass-Through Grants

The OHFA complies with GASB Statement No. 24, *Accounting and Financial Reporting for Certain Grants and Other Financial Assistance*. GASB Statement No. 24 requires that all cash pass-through grants received by a governmental entity be reported in its financial statements.

Use of Estimates

The preparation of financial statements in conformity with GAAP requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities at the dates of the financial statements and the reported amounts of revenues and expenses during the reporting periods. Estimates used in the preparation of the financial statements are based on various factors, including the current interest rate environment, and can significantly affect the OHFA's net interest income.

### NOTE 3 · DEPOSITS AND INVESTMENTS

#### Deposits

Deposits include the OHFA's bank deposits in the form of cash. The book and bank balance of the OHFA's deposits at June 30, 2005 is \$36,196,663. Of the bank balance, \$126,155 is insured by the federal deposit insurance, and the remainder, \$36,070,508, is held within the Ohio Treasurer of State's "Cash Equity with Treasurer" account not subject to classification of custodial credit risk.

#### Investments

The Investment Policy adopted by the OHFA Board provides investment guidance for the unrestricted investments in the General Fund. The objective of the Investment Policy is to maintain safety and liquidity with appropriate yield and generally limits the investments to United States Treasury or Agency obligations, certificates of deposits, money market mutual funds, Star Ohio funds or investment grade commercial paper notes. The credit quality of the investments are generally rated Aaa by Moody's and interest rate risk is limited due to the generally short-term nature of the investments. The investments are made in consideration with short and intermediate-term cash requirements. The restricted cash in the HDAP Fund is invested in the State of Ohio Treasurer's Cash Equity Fund.

The Trust Indentures provide policy for the restricted investments within the Single-Family and Multi-Family Program series. The documents specify whether the financing of the mortgage loans will be by the purchase of mortgage-backed securities and also identify the investment providers for which liquid account balances are to be invested. The Investment Agreements specify a minimum credit rating for the investment providers, usually at least Aa by Moody's. The rates of interest on investments are established in the documents and are calculated to provide sufficient present value earnings to retire the outstanding bonds through maturity. The mortgage-backed securities are subject to interest rate risks due to prepayments before maturities and the fair value of the securities vary with the change in market interest rates. However, the OHFA does not expect to realize a loss on disposal of the mortgage-backed securities as they are held to maturity.

The restricted investments in the Federal Funds are invested in various money market accounts and in the State Treasury Asset Reserve of Ohio (STAR Ohio) and are also guided by Federal cash management rules.

The Treasurer of State operates an investment pool called Cash Equity Investments as authorized under Section 135.45 of the Ohio Revised Code.

The Treasurer of State is the investment advisor and the administrator of STAR Ohio as authorized under Section 135.45 of the Ohio Revised Code. Information can be obtained by accessing the Treasurer of State's website at [www.ohiotreasurer.org](http://www.ohiotreasurer.org).

The Treasurer participates in security lending transactions for securities included in the Cash Equity Investments accounts and the STAR Ohio program. A custodial agent bank administers each lending program. The State's lent securities are collateralized at no less than 102 percent of fair value. Therefore no credit exposure exists since the amount the State owed to borrowers exceeded the amount borrowers owed the State.

**OHIO HOUSING FINANCE AGENCY**  
**Notes to the Financial Statements**  
**June 30, 2005**

As of June 30, 2005, the Agency had the following investments subject to credit risk and custodial credit risk:

Investment Type	Investment Balance (stated at fair value)	Investment Custodial Credit Risk Categories	
		Not Exposed to Custodial Credit Risk	Held by Counterparty's Trust Dept. and not in the OHFA's Name
U.S. Treasury Bonds <sup>1</sup>	\$ 1,166,372	\$ 1,166,372	\$ -
GNMAs <sup>1</sup>	1,162,267,978	1,162,267,978	-
U.S. Agencies (Aaa) <sup>2</sup>	20,248,995	-	20,248,995
FNMAs (Aaa) <sup>2</sup>	8,561,859	-	8,561,859
FNMA discount notes (P-1) <sup>2</sup>	1,951,025	-	1,951,025
Habitat for Humanity Notes (NR) <sup>3</sup>	893,236	-	893,236
Investment Contracts (Aaa) <sup>2</sup>	248,491,563	248,491,563	-
Investment Contracts (Aa) <sup>2</sup>	142,897,237	142,897,237	-
STAR Ohio (AAA) <sup>4</sup>	58,217,005	58,217,005	-
Money Market (Aaa) <sup>2</sup>	53,651,201	53,651,201	-
Collateral on lent securities <sup>5,6</sup>	22,919,536	22,919,536	-
<b>Totals</b>	<b>\$ 1,721,266,007</b>	<b>\$ 1,689,610,892</b>	<b>\$ 31,655,115</b>

<sup>1</sup> Backed by the full faith and credit of the U.S. government

<sup>2</sup> Moody's Investor Service rating

<sup>3</sup> Not Rated

<sup>4</sup> Standard and Poor's rating

<sup>5</sup> Ohio's "Cash Equity with Treasurer" account

<sup>6</sup> STAR Ohio account

As of June 30, 2005, the Agency had the following investments and maturities subject to interest rate risk:

Investment Type	Fair Value	Investment maturities (in Years)			
		Less Than 1	1-5	6-10	More Than 10
U.S. Treasuries & GNMAs	\$ 1,163,434,350	\$ 47,233,828	\$ 188,935,312	\$ 236,169,140	\$ 691,096,070
U.S. Agencies & FNMAs	30,761,879	16,412,306	11,335,704 *	605,480	2,408,389
Habitat for Humanity Notes	893,236	-	366,427	526,809	-
Investment Contracts	391,388,800	391,388,800	-	-	-
STAR Ohio	58,217,005	58,217,005	-	-	-
Money Market	53,651,201	53,651,201	-	-	-
Collateral on lent securities	22,919,536	22,919,536	-	-	-
<b>Totals</b>	<b>\$ 1,721,266,007</b>	<b>\$ 589,822,676</b>	<b>\$ 200,637,443</b>	<b>\$ 237,301,429</b>	<b>\$ 693,504,459</b>

\* FNMA \$ 988,750 matures 07/26/06 callable 07/26/05 and semi-annually thereafter

FHLMC \$ 1,475,130 matures 07/28/06 callable 07/28/05 and semi-annually thereafter

FHLB \$ 1,489,215 matures 09/29/06 callable 09/29/05 one time only

FHLMC \$ 1,485,885 matures 11/13/06 callable 08/13/05 and quarterly thereafter

**Credit Risk:** The risk that an issuer or other counterparty to an investment will not fulfill its obligations.

**Custodial Credit Risk** The custodial credit risk for deposits is the risk that, in the event of the failure of a depository financial institution, a government will not be able to recover deposits or will not be able to recover collateral securities that are in the possession of an outside party. The custodial credit risk for investments is the risk that, in the event of the failure of the counterparty to a transaction, a government will not be able to recover the value of investment or collateral securities that are in the possession of an outside party.

**Interest Rate Risk:** The risk that changes in interest rates will adversely affect the fair value of an investment or a deposit. Trust indentures require the OHFA to match its Single Family and Multi-Family Program investments with anticipated cash flow requirements for bond debt service.

**Concentration of Credit Risk:** The risk of loss attributed to the magnitude of a government's investment in a single issuer. The OHFA places no limit on the amount the OHFA may invest in any one issuer. More than five percent of the OHFA's investments are with two of the investment contract providers, \$134,290,206 (7.7%) in the AIG Matched Funding Corp. and \$130,541,085 (7.5%) in the Pallas Capital Corp.

#### NOTE 4 • DEBT SERVICE RESERVES

All investments in the Single Family Program Fund and the Multi-Family Program Fund are restricted for debt service. In addition, the various bond trust indentures prescribe amounts to be placed into debt service reserve funds with the trustees.

These additional reserves at June 30, 2005 were as follows:

	<b>Required Reserve</b>	<b>Actual Reserve</b>
Single Family Mortgage Revenue Program Fund	\$ 4,017,553	\$ 4,021,696
Multi-Family Mortgage Revenue Program Fund	871,089	979,497
	<b>\$ 4,888,642</b>	<b>\$ 5,001,193</b>

The maintenance of the debt service reserve is the responsibility of the trustee.

The Multi-Family Mortgage Revenue Bond trust indentures represented may also require letters of credit from the projects.

## NOTE 5 · FAIR VALUE OF INVESTMENTS

The OHFA implemented GASB Statement No. 31, effective July 1, 1997. GASB 31 requires that investments be reported at fair value as of the Statement of Net Assets date and that changes in the fair value during the reporting period be reported as revenue. In applying GASB 31, the OHFA determined that it held four classifications of investments.

***Interest-Earning Investment Contracts*** - Under the Single Family and Multi-Family Programs, certain current investments are invested in guaranteed investment contracts (GICs). These contracts are not marketable and nonparticipating and are carried at cost and no change in fair value is reported.

***External Investment Pools*** - Money held in the General and Federal Program Funds is invested in the STAR Ohio Fund at the Office of the Treasurer of State. The net assets of the pool are equivalent to \$1 per share of the pool, and therefore cost is equal to fair value and no change in fair value is reported. The STAR Ohio Fund issues a separate annual report that may be obtained from the Office of the Treasurer of State at 30 East Broad Street, Columbus, Ohio 43266-0421.

***Open-End Mutual Funds*** - Certain current investments are held by the trustees in mutual funds. Those funds have reported that the net assets are equal to \$1 per share, and therefore cost is equal to fair value. No change in fair value is reported for these investments.

***Debt Securities*** - Within the Single Family and the Multi-Family Programs, qualified loans are securitized by the GNMA and Fannie Mae. The resulting securities are considered by GASB No. 31 to be investments and must be carried at fair value. At June 30, 2005, the trustees have provided a market price as reported by recognized pricing firms. Certain other money was invested in federal obligations, which were also reported at the fair value as reported by the trustee. Investments with less than one year to maturity at purchase are carried at amortized cost. The net increase in fair value of \$6,747,054 is reported in the operating statement.

One purpose of the OHFA is to make below-market rate mortgages which, when securitized in GNMA or Fannie Mae certificates, initially provide a lower-than-market coupon rate and would sell at a loss in the market. The unpredictability of cash flows resulting from mortgage prepayments creates fluctuations during the life of the security that may or may not be reflected in the market as a whole. Unrealized gains or losses will be reversed as the security reaches par value at maturity.

**OHIO HOUSING FINANCE AGENCY**  
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**June 30, 2005**

Single Family and Multi-Family mortgage-backed securities held at June 30, 2005 valued at fair value and principal outstanding are as follows:

<b>Series</b>	<b>Fair Value</b>	<b>Principal Outstanding</b>
<b>Not Under General Indenture:</b>		
1991E-G	\$ 1,023,339	\$ 956,740
1992A2	2,093,067	1,999,052
Subtotal	3,116,406	2,955,792
<b>Under General Indenture:</b>		
1996A	33,815,947	33,033,709
1996B	12,664,229	12,208,251
1997A1	29,072,228	28,203,558
1996B/1997C	40,841,993	39,961,461
1997D	3,558,447	3,275,296
1998A	64,432,129	63,658,573
1997B/1998B	76,448,665	75,391,440
1998C	7,203,502	6,637,940
1999A	71,273,500	69,786,120
1999B	5,257,716	4,844,696
1999C&D	81,024,542	77,408,789
2000A&B	45,770,688	43,773,216
2000C-G	52,274,717	49,566,884
2001A&B	36,617,621	35,782,342
2001C-E	91,575,153	88,520,769
2002A-C	103,154,583	100,685,682
2002D-E	29,933,765	29,389,966
2003A	40,464,006	40,458,622
2003B&C	54,014,959	53,832,735
2004A&B	72,384,710	72,381,058
2004C&D	73,766,797	73,499,212
2004E&F	59,039,750	59,189,626
2005A&B	44,101,141	44,363,705
General Trust	19,057,621	18,081,899
Subtotal	1,147,748,409	1,123,935,549
Total Single Family	\$ 1,150,864,815	\$ 1,126,891,341
Oakleaf Toledo Refunder	7,254,242	6,314,955
Wind River	7,768,270	7,614,533
Total Multi-Family	\$ 15,022,512	\$ 13,929,488
Grand total	\$ 1,165,887,327	\$ 1,140,820,829

**NOTE 6 · LOANS RECEIVABLE**

Loans receivable include loans made or purchased under the OHFA's Single Family or Multi-Family Programs, the Downpayment Assistance Program (DAP), the Housing Development Fund (HDF), and HDAP.

All loans made under the Single Family Program are secured by first mortgages and insured under mortgage pool insurance arrangements (subject to policy limitations). The loans in the Single Family Series 1987A Program are additionally secured by a limited guarantee provided by the OHFA with a pledge from the Ohio Department of Commerce Division of Unclaimed Funds. Some loans no longer covered by pool insurance in the Single Family Program Series 1993A Program may be insured by funds held by the OHFA in the General Fund.

OHFA has initiated a new down payment assistance program, the "OHFA 2<sup>nd</sup> Mortgage Loan Program", to be used in conjunction with the First Time Home Buyers Program. The loans for this program will be funded from the General Fund. No loans have been funded as of fiscal year ending June 30, 2005.

**NOTE 7 · CAPITAL ASSETS**

Capital asset activity in the General Fund for the fiscal year ending June 30, 2005 was as follows:

	<b>Beginning Balance</b>	<b>Increases</b>	<b>Decreases</b>	<b>Ending Balance</b>
Equipment	\$ 1,627,261	\$ 187,807	\$ 17,838	\$ 1,797,230
Leasehold Improvements	393,623	223,615	-	617,238
<b>Total</b>	<b>\$ 2,020,884</b>	<b>\$ 411,422</b>	<b>\$ 17,838</b>	<b>\$ 2,414,468</b>
Less Accumulated Depreciation				
Equipment	\$ 915,797	\$ 116,869	\$ 8,037	\$ 1,024,629
Leasehold Improvements	105,018	50,543	-	155,561
<b>Total</b>	<b>\$ 1,020,815</b>	<b>\$ 167,412</b>	<b>\$ 8,037</b>	<b>\$ 1,180,190</b>
<b>Net Capital Assets</b>	<b>\$ 1,000,069</b>	<b>\$ 244,010</b>	<b>\$ 9,801</b>	<b>\$ 1,234,278</b>

The expense reported in the General Fund "Insurance and other" line has been reduced by an adjustment of \$48,763 because of a change in depreciation method. The change from straight-line half-year to straight-line full-month was necessary due to limitations within the new inventory control software. The actual depreciation for fiscal year 2005 was \$216,175 less the adjustment of \$48,763, resulting in a net expense of \$167,412.

**NOTE 8 · NON-CURRENT LIABILITIES**

Changes in non-current liabilities for the fiscal year ending June 30, 2005 are as follows:

	Balance		Balance		Amount Due
	July 1, 2004	Increases	Decreases	June 30, 2005	Within One Year
<b>Single Family Program Fund</b>					
Arbitrage Payable	\$ 9,344,675	\$ 824,211	\$ 5,205,455	\$ 4,963,431	\$ 4,963,431
Bonds Payable	1,512,813,000	385,000,000	479,573,000	1,418,240,000	17,605,000
Unamortized Premium and Deferred Costs on Refunding	(611,908)	4,897,337	1,233,836	5,519,265	164,884
<b>Total</b>	<b>\$1,521,545,767</b>	<b>\$ 390,721,548</b>	<b>\$ 486,012,291</b>	<b>\$1,428,722,696</b>	<b>\$ 22,733,315</b>
<b>Multi-Family Program Fund</b>					
Bonds Payable	\$ 195,726,000	\$ 14,400,000	\$ 13,955,000	\$ 196,171,000	\$ 2,290,000
Unamortized Premium, Discount and Deferred Costs	247,069		19,179	227,890	14,958
<b>Total</b>	<b>\$ 195,973,069</b>	<b>\$ 14,400,000</b>	<b>\$ 13,974,179</b>	<b>\$ 196,398,890</b>	<b>\$ 2,304,958</b>
<b>General Fund</b>					
Housing Development Accounts Payable to Commerce and Development	\$ 269,165,770	\$ 20,660,039	\$ 34,153,992	\$ 255,671,817	\$ 33,298,118
<b>Total Non-Current Liabilities</b>	<b>\$1,986,684,606</b>	<b>\$ 425,781,587</b>	<b>\$ 534,140,462</b>	<b>\$1,880,793,403</b>	<b>\$ 58,336,391</b>
Less Amount Due Within One Year:				(58,336,391)	
<b>Total Non-Current Liabilities</b>				<b>\$1,822,457,012</b>	

Interest calculations were based on rates as of June 30, 2005. As rates vary, variable-rate bond interest payments and net swap payments will vary (see Note 10). Using these rates debt service requirements of the variable-rate debt and net swap payments are as follows:

Fiscal Year Ending June 30	Variable-Rate Bond		Interest Rate	Total
	Principal	Interest	Swap, Net	
2006	\$ 8,215,000	\$ 3,715,925	\$ 1,958,825	\$ 13,889,750
2007	8,145,000	3,498,024	1,794,237	13,437,261
2008	7,840,000	3,285,227	1,633,434	12,758,661
2009	7,515,000	3,080,474	1,478,660	12,074,133
2010	7,220,000	2,884,165	1,330,244	11,434,409
2011-2035	104,590,000	43,769,864	18,727,950	167,087,813
<b>Total</b>	<b>\$ 143,525,000</b>	<b>\$ 60,233,678</b>	<b>\$ 26,923,349</b>	<b>\$ 230,682,027</b>

**OHIO HOUSING FINANCE AGENCY**  
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Debt service on non-current bonds payable at June 30, 2005 is as follows:

	<b>Principal</b>		<b>Interest</b>		<b>Total</b>
<b>Single Family Bonds Payable</b>					
2006	\$ 17,605,000		\$ 65,198,545		\$ 82,803,545
2007	24,755,000		66,174,443		90,929,443
2008	27,760,000		65,191,115		92,951,115
2009	28,250,000		64,023,731		92,273,731
2010	30,865,000		62,815,307		93,680,307
2010-2015	192,525,000		290,064,781		482,589,781
2015-2020	209,750,000		237,889,078		447,639,078
2020-2025	250,710,000		179,505,853		430,215,853
2025-2030	290,195,000		103,571,705		393,766,705
2030-2035	106,275,000		50,845,905		157,120,905
2035-2040	239,550,000		5,983,730		245,533,730
<b>Total</b>	<b>\$ 1,418,240,000</b>		<b>\$ 1,191,264,193</b>		<b>\$ 2,609,504,193</b>
<b>Multi-Family Bonds Payable</b>					
2006	\$ 1,765,000		\$ 9,126,103		\$ 10,891,103
2007	1,850,000		9,036,298		10,886,298
2008	3,825,000		8,921,834		12,746,834
2009	2,560,000		8,706,100		11,266,100
2010	2,620,000		8,569,687		11,189,687
2010-2015	16,765,000		40,299,429		57,064,429
2015-2020	27,785,000		34,509,657		62,294,657
2025-2030	22,070,000		27,550,036		49,620,036
2030-2035	54,720,000		18,870,480		73,590,480
2035-2040	29,201,000		5,677,276		34,878,276
2040-2045	33,010,000		4,348,806		37,358,806
<b>Total</b>	<b>\$ 196,171,000</b>		<b>\$ 175,615,705</b>		<b>\$ 371,786,705</b>

See related Notes 9, 10, 11 and 14.

Debt service on variable rate bonds is calculated using the rate in effect at the end of the reporting period.

## NOTE 9 · BONDS PAYABLE

Bonds issued by the OHFA consist of fully registered bonds with or without coupons. The floating interest rate bonds are pegged to a percent of base lending rate of a designated bank or a specified index. The net proceeds of the bonds issued were used to purchase eligible residential mortgage loans or MBS, provide interim and permanent financing for multi-family construction projects, and establish debt service reserves as required by the various bond trust indentures. Such indentures generally provide pledges of all loans acquired, all revenues and collections with respect to such loans, all funds established by the indenture and by such other guarantees as may be required under each specific indenture for the payment of principal and interest. The bond indentures also contain various covenants with which management believes all bonds are in compliance at June 30, 2005. The Single Family Program Series 1987A is guaranteed under the bond insurance policy issued by the Municipal Bond Insurance Association that unconditionally guarantees the payment of principal and interest on the respective payment dates. The Westlake (Series 1996) and 10 Wilmington Place (Series 1991B) are guaranteed under bond insurance policies issued by Financial Security Insurance. Tyler's Creek (Series 2000), Pebble Brook (Series 1999), and Timberlake (Series 1999C&D) are guaranteed under the bond insurance policies issued by Sunamerica Incorporated. These policies were issued concurrently with the delivery of the bonds.

**OHIO HOUSING FINANCE AGENCY**  
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**June 30, 2005**

Single Family Program bonds outstanding at June 30, 2005 are as follows:

<b>Series</b>	<b>Composite Interest Rate</b>	<b>Maturity Date</b>	<b>Principal Amount at June 30, 2005</b>	<b>Carrying Amount at June 30, 2005</b>
<b>Not Under General Indenture:</b>				
1987A	5.945%	2016, 2017	\$ 1,505,000	\$ 1,505,000
1991E&G	7.140%	2023	600,000	600,000
1992A2	6.375%	2027	1,905,000	1,905,000
1993A	7.900%	2014	4,605,000	4,605,000
Subtotal			8,615,000	8,615,000
<b>Under General Indenture:</b>				
1996A	5.763%	2005-2027	35,125,000	35,125,000
1996B	5.948%	2005-2028	13,780,000	13,780,000
1997A1	6.029%	2005-2029	29,260,000	29,260,000
1996B3/1997C	5.553%	2005-2028	44,790,000	44,790,000
1997D	5.012%	2006-2020	2,160,000	2,042,787
1998A	5.253%	2005-2029	71,665,000	71,665,000
1997B/1998B	5.228%	2005-2029	85,560,000	85,560,000
1998C	5.000%	2019	7,210,000	6,864,742
1999A	4.995%	2005-2030	79,435,000	79,435,000
1999B	4.650%	2020	5,055,000	4,830,087
1999C&D	5.550%	2005-2030	89,325,000	88,168,318
2000A&B	6.100%	2012-2031	49,915,000	49,811,547
2000C&G	6.137%	2005-2032	56,110,000	55,332,097
2001A&B	5.064%	2005-2034	38,885,000	38,885,000
2001C&E	5.218%	2005-2033	97,380,000	98,112,876
2002A&C	5.195%	2005-2034	114,440,000	114,440,000
2002D&E	5.048%	2005-2034	32,780,000	32,780,000
2003A	4.014%	2005-2034	41,245,000	41,245,000
2003B&C	4.243%	2006-2034	56,715,000	58,025,209
2004A&B	3.944%	2005-2035	74,205,000	75,737,345
2004C&D	4.258%	2005-2035	74,605,000	75,584,656
2004E&F	4.267%	2005-2035	59,980,000	61,045,403
2005A&B	3.485%	2006-2035	125,000,000	125,954,549
2005C&D	3.507%	2006-2035	125,000,000	126,669,649
Subtotal			1,409,625,000	1,415,144,265
<b>Total Single Family</b>			<b>\$ 1,418,240,000</b>	<b>\$ 1,423,759,265</b>

The difference between the Principal Amount and the Carrying Amount, \$5,519,265, is the amount of Unamortized Premium and Deferred Costs on Refunding that can be found in Note 8.

**OHIO HOUSING FINANCE AGENCY**  
**Notes to the Financial Statements**  
**June 30, 2005**

Multi-Family Program bonds outstanding at June 30, 2005 are as follows:

<b>Series</b>		<b>Composite Interest Rate</b>	<b>Maturity Date</b>	<b>Principal Amount at June 30, 2005</b>	<b>Carrying Amount at June 30, 2005</b>
1985	Lincoln Park	2.083%	2015	\$ 8,100,000	\$ 8,100,000
1991B	10 Wilmington Place	2.504%	2026	8,945,000	8,945,000
1994A&C	Oakleaf Village Refunder	5.658%	2014,2026	4,000,000	4,000,000
1996A&B	Detroit Terrace Refunder	5.733%	2006,2012	1,585,000	1,585,000
1996A&B	Beehive and Doan Refunder	6.530%	2016,2026	1,010,000	1,005,546
1996A&B	Club at Spring Valley	3.140%	2029	10,800,000	10,800,000
1996	Westlake	2.275%	2028	9,810,000	9,810,000
1997A&D	Willow Lake	1.969%	2009-2029	6,820,000	6,820,000
1997A&B	Wind River	5.643%	2005-2032	8,270,000	8,270,000
1998B	Courtyards of Kettering	5.480%	2008-2040	3,550,000	3,609,775
1998A 1&2	Assisted Living Concepts	1.927%	2018	9,610,000	9,610,000
1999A&B	Pebble Brooke Apartments	5.787%	2008-2031	15,000,000	15,000,000
1999C&D	Timber Lake Apartments	6.485%	2007-2031	15,155,000	15,155,000
1999E	Hunters Glen Refunder	6.350%	2029	10,740,000	10,740,000
2000A&B	Tyler's Creek Asbury Woods/Towne Square	6.152%	2013,2033	14,970,000	14,970,000
2001A&B	Refunder	5.327%	2011-2026	3,500,000	3,487,833
2001A&B	Park Trails Apartments	5.870%	2019,2034	13,080,000	13,080,000
2002	Pine Crossing Refunder	1.912%	2036	5,670,000	5,670,000
2002A&E	Oakleaf Toledo Refunder	6.874%	2006-2027	6,905,000	7,089,736
2002F	Chambrel @ Montrose	1.841%	2032	12,451,000	12,451,000
2003A	Shannon Glen Apartments	1.897%	2036	11,800,000	11,800,000
2004B1	Robin Springs	5.235%	2037	5,650,000	5,650,000
2004E	Wingate at Belle Meadows	2.101%	2036	8,750,000	8,750,000
<b>Total Multi-Family</b>				<b>\$ 196,171,000</b>	<b>\$ 196,398,890</b>

All bonds are redeemable at prescribed redemption prices on specified dates, at the option of the OHFA, or upon mandatory early redemption. The OHFA redeems such bonds from loan and mortgage-backed security payments. Certain bonds are subject to mandatory early redemption at 100% of the principal amount, in accordance with provisions of the trust indenture.

The difference between the Principal Amount and the Carrying Amount, \$227,890, is the amount of Unamortized Premium, Discount and Deferred Cost that can be found in Note 8.

## NOTE 10 · INTEREST RATE SWAPS

**Objective.** As a means of lowering its borrowing costs when compared against fixed-rate bonds at the time of issuance, the OHFA entered into interest rate swap agreements with various counterparties in connection with the 2002B1-3, 2002E, 2005B1-2, and 2005D bond issues. The swaps serve as hedging tools, which allow the OHFA to reduce its exposure to changes in variable interest rates on bonds financing fixed-rate mortgages and effectively changes OHFA's interest rate on the bonds to a fixed rate. Under the swap agreements, the OHFA has agreed to make certain payments to the counterparties based on a fixed rate of interest, and the counterparties have agreed to make certain payments to the OHFA based on a floating rate of interest. The floating rate on the bonds, which is determined based on the rate the remarketing agents determine is necessary to maintain a par price on the bonds, approximates The Bond Market Association Municipal Swap Index™ (BMA) plus .05% on average over time. As of June 30, 2005 \$142,750,000 of the Single Family Program's outstanding bond principal included associated interest-rate swap agreements.

**Terms.** The notional amounts and basic terms of the swap agreements associated with variable rate bonds at June 30, 2005 are provided below. The term of each swap agreement provides for reductions in the notional amounts to coincide with expected redemptions of outstanding amounts of the associated bonds. The 2002E bonds were improperly called at the March 1, 2005 payment date, which caused a difference between the outstanding bonds and the notional amount of the corresponding swap.

**Fair value.** As of June 30, 2005, the 2002B1-3, 2002E, 2005B1-2, and 2005D swap agreements had a negative fair value, as reported on the following schedule. Since the coupons on the OHFA's variable-rate bonds adjust to changing interest rates, the bonds do not have a corresponding fair value increase. The fair value was estimated using the counterparties' proprietary valuation models on the basis of estimated mid-market quotation levels. The valuation models typically calculate the future net settlement payments required by the swap, assuming that the current forward rates implied by the yield curve correctly anticipate future spot interest rates. These payments are then discounted using the spot rates implied by the current yield curve for hypothetical zero-coupon bonds due on the date of each future net settlement of the swap.

**Basis Risk** is the risk that arises when interest rates on a hedge and an associated bond are based on different indexes. The OHFA pays the counterparties a fixed rate and receives a variable rate, which may be different than the variable rate payments to be made on the bonds. If the variable rate received on the swap fails to fully offset the variable rate the OHFA pays on its bonds, anticipated savings may fail to be realized and the OHFA may be exposed to higher costs. Certain swap agreements contain "alternate rate events," including ratings-based events, that expose the OHFA to added basis risk in the event that the alternate floating rate fails to offset the variable cost of the bonds.

**Termination Risk** is the risk that a swap may be terminated involuntarily prior to its scheduled termination date, presenting the OHFA with potentially significant unscheduled termination payments to the counterparty or costs to replace the counterparty. The swaps are documented under International Swaps and Derivatives Association Master Agreement, which include standard termination events. The Schedules to the Master Agreement negotiated by the OHFA include additional termination events that allow the swaps to be terminated if either the counterparty or the OHFA ceases to have a published credit rating above certain minimum threshold levels. If any of the swap agreements are terminated, the OHFA would prospectively pay the variable rates on the associated bonds rather than fixed rate payments under the swap agreements. The termination of the swap agreements could increase the OHFA's total debt service if, at the time of termination, floating rates exceed the fixed rate payable on the swaps.

**OHIO HOUSING FINANCE AGENCY**  
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**June 30, 2005**

<b>Bond Series</b>	<b>Type of Swap</b>	<b>Notional Amount</b>	<b>Effective Date</b>	<b>Termination Date</b>	<b>Fixed Rate</b>	<b>Swap Floating Rate</b>	<b>Bond Floating Rate (12)</b>	<b>Bond Floating Rate (12)</b>	<b>Fair Value</b>
2002B1						Actual			
(1) (5)	Floating to fixed	\$ 7,855,000	12/1/02	9/1/10	4.406%	Bond Rate (9)	2.590%		\$ (267,386)
2002B2						Actual			
(1) (5)	Floating to fixed	\$ 13,020,000	1/6/03	9/1/10	4.610%	Bond Rate (9)	2.650%		\$ (535,288)
2002B3						Actual			
(1) (5)	Floating to fixed	\$ 9,725,000	2/9/03	9/1/10	4.485%	Bond Rate (9)	2.650%		\$ (360,520)
2002E						Actual			
(2) (6)	Floating to fixed	\$ 12,925,000	3/1/03	3/1/12	4.970%	Bond Rate (9)	2.650%		\$ (745,052)
2005B1	Floating to fixed enhanced LIBOR	\$ 32,500,000	9/1/05	9/1/35	3.833%	LIBOR-based Rate (10)	2.590%		\$ (1,326,545)
2005B2	Floating to fixed enhanced LIBOR	\$ 17,500,000	9/1/05	9/1/35	3.833%	LIBOR-based Rate (10)	2.590%		\$ (714,294)
2005D	Floating to fixed enhanced LIBOR	\$ 50,000,000	7/6/05	9/1/35	3.652%	LIBOR-based Rate (11)	2.650%		\$ (1,472,679)
		<u>\$ 143,525,000</u>							

Counterparties at June 30, 2005:

- (1) Lehman Brothers Financial Products, Inc.
- (2) Salomon Swapco Inc.
- (3) Goldman Sachs Mitsui Marine Derivative Products, L.P.
- (4) SMBC Derivative Products Limited

Remarketing agents as of June 30, 2005:

- (5) Merrill Lynch & Co.
- (6) George K. Baum & Co. (changed to Citigroup on July 19, 2005)
- (7) Goldman, Sachs & Co.
- (8) George K. Baum & Co.

(9) "Actual Bond Rate" means the actual rate of interest payable on the applicable bond. If certain events occur, referred to as "alternate floating rate events" the Actual Bond Rate on these swaps will convert to a BMA-based rate.

"LIBOR" refers to the London Interbank Offered Rate and LIBOR-based Rates are:

- (10) 2005B1-B2 is greater of 65.5% 1-Month LIBOR or 54.8% 1-Month LIBOR + 51.2 basis points
- (11) 2005D is 63% USD - LIBOR - BBA
- (12) Bond floating rates are as of the week preceding June 30, 2005

The OHFA received \$500,000 from the counterparty, Salomon Swapco Inc., at the time the 2002E swap was initiated on July 29, 2002.

**Amortization Risk** is the risk that the actual redemption of the bonds will differ from the notional principal amortization contained in the swap schedule, possibly producing a mismatch at any given time between the principal amount of the bonds and the notional amount of swap. This may occur because the timing of mortgage prepayments – normally used to redeem bonds – cannot be predicted. In order to mitigate the risk of amortization mismatch, the OHFA purchased cancellation options to allow for adjustments to the swap notional amount in order to better match the amount of associated bonds outstanding. See “call notional” options described in the *Termination Risk* section. Even with these cancellation options, some risk remains that the speed of mortgage prepayments could exceed expectations and result in an amortization mismatch.

**Rollover Risk** is the risk that a hedge associated with the OHFA’s debt does not extend to the maturity of that debt. The swap agreements terminate for 2002B1-3 in 2010 and 2002E in 2012 and do not extend to the maturity dates of the bonds in 2033 or 2034 and therefore expose the OHFA to *market-access risk* which is the risk that the OHFA may not be able to enter the credit market or that credit will become more costly.

**Credit Risk** is the risk that a counterparty will not fulfill its obligations. Credit events can trigger certain termination provisions or collateral provisions as outlined in the swap documents. As of June 30, 2005 the OHFA is not exposed to credit risk because the swaps had a negative fair value. If the fair value goes positive at some point in the future, the counterparty may be obligated to secure the value of the swaps with eligible collateral at varying thresholds, depending upon the particular swap and the counterparty credit rating. However, if a counterparty suddenly defaulted, the OHFA would be exposed to unhedged floating rate debt and/or the cost of replacing the swap counterparty. The counterparties and their credit ratings are:

Counterparties	Rating	Notional Amount
(1) Lehman Brothers Financial Products Inc.	Aaa/AAA	\$ 30,600,000
(2) Salomon Swapco Inc.	Aaa/AAA <sup>†</sup>	\$ 12,925,000
(3) Goldman Sachs Mitsui Marine Derivative Products, L.P.	Aaa/AA+	\$ 50,000,000
(4) SMBC Derivative Products Limited	Aaa/AAA	\$ 50,000,000

Ratings are Moody’s Investors Service, Inc./Standard & Poor’s Rating Services, a division of The McGraw-Hill Companies, Inc.

**Swap payments and associated debt.** See Note 8 for debt service on interest rate swap agreements.

The OHFA expects to issue a Single Family bond with a swap transaction subsequent to June 30, 2005. See Note 11. The hedge transactions described above become general obligations of the OHFA in the event the Single Family Program bond series cannot fulfill requirements of the swap agreements (see Note 14).

## NOTE 11 • CURRENT ISSUES AND DEFEASANCE

### SINGLE FAMILY BONDS

#### Issuance

During the fiscal year ending June 30, 2005, the OHFA issued \$389,897,337 of Residential Mortgage Revenue Bonds. Those issues included:

The 2004 Series C&D bonds totaling \$76,118,883 included original fixed rate Series C bonds of \$55,000,000, original variable rate Series D bonds of \$20,000,000 and bond premium of \$1,118,883; \$75,138,826 of the proceeds was used to originate mortgages.

**OHIO HOUSING FINANCE AGENCY**  
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The 2004 Series E&F bonds totaling \$61,122,810 included original fixed rate Series E bonds of \$45,000,000, original variable rate Series F bonds of \$15,000,000 and bond premium of \$1,122,810. Proceeds in the amount of \$59,832,641 proceeds were used to originate mortgages; \$10,000 will be used to call bonds for non-origination.

The 2005 Series A&B bonds totaling \$125,983,106 included original fixed rate Series A bonds of \$75,000,000, original hedged variable rate Series B-1 bonds of \$32,500,000 and Series B-2 of \$17,500,000 and bond premium of \$983,106. The net proceeds of 2005 Series A&B bonds are being used to finance newly originated mortgage loans.

The 2005 Series C&D bonds totaling \$126,672,538 included original fixed rate Series C bonds of \$75,000,000, original hedged variable rate Series D bonds of \$50,000,000 and bond premium of \$1,672,538. The net proceeds of 2005 Series C&D bonds are being used to finance newly originated mortgage loans.

Defeasance

In fiscal year 1995, the OHFA deposited assets into an irrevocable trust to provide for debt service on all remaining 1985 Series B bonds. During the year ended June 30, 2002, the OHFA defeased the 1985 Series A Single Family Program bonds by placing the proceeds from the sale of the mortgages in a similar irrevocable trust to provide for all future debt service payments on the remaining bonds. The trust account assets and liability for the defeased bonds are not included in the OHFA's financial statements. As of June 30, 2005, the escrowed assets and remaining bonds for each were:

Series	Assets		Liabilities
	Cost	Market	
1985A	\$ 257,409	\$ 341,451	\$ 447,726
1985B	\$ 31,449,721	\$ 94,149,609	\$ 130,597,726

Retirements

On August 12, 2004, the OHFA directed the trustee, to liquidate and transfer funds currently invested in the 2000 Series B Revenue and Prepayment accounts to the Excess Revenue account under the General Indenture. The 2000 Series B GNMA securities were also transferred to the Excess Revenue account under the General Indenture.

On September 30, 2004, the OHFA directed the trustee to liquidate and transfer funds currently invested in the 1994 Series A&B Revenue and Prepayment accounts to the Excess Revenue account under the General Indenture. The 2000 Series B GNMA securities were also transferred to the Excess Revenue account under the General Indenture.

On January 27, 2005, the OHFA directed the trustee to liquidate and transfer funds currently invested in the 1995 Series A Revenue and Prepayment accounts to the Excess Revenue account under the General Indenture. The 1995 Series A GNMA securities were also transferred to the Excess Revenue account under the General Indenture.

On April 4, 2005, the OHFA directed the trustee to exercise the optional redemption right of the 2002 Demand Draw Bonds and authorize the redemption of \$58,139,000 on May 1, 2005.

Subsequent Events

Subsequent to June 30, 2005, the OHFA expects to issue 2005 series E&F totaling \$110,000,000, which will be issued on or about September 20, 2005. OHFA expects to enter into a swap transaction in connection with the issue.

## MULTI-FAMILY BONDS

### Issuance

During the fiscal year ended June 30, 2005, the OHFA issued \$14,400,000 of Multi-Family Revenue Bonds.

Robin Springs – 2004 Series B fixed rate bonds totaling \$5,650,000 was issued September 1, 2004. The net proceeds were used to finance the acquisition, construction and equipping of a Multi-Family rental housing facility, located in Middletown, Ohio, to be known as Robin Springs Apartments.

Wingate at Belle Meadows – 2004 Series E variable rate bonds totaling \$8,750,000 was issued October 1, 2004. The net proceeds were used to finance the acquisition, construction and equipping of a Multi-Family rental housing facility, located in Columbus, Ohio, to be known as Wingate at Belle Meadows Apartments.

### Defaulted Issues

There were no defaulted issues this fiscal year.

### Retirements

The OHFA retired the 1994 Series Mortgage Revenue bonds that financed the Fairwood Village Refunder Multi-Family Housing Project, and the 1999 Series Mortgage Revenue bonds that financed the SunPointe Multi-Family project.

### Subsequent Events

Subsequent to June 30, 2005, the OHFA expects to issue \$7,405,000, which includes the 2005 Series A Mortgage Revenue Bonds that will finance the Regina Manor Multi-Family project totaling \$4,195,000 and the 2005 Series B Moody Manor bonds totaling \$3,210,000.

## NOTE 12 • PENSION PLANS

### Ohio Public Employees Retirement System (OPERS) Pension Benefits

OPERS administers three separate pension plans as described below:

1. The Traditional Pension Plan (TP) – a cost-sharing multiple-employer defined benefit pension plan.
2. The Member-Directed Plan (MD) – a defined contribution plan in which the member invest both member and employer contributions (employer contributions vest over five years at 20% per year). Under the Member-Directed Plan members accumulate retirement assets equal to the value of member and (vested) employer contributions plus any investment earnings thereon.
3. The Combined Plan (CO) – a cost-sharing multiple-employer defined benefit pension plan. Under the Combined Plan employer contributions are invested by the retirement system to provide a formula retirement benefit similar in nature to the Traditional Plan benefit. Member contributions, the investment of which is self-directed by the members, accumulate retirement assets in a manner similar to the Member-Directed Plan.

OPERS benefits are established under Chapter 145, Ohio Revised Code. OPERS provides retirement, disability, survivor and death benefits and annual cost of living adjustments to members of the Traditional Plan and Combined Plans. Members of the Member-Directed Plan do not qualify for ancillary benefits.

Most employees who are members of OPERS and who have fewer than five years of total service credit as of December 31, 2002, and new employees hired on or after January 1, 2003, are eligible to select one of the OPERS retirement plans, as listed above, in which they wish to participate. Re-employed OPERS retirees are not eligible to select a plan. Participants may change their selection once prior to attaining five years of service credit, once after attaining five years of service credit and prior to attaining ten years of service credit, and once after attaining ten years of service credit.

Regular employees who participate in the defined benefit plan (TP) or the combined plan (CO) may retire after 30 years of credited service regardless of age, at age 55 or after with 25 years of credited service, or at age 60 or after with five

years of credited service. Regular employees retiring before age 65 with less than 30 years of service credit receive a percentage reduction in benefit amounts. Employees who participate in the defined contribution plan (MD) may retire at age 55.

The retirement allowance for the defined benefit plan (TP) is based on years of credited service and the final average salary, which is the average of the member's three highest salary years. The annual allowance for regular employees is determined by multiplying the final average salary by 2.2 percent for each year of Ohio contributing service up to 30 years and by 2.5 percent for each year in excess of 30 years of credited service. Retirement benefits increase three percent annually regardless of changes in the Consumer Price Index.

The retirement allowance for the defined benefit portion of the combined plan (CO) is based on years of credited service and the final average salary, which is the average of the member's three highest salary years. The annual allowance for regular employees is determined by multiplying the final average salary by 1.0 percent for each year of Ohio contributing service up to 30 years and by 1.25 percent for all other years in excess of 30 years of credited service. Retirement benefits increase three percent annually regardless of changes in the Consumer Price Index. Additionally, retirees receive the proceeds of their individual retirement plans in a manner similar to retirees in the defined contribution plan, as discussed below.

The retirement allowance for the defined contribution plan (MD) is based entirely on the proceeds of the retirees' individual retirement plans. Retirees may choose to receive either a lump-sum distribution or a monthly annuity for life. Participants direct the investment of their accounts by selecting from nine professionally managed investment options.

Retirees covered under any one of the three OPERS plan options may also choose to take part of their retirement benefit in a Partial Lump-Sum Option Plan (PLOP). Under this option, the amount of the monthly pension benefit paid to the retiree is actually reduced to offset the amount received initially under the PLOP. The amount payable under the PLOP is limited to a minimum of six months and maximum of 36 months worth of the original unreduced monthly pension benefit, and is capped at no more than 50 percent of the retirement benefit amount.

Employer and member required contributions to OPERS are established under the Ohio Revised Code and are based on percentages of covered employees' gross salaries, which are calculated annually by the retirement system's actuaries. Contribution rates for the fiscal year 2004, which were consistent across all three plans (TP, MD and CO), were 13.31% for employers and 8.5% for members. The OHFA contributions to OPERS for the years ending June 30, 2003, 2004 and 2005 were \$606,600, \$627,155 and \$663,480, respectively, equal to 100% of the dollar amount billed the OHFA.

OPERS issues a stand-alone financial report, copies of which may be obtained by making a written request to: Ohio Public Employees Retirement System, 277 East Town Street, Columbus, Ohio 43215-4642, or by calling (614) 222-6701 or 1-800-222-7377.

## **NOTE 13 • OTHER POSTEMPLOYMENT BENEFITS**

### Public Employees Retirement System

The Ohio Public Employees Retirement System (OPERS) administers three separate pension plans: The Traditional Pension Plan (TP) – a cost-sharing multiple-employer defined benefit pension plan; the Member-Directed Plan (MD) – a defined contribution plan; and the Combined Plan (CO) – a cost-sharing multiple-employer defined benefit pension plan that has elements of both a defined benefit and defined contribution plan.

OPERS provides retirement, disability, survivor and post-employment health care benefits to qualifying members of both the Traditional (TP) and the Combined (CO) Plans. Members of the Member-Directed Plan (MD) do not qualify for ancillary benefits, including post-employment health care coverage.

In order to qualify for post-retirement health care coverage, age and service retirees under the Traditional Plan and Combined Plan must have 10 or more years of qualifying Ohio service credit. Health care coverage for disability benefits recipients and qualified survivor benefits recipients is available. The health care coverage provided by OPERS is

considered to be an Other Post-employment Benefit (OPEB) as described in GASB Statement 12.

A portion of each employer's contribution to OPERS is set aside for the funding of post-retirement health care. The Ohio Revised Code provides statutory authority for employer contributions. The 2004 employer contribution rate for state employers was 13.31% of covered payroll, of which 4.00% was used to fund health care for the year. The Ohio Revised Code provides the statutory authority requiring public employers to fund post-retirement health care through their contributions to OPERS.

All age and service retirees who are members of the defined benefit (TP) or combined (CO) plans with 10 or more years of service credit qualify for healthcare coverage under OPERS. Members hired after January 1, 2003 with no prior service credit vest according to length of service. Members with 10 years of service credit have a 25 percent vested interest. Vested interest increases with service credit until members attain a 100 percent vested interest after reaching 30 years of service credit. Members hired after January 1, 2003 can also choose various coverage options. Members of the defined contribution plan (MD) may access a Retired Medical Account upon retirement. An employee's interest in the medical account for qualifying healthcare expenses vests on the basis of length of service, with 100 percent vesting attained after 10 years of service credit. Employers make no further contributions to a member's medical account after retirement, nor do employers have any further obligation to provide post-employment healthcare benefits.

Healthcare coverage for disability recipients and primary survivor recipients is also available to members of the defined benefit (TP) and combined (CO) plans. Chapter 145, Ohio Revised Code, provides the statutory authority for employer contributions. Employees do not fund any portion of healthcare costs.

OPEBs are advanced-funded on an actuarial determined basis. An entry-age, normal actuarial cost method of valuation is used in determining the present value of OPEB. The difference between assumed and actual experience (actuarial gains and losses) becomes part of the unfunded actuarial accrued liability. The assumptions and calculations below are based on the System's latest Actuarial Review performed as of December 31, 2003 (the latest information available). The investment assumption rate for 2003 was 8.00 percent. The individual annual pay increase assumption was 4.00 percent compounded annually for inflation (assuming no change in the number of active employees), and annual pay increases, over and above the 4.00 percent base increase, were assumed to range from .50 percent and 6.30 percent. Healthcare premiums were assumed to increase 4.00 percent annually.

The actuarial value of the Retirement System's net assets available for OPEB at December 31, 2003 was \$10.5 billion. The actuarially accrued liability and the unfunded actuarial accrued liability, based on the actuarial cost method used, were \$26.9 billion and \$16.4 billion, respectively. All investments are carried at market value. For the actuarial valuation purposes, a smoothed market approach is used. Under this approach, assets are adjusted annually to reflect 25 percent of unrealized market appreciation or depreciation on investment assets annually. At year-end 2004, the number of active contributing participants in the Traditional (TP) and Combined (CO) Plans totaled 369,885.

The portion of OHFA's contributions in fiscal year 2005 to OPERS that were used to fund post employment benefits was \$199,376.

On September 9, 2004 the OPERS Retirement Board adopted a Health Care Preservation Plan (HCPP) with an effective date of January 1, 2007. The HCPP restructures OPERS' health care coverage to improve the financial solvency of the fund in response to skyrocketing health care costs.

Under the HCPP, retirees eligible for health care coverage will receive a graded monthly allocation based on their years of service at retirement. The Plan incorporates a cafeteria approach, offering a broad range of health care options that allow benefit recipients to use their monthly allocation to purchase health care coverage customized to meet their individual needs. If the monthly allocation exceeds the cost of the options selected, the excess is deposited into a Retiree Medical Account that can be used to fund future health care expenses.

**NOTE 14 · COMMITMENTS**

Unexpended bond proceeds from the Single Family Program Under the General Indenture (UGI) are as follows:

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Available for non-origination bond calls:		
Series 2004E&F	\$	10,773
Available for purchasing mortgage-backed securities:		
Series 2005A&B	\$	82,222,922
Series 2005C&D	\$	127,500,000

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The OHFA leases office space from Lee Smith Properties with the current proposed lease to be effective from July 1, 2005 until June 30, 2009. The annual rent as proposed shall be as follows:

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Fiscal years	2006 and 2007	\$	824,652
Fiscal years	2008 and 2009	\$	865,884

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It is anticipated that the final negotiation of the lease will occur prior to September 1, 2005, and only the length of the option to renew the lease remains to be negotiated.

Pursuant to the OHFA becoming a separate entity from the Ohio Department of Development (ODOD) as described in Note 1, a Memorandum of Understanding between the two entities establishes a collaborative effort for which ODOD will provide on-going assistance in exchange for OHFA being obligated to pay ODOD \$900,000 in fiscal year ending June 30, 2006, and \$600,000 in fiscal year ending June 30, 2007.

Designated other commitments of the OHFA are:

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Gap financing related to the low-income housing tax credit projects	\$	12,715,410
Net asset reserve requirement FY2006		23,191,581
2nd mortgage loan program		6,020,476
Deferred tax credit reservation and compliance monitoring fee		5,636,950
Total	\$	47,564,417

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The FAF account in the Federal Program Fund contains \$4,972,205 in assets available to be disbursed to qualified projects. A contractor under a personal service contract administers the awards of the FAF money. During fiscal year 2005, \$2,900,285 was disbursed from the FAF account to the contractor to be awarded to qualified projects. The contractor had not awarded any funds to qualified projects as of fiscal year ending June 30, 2005.

The swap agreements disclosed in Note 10 are general obligations of the OHFA to the extent the specified resources in the individual bond series are not sufficient to make payments.

In addition to the OHFA commitments, the Housing Guarantee Fund under the Ohio Department of Commerce Division of Unclaimed Funds could be drawn upon to support loans made by the Single Family Program bond issue – Series 1987A and the Housing Development Fund loan guarantee to Nick Roman/Eastview Estates. Such draws would have no effect on OHFA net assets.

The OHFA is party to litigation arising in the ordinary course of business. While the ultimate effect of such actions cannot be predicted with certainty, the OHFA expects the outcome of these matters will not result in an adverse material effect on the status of the OHFA.

#### **NOTE 15 · NET ASSETS**

The Restricted – bond funds of the Single Family and Multi-Family Programs are for future bond retirements or other requirements under the indentures. The General Fund has no restricted net assets as Deposits Held of the same amount offsets the Restricted Cash of \$35,762,150. See Note 14 for designated other commitments of the OHFA.

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**OHIO HOUSING FINANCE AGENCY**  
**Single Family Mortgage Revenue Program**  
**Statement of Net Assets**  
**June 30, 2005**

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	Series 1987A	Series 1991E-G
<b>ASSETS</b>		
Current assets		
Cash	\$ -	\$ -
Restricted Cash	27,668	-
Current portion of investments, at fair value	-	-
Current portion of restricted investments, at fair value	894,086	65,701
Current portion of mortgage-backed securities, at fair value	-	56,852
Accounts receivable	15,154	-
Interest receivable on investments and mortgage-backed securities	199,735	5,727
Current portion of loans receivable	108,472	-
Interest receivable on loans	7,286	-
Current portion of unamortized bond issue costs	4,378	1,041
Prepaid insurance and other	3,798	-
Total current assets	1,260,577	129,321
Non-current assets		
Non-current portion of investments, at fair value	-	-
Non-current portion of restricted investments, at fair value	1,166,372	-
Non-current portion of mortgage-backed securities, at fair value	-	966,487
Non-current portion of loans receivable	1,032,682	-
Non-current portion of unamortized bond issue costs	33,604	17,578
Total non-current assets	2,232,658	984,065
Total assets	\$ 3,493,235	\$ 1,113,386

	Series 1992A2	Series 1993A	Series Draw Bond	Total Not Under the General Indenture
\$	-	\$ -	\$ -	\$ -
	-	45,892	-	73,560
	-	-	-	-
	3,043,443	594,320	135,901	4,733,451
	107,337	-	-	164,189
	-	63,330	-	78,484
	83,868	7,971	279	297,580
	-	77,339	-	185,811
	-	48,432	-	55,718
	1,373	-	-	6,792
	-	8,256	-	12,054
	3,236,021	845,540	136,180	5,607,639
	-	-	-	-
	-	-	-	1,166,372
	1,985,730	-	-	2,952,217
	-	3,374,309	-	4,406,991
	19,635	-	-	70,817
	2,005,365	3,374,309	-	8,596,397
\$	5,241,386	\$ 4,219,849	\$ 136,180	\$ 14,204,036

(continued)

**OHIO HOUSING FINANCE AGENCY**  
**Single Family Mortgage Revenue Program**  
**Statement of Net Assets**  
**June 30, 2005**

	Series 1987A	Series 1991E-G
<b>LIABILITIES AND NET ASSETS</b>		
Current liabilities		
Current portion of accounts payable and other	\$ 555	\$ 458
Interest payable	22,369	235
Current portion of bonds payable	-	-
Deposits held	2	-
Current portion of deferred revenue	-	-
Total current liabilities	22,926	693
Non-current liabilities		
Non-current portion of accounts payable and other	-	-
Non-current portion of bonds payable	1,505,000	600,000
Total non-current liabilities	1,505,000	600,000
Total liabilities	1,527,926	600,693
Net assets		
Invested in capital assets, net of related debt	-	-
Restricted - bond funds	1,965,309	512,693
Unrestricted	-	-
Total net assets	1,965,309	512,693
Total liabilities and net assets	\$ 3,493,235	\$ 1,113,386

	Series 1992A2		Series 1993A		Series Draw Bond		Total Not Under the General Indenture
\$	349,471	\$	485,474	\$	136,180	\$	972,138
	40,481		90,949		-		154,034
	15,000		-		-		15,000
	-		-		-		2
	-		-		-		-
	404,952		576,423		136,180		1,141,174
	-		-		-		-
	1,890,000		4,605,000		-		8,600,000
	1,890,000		4,605,000		-		8,600,000
	2,294,952		5,181,423		136,180		9,741,174
	-		-		-		-
	2,946,434		(961,574)		-		4,462,862
	-		-		-		-
	2,946,434		(961,574)		-		4,462,862
\$	5,241,386	\$	4,219,849	\$	136,180	\$	14,204,036

(continued)

**OHIO HOUSING FINANCE AGENCY**  
**Single Family Mortgage Revenue Program**  
**Statement of Net Assets**  
**June 30, 2005**

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	Series		Series
	1994A		1994B
<b>ASSETS</b>			
Current assets			
Cash	\$ -	\$	-
Restricted Cash	-		-
Current portion of investments, at fair value	-		-
Current portion of restricted investments, at fair value	-		-
Current portion of mortgage-backed securities, at fair value	-		-
Accounts receivable	-		-
Interest receivable on investments and mortgage-backed securities	-		-
Current portion of loans receivable	-		-
Interest receivable on loans	-		-
Current portion of unamortized bond issue costs	-		-
Prepaid insurance and other	-		-
Total current assets	-		-
Non-current assets			
Non-current portion of investments, at fair value	-		-
Non-current portion of restricted investments, at fair value	-		-
Non-current portion of mortgage-backed securities, at fair value	-		-
Non-current portion of loans receivable	-		-
Non-current portion of unamortized bond issue costs	-		-
Total non-current assets	-		-
Total assets	\$ -	\$	-

	Series 1995A	Series 1996A	Series 1996B	Series 1997A1
\$	-	\$ -	\$ -	\$ -
	-	-	-	-
	-	-	-	-
	-	5,851,706	3,980,176	6,177,925
	-	1,560,736	571,819	1,241,519
	-	-	-	-
	-	227,399	128,646	239,340
	-	-	-	-
	-	-	-	-
	-	25,230	10,791	16,853
	-	-	-	-
	-	7,665,071	4,691,432	7,675,637
	-	-	-	-
	-	-	-	-
	-	32,255,211	12,092,410	27,830,709
	-	-	-	-
	-	324,900	159,319	242,928
	-	32,580,111	12,251,729	28,073,637
\$	-	\$ 40,245,182	\$ 16,943,161	\$ 35,749,274

(continued)

**OHIO HOUSING FINANCE AGENCY**  
**Single Family Mortgage Revenue Program**  
**Statement of Net Assets**  
**June 30, 2005**

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	Series 1994A	Series 1994B
<b>LIABILITIES AND NET ASSETS</b>		
Current liabilities		
Current portion of accounts payable and other	\$ -	\$ -
Interest payable	-	-
Current portion of bonds payable	-	-
Deposits held	-	-
Current portion of deferred revenue	-	-
Total current liabilities	-	-
Non-current liabilities		
Non-current portion of accounts payable and other	-	-
Non-current portion of bonds payable	-	-
Total non-current liabilities	-	-
Total liabilities	-	-
Net assets		
Invested in capital assets, net of related debt	-	-
Restricted - bond funds	-	-
Unrestricted	-	-
Total net assets	-	-
Total liabilities and net assets	\$ -	\$ -

	Series 1995A	Series 1996A	Series 1996B	Series 1997A1
\$	-	\$ 13,063	\$ 12,302	\$ 526,124
	-	674,694	273,213	587,980
	-	750,000	285,000	495,000
	-	-	-	-
	-	-	-	-
	-	1,437,757	570,515	1,609,104
	-	-	-	-
	-	34,375,000	13,495,000	28,765,000
	-	34,375,000	13,495,000	28,765,000
	-	35,812,757	14,065,515	30,374,104
	-	-	-	-
	-	4,432,425	2,877,646	5,375,170
	-	-	-	-
	-	4,432,425	2,877,646	5,375,170
\$	-	\$ 40,245,182	\$ 16,943,161	\$ 35,749,274

(continued)

**OHIO HOUSING FINANCE AGENCY**  
**Single Family Mortgage Revenue Program**  
**Statement of Net Assets**  
**June 30, 2005**

	Series 1996B/1997C	Series 1997D
<b>ASSETS</b>		
Current assets		
Cash	\$ -	\$ -
Restricted Cash	1,336	-
Current portion of investments, at fair value	-	-
Current portion of restricted investments, at fair value	8,563,767	3,698,435
Current portion of mortgage-backed securities, at fair value	1,805,414	268,047
Accounts receivable	-	-
Interest receivable on investments and mortgage-backed securities	293,625	84,194
Current portion of loans receivable	-	-
Interest receivable on loans	-	-
Current portion of unamortized bond issue costs	23,790	3,407
Prepaid insurance and other	-	-
<b>Total current assets</b>	<b>10,687,932</b>	<b>4,054,083</b>
Non-current assets		
Non-current portion of investments, at fair value	-	-
Non-current portion of restricted investments, at fair value	-	-
Non-current portion of mortgage-backed securities, at fair value	39,036,579	3,290,400
Non-current portion of loans receivable	-	-
Non-current portion of unamortized bond issue costs	336,980	22,668
<b>Total non-current assets</b>	<b>39,373,559</b>	<b>3,313,068</b>
<b>Total assets</b>	<b>\$ 50,061,491</b>	<b>\$ 7,367,151</b>

	Series 1998A	Series 1997B/1998B	Series 1998C	Series 1999A
\$	-	\$ -	\$ -	\$ -
	179	1	-	1
	-	-	-	-
	12,345,044	14,870,788	5,122,121	17,897,137
	2,790,753	3,215,832	527,865	2,952,078
	-	-	-	-
	429,378	502,011	125,130	537,532
	-	-	-	-
	-	-	-	-
	40,985	54,357	8,154	49,345
	-	-	-	-
	15,606,339	18,642,989	5,783,270	21,436,093
	-	-	-	-
	-	-	-	-
	61,641,376	73,232,833	6,675,637	68,321,422
	-	-	-	-
	627,475	847,839	55,085	646,622
	62,268,851	74,080,672	6,730,722	68,968,044
\$	77,875,190	\$ 92,723,661	\$ 12,513,992	\$ 90,404,137

(continued)

**OHIO HOUSING FINANCE AGENCY**  
**Single Family Mortgage Revenue Program**  
**Statement of Net Assets**  
**June 30, 2005**

	Series 1996B/1997C	Series 1997D
<b>LIABILITIES AND NET ASSETS</b>		
Current liabilities		
Current portion of accounts payable and other	\$ 311,409	\$ 69,183
Interest payable	829,013	36,083
Current portion of bonds payable	895,000	89,690
Deposits held	-	-
Current portion of deferred revenue	-	-
Total current liabilities	2,035,422	194,956
Non-current liabilities		
Non-current portion of accounts payable and other	-	-
Non-current portion of bonds payable	43,895,000	1,953,097
Total non-current liabilities	43,895,000	1,953,097
Total liabilities	45,930,422	2,148,053
Net assets		
Invested in capital assets, net of related debt	-	-
Restricted - bond funds	4,131,069	5,219,098
Unrestricted	-	-
Total net assets	4,131,069	5,219,098
Total liabilities and net assets	\$ 50,061,491	\$ 7,367,151

	Series 1998A	Series 1997B/1998B	Series 1998C	Series 1999A
\$	560,567	\$ 152,079	\$ 12,460	\$ 103,017
	1,254,938	1,490,936	120,167	1,322,658
	1,405,000	1,575,000	330,490	1,570,000
	-	-	-	-
	-	-	-	-
	3,220,505	3,218,015	463,117	2,995,675
	-	-	-	-
	70,260,000	83,985,000	6,534,252	77,865,000
	70,260,000	83,985,000	6,534,252	77,865,000
	73,480,505	87,203,015	6,997,369	80,860,675
	-	-	-	-
	4,394,685	5,520,646	5,516,623	9,543,462
	-	-	-	-
	4,394,685	5,520,646	5,516,623	9,543,462
\$	77,875,190	\$ 92,723,661	\$ 12,513,992	\$ 90,404,137

(continued)

**OHIO HOUSING FINANCE AGENCY**  
**Single Family Mortgage Revenue Program**  
**Statement of Net Assets**  
**June 30, 2005**

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	Series 1999B	Series 1999C&D
<b>ASSETS</b>		
Current assets		
Cash	\$ -	\$ -
Restricted Cash	-	1
Current portion of investments, at fair value	-	-
Current portion of restricted investments, at fair value	2,275,843	16,616,937
Current portion of mortgage-backed securities, at fair value	381,093	3,993,578
Accounts receivable	-	-
Interest receivable on investments and mortgage-backed securities	65,191	638,778
Current portion of loans receivable	-	-
Interest receivable on loans	-	-
Current portion of unamortized bond issue costs	4,940	40,838
Prepaid insurance and other	-	-
<b>Total current assets</b>	<b>2,727,067</b>	<b>21,290,132</b>
Non-current assets		
Non-current portion of investments, at fair value	-	-
Non-current portion of restricted investments, at fair value	-	-
Non-current portion of mortgage-backed securities, at fair value	4,876,623	77,030,964
Non-current portion of loans receivable	-	-
Non-current portion of unamortized bond issue costs	38,554	491,356
<b>Total non-current assets</b>	<b>4,915,177</b>	<b>77,522,320</b>
<b>Total assets</b>	<b>\$ 7,642,244</b>	<b>\$ 98,812,452</b>

	Series 2000A&B	Series 2000C-G	Series 2001A&B	Series 2001C-E
\$	-	\$	-	\$
	1	1	-	1
	-	-	-	-
	12,797,735	13,568,127	6,273,758	11,430,609
	1,826,236	2,478,143	1,400,772	3,882,773
	-	-	-	-
	438,281	485,588	242,637	585,561
	-	-	-	-
	-	-	-	-
	21,636	27,148	29,621	43,176
	-	-	-	-
	15,083,889	16,559,007	7,946,788	15,942,120
	-	-	-	-
	-	-	-	-
	43,944,452	49,796,574	35,216,849	87,692,380
	-	-	-	-
	358,875	415,821	460,982	565,186
	44,303,327	50,212,395	35,677,831	88,257,566
\$	59,387,216	\$	66,771,402	\$
			43,624,619	\$
				104,199,686

(continued)

**OHIO HOUSING FINANCE AGENCY**  
**Single Family Mortgage Revenue Program**  
**Statement of Net Assets**  
**June 30, 2005**

	Series 1999B	Series 1999C&D
<b>LIABILITIES AND NET ASSETS</b>		
Current liabilities		
Current portion of accounts payable and other	\$ 14,066	\$ 405,496
Interest payable	78,353	1,652,957
Current portion of bonds payable	199,454	791,244
Deposits held	-	-
Current portion of deferred revenue	-	-
Total current liabilities	291,873	2,849,697
Non-current liabilities		
Non-current portion of accounts payable and other	-	-
Non-current portion of bonds payable	4,630,633	87,377,074
Total non-current liabilities	4,630,633	87,377,074
Total liabilities	4,922,506	90,226,771
Net assets		
Invested in capital assets, net of related debt	-	-
Restricted - bond funds	2,719,738	8,585,681
Unrestricted	-	-
Total net assets	2,719,738	8,585,681
Total liabilities and net assets	\$ 7,642,244	\$ 98,812,452

Series 2000A&B		Series 2000C-G		Series 2001A&B		Series 2001C-E	
\$	436,220	\$	2,021,986	\$	257,842	\$	83,411
	1,015,038		1,148,994		656,411		1,693,819
	(5,882)		537,326		455,000		2,157,067
	-		-		-		-
	-		-		-		-
	1,445,376		3,708,306		1,369,253		3,934,297
	-		-		-		-
	49,817,429		54,794,771		38,430,000		95,955,809
	49,817,429		54,794,771		38,430,000		95,955,809
	51,262,805		58,503,077		39,799,253		99,890,106
	-		-		-		-
	8,124,411		8,268,325		3,825,366		4,309,580
	-		-		-		-
	8,124,411		8,268,325		3,825,366		4,309,580
\$	59,387,216	\$	66,771,402	\$	43,624,619	\$	104,199,686

(continued)

**OHIO HOUSING FINANCE AGENCY**  
**Single Family Mortgage Revenue Program**  
**Statement of Net Assets**  
**June 30, 2005**

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	Series 2002A-C	Series 2002D&E
<b>ASSETS</b>		
Current assets		
Cash	\$ -	\$ -
Restricted Cash	-	-
Current portion of investments, at fair value	-	-
Current portion of restricted investments, at fair value	15,761,046	3,456,216
Current portion of mortgage-backed securities, at fair value	3,800,020	1,090,440
Accounts receivable	-	-
Interest receivable on investments and mortgage-backed securities	643,540	168,291
Current portion of loans receivable	-	-
Interest receivable on loans	-	-
Current portion of unamortized bond issue costs	43,341	15,675
Prepaid insurance and other	-	-
<b>Total current assets</b>	<b>20,247,947</b>	<b>4,730,622</b>
Non-current assets		
Non-current portion of investments, at fair value	-	-
Non-current portion of restricted investments, at fair value	-	-
Non-current portion of mortgage-backed securities, at fair value	99,354,563	28,843,325
Non-current portion of loans receivable	-	-
Non-current portion of unamortized bond issue costs	766,158	307,533
<b>Total non-current assets</b>	<b>100,120,721</b>	<b>29,150,858</b>
<b>Total assets</b>	<b>\$ 120,368,668</b>	<b>\$ 33,881,480</b>

	Series 2003A	Series 2003B&C	Series 2004A&B	Series 2004C&D
\$	-	\$ -	\$ -	\$ -
	97	4,147	272	36
	-	-	-	-
	3,003,270	4,436,655	3,670,280	2,699,785
	1,435,495	1,892,069	2,496,782	2,522,664
	-	-	-	-
	189,075	262,948	324,832	330,241
	-	-	-	-
	-	-	-	-
	59,506	32,410	31,909	27,950
	-	-	-	-
	4,687,443	6,628,229	6,524,075	5,580,676
	-	-	-	-
	-	-	-	-
	39,028,511	52,122,890	69,887,928	71,244,133
	-	-	-	-
	377,514	551,707	692,222	612,730
	39,406,025	52,674,597	70,580,150	71,856,863
\$	44,093,468	\$ 59,302,826	\$ 77,104,225	\$ 77,437,539

(continued)

**OHIO HOUSING FINANCE AGENCY**  
**Single Family Mortgage Revenue Program**  
**Statement of Net Assets**  
**June 30, 2005**

	Series 2002A-C	Series 2002D&E
<b>LIABILITIES AND NET ASSETS</b>		
Current liabilities		
Current portion of accounts payable and other	\$ 96,480	\$ 32,940
Interest payable	1,707,266	449,616
Current portion of bonds payable	1,765,000	285,000
Deposits held	-	-
Current portion of deferred revenue	-	-
Total current liabilities	3,568,746	767,556
Non-current liabilities		
Non-current portion of accounts payable and other	-	-
Non-current portion of bonds payable	112,675,000	32,495,000
Total non-current liabilities	112,675,000	32,495,000
Total liabilities	116,243,746	33,262,556
Net assets		
Invested in capital assets, net of related debt	-	-
Restricted - bond funds	4,124,922	618,924
Unrestricted	-	-
Total net assets	4,124,922	618,924
Total liabilities and net assets	\$ 120,368,668	\$ 33,881,480

	Series 2003A	Series 2003B&C	Series 2004A&B	Series 2004C&D
\$	28,973	\$ 51,141	\$ 67,970	\$ 72,230
	551,859	813,284	979,448	1,072,848
	770,000	963,537	719,597	1,218,348
	-	-	-	-
	-	-	-	-
	1,350,832	1,827,962	1,767,015	2,363,426
	-	-	-	-
	40,475,000	57,061,672	75,017,748	74,366,308
	40,475,000	57,061,672	75,017,748	74,366,308
	41,825,832	58,889,634	76,784,763	76,729,734
	-	-	-	-
	2,267,636	413,192	319,462	707,805
	-	-	-	-
	2,267,636	413,192	319,462	707,805
\$	44,093,468	\$ 59,302,826	\$ 77,104,225	\$ 77,437,539

(continued)

**OHIO HOUSING FINANCE AGENCY**  
**Single Family Mortgage Revenue Program**  
**Statement of Net Assets**  
**June 30, 2005**

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	Series 2004E&F	Series 2005A&B
<b>ASSETS</b>		
Current assets		
Cash	\$ -	\$ -
Restricted Cash	10,773	-
Current portion of investments, at fair value	-	-
Current portion of restricted investments, at fair value	1,558,955	83,703,153
Current portion of mortgage-backed securities, at fair value	1,997,740	1,476,088
Accounts receivable	-	-
Interest receivable on investments and mortgage-backed securities	285,789	1,040,212
Current portion of loans receivable	-	-
Interest receivable on loans	-	-
Current portion of unamortized bond issue costs	25,306	80,740
Prepaid insurance and other	-	-
<b>Total current assets</b>	<b>3,878,563</b>	<b>86,300,193</b>
Non-current assets		
Non-current portion of investments, at fair value	-	-
Non-current portion of restricted investments, at fair value	-	-
Non-current portion of mortgage-backed securities, at fair value	57,042,010	42,625,053
Non-current portion of loans receivable	-	-
Non-current portion of unamortized bond issue costs	584,852	977,474
<b>Total non-current assets</b>	<b>57,626,862</b>	<b>43,602,527</b>
<b>Total assets</b>	<b>\$ 61,505,425</b>	<b>\$ 129,902,720</b>

Series 2005C&D		Series General Trust		Total Under the General Indenture		Total FY 2005	
\$	-	\$	-	\$	-	\$	-
	-		-		16,846		90,406
	-		-		-		-
	129,330,983		8,389,540		397,479,991		402,213,442
	-		973,758		46,581,714		46,745,903
	-		32,150		32,150		110,634
	98,230		116,693		8,483,142		8,780,722
	-		-		-		185,811
	-		-		-		55,718
	71,803		-		788,911		795,703
	-		-		-		12,054
	129,501,016		9,512,141		453,382,754		458,990,393
	-		-		-		-
	-		-		-		1,166,372
	-		18,083,863		1,101,166,695		1,104,118,912
	-		-		-		4,406,991
	769,774		-		11,234,554		11,305,371
	769,774		18,083,863		1,112,401,249		1,120,997,646
\$	130,270,790	\$	27,596,004	\$	1,565,784,003	\$	1,579,988,039

**OHIO HOUSING FINANCE AGENCY**  
**Single Family Mortgage Revenue Program**  
**Statement of Net Assets**  
**June 30, 2005**

	Series 2004E&F	Series 2005A&B
<b>LIABILITIES AND NET ASSETS</b>		
Current liabilities		
Current portion of accounts payable and other	\$ 77,903	\$ 42,339
Interest payable	862,551	1,089,355
Current portion of bonds payable	399,444	69,900
Deposits held	-	-
Current portion of deferred revenue	-	2,460,462
<b>Total current liabilities</b>	<b>1,339,898</b>	<b>3,662,056</b>
Non-current liabilities		
Non-current portion of accounts payable and other	-	-
Non-current portion of bonds payable	60,645,959	125,884,649
<b>Total non-current liabilities</b>	<b>60,645,959</b>	<b>125,884,649</b>
<b>Total liabilities</b>	<b>61,985,857</b>	<b>129,546,705</b>
Net assets		
Invested in capital assets, net of related debt	-	-
Restricted - bond funds	(480,432)	356,015
Unrestricted	-	-
<b>Total net assets</b>	<b>(480,432)</b>	<b>356,015</b>
<b>Total liabilities and net assets</b>	<b>\$ 61,505,425</b>	<b>\$ 129,902,720</b>

Series 2005C&D	Series General Trust	Total Under the General Indenture	Total FY 2005
\$ 2,619	\$ -	\$ 5,451,820	\$ 6,423,958
101,941	-	20,463,422	20,617,456
34,669	-	17,754,884	17,769,884
-	-	-	2
3,503,887	204,757	6,169,106	6,169,106
3,643,116	204,757	49,839,232	50,980,406
-	-	-	-
126,634,980	-	1,397,389,381	1,405,989,381
126,634,980	-	1,397,389,381	1,405,989,381
130,278,096	204,757	1,447,228,613	1,456,969,787
-	-	-	-
(7,306)	27,391,247	118,555,390	123,018,252
-	-	-	-
(7,306)	27,391,247	118,555,390	123,018,252
\$ 130,270,790	\$ 27,596,004	\$ 1,565,784,003	\$ 1,579,988,039

**OHIO HOUSING FINANCE AGENCY**  
**Single Family Mortgage Revenue Program**  
**Statement of Revenues, Expenses**  
**and Changes in Net Assets**  
**Year Ended June 30, 2005**

	Series 1987A	Series 1991E-G
<b>OPERATING REVENUES</b>		
<b>INTEREST AND INVESTMENT INCOME:</b>		
Loans	\$ 156,419	\$ -
Mortgage-backed securities	-	76,425
Investments	134,562	6,219
Other mortgage income - net	-	-
Net increase (decrease) in the fair value of investments and mortgage backed securities	56,517	(27,946)
<b>Total interest and investment income</b>	<b>347,498</b>	<b>54,698</b>
<b>OTHER INCOME:</b>		
Service fees and other	-	-
<b>Total other income</b>	<b>-</b>	<b>-</b>
<b>Total operating revenues</b>	<b>347,498</b>	<b>54,698</b>
<b>OPERATING EXPENSES:</b>		
Interest expense	137,549	70,115
Trustee expense and agency fees	4,256	465
Mortgage servicing and administration fees	6,888	-
OHFA contribution to bond issues	-	-
Insurance and other	6,640	-
<b>Total operating expenses</b>	<b>155,333</b>	<b>70,580</b>
<b>Income over (under) expenses before transfer</b>	<b>192,165</b>	<b>(15,882)</b>
Transfer in (out)	-	-
<b>Net income (loss)</b>	<b>192,165</b>	<b>(15,882)</b>
Net Assets, beginning of year	1,773,144	528,575
<b>Net assets, end of year</b>	<b>\$ 1,965,309</b>	<b>\$ 512,693</b>

	Series 1992A2	Series 1993A	Series Draw Bond	Total Not Under the General Indenture
\$	-	\$ 582,534	\$ -	\$ 738,953
	139,911	-	-	216,336
	106,518	40,285	1,041,640	1,329,224
	-	-	-	-
	(35,100)	-	-	(6,529)
	211,329	622,819	1,041,640	2,277,984
	-	-	11,938	11,938
	-	-	11,938	11,938
	211,329	622,819	1,053,578	2,289,922
	146,172	385,158	1,041,640	1,780,634
	3,035	998,611	11,938	1,018,305
	-	22,968	-	29,856
	88,657	-	-	88,657
	-	17,600	-	24,240
	237,864	1,424,337	1,053,578	2,941,692
	(26,535)	(801,518)	-	(651,770)
	-	-	-	-
	(26,535)	(801,518)	-	(651,770)
	2,972,969	(160,056)	-	5,114,632
\$	2,946,434	\$ (961,574)	\$ -	\$ 4,462,862

(continued)

**OHIO HOUSING FINANCE AGENCY**  
**Single Family Mortgage Revenue Program**  
**Statement of Revenues, Expenses**  
**and Changes in Net Assets**  
**Year Ended June 30, 2005**

	Series 1994A	Series 1994B
<b>OPERATING REVENUES</b>		
INTEREST AND INVESTMENT INCOME:		
Loans	\$ -	\$ -
Mortgage-backed securities	85,840	81,246
Investments	19,550	38,118
Other mortgage income - net	-	-
Net increase (decrease) in the fair value of investments and mortgage backed securities	(417,043)	(463,976)
<b>Total interest and investment income</b>	<b>(311,653)</b>	<b>(344,612)</b>
OTHER INCOME:		
Service fees and other	-	-
<b>Total other income</b>	<b>-</b>	<b>-</b>
<b>Total operating revenues</b>	<b>(311,653)</b>	<b>(344,612)</b>
<b>OPERATING EXPENSES:</b>		
Interest expense	342,383	174,619
Trustee expense and agency fees	3,496	3,240
Mortgage servicing and administration fees	-	-
OHFA contribution to bond issues	-	-
Insurance and other	-	-
<b>Total operating expenses</b>	<b>345,879</b>	<b>177,859</b>
<b>Income over (under) expenses before transfer</b>	<b>(657,532)</b>	<b>(522,471)</b>
<b>Transfer in (out)</b>	<b>(879,634)</b>	<b>(2,432,522)</b>
<b>Net income (loss)</b>	<b>(1,537,166)</b>	<b>(2,954,993)</b>
Net Assets, beginning of year	1,537,166	2,954,993
<b>Net assets, end of year</b>	<b>\$ -</b>	<b>\$ -</b>

	Series 1995A	Series 1996A	Series 1996B	Series 1997A1
\$	-	\$	-	\$
	331,582		872,210	1,936,930
	72,378		290,447	414,206
	-		-	-
	(503,045)		(156,152)	(92,853)
	(99,085)		1,006,505	2,258,283
	-		-	-
	-		-	-
	(99,085)		1,006,505	2,258,283
	473,433		1,097,687	2,343,497
	13,306		40,601	70,632
	-		-	-
	-		-	-
	-		-	-
	486,739		1,138,288	2,414,129
	(585,824)		(131,783)	(155,846)
	(2,378,011)		(35,777)	-
	(2,963,835)		(167,560)	(155,846)
	2,963,835		3,045,206	5,531,016
\$	-	\$	2,877,646	\$
				5,375,170

(continued)

**OHIO HOUSING FINANCE AGENCY**  
**Single Family Mortgage Revenue Program**  
**Statement of Revenues, Expenses**  
**and Changes in Net Assets**  
**Year Ended June 30, 2005**

	Series 1996B/1997C	Series 1997D
<b>OPERATING REVENUES</b>		
INTEREST AND INVESTMENT INCOME:		
Loans	\$ -	\$ -
Mortgage-backed securities	2,538,809	318,375
Investments	365,489	180,163
Other mortgage income - net	-	-
Net increase (decrease) in the fair value of investments and mortgage backed securities	816,866	(233,818)
<b>Total interest and investment income</b>	<b>3,721,164</b>	<b>264,720</b>
OTHER INCOME:		
Service fees and other	-	-
<b>Total other income</b>	<b>-</b>	<b>-</b>
<b>Total operating revenues</b>	<b>3,721,164</b>	<b>264,720</b>
<b>OPERATING EXPENSES:</b>		
Interest expense	2,982,748	292,248
Trustee expense and agency fees	103,177	16,691
Mortgage servicing and administration fees	-	-
OHFA contribution to bond issues	-	-
Insurance and other	-	-
<b>Total operating expenses</b>	<b>3,085,925</b>	<b>308,939</b>
Income over (under) expenses before transfer	635,239	(44,219)
Transfer in (out)	(12,714)	-
<b>Net income (loss)</b>	<b>622,525</b>	<b>(44,219)</b>
Net Assets, beginning of year	3,508,544	5,263,317
<b>Net assets, end of year</b>	<b>\$ 4,131,069</b>	<b>\$ 5,219,098</b>

	Series 1998A	Series 1997B/1998B	Series 1998C	Series 1999A
\$	-	\$	-	\$
	3,811,688		585,983	4,426,230
	560,867		256,130	879,800
	-		-	-
	1,781,916		(453,446)	1,548,761
	6,154,471		388,667	6,854,791
	-		-	-
	-		-	-
	6,154,471		388,667	6,854,791
	4,399,147		659,865	4,748,603
	156,603		28,717	170,641
	-		-	-
	-		-	-
	-		-	-
	4,555,750		688,582	4,919,244
	1,598,721		(299,915)	1,935,547
	(1,304,329)		(301,257)	(1,638,983)
	294,392		(601,172)	296,564
	4,100,293		6,117,795	9,246,898
\$	4,394,685	\$	5,516,623	\$
				9,543,462

(continued)

**OHIO HOUSING FINANCE AGENCY**  
**Single Family Mortgage Revenue Program**  
**Statement of Revenues, Expenses**  
**and Changes in Net Assets**  
**Year Ended June 30, 2005**

	Series 1999B	Series 1999C&D
<b>OPERATING REVENUES</b>		
INTEREST AND INVESTMENT INCOME:		
Loans	\$ -	\$ -
Mortgage-backed securities	350,069	5,922,800
Investments	110,490	1,012,049
Other mortgage income - net	-	-
Net increase (decrease) in the fair value of investments and mortgage backed securities	(321,182)	(1,236,221)
<b>Total interest and investment income</b>	<b>139,377</b>	<b>5,698,628</b>
OTHER INCOME:		
Service fees and other	-	-
<b>Total other income</b>	<b>-</b>	<b>-</b>
<b>Total operating revenues</b>	<b>139,377</b>	<b>5,698,628</b>
<b>OPERATING EXPENSES:</b>		
Interest expense	421,716	7,599,761
Trustee expense and agency fees	19,366	192,923
Mortgage servicing and administration fees	-	-
OHFA contribution to bond issues	-	-
Insurance and other	-	-
<b>Total operating expenses</b>	<b>441,082</b>	<b>7,792,684</b>
<b>Income over (under) expenses before transfer</b>	<b>(301,705)</b>	<b>(2,094,056)</b>
<b>Transfer in (out)</b>	<b>(266,792)</b>	<b>(7,804,575)</b>
<b>Net income (loss)</b>	<b>(568,497)</b>	<b>(9,898,631)</b>
Net Assets, beginning of year	3,288,235	18,484,312
<b>Net assets, end of year</b>	<b>\$ 2,719,738</b>	<b>\$ 8,585,681</b>

	Series 2000A&B	Series 2000C-G	Series 2001A&B	Series 2001C-E
\$	-	\$	-	\$
	3,427,107		2,303,918	5,827,455
	719,657		386,908	838,790
	-		-	-
	(1,198,647)		233,865	(382,691)
	2,948,117		2,924,691	6,283,554
	-		-	-
	-		-	-
	2,948,117		2,924,691	6,283,554
	4,229,254		2,559,573	6,002,860
	112,434		86,377	213,139
	-		-	-
	-		-	-
	-		-	-
	4,341,688		2,645,950	6,215,999
	(1,393,571)		278,741	67,555
	(42,294)		-	(3,921,065)
	(1,435,865)		278,741	(3,853,510)
	9,560,276		3,546,625	8,163,090
\$	8,124,411	\$	3,825,366	\$
				4,309,580

(continued)

**OHIO HOUSING FINANCE AGENCY**  
**Single Family Mortgage Revenue Program**  
**Statement of Revenues, Expenses**  
**and Changes in Net Assets**  
**Year Ended June 30, 2005**

	Series 2002A-C	Series 2002D&E
<b>OPERATING REVENUES</b>		
INTEREST AND INVESTMENT INCOME:		
Loans	\$ -	\$ -
Mortgage-backed securities	6,562,656	1,772,290
Investments	680,054	126,530
Other mortgage income - net	-	-
Net increase (decrease) in the fair value of investments and mortgage backed securities	887,200	583,061
<b>Total interest and investment income</b>	<b>8,129,910</b>	<b>2,481,881</b>
OTHER INCOME:		
Service fees and other	-	-
<b>Total other income</b>	<b>-</b>	<b>-</b>
<b>Total operating revenues</b>	<b>8,129,910</b>	<b>2,481,881</b>
<b>OPERATING EXPENSES:</b>		
Interest expense	6,957,416	1,940,366
Trustee expense and agency fees	323,186	99,852
Mortgage servicing and administration fees	-	-
OHFA contribution to bond issues	-	-
Insurance and other	-	-
<b>Total operating expenses</b>	<b>7,280,602</b>	<b>2,040,218</b>
<b>Income over (under) expenses before transfer</b>	<b>849,308</b>	<b>441,663</b>
<b>Transfer in (out)</b>	<b>(742,872)</b>	<b>(34,968)</b>
<b>Net income (loss)</b>	<b>106,436</b>	<b>406,695</b>
<b>Net Assets, beginning of year</b>	<b>4,018,486</b>	<b>212,229</b>
<b>Net assets, end of year</b>	<b>\$ 4,124,922</b>	<b>\$ 618,924</b>

	Series 2003A	Series 2003B&C	Series 2004A&B	Series 2004C&D
\$	-	\$	-	\$
	2,070,231		3,336,716	2,652,208
	84,326		118,119	390,797
	85,491	(9,451)	(40,344)	500,461
	1,648,224	1,990,914	1,088,861	267,585
	3,888,272	4,930,763	4,503,352	3,811,051
	-	-	-	-
	-	-	-	-
	3,888,272	4,930,763	4,503,352	3,811,051
	1,785,026	2,340,024	2,784,473	2,936,473
	89,859	158,888	191,315	166,773
	-	-	-	-
	-	-	-	-
	-	-	-	-
	1,874,885	2,498,912	2,975,788	3,103,246
	2,013,387	2,431,851	1,527,564	707,805
	-	-	-	-
	2,013,387	2,431,851	1,527,564	707,805
	254,249	(2,018,659)	(1,208,102)	-
\$	2,267,636	\$	319,462	\$
		413,192		707,805

(continued)

**OHIO HOUSING FINANCE AGENCY**  
**Single Family Mortgage Revenue Program**  
**Statement of Revenues, Expenses**  
**and Changes in Net Assets**  
**Year Ended June 30, 2005**

	Series 2004E&F	Series 2005A&B
<b>OPERATING REVENUES</b>		
INTEREST AND INVESTMENT INCOME:		
Loans	\$ -	\$ -
Mortgage-backed securities	1,163,100	211,630
Investments	499,110	872,818
Other mortgage income - net	69,490	665,840
Net increase (decrease) in the fair value of investments and mortgage backed securities	(149,877)	(262,564)
<b>Total interest and investment income</b>	<b>1,581,823</b>	<b>1,487,724</b>
OTHER INCOME:		
Service fees and other	-	-
<b>Total other income</b>	<b>-</b>	<b>-</b>
<b>Total operating revenues</b>	<b>1,581,823</b>	<b>1,487,724</b>
<b>OPERATING EXPENSES:</b>		
Interest expense	1,984,352	1,089,370
Trustee expense and agency fees	77,903	42,339
Mortgage servicing and administration fees	-	-
OHFA contribution to bond issues	-	-
Insurance and other	-	-
<b>Total operating expenses</b>	<b>2,062,255</b>	<b>1,131,709</b>
<b>Income over (under) expenses before transfer</b>	<b>(480,432)</b>	<b>356,015</b>
Transfer in (out)	-	-
<b>Net income (loss)</b>	<b>(480,432)</b>	<b>356,015</b>
Net Assets, beginning of year	-	-
<b>Net assets, end of year</b>	<b>\$ (480,432)</b>	<b>\$ 356,015</b>

	Series 2005C&D	Series General Trust	Total Under the General Indenture	Total FY 2005
\$	-	\$ -	\$ -	\$ 738,953
	-	920,915	64,998,840	65,215,176
	98,230	171,531	11,524,999	12,854,223
	-	-	1,271,487	1,271,487
	-	975,722	6,903,573	6,897,044
	98,230	2,068,168	84,698,899	86,976,883
	-	-	-	11,938
	-	-	-	11,938
	98,230	2,068,168	84,698,899	86,988,821
	102,917	-	72,769,489	74,550,123
	2,619	-	2,739,407	3,757,712
	-	-	-	29,856
	-	2,547,088	2,547,088	2,635,745
	-	-	-	24,240
	105,536	2,547,088	78,055,984	80,997,676
	(7,306)	(478,920)	6,642,915	5,991,145
	-	27,691,797	-	-
	(7,306)	27,212,877	6,642,915	5,991,145
	-	178,370	111,912,475	117,027,107
\$	(7,306)	\$ 27,391,247	\$ 118,555,390	\$ 123,018,252

**OHIO HOUSING FINANCE AGENCY**  
**Single Family Mortgage Revenue Program**  
**Statement of Cash Flows**  
**Year Ended June 30, 2005**

	Series 1987A	Series 1991E-G
<b>CASH FLOWS FROM OPERATING ACTIVITIES:</b>		
Cash collected from mortgage-backed securities principal	\$ -	\$ 320,885
Cash collected from program loans principal	404,094	-
Cash received from investment interest and mortgage-backed securities interest	134,245	84,985
Cash received from program loan interest	118,370	-
Cash received from closing fees	-	-
Cash received from bond premiums, downpayment assistance grants and other	-	-
Cash received from service fees and other	44,557	-
Cash received from transfer in	-	-
Payments to purchase mortgage-backed securities	-	-
Payments for bond premiums, downpayment assistance grants and other	-	-
Payments for bond interest payable	(125,175)	(60,014)
Payments for trustee expense and agency fees	(5,452)	(518)
Payments for mortgage servicing and administration fees	(7,094)	-
Payments for insurance and other	(5,314)	-
Payments for transfer out	-	-
Net cash provided (used) by operating activities	558,231	345,338
<b>CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES:</b>		
Cash received from bonds issued	-	-
Payments to redeem bonds	(655,000)	(400,000)
Payments for bond issue costs, unamortized	-	-
Net cash provided (used) by noncapital financing activities	(655,000)	(400,000)
Net increase (decrease) in cash and cash equivalents	(96,769)	(54,662)
Cash and cash equivalents, beginning of year	1,018,523	120,363
Cash and cash equivalents, end of year	\$ 921,754	\$ 65,701

	Series 1992A2	Series 1993A	Series Draw Bond	Total Not Under the General Indenture
\$	619,931	\$ -	\$ -	\$ 940,816
	-	1,156,479	-	1,560,573
	358,564	38,593	1,155,584	1,771,971
	-	502,340	-	620,710
	-	-	-	-
	-	-	-	-
	-	162,920	15,721	223,198
	-	-	-	-
	-	-	-	-
	-	-	-	-
	(152,239)	(396,811)	(1,126,995)	(1,861,234)
	(3,407)	(746,688)	(15,721)	(771,786)
	-	(23,843)	-	(30,937)
	(88,657)	(40,381)	-	(134,352)
	-	-	-	-
	734,192	652,609	28,589	2,318,959
	-	-	-	-
	(740,000)	(590,000)	(113,188,000)	(115,573,000)
	-	-	-	-
	(740,000)	(590,000)	(113,188,000)	(115,573,000)
	(5,808)	62,609	(113,159,411)	(113,254,041)
	3,049,251	577,603	113,295,312	118,061,052
\$	3,043,443	\$ 640,212	\$ 135,901	\$ 4,807,011

(continued)

**OHIO HOUSING FINANCE AGENCY**  
**Single Family Mortgage Revenue Program**  
**Statement of Cash Flows**  
**Year Ended June 30, 2005**

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	Series 1987A	Series 1991E-G
<b>Reconciliation of operating income to net cash provided (used) by operating activities</b>		
Operating income	\$ 192,165	\$ (15,882)
Adjustments to reconcile operating income to net cash provided (used) by operating activities:		
Amortization of bond issue costs	22,813	14,158
Amortization of bond discount (premium)	-	-
Amortization of GNMA/loan (discount) premium	(38,834)	-
Net (increase) decrease in the fair value of investments and mortgage-backed securities	(56,517)	27,946
Amounts collected - program loans	404,094	-
Purchases - mortgage-backed securities	-	-
Principal received on mortgage-backed securities	-	320,885
Decrease (increase) in accounts receivable	44,557	-
Decrease (increase) in interest receivable on investments and mortgage-backed securities	(317)	2,341
Decrease (increase) in interest receivable on loans	785	-
Decrease (increase) in prepaid insurance and other	1,326	-
Increase (decrease) in accounts payable and other	(1,402)	(53)
Increase (decrease) in interest payable	(10,439)	(4,057)
Increase (decrease) in deposits	-	-
Increase (decrease) in deferred revenue	-	-
Net cash provided (used) by operating activities	\$ 558,231	\$ 345,338

	Series 1992A2		Series 1993A		Series Draw Bond		Total Not Under the General Indenture
	\$ (26,535)		\$ (801,518)		\$ -		\$ (651,770)
	9,576		-		-		46,547
	-		-		-		-
	-		(92,980)		-		(131,814)
	35,100		-		-		6,529
	-		1,156,479		-		1,560,573
	-		-		-		-
	619,931		-		-		940,816
	1,919		119,538		3,783		169,797
	2,723		(1,692)		89,796		92,851
	-		12,786		-		13,571
	-		2,229		-		3,555
	107,121		269,420		20,365		395,451
	(15,643)		(11,653)		(85,355)		(127,147)
	-		-		-		-
	-		-		-		-
	\$ 734,192		\$ 652,609		\$ 28,589		\$ 2,318,959

(continued)

**OHIO HOUSING FINANCE AGENCY**  
**Single Family Mortgage Revenue Program**  
**Statement of Cash Flows**  
**Year Ended June 30, 2005**

	Series 1994A	Series 1994B
<b>CASH FLOWS FROM OPERATING ACTIVITIES:</b>		
Cash collected from mortgage-backed securities principal	\$ 8,459,281	\$ 7,771,787
Cash collected from program loans principal	-	-
Cash received from investment interest and mortgage-backed securities interest	174,437	216,747
Cash received from program loan interest	-	-
Cash received from closing fees	-	-
Cash received from bond premiums, downpayment assistance grants and other	-	-
Cash received from service fees and other	-	-
Cash received from transfer in	-	-
Payments to purchase mortgage-backed securities	-	-
Payments for bond premiums, downpayment assistance grants and other	-	-
Payments for bond interest payable	(436,365)	(230,744)
Payments for trustee expense and agency fees	(10,999)	(3,285,311)
Payments for mortgage servicing and administration fees	-	-
Payments for insurance and other	-	(194,881)
Payments for transfer out	(879,634)	(2,432,522)
Net cash provided (used) by operating activities	7,306,720	1,845,076
<b>CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES:</b>		
Cash received from bonds issued	-	-
Payments to redeem bonds	(9,130,000)	(5,095,000)
Payments for bond issue costs, unamortized	-	-
Net cash provided (used) by noncapital financing activities	(9,130,000)	(5,095,000)
Net increase (decrease) in cash and cash equivalents	(1,823,280)	(3,249,924)
Cash and cash equivalents, beginning of year	1,823,280	3,249,924
Cash and cash equivalents, end of year	\$ -	\$ -

	Series 1995A	Series 1996A	Series 1996B	Series 1997A1
\$	8,887,727	\$ 11,151,168	\$ 5,534,654	\$ 12,027,523
	-	-	-	-
	494,743	2,441,588	1,220,418	2,592,846
	-	-	-	-
	-	-	-	-
	-	-	-	-
	-	-	-	-
	-	-	-	-
	(565,226)	(2,542,481)	(1,137,782)	(2,499,489)
	(21,325)	(46,600)	(45,482)	(78,831)
	-	-	-	-
	(261,118)	-	-	-
	(2,354,251)	-	-	-
	6,180,550	11,003,675	5,571,808	12,042,049
	-	-	-	-
	(8,365,000)	(12,835,000)	(7,525,000)	(16,705,000)
	-	-	-	-
	(8,365,000)	(12,835,000)	(7,525,000)	(16,705,000)
	(2,184,450)	(1,831,325)	(1,953,192)	(4,662,951)
	2,184,450	7,683,031	5,933,368	10,840,876
\$	-	\$ 5,851,706	\$ 3,980,176	\$ 6,177,925

(continued)

**OHIO HOUSING FINANCE AGENCY**  
**Single Family Mortgage Revenue Program**  
**Statement of Cash Flows**  
**Year Ended June 30, 2005**

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	Series 1994A	Series 1994B
<b>Reconciliation of operating income to net cash provided (used) by operating activities</b>		
Operating income	\$ (1,537,166)	\$ (2,954,993)
Adjustments to reconcile operating income to net cash provided (used) by operating activities:		
Amortization of bond issue costs	95,595	54,704
Amortization of bond discount (premium)	-	-
Amortization of GNMA/loan (discount) premium	-	-
Net (increase) decrease in the fair value of investments and mortgage-backed securities	417,043	463,976
Amounts collected - program loans	-	-
Purchases - mortgage-backed securities	-	-
Principal received on mortgage-backed securities	8,459,281	7,771,787
Decrease (increase) in accounts receivable	17	-
Decrease (increase) in interest receivable on investments and mortgage-backed securities	69,047	97,382
Decrease (increase) in interest receivable on loans	-	-
Decrease (increase) in prepaid insurance and other	-	-
Increase (decrease) in accounts payable and other	(7,520)	(3,476,951)
Increase (decrease) in interest payable	(189,577)	(110,829)
Increase (decrease) in deposits	-	-
Increase (decrease) in deferred revenue	-	-
Net cash provided (used) by operating activities	\$ 7,306,720	\$ 1,845,076

	Series 1995A	Series 1996A	Series 1996B	Series 1997A1
\$	(2,963,835)	\$ 210,868	\$ (167,560)	\$ (155,846)
	87,177	152,915	104,862	168,663
	-	-	-	-
	-	-	-	-
	503,045	(702,705)	156,152	92,853
	-	-	-	-
	-	-	-	-
	8,887,727	11,151,168	5,534,654	12,027,523
	23,760	373,950	35,777	-
	78,181	64,550	57,761	143,592
	-	-	-	-
	-	-	-	-
	(256,535)	(3,982)	(4,881)	89,919
	(178,970)	(243,089)	(144,957)	(324,655)
	-	-	-	-
	-	-	-	-
\$	6,180,550	\$ 11,003,675	\$ 5,571,808	\$ 12,042,049

(continued)

**OHIO HOUSING FINANCE AGENCY**  
**Single Family Mortgage Revenue Program**  
**Statement of Cash Flows**  
**Year Ended June 30, 2005**

	Series 1996B/1997C	Series 1997D
<b>CASH FLOWS FROM OPERATING ACTIVITIES:</b>		
Cash collected from mortgage-backed securities principal	\$ 15,019,636	\$ 1,522,850
Cash collected from program loans principal	-	-
Cash received from investment interest and mortgage-backed securities interest	3,059,335	532,441
Cash received from program loan interest	-	-
Cash received from closing fees	-	-
Cash received from bond premiums, downpayment assistance grants and other	-	-
Cash received from service fees and other	-	-
Cash received from transfer in	-	-
Payments to purchase mortgage-backed securities	-	-
Payments for bond premiums, downpayment assistance grants and other	-	-
Payments for bond interest payable	(3,125,341)	(173,391)
Payments for trustee expense and agency fees	(113,532)	(18,291)
Payments for mortgage servicing and administration fees	-	-
Payments for insurance and other	-	(4,168)
Payments for transfer out	-	-
Net cash provided (used) by operating activities	14,840,098	1,859,441
<b>CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES:</b>		
Cash received from bonds issued	-	-
Payments to redeem bonds	(16,465,000)	(1,915,000)
Payments for bond issue costs, unamortized	-	-
Net cash provided (used) by noncapital financing activities	(16,465,000)	(1,915,000)
Net increase (decrease) in cash and cash equivalents	(1,624,902)	(55,559)
Cash and cash equivalents, beginning of year	10,190,005	3,753,994
Cash and cash equivalents, end of year	\$ 8,565,103	\$ 3,698,435

	Series 1998A	Series 1997B/1998B	Series 1998C	Series 1999A
\$	20,432,830	\$ 26,824,839	\$ 3,138,280	\$ 24,030,919
	-	-	-	-
	4,431,870	5,280,000	900,502	5,375,339
	-	-	-	-
	-	-	-	-
	-	-	-	-
	-	-	-	-
	-	-	-	-
	(4,508,607)	(5,408,645)	(482,625)	(4,908,367)
	(170,308)	(203,280)	(31,871)	(187,451)
	-	-	-	-
	-	-	(57,179)	-
	-	-	(301,257)	-
	20,185,785	26,492,914	3,165,850	24,310,440
	-	-	-	-
	(19,740,000)	(25,550,000)	(3,240,000)	(27,355,000)
	-	-	-	-
	(19,740,000)	(25,550,000)	(3,240,000)	(27,355,000)
	445,785	942,914	(74,150)	(3,044,560)
	11,899,438	13,927,875	5,196,271	20,941,698
\$	12,345,223	\$ 14,870,789	\$ 5,122,121	\$ 17,897,138

(continued)

**OHIO HOUSING FINANCE AGENCY**  
**Single Family Mortgage Revenue Program**  
**Statement of Cash Flows**  
**Year Ended June 30, 2005**

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	Series 1996B/1997C	Series 1997D
<b>Reconciliation of operating income to net cash provided (used) by operating activities</b>		
Operating income	\$ 622,525	\$ (44,219)
Adjustments to reconcile operating income to net cash provided (used) by operating activities:		
Amortization of bond issue costs	156,113	150,596
Amortization of bond discount (premium)	-	-
Amortization of GNMA/loan (discount) premium	-	-
Net (increase) decrease in the fair value of investments and mortgage-backed securities	(816,866)	233,818
Amounts collected - program loans	-	-
Purchases - mortgage-backed securities	-	-
Principal received on mortgage-backed securities	15,019,636	1,522,850
Decrease (increase) in accounts receivable	12,714	-
Decrease (increase) in interest receivable on investments and mortgage-backed securities	91,537	23,101
Decrease (increase) in interest receivable on loans	-	-
Decrease (increase) in prepaid insurance and other	-	-
Increase (decrease) in accounts payable and other	53,145	5,034
Increase (decrease) in interest payable	(298,706)	(31,739)
Increase (decrease) in deposits	-	-
Increase (decrease) in deferred revenue	-	-
Net cash provided (used) by operating activities	\$ 14,840,098	\$ 1,859,441

	Series 1998A	Series 1997B/1998B	Series 1998C	Series 1999A
\$	294,392	\$ 1,685,858	\$ (601,172)	\$ 296,564
	221,738	320,603	231,240	287,158
	-	-	-	-
	-	-	-	-
	(1,781,916)	(2,005,261)	453,446	(1,548,761)
	-	-	-	-
	-	-	-	-
	20,432,830	26,824,839	3,138,280	24,030,919
	1,304,329	-	-	1,638,983
	78,305	99,024	3,040	153,575
	-	-	-	-
	-	-	-	-
	(32,696)	3,356	(4,984)	(101,076)
	(331,197)	(435,505)	(54,000)	(446,922)
	-	-	-	-
	-	-	-	-
\$	20,185,785	\$ 26,492,914	\$ 3,165,850	\$ 24,310,440

(continued)

**OHIO HOUSING FINANCE AGENCY**  
**Single Family Mortgage Revenue Program**  
**Statement of Cash Flows**  
**Year Ended June 30, 2005**

	Series 1999B	Series 1999C&D
<b>CASH FLOWS FROM OPERATING ACTIVITIES:</b>		
Cash collected from mortgage-backed securities principal	\$ 2,208,572	\$ 33,568,669
Cash collected from program loans principal	-	-
Cash received from investment interest and mortgage-backed securities interest	588,026	7,559,391
Cash received from program loan interest	-	-
Cash received from closing fees	-	-
Cash received from bond premiums, downpayment assistance grants and other	-	-
Cash received from service fees and other	-	-
Cash received from transfer in	-	-
Payments to purchase mortgage-backed securities	-	-
Payments for bond premiums, downpayment assistance grants and other	-	-
Payments for bond interest payable	(313,411)	(6,793,901)
Payments for trustee expense and agency fees	(21,231)	(216,278)
Payments for mortgage servicing and administration fees	-	-
Payments for insurance and other	(119,662)	(1,277,034)
Payments for transfer out	(266,792)	(7,804,575)
Net cash provided (used) by operating activities	2,075,502	25,036,272
<b>CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES:</b>		
Cash received from bonds issued	-	-
Payments to redeem bonds	(2,165,000)	(44,230,000)
Payments for bond issue costs, unamortized	-	-
Net cash provided (used) by noncapital financing activities	(2,165,000)	(44,230,000)
Net increase (decrease) in cash and cash equivalents	(89,498)	(19,193,728)
Cash and cash equivalents, beginning of year	2,365,341	35,810,666
Cash and cash equivalents, end of year	\$ 2,275,843	\$ 16,616,938

	Series 2000A&B	Series 2000C-G	Series 2001A&B	Series 2001C-E
\$	24,160,521	\$ 22,617,725	\$ 11,250,147	\$ 32,284,053
	-	-	-	-
	4,543,227	5,299,542	2,764,059	7,174,726
	-	-	-	-
	-	-	-	-
	-	-	-	-
	37,076	-	-	-
	-	-	-	-
	-	-	-	-
	(4,253,259)	(4,619,444)	(2,587,632)	(6,745,747)
	(133,106)	(145,195)	(94,213)	(237,121)
	-	-	-	-
	(3,125,458)	(4,778)	-	(270,946)
	-	(2,019,476)	-	-
	21,229,001	21,128,374	11,332,361	32,204,965
	-	-	-	-
	(29,665,000)	(25,155,000)	(13,375,000)	(42,005,000)
	-	-	-	-
	(29,665,000)	(25,155,000)	(13,375,000)	(42,005,000)
	(8,435,999)	(4,026,626)	(2,042,639)	(9,800,035)
	21,233,735	17,594,754	8,316,397	21,230,645
\$	12,797,736	\$ 13,568,128	\$ 6,273,758	\$ 11,430,610

(continued)

**OHIO HOUSING FINANCE AGENCY**  
**Single Family Mortgage Revenue Program**  
**Statement of Cash Flows**  
**Year Ended June 30, 2005**

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	Series 1999B	Series 1999C&D
<b>Reconciliation of operating income to net cash provided (used) by operating activities</b>		
Operating income	\$ (568,497)	\$ (9,898,631)
Adjustments to reconcile operating income to net cash provided (used) by operating activities:		
Amortization of bond issue costs	141,864	1,591,531
Amortization of bond discount (premium)	-	-
Amortization of GNMA/loan (discount) premium	-	-
Net (increase) decrease in the fair value of investments and mortgage-backed securities	321,182	1,236,221
Amounts collected - program loans	-	-
Purchases - mortgage-backed securities	-	-
Principal received on mortgage-backed securities	2,208,572	33,568,669
Decrease (increase) in accounts receivable	-	-
Decrease (increase) in interest receivable on investments and mortgage-backed securities	11,537	369,999
Decrease (increase) in interest receivable on loans	-	-
Decrease (increase) in prepaid insurance and other	-	-
Increase (decrease) in accounts payable and other	(5,598)	(1,045,845)
Increase (decrease) in interest payable	(33,558)	(785,672)
Increase (decrease) in deposits	-	-
Increase (decrease) in deferred revenue	-	-
Net cash provided (used) by operating activities	\$ 2,075,502	\$ 25,036,272

	Series 2000A&B	Series 2000C-G	Series 2001A&B	Series 2001C-E
\$	(1,435,865)	\$ (6,839,631)	\$ 278,741	\$ (3,853,510)
	546,909	647,805	199,521	509,176
	-	-	-	(535,335)
	-	-	-	-
	1,198,647	1,755,853	(233,865)	382,691
	-	-	-	-
	-	-	-	-
	24,160,521	22,617,725	11,250,147	32,284,053
	79,370	3,502,578	-	4,782,009
	260,426	399,535	78,022	245,518
	-	-	-	-
	-	-	-	-
	(3,010,094)	(463,870)	(12,625)	(892,909)
	(570,913)	(491,621)	(227,580)	(716,728)
	-	-	-	-
	-	-	-	-
\$	21,229,001	\$ 21,128,374	\$ 11,332,361	\$ 32,204,965

(continued)

**OHIO HOUSING FINANCE AGENCY**  
**Single Family Mortgage Revenue Program**  
**Statement of Cash Flows**  
**Year Ended June 30, 2005**

	Series 2002A-C	Series 2002D&E
<b>CASH FLOWS FROM OPERATING ACTIVITIES:</b>		
Cash collected from mortgage-backed securities principal	\$ 32,933,489	\$ 6,745,711
Cash collected from program loans principal	-	-
Cash received from investment interest and mortgage-backed securities interest	7,457,240	1,921,866
Cash received from program loan interest	-	-
Cash received from closing fees	-	-
Cash received from bond premiums, downpayment assistance grants and other	-	-
Cash received from service fees and other	-	-
Cash received from transfer in	-	-
Payments to purchase mortgage-backed securities	-	-
Payments for bond premiums, downpayment assistance grants and other	-	-
Payments for bond interest payable	(7,143,896)	(1,884,462)
Payments for trustee expense and agency fees	(362,181)	(110,248)
Payments for mortgage servicing and administration fees	-	-
Payments for insurance and other	-	-
Payments for transfer out	(742,872)	-
Net cash provided (used) by operating activities	32,141,780	6,672,867
<b>CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES:</b>		
Cash received from bonds issued	-	-
Payments to redeem bonds	(39,190,000)	(6,475,000)
Payments for bond issue costs, unamortized	-	-
Net cash provided (used) by noncapital financing activities	(39,190,000)	(6,475,000)
Net increase (decrease) in cash and cash equivalents	(7,048,220)	197,867
Cash and cash equivalents, beginning of year	22,809,266	3,258,349
Cash and cash equivalents, end of year	\$ 15,761,046	\$ 3,456,216

	Series 2003A	Series 2003BC	Series 2004AB	Series 2004CD
\$	4,313,530	\$ 5,697,109	\$ 2,938,586	\$ 1,639,614
	-	-	-	-
	2,159,108	2,989,748	3,353,665	2,712,764
	-	-	-	-
	-	-	-	1,123,462
	-	5,118	-	1,497,949
	97	-	-	-
	-	-	-	-
	-	(376,076)	(52,009,219)	(75,138,826)
	-	(14,569)	(1,471,860)	(2,120,950)
	(1,768,893)	(2,390,018)	(2,322,091)	(1,918,064)
	(91,143)	(154,250)	(139,844)	(94,543)
	-	-	-	-
	-	-	-	-
	-	-	-	-
	4,612,699	5,757,062	(49,650,763)	(72,298,594)
	-	-	-	76,118,883
	(3,370,000)	(3,240,000)	(795,000)	(395,000)
	-	-	(106,683)	(725,468)
	(3,370,000)	(3,240,000)	(901,683)	74,998,415
	1,242,699	2,517,062	(50,552,446)	2,699,821
	1,760,668	1,923,740	54,222,998	-
\$	3,003,367	\$ 4,440,802	\$ 3,670,552	\$ 2,699,821

(continued)

**OHIO HOUSING FINANCE AGENCY**  
**Single Family Mortgage Revenue Program**  
**Statement of Cash Flows**  
**Year Ended June 30, 2005**

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	Series 2002A-C	Series 2002D&E
<b>Reconciliation of operating income to net cash provided (used) by operating activities</b>		
Operating income	\$ 106,436	\$ 406,695
Adjustments to reconcile operating income to net cash provided (used) by operating activities:		
Amortization of bond issue costs	277,726	72,549
Amortization of bond discount (premium)	-	-
Amortization of GNMA/loan (discount) premium	-	-
Net (increase) decrease in the fair value of investments and mortgage-backed securities	(887,200)	(583,061)
Amounts collected - program loans	-	-
Purchases - mortgage-backed securities	-	-
Principal received on mortgage-backed securities	32,933,489	6,745,711
Decrease (increase) in accounts receivable	-	34,968
Decrease (increase) in interest receivable on investments and mortgage-backed securities	214,530	23,045
Decrease (increase) in interest receivable on loans	-	-
Decrease (increase) in prepaid insurance and other	-	-
Increase (decrease) in accounts payable and other	(38,995)	(10,395)
Increase (decrease) in interest payable	(464,206)	(16,645)
Increase (decrease) in deposits	-	-
Increase (decrease) in deferred revenue	-	-
Net cash provided (used) by operating activities	\$ 32,141,780	\$ 6,672,867

	Series 2003A	Series 2003BC	Series 2004AB	Series 2004CD
\$	2,013,387	\$ 2,431,851	\$ 1,527,564	\$ 707,805
	59,506	62,872	42,289	84,788
	-	(141,012)	(95,138)	(139,227)
	-	-	-	-
	(1,648,224)	(1,990,914)	(1,088,861)	(267,585)
	-	-	-	-
	-	(376,076)	(52,009,219)	(75,138,826)
	4,313,530	5,697,109	2,938,586	1,639,614
	97	-	-	-
	4,550	40,448	(101,169)	(330,240)
	-	-	-	-
	-	-	-	-
	(1,283)	4,638	51,471	72,229
	(43,373)	28,146	515,230	1,072,848
	-	-	-	-
	(85,491)	-	(1,431,516)	-
\$	4,612,699	\$ 5,757,062	\$ (49,650,763)	\$ (72,298,594)

(continued)

**OHIO HOUSING FINANCE AGENCY**  
**Single Family Mortgage Revenue Program**  
**Statement of Cash Flows**  
**Year Ended June 30, 2005**

	Series 2004EF	Series 2005AB
<b>CASH FLOWS FROM OPERATING ACTIVITIES:</b>		
Cash collected from mortgage-backed securities principal	\$ 643,015	\$ 25,587
Cash collected from program loans principal	-	-
Cash received from investment interest and mortgage-backed securities interest	1,376,420	44,237
Cash received from program loan interest	-	-
Cash received from closing fees	895,881	1,875,000
Cash received from bond premiums, downpayment assistance grants and other	856,568	2,513,924
Cash received from service fees and other	-	-
Cash received from transfer in	-	-
Payments to purchase mortgage-backed securities	(59,832,641)	(44,389,292)
Payments for bond premiums, downpayment assistance grants and other	(1,682,959)	(1,262,623)
Payments for bond interest payable	(1,146,912)	-
Payments for trustee expense and agency fees	-	-
Payments for mortgage servicing and administration fees	-	-
Payments for insurance and other	-	-
Payments for transfer out	-	-
Net cash provided (used) by operating activities	(58,890,628)	(41,193,167)
<b>CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES:</b>		
Cash received from bonds issued	61,122,810	125,983,106
Payments to redeem bonds	(20,000)	-
Payments for bond issue costs, unamortized	(642,454)	(1,086,786)
Net cash provided (used) by noncapital financing activities	60,460,356	124,896,320
Net increase (decrease) in cash and cash equivalents	1,569,728	83,703,153
Cash and cash equivalents, beginning of year	-	-
Cash and cash equivalents, end of year	\$ 1,569,728	\$ 83,703,153

	Series 2005CD	Series General Trust	Total Under the General Indenture	Total FY2005
\$	-	\$ 4,911,724	\$ 330,739,546	\$ 331,680,362
	-	-	-	1,560,573
	-	986,834	77,651,119	79,423,090
	-	-	-	620,710
	1,875,000	-	5,769,343	5,769,343
	-	-	4,873,559	4,873,559
	1,628,887	3,731,735	5,360,719	5,583,917
	-	16,764,303	16,801,379	16,801,379
	-	(22,993,623)	(254,739,677)	(254,739,677)
	-	-	(6,552,961)	(6,552,961)
	-	-	(69,906,793)	(71,768,027)
	-	(5,318)	(6,017,952)	(6,789,738)
	-	-	-	(30,937)
	-	(4,510,515)	(9,825,739)	(9,960,091)
	-	-	(16,801,379)	(16,801,379)
	3,503,887	(1,114,860)	77,351,164	79,670,123
	126,672,538	-	389,897,337	389,897,337
	-	-	(364,000,000)	(479,573,000)
	(845,442)	-	(3,406,833)	(3,406,833)
	125,827,096	-	22,490,504	(93,082,496)
	129,330,983	(1,114,860)	99,841,668	(13,412,373)
	-	9,504,400	297,655,169	415,716,221
\$	129,330,983	\$ 8,389,540	\$ 397,496,837	\$ 402,303,848

**OHIO HOUSING FINANCE AGENCY**  
**Single Family Mortgage Revenue Program**  
**Statement of Cash Flows**  
**Year Ended June 30, 2005**

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	Series 2004EF	Series 2005AB
<b>Reconciliation of operating income to net cash provided (used) by operating activities</b>		
Operating income	\$ (480,432)	\$ 356,015
Adjustments to reconcile operating income to net cash provided (used) by operating activities:		
Amortization of bond issue costs	32,296	28,572
Amortization of bond discount (premium)	(57,407)	(28,558)
Amortization of GNMA/loan (discount) premium	-	-
Net (increase) decrease in the fair value of investments and mortgage-backed securities	149,877	262,564
Amounts collected - program loans	-	-
Purchases - mortgage-backed securities	(59,832,641)	(44,389,292)
Principal received on mortgage-backed securities	643,015	25,587
Decrease (increase) in accounts receivable	-	-
Decrease (increase) in interest receivable on investments and mortgage-backed securities	(285,789)	(1,040,211)
Decrease (increase) in interest receivable on loans	-	-
Decrease (increase) in prepaid insurance and other	-	-
Increase (decrease) in accounts payable and other	77,902	42,339
Increase (decrease) in interest payable	862,551	1,089,355
Increase (decrease) in deposits	-	-
Increase (decrease) in deferred revenue	-	2,460,462
Net cash provided (used) by operating activities	\$ (58,890,628)	\$ (41,193,167)

	Series 2005CD	Series General Trust	Total Under the General Indenture	Total FY2005
	\$ (7,306)	\$ 27,212,877	\$ 6,642,915	\$ 5,991,145
	3,866	-	6,332,634	6,379,181
	(2,889)	-	(999,566)	(999,566)
	-	-	-	(131,814)
	-	(975,722)	(6,903,573)	(6,897,044)
	-	-	-	1,560,573
	-	(22,993,623)	(254,739,677)	(254,739,677)
	-	4,911,724	330,739,546	331,680,362
	-	17,882	11,806,434	11,976,231
	(98,230)	(112,786)	638,280	731,131
	-	-	-	13,571
	-	-	-	3,555
	2,618	(5,318)	(8,972,906)	(8,577,455)
	101,941	-	(2,470,371)	(2,597,518)
	-	(7,652,493)	(7,652,493)	(7,652,493)
	3,503,887	(1,517,401)	2,929,941	2,929,941
	\$ 3,503,887	\$ (1,114,860)	\$ 77,351,164	\$ 79,670,123

**OHIO HOUSING FINANCE AGENCY**  
**Multi-Family Mortgage Revenue Program**  
**Statement of Net Assets**  
**June 30, 2005**

	Asbury Woods/ Towne Square Refunder	Assisted Living Concepts
<b>ASSETS</b>		
Current assets		
Cash	\$ -	\$ -
Restricted Cash	-	-
Current portion of investments, at fair value	-	-
Current portion of restricted investments, at fair value	323,459	23
Current portion of mortgage-backed securities, at fair value	-	-
Interest receivable on investments and mortgage-backed securities	3,756	-
Current portion of loans receivable	87,983	525,000
Interest receivable on loans	15,583	19,889
Current portion of unamortized bond issue costs	5,945	-
Total current assets	436,726	544,912
Non-current assets		
Non-current portion of mortgage-backed securities, at fair value	-	-
Non-current portion of loans receivable	3,192,646	9,085,000
Non-current portion of unamortized bond issue costs	70,276	-
Total non-current assets	3,262,922	9,085,000
Total assets	\$ 3,699,648	\$ 9,629,912

	Beehive and Doan Refunder	Bridgeview	Chambrel	Club at Spring Valley
\$	-	\$ -	-	\$ -
	-	-	-	-
	-	-	-	-
	178,900	-	17,152	20,335
	-	-	-	-
	3,843	-	-	-
	26,948	-	-	-
	5,443	-	13,444	17,929
	2,693	-	-	-
	217,827	-	30,596	38,264
	-	-	-	-
	999,878	-	12,451,000	10,800,000
	34,921	-	-	-
	1,034,799	-	12,451,000	10,800,000
\$	1,252,626	\$ -	12,481,596	\$ 10,838,264

(continued)

**OHIO HOUSING FINANCE AGENCY**  
**Multi-Family Mortgage Revenue Program**  
**Statement of Net Assets**  
**June 30, 2005**

	Asbury Woods/ Towne Square Refunder	Assisted Living Concepts
<b>LIABILITIES AND NET ASSETS</b>		
Current liabilities		
Current portion of accounts payable and other	\$ 5,383	\$ 22
Interest payable	46,611	19,889
Current portion of bonds payable	84,051	525,000
Deposits held	-	1
<b>Total current liabilities</b>	<b>136,045</b>	<b>544,912</b>
Non-current liabilities		
Non-current portion of bonds payable	3,403,782	9,085,000
<b>Total non-current liabilities</b>	<b>3,403,782</b>	<b>9,085,000</b>
<b>Total liabilities</b>	<b>3,539,827</b>	<b>9,629,912</b>
Net assets		
Invested in capital assets, net of related debt	-	-
Restricted - bond funds	159,821	-
Unrestricted	-	-
<b>Total net assets</b>	<b>159,821</b>	<b>-</b>
<b>Total liabilities and net assets</b>	<b>\$ 3,699,648</b>	<b>\$ 9,629,912</b>

	Beehive and Doan Refunder	Bridgeview	Chambrel	Club at Spring Valley
\$	2,435	\$ -	361	\$ 17,583
	30,411	-	13,444	17,929
	(320)	-	-	-
	-	-	16,791	2,752
	32,526	-	30,596	38,264
	1,005,866	-	12,451,000	10,800,000
	1,005,866	-	12,451,000	10,800,000
	1,038,392	-	12,481,596	10,838,264
	-	-	-	-
	214,234	-	-	-
	-	-	-	-
	214,234	-	-	-
\$	1,252,626	\$ -	12,481,596	\$ 10,838,264

(continued)

**OHIO HOUSING FINANCE AGENCY**  
**Multi-Family Mortgage Revenue Program**  
**Statement of Net Assets**  
**June 30, 2005**

	Courtyards of Kettering	Detroit Terrace Refunder
<b>ASSETS</b>		
Current assets		
Cash	\$ -	\$ -
Restricted Cash	-	-
Current portion of investments, at fair value	-	-
Current portion of restricted investments, at fair value	332,476	294,622
Current portion of mortgage-backed securities, at fair value	-	-
Interest receivable on investments and mortgage-backed securities	6,963	4,130
Current portion of loans receivable	34,984	178,777
Interest receivable on loans	16,303	6,896
Current portion of unamortized bond issue costs	-	7,332
<b>Total current assets</b>	<b>390,726</b>	<b>491,757</b>
Non-current assets		
Non-current portion of mortgage-backed securities, at fair value	-	-
Non-current portion of loans receivable	3,367,477	1,268,684
Non-current portion of unamortized bond issue costs	-	25,869
<b>Total non-current assets</b>	<b>3,367,477</b>	<b>1,294,553</b>
<b>Total assets</b>	<b>\$ 3,758,203</b>	<b>\$ 1,786,310</b>

	Fairwood Village Refunder	Hunters Glen Refunder	Lincoln Park	Oakleaf Toledo Refunder
\$	-	\$ -	\$ -	\$ -
	-	1	-	-
	-	-	-	-
	-	310,327	404,452	222,503
	-	-	-	324,817
	-	-	-	44,640
	-	-	552,500	-
	-	-	-	-
	-	-	-	22,614
	-	310,328	956,952	614,574
	-	-	-	6,929,425
	-	10,740,000	7,190,833	-
	-	-	-	282,850
	-	10,740,000	7,190,833	7,212,275
\$	-	\$ 11,050,328	\$ 8,147,785	\$ 7,826,849

(continued)

**OHIO HOUSING FINANCE AGENCY**  
**Multi-Family Mortgage Revenue Program**  
**Statement of Net Assets**  
**June 30, 2005**

	Courtyards of Kettering	Detroit Terrace Refunder
<b>LIABILITIES AND NET ASSETS</b>		
Current liabilities		
Current portion of accounts payable and other	\$ 5,757	\$ 2,000
Interest payable	97,276	30,291
Current portion of bonds payable	32,551	155,000
Deposits held	2	2
<b>Total current liabilities</b>	<b>135,586</b>	<b>187,293</b>
Non-current liabilities		
Non-current portion of bonds payable	3,577,224	1,430,000
<b>Total non-current liabilities</b>	<b>3,577,224</b>	<b>1,430,000</b>
<b>Total liabilities</b>	<b>3,712,810</b>	<b>1,617,293</b>
Net assets		
Invested in capital assets, net of related debt	-	-
Restricted - bond funds	45,393	169,017
Unrestricted	-	-
<b>Total net assets</b>	<b>45,393</b>	<b>169,017</b>
<b>Total liabilities and net assets</b>	<b>\$ 3,758,203</b>	<b>\$ 1,786,310</b>

	Fairwood Village Refunder	Hunters Glen Refunder	Lincoln Park	Oakleaf Toledo Refunder
\$	-	\$ 9,215	\$ 535	\$ 7,715
	-	295,529	47,250	125,211
	-	-	535,000	213,676
	-	5,584	-	116,816
	-	310,328	582,785	463,418
	-	10,740,000	7,565,000	6,876,060
	-	10,740,000	7,565,000	6,876,060
	-	11,050,328	8,147,785	7,339,478
	-	-	-	-
	-	-	-	487,371
	-	-	-	-
	-	-	-	487,371
\$	-	\$ 11,050,328	\$ 8,147,785	\$ 7,826,849

(continued)

**OHIO HOUSING FINANCE AGENCY**  
**Multi-Family Mortgage Revenue Program**  
**Statement of Net Assets**  
**June 30, 2005**

	Oakleaf Village	
	Refunder	Park Trails
<b>ASSETS</b>		
Current assets		
Cash	\$ -	\$ -
Restricted Cash	-	-
Current portion of investments, at fair value	-	-
Current portion of restricted investments, at fair value	484,276	183,288
Current portion of mortgage-backed securities, at fair value	-	-
Interest receivable on investments and mortgage-backed securities	3,829	-
Current portion of loans receivable	95,970	115,833
Interest receivable on loans	18,413	77,165
Current portion of unamortized bond issue costs	8,480	-
Total current assets	610,968	376,286
Non-current assets		
Non-current portion of mortgage-backed securities, at fair value	-	-
Non-current portion of loans receivable	3,754,908	12,964,167
Non-current portion of unamortized bond issue costs	106,021	-
Total non-current assets	3,860,929	12,964,167
Total assets	\$ 4,471,897	\$ 13,340,453

	Pebble Brooke	Pine Crossing Refunder	Ravenwood	Robin Springs
\$	-	\$ -	\$ -	\$ -
	-	-	-	-
	-	-	-	-
	492,490	2	-	-
	-	-	-	-
	-	-	-	-
	249,167	-	-	-
	-	11,643	-	47,619
	-	-	-	-
	741,657	11,645	-	47,619
	-	-	-	-
	14,750,833	5,670,000	-	5,650,000
	-	-	-	-
	14,750,833	5,670,000	-	5,650,000
\$	15,492,490	\$ 5,681,645	\$ -	\$ 5,697,619

(continued)

**OHIO HOUSING FINANCE AGENCY**  
**Multi-Family Mortgage Revenue Program**  
**Statement of Net Assets**  
**June 30, 2005**

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	Oakleaf Village	
	Refunder	Park Trails
<b>LIABILITIES AND NET ASSETS</b>		
Current liabilities		
Current portion of accounts payable and other	\$ 7,423	\$ -
Interest payable	75,443	76,867
Current portion of bonds payable	90,000	115,000
Deposits held	4,818	183,586
Total current liabilities	177,684	375,453
Non-current liabilities		
Non-current portion of bonds payable	3,910,000	12,965,000
Total non-current liabilities	3,910,000	12,965,000
Total liabilities	4,087,684	13,340,453
Net assets		
Invested in capital assets, net of related debt	-	-
Restricted - bond funds	384,213	-
Unrestricted	-	-
Total net assets	384,213	-
Total liabilities and net assets	\$ 4,471,897	\$ 13,340,453

	Pebble Brooke	Pine Crossing Refunder	Ravenwood	Robin Springs
\$	9,048	\$ -	\$ -	\$ -
	361,666	11,643	-	47,619
	-	-	-	-
	121,776	2	-	-
	492,490	11,645	-	47,619
	15,000,000	5,670,000	-	5,650,000
	15,000,000	5,670,000	-	5,650,000
	15,492,490	5,681,645	-	5,697,619
	-	-	-	-
	-	-	-	-
	-	-	-	-
	-	-	-	-
\$	15,492,490	\$ 5,681,645	\$ -	\$ 5,697,619

(continued)

**OHIO HOUSING FINANCE AGENCY**  
**Multi-Family Mortgage Revenue Program**  
**Statement of Net Assets**  
**June 30, 2005**

	Shannon Glen	SunPointe
<b>ASSETS</b>		
Current assets		
Cash	\$ -	\$ -
Restricted Cash	-	-
Current portion of investments, at fair value	-	-
Current portion of restricted investments, at fair value	-	-
Current portion of mortgage-backed securities, at fair value	-	-
Interest receivable on investments and mortgage-backed securities	-	-
Current portion of loans receivable	-	-
Interest receivable on loans	12,932	-
Current portion of unamortized bond issue costs	-	-
<b>Total current assets</b>	<b>12,932</b>	<b>-</b>
Non-current assets		
Non-current portion of mortgage-backed securities, at fair value	-	-
Non-current portion of loans receivable	11,800,000	-
Non-current portion of unamortized bond issue costs	-	-
<b>Total non-current assets</b>	<b>11,800,000</b>	<b>-</b>
<b>Total assets</b>	<b>\$ 11,812,932</b>	<b>\$ -</b>

	Timber Lake	Tyler's Creek	Westlake	Willow Lake
\$	-	\$	-	\$
	-		-	-
	-		-	-
	111,656	260,336	14,140	7
	-		-	-
	-		-	-
	-	136,667	-	295,000
	-		23,633	14,178
	-		-	-
	111,656	397,003	37,773	309,185
	-		-	-
	15,155,000	14,833,333	9,810,000	6,525,000
	-		-	-
	15,155,000	14,833,333	9,810,000	6,525,000
\$	15,266,656	\$	15,230,336	\$
			9,847,773	\$
				6,834,185

(continued)

**OHIO HOUSING FINANCE AGENCY**  
**Multi-Family Mortgage Revenue Program**  
**Statement of Net Assets**  
**June 30, 2005**

	Shannon Glen	SunPointe
<b>LIABILITIES AND NET ASSETS</b>		
Current liabilities		
Current portion of accounts payable and other	\$ -	\$ -
Interest payable	12,932	-
Current portion of bonds payable	-	-
Deposits held	-	-
<b>Total current liabilities</b>	<b>12,932</b>	<b>-</b>
Non-current liabilities		
Non-current portion of bonds payable	11,800,000	-
<b>Total non-current liabilities</b>	<b>11,800,000</b>	<b>-</b>
<b>Total liabilities</b>	<b>11,812,932</b>	<b>-</b>
Net assets		
Invested in capital assets, net of related debt	-	-
Restricted - bond funds	-	-
Unrestricted	-	-
<b>Total net assets</b>	<b>-</b>	<b>-</b>
<b>Total liabilities and net assets</b>	<b>\$ 11,812,932</b>	<b>\$ -</b>

	Timber Lake	Tyler's Creek	Westlake	Willow Lake
\$	8,111	\$ 66,424	\$ 3,552	\$ -
	81,896	92,592	22,703	14,178
	-	135,000	-	295,000
	21,649	101,320	11,518	7
	111,656	395,336	37,773	309,185
	15,155,000	14,835,000	9,810,000	6,525,000
	15,155,000	14,835,000	9,810,000	6,525,000
	15,266,656	15,230,336	9,847,773	6,834,185
	-	-	-	-
	-	-	-	-
	-	-	-	-
	-	-	-	-
\$	15,266,656	\$ 15,230,336	\$ 9,847,773	\$ 6,834,185

(continued)

**OHIO HOUSING FINANCE AGENCY**  
**Multi-Family Mortgage Revenue Program**  
**Statement of Net Assets**  
**June 30, 2005**

	10 Wilmington Place	Wind River
<b>ASSETS</b>		
Current assets		
Cash	\$ -	\$ -
Restricted Cash	18,407	1
Current portion of investments, at fair value	-	-
Current portion of restricted investments, at fair value	-	143,478
Current portion of mortgage-backed securities, at fair value	-	284,205
Interest receivable on investments and mortgage-backed securities	-	36,381
Current portion of loans receivable	-	118,333
Interest receivable on loans	-	14,400
Current portion of unamortized bond issue costs	-	-
<b>Total current assets</b>	<b>18,407</b>	<b>596,798</b>
Non-current assets		
Non-current portion of mortgage-backed securities, at fair value	-	7,484,065
Non-current portion of loans receivable	8,945,000	521,667
Non-current portion of unamortized bond issue costs	-	-
<b>Total non-current assets</b>	<b>8,945,000</b>	<b>8,005,732</b>
<b>Total assets</b>	<b>\$ 8,963,407</b>	<b>\$ 8,602,530</b>

Wingate		Total	
at Belle Meadows		FY 2005	
\$	-	\$	-
	-		18,409
	-		-
	-		3,793,922
	-		609,022
	-		103,542
	-		2,417,162
	17,893		333,363
	-		47,064
	17,893		7,322,484
	-		14,413,490
	8,750,000		178,225,426
	-		519,937
	8,750,000		193,158,853
\$	8,767,893	\$	200,481,337

**OHIO HOUSING FINANCE AGENCY**  
**Multi-Family Mortgage Revenue Program**  
**Statement of Net Assets**  
**June 30, 2005**

	10 Wilmington Place	Wind River
<b>LIABILITIES AND NET ASSETS</b>		
Current liabilities		
Current portion of accounts payable and other	\$ 747	\$ 1,263
Interest payable	17,660	81,381
Current portion of bonds payable	-	125,000
Deposits held	-	24,109
<b>Total current liabilities</b>	<b>18,407</b>	<b>231,753</b>
Non-current liabilities		
Non-current portion of bonds payable	8,945,000	8,145,000
<b>Total non-current liabilities</b>	<b>8,945,000</b>	<b>8,145,000</b>
<b>Total liabilities</b>	<b>8,963,407</b>	<b>8,376,753</b>
Net assets		
Invested in capital assets, net of related debt	-	-
Restricted - bond funds	-	225,777
Unrestricted	-	-
<b>Total net assets</b>	<b>-</b>	<b>225,777</b>
<b>Total liabilities and net assets</b>	<b>\$ 8,963,407</b>	<b>\$ 8,602,530</b>

	Wingate at Belle Meadows	Total FY 2005
	\$ -	\$ 147,574
	17,893	1,638,314
	-	2,304,958
	-	610,733
	<u>17,893</u>	<u>4,701,579</u>
	<u>8,750,000</u>	<u>194,093,932</u>
	<u>8,750,000</u>	<u>194,093,932</u>
	<u>8,767,893</u>	<u>198,795,511</u>
	-	-
	-	1,685,826
	-	-
	-	1,685,826
	<u>\$ 8,767,893</u>	<u>\$ 200,481,337</u>

**OHIO HOUSING FINANCE AGENCY**  
**Multi-Family Mortgage Revenue Program**  
**Statement of Revenues, Expenses**  
**and Changes in Net Assets**  
**Year Ended June 30, 2005**

	Asbury Woods/ Towne Square Refunder	Assisted Living Concepts
<b>OPERATING REVENUES</b>		
<b>INTEREST AND INVESTMENT INCOME:</b>		
Loans	\$ 189,190	\$ 184,755
Mortgage-backed securities	-	-
Investments	16,784	-
Net increase (decrease) in the fair value of investments and mortgage backed securities	-	-
<b>Total interest and investment income</b>	<b>205,974</b>	<b>184,755</b>
<b>OPERATING EXPENSES:</b>		
Interest expense	195,836	184,755
Trustee expense and agency fees	8,357	-
Mortgage servicing and administration fees	4,149	-
Insurance and other	-	-
<b>Total operating expenses</b>	<b>208,342</b>	<b>184,755</b>
Income over (under) expenses before transfer	(2,368)	-
Transfer in (out)	-	-
<b>Net income (loss)</b>	<b>(2,368)</b>	<b>-</b>
<b>Net Assets, beginning of year</b>	<b>162,189</b>	<b>-</b>
<b>Net assets, end of year</b>	<b>\$ 159,821</b>	<b>\$ -</b>

	Beehive and Doan		Bridgeview		Chambrel		Club at
	Refunder						Spring Valley
\$	61,506	\$	-	\$	230,072	\$	338,662
	-		-		-		-
	9,117		-		-		-
	-		-		-		-
	70,623		-		230,072		338,662
	74,509		-		230,072		338,662
	3,744		-		-		-
	1,200		-		-		-
	15,023		-		-		-
	94,476		-		230,072		338,662
	(23,853)		-		-		-
	-		-		-		-
	(23,853)		-		-		-
	238,087		-		-		-
\$	214,234	\$	-	\$	-	\$	-

(continued)

**OHIO HOUSING FINANCE AGENCY**  
**Multi-Family Mortgage Revenue Program**  
**Statement of Revenues, Expenses**  
**and Changes in Net Assets**  
**Year Ended June 30, 2005**

	Courtyards of Kettering	Detroit Terrace Refunder
<b>OPERATING REVENUES</b>		
<b>INTEREST AND INVESTMENT INCOME:</b>		
Loans	\$ 196,452	\$ 65,199
Mortgage-backed securities	-	-
Investments	14,019	13,164
Net increase (decrease) in the fair value of investments and mortgage backed securities	-	-
<b>Total interest and investment income</b>	<b>210,471</b>	<b>78,363</b>
<b>OPERATING EXPENSES:</b>		
Interest expense	192,340	102,291
Trustee expense and agency fees	8,504	3,295
Mortgage servicing and administration fees	4,271	1,811
Insurance and other	-	-
<b>Total operating expenses</b>	<b>205,115</b>	<b>107,397</b>
<b>Income over (under) expenses before transfer</b>	<b>5,356</b>	<b>(29,034)</b>
Transfer in (out)	-	-
<b>Net income (loss)</b>	<b>5,356</b>	<b>(29,034)</b>
<b>Net Assets, beginning of year</b>	<b>40,037</b>	<b>198,051</b>
<b>Net assets, end of year</b>	<b>\$ 45,393</b>	<b>\$ 169,017</b>

	Fairwood Village Refunder	Hunters Glen Refunder	Lincoln Park	Oakleaf Toledo Refunder
\$	98,982	\$ 686,286	\$ 171,250	\$ -
	-	-	-	533,910
	3,531	-	-	3,115
	-	-	-	36,423
	102,513	686,286	171,250	573,448
	118,813	681,990	171,250	459,107
	2,303	4,296	-	18,095
	1,281	-	-	-
	8,000	-	-	-
	130,397	686,286	171,250	477,202
	(27,884)	-	-	96,246
	-	-	-	-
	(27,884)	-	-	96,246
	27,884	-	-	391,125
\$	-	\$ -	\$ -	\$ 487,371

(continued)

**OHIO HOUSING FINANCE AGENCY**  
**Multi-Family Mortgage Revenue Program**  
**Statement of Revenues, Expenses**  
**and Changes in Net Assets**  
**Year Ended June 30, 2005**

	Oakleaf Village	
	Refunder	Park Trails
<b>OPERATING REVENUES</b>		
<b>INTEREST AND INVESTMENT INCOME:</b>		
Loans	\$ 221,853	\$ 770,544
Mortgage-backed securities	-	-
Investments	13,078	-
Net increase (decrease) in the fair value of investments and mortgage backed securities	-	-
Total interest and investment income	234,931	770,544
<b>OPERATING EXPENSES:</b>		
Interest expense	236,998	770,544
Trustee expense and agency fees	9,757	-
Mortgage servicing and administration fees	4,834	-
Insurance and other	-	-
Total operating expenses	251,589	770,544
Income over (under) expenses before transfer	(16,658)	-
Transfer in (out)	-	-
Net income (loss)	(16,658)	-
Net Assets, beginning of year	400,871	-
Net assets, end of year	\$ 384,213	\$ -

	Pebble Brooke	Pine Crossing Refunder	Ravenwood	Robin Springs
\$	867,998	\$ 108,183	\$ -	\$ 234,997
	-	-	-	-
	-	-	9	-
	-	-	-	-
	867,998	108,183	9	234,997
	867,998	108,183	-	234,997
	-	-	9	-
	-	-	-	-
	-	-	-	-
	867,998	108,183	9	234,997
	-	-	-	-
	-	-	-	-
	-	-	-	-
	-	-	-	-
\$	-	\$ -	\$ -	\$ -

(continued)

**OHIO HOUSING FINANCE AGENCY**  
**Multi-Family Mortgage Revenue Program**  
**Statement of Revenues, Expenses**  
**and Changes in Net Assets**  
**Year Ended June 30, 2005**

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	Shannon Glen	SunPointe
<b>OPERATING REVENUES</b>		
<b>INTEREST AND INVESTMENT INCOME:</b>		
Loans	\$ 223,325	\$ 398,250
Mortgage-backed securities	-	-
Investments	-	-
Net increase (decrease) in the fair value of investments and mortgage backed securities	-	-
<b>Total interest and investment income</b>	<b>223,325</b>	<b>398,250</b>
<b>OPERATING EXPENSES:</b>		
Interest expense	223,325	398,250
Trustee expense and agency fees	-	-
Mortgage servicing and administration fees	-	-
Insurance and other	-	-
<b>Total operating expenses</b>	<b>223,325</b>	<b>398,250</b>
Income over (under) expenses before transfer	-	-
Transfer in (out)	-	-
Net income (loss)	-	-
Net Assets, beginning of year	-	-
Net assets, end of year	\$ -	\$ -

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	Timber Lake	Tyler's Creek	Westlake	Willow Lake
\$	985,627	\$ 928,872	\$ 222,777	\$ 134,047
	-	-	-	-
	-	-	-	-
	-	-	-	-
	985,627	928,872	222,777	134,047
	985,627	928,872	222,777	134,047
	-	-	-	-
	-	-	-	-
	-	-	-	-
	985,627	928,872	222,777	134,047
	-	-	-	-
	-	-	-	-
	-	-	-	-
	-	-	-	-
\$	-	\$ -	\$ -	\$ -

(continued)

**OHIO HOUSING FINANCE AGENCY**  
**Multi-Family Mortgage Revenue Program**  
**Statement of Revenues, Expenses**  
**and Changes in Net Assets**  
**Year Ended June 30, 2005**

	10 Wilmington Place	Wind River
<b>OPERATING REVENUES</b>		
<b>INTEREST AND INVESTMENT INCOME:</b>		
Loans	\$ 170,203	\$ 43,481
Mortgage-backed securities	-	436,481
Investments	-	2,245
Net increase (decrease) in the fair value of investments and mortgage backed securities	-	(158,228)
<b>Total interest and investment income</b>	<b>170,203</b>	<b>323,979</b>
<b>OPERATING EXPENSES:</b>		
Interest expense	170,203	468,785
Trustee expense and agency fees	-	13,824
Mortgage servicing and administration fees	-	-
Insurance and other	-	-
<b>Total operating expenses</b>	<b>170,203</b>	<b>482,609</b>
Income over (under) expenses before transfer	-	(158,630)
Transfer in (out)	-	-
<b>Net income (loss)</b>	<b>-</b>	<b>(158,630)</b>
<b>Net Assets, beginning of year</b>	<b>-</b>	<b>384,407</b>
<b>Net assets, end of year</b>	<b>\$ -</b>	<b>\$ 225,777</b>

Wingate at Belle Meadows		Total FY 2005	
\$	126,859	\$	7,659,370
	-		970,391
	-		75,062
	-		(121,805)
	126,859		8,583,018
	126,859		8,627,090
	-		72,184
	-		17,546
	-		23,023
	126,859		8,739,843
	-		(156,825)
	-		-
	-		(156,825)
	-		1,842,651
\$	-	\$	1,685,826

**OHIO HOUSING FINANCE AGENCY**  
**Multi-Family Mortgage Revenue Program**  
**Statement of Cash Flows**  
**Year Ended June 30, 2005**

	Asbury Woods/ Towne Square		Assisted Living Concepts
	Refunder		
<b>CASH FLOWS FROM OPERATING ACTIVITIES:</b>			
Cash collected from mortgage-backed securities principal	\$	-	\$ -
Cash collected from program loans principal		83,120	495,000
Cash received from investment interest and mortgage-backed securities interest		16,796	-
Cash received from program loan interest		189,585	174,333
Cash received from service fees and other		-	-
Payments to purchase program loans		-	-
Payments for bond interest payable		(189,895)	(174,333)
Payments for trustee expense and agency fees		(8,408)	-
Payments for mortgage servicing and administration fees		(4,157)	-
Payments for insurance and other		-	-
Net cash provided (used) by operating activities		87,041	495,000
<b>CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES:</b>			
Cash received from bonds issued		-	-
Payments to redeem bonds		(90,000)	(495,000)
Net cash provided (used) by noncapital financing activities		(90,000)	(495,000)
Net increase (decrease) in cash and cash equivalents		(2,959)	-
Cash and cash equivalents, beginning of year		326,418	23
Cash and cash equivalents, end of year	\$	323,459	\$ 23

	Beehive and Doan Refunder	Bridgeview	Chambrel	Club at Spring Valley
\$	- \$	- \$	- \$	-
	20,928	-	-	-
	11,564	-	-	-
	66,100	-	222,476	332,886
	-	-	3,374	522
	-	-	-	-
	(71,414)	-	(222,476)	(332,886)
	(2,992)	(3,340)	-	-
	(1,202)	-	-	-
	(15,023)	(8,142)	-	-
	7,961	(11,482)	3,374	522
	-	-	-	-
	(75,000)	-	-	-
	(75,000)	-	-	-
	(67,039)	(11,482)	3,374	522
	245,939	11,482	13,778	19,813
\$	178,900 \$	- \$	17,152 \$	20,335

(continued)

**OHIO HOUSING FINANCE AGENCY**  
**Multi-Family Mortgage Revenue Program**  
**Statement of Cash Flows**  
**Year Ended June 30, 2005**

	Asbury Woods/ Towne Square Refunder	Assisted Living Concepts
<b>Reconciliation of operating income to net cash provided (used) by operating activities</b>		
Operating income	\$ (2,368)	\$ -
Adjustments to reconcile operating income to net cash provided (used) by operating activities:		
Amortization of bond issue costs	7,072	-
Amortization of bond discount (premium)	-	-
Amortization of GNMA/loan (discount) premium	-	-
Net (increase) decrease in the fair value of investments and mortgage-backed securities	-	-
Amounts loaned under agency programs	-	-
Amounts collected - program loans	83,120	495,000
Principal received on mortgage-backed securities	-	-
Decrease (increase) in interest receivable on investments and mortgage-backed securities	12	-
Decrease (increase) in interest receivable on loans	395	(10,422)
Increase (decrease) in accounts payable and other	(59)	-
Increase (decrease) in interest payable	(1,131)	10,422
Increase (decrease) in deposits	-	-
Net cash provided (used) by operating activities	\$ 87,041	\$ 495,000

	Beehive and Doan Refunder	Bridgeview	Chambrel	Club at Spring Valley
\$	(23,853)	\$ -	\$ -	-
	5,703	-	-	-
	676	-	-	-
	4,474	-	-	-
	-	-	-	-
	-	-	-	-
	20,928	-	-	-
	-	-	-	-
	2,447	-	-	-
	120	-	(7,596)	(5,776)
	751	(11,482)	240	522
	(3,285)	-	7,596	5,776
	-	-	3,134	-
\$	7,961	\$ (11,482)	\$ 3,374	\$ 522

(continued)

**OHIO HOUSING FINANCE AGENCY**  
**Multi-Family Mortgage Revenue Program**  
**Statement of Cash Flows**  
**Year Ended June 30, 2005**

	Courtyards of Kettering	Detroit Terrace Refunder
<b>CASH FLOWS FROM OPERATING ACTIVITIES:</b>		
Cash collected from mortgage-backed securities principal	\$ -	\$ -
Cash collected from program loans principal	30,419	149,590
Cash received from investment interest and mortgage-backed securities interest	14,091	13,219
Cash received from program loan interest	196,598	87,656
Cash received from service fees and other	-	-
Payments to purchase program loans	-	-
Payments for bond interest payable	(195,633)	(96,891)
Payments for trustee expense and agency fees	(8,538)	(4,405)
Payments for mortgage servicing and administration fees	(4,274)	(1,826)
Payments for insurance and other	-	-
Net cash provided (used) by operating activities	32,663	147,343
<b>CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES:</b>		
Cash received from bonds issued	-	-
Payments to redeem bonds	(30,000)	(150,000)
Net cash provided (used) by noncapital financing activities	(30,000)	(150,000)
Net increase (decrease) in cash and cash equivalents	2,663	(2,657)
Cash and cash equivalents, beginning of year	329,813	297,279
Cash and cash equivalents, end of year	\$ 332,476	\$ 294,622

	Fairwood Village Refunder	Hunters Glen Refunder	Lincoln Park	Oakleaf Toledo Refunder
\$	- \$	- \$	- \$	88,329
	2,698,678	-	523,333	-
	10,347	-	-	537,301
	25,990	686,286	167,753	-
	85,200	2,007	3,900	-
	-	-	-	-
	(209,314)	(681,990)	(145,500)	(452,685)
	(8,421)	(12,888)	-	(13,422)
	(1,562)	-	-	-
	(48,853)	-	(1)	-
	2,552,065	(6,585)	549,485	159,523
	-	-	-	-
	(2,865,000)	-	(500,000)	(150,000)
	(2,865,000)	-	(500,000)	(150,000)
	(312,935)	(6,585)	49,485	9,523
	312,935	316,913	354,967	212,980
\$	- \$	310,328 \$	404,452 \$	222,503

(continued)

**OHIO HOUSING FINANCE AGENCY**  
**Multi-Family Mortgage Revenue Program**  
**Statement of Cash Flows**  
**Year Ended June 30, 2005**

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	Courtyards of Kettering	Detroit Terrace Refunder
<b>Reconciliation of operating income to net cash provided (used) by operating activities</b>		
Operating income	\$ 5,356	\$ (29,034)
Adjustments to reconcile operating income to net cash provided (used) by operating activities:		
Amortization of bond issue costs	-	8,075
Amortization of bond discount (premium)	(2,572)	-
Amortization of GNMA/loan (discount) premium	-	21,709
Net (increase) decrease in the fair value of investments and mortgage-backed securities	-	-
Amounts loaned under agency programs	-	-
Amounts collected - program loans	30,419	149,590
Principal received on mortgage-backed securities	-	-
Decrease (increase) in interest receivable on investments and mortgage-backed securities	72	55
Decrease (increase) in interest receivable on loans	146	748
Increase (decrease) in accounts payable and other	(38)	(1,125)
Increase (decrease) in interest payable	(720)	(2,675)
Increase (decrease) in deposits	-	-
Net cash provided (used) by operating activities	\$ 32,663	\$ 147,343

	Fairwood Village Refunder	Hunters Glen Refunder	Lincoln Park	Oakleaf Toledo Refunder
\$	(27,884)	\$ -	\$ -	96,246
	7,027	-	-	23,169
	(4,247)	-	-	(14,011)
	(43,823)	-	-	-
	-	-	-	(36,423)
	-	-	-	-
	2,698,678	-	523,333	-
	-	-	-	88,329
	6,816	-	-	277
	15,180	-	-	-
	(6,399)	(6,226)	403	4,671
	(93,281)	-	25,750	(2,735)
	(2)	(359)	(1)	-
\$	2,552,065	\$ (6,585)	\$ 549,485	\$ 159,523

(continued)

**OHIO HOUSING FINANCE AGENCY**  
**Multi-Family Mortgage Revenue Program**  
**Statement of Cash Flows**  
**Year Ended June 30, 2005**

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	Oakleaf Village	
	Refunder	Park Trails
<b>CASH FLOWS FROM OPERATING ACTIVITIES:</b>		
Cash collected from mortgage-backed securities principal	\$ -	\$ -
Cash collected from program loans principal	96,389	45,000
Cash received from investment interest and mortgage-backed securities interest	12,734	-
Cash received from program loan interest	242,639	770,544
Cash received from service fees and other	782	-
Payments to purchase program loans	-	-
Payments for bond interest payable	(229,825)	(770,842)
Payments for trustee expense and agency fees	(5,755)	-
Payments for mortgage servicing and administration fees	(5,252)	-
Payments for insurance and other	-	(1,995)
Net cash provided (used) by operating activities	111,712	42,707
<b>CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES:</b>		
Cash received from bonds issued	-	-
Payments to redeem bonds	(85,000)	(45,000)
Net cash provided (used) by noncapital financing activities	(85,000)	(45,000)
Net increase (decrease) in cash and cash equivalents	26,712	(2,293)
Cash and cash equivalents, beginning of year	457,564	185,581
Cash and cash equivalents, end of year	\$ 484,276	\$ 183,288

	Pebble Brooke	Pine Crossing Refunder	Ravenwood	Robin Springs
\$	- \$	- \$	- \$	-
	-	-	-	-
	-	-	10	-
	867,998	101,759	-	187,378
	9,272	-	-	-
	-	-	-	(5,650,000)
	(867,998)	(101,759)	-	(187,378)
	-	-	(9)	-
	-	-	-	-
	-	(159)	(3,143)	-
	9,272	(159)	(3,142)	(5,650,000)
	-	-	-	5,650,000
	-	-	-	-
	-	-	-	5,650,000
	9,272	(159)	(3,142)	-
	483,218	161	3,142	-
\$	492,490 \$	2 \$	- \$	-

(continued)

**OHIO HOUSING FINANCE AGENCY**  
**Multi-Family Mortgage Revenue Program**  
**Statement of Cash Flows**  
**Year Ended June 30, 2005**

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	Oakleaf Village	
	Refunder	Park Trails
<b>Reconciliation of operating income to net cash provided (used) by operating activities</b>		
Operating income	\$ (16,658)	\$ -
Adjustments to reconcile operating income to net cash provided (used) by operating activities:		
Amortization of bond issue costs	8,672	-
Amortization of bond discount (premium)	1,481	-
Amortization of GNMA/loan (discount) premium	-	-
Net (increase) decrease in the fair value of investments and mortgage-backed securities	-	-
Amounts loaned under agency programs	-	-
Amounts collected - program loans	96,389	45,000
Principal received on mortgage-backed securities	-	-
Decrease (increase) in interest receivable on investments and mortgage-backed securities	(344)	-
Decrease (increase) in interest receivable on loans	19,305	-
Increase (decrease) in accounts payable and other	3,584	-
Increase (decrease) in interest payable	(1,499)	(298)
Increase (decrease) in deposits	782	(1,995)
Net cash provided (used) by operating activities	\$ 111,712	\$ 42,707

	Pebble Brooke	Pine Crossing Refunder	Ravenwood	Robin Springs
\$	-	\$ -	\$ -	-
	-	-	-	-
	-	-	-	-
	-	-	-	-
	-	-	-	(5,650,000)
	-	-	-	-
	-	-	-	-
	-	-	1	-
	-	(6,424)	-	(47,619)
	3,617	(3)	-	-
	-	6,424	-	47,619
	5,655	(156)	(3,143)	-
\$	9,272	\$ (159)	\$ (3,142)	\$ (5,650,000)

(continued)

**OHIO HOUSING FINANCE AGENCY**  
**Multi-Family Mortgage Revenue Program**  
**Statement of Cash Flows**  
**Year Ended June 30, 2005**

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	Shannon Glen	SunPointe
<b>CASH FLOWS FROM OPERATING ACTIVITIES:</b>		
Cash collected from mortgage-backed securities principal	\$ -	\$ -
Cash collected from program loans principal	-	8,729,053
Cash received from investment interest and mortgage-backed securities interest	-	-
Cash received from program loan interest	216,194	398,250
Cash received from service fees and other	-	-
Payments to purchase program loans	-	-
Payments for bond interest payable	(216,194)	(597,375)
Payments for trustee expense and agency fees	-	-
Payments for mortgage servicing and administration fees	-	-
Payments for insurance and other	-	(177,116)
Net cash provided (used) by operating activities	-	8,352,812
<b>CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES:</b>		
Cash received from bonds issued	-	-
Payments to redeem bonds	-	(8,850,000)
Net cash provided (used) by noncapital financing activities	-	(8,850,000)
Net increase (decrease) in cash and cash equivalents	-	(497,188)
Cash and cash equivalents, beginning of year	-	497,188
Cash and cash equivalents, end of year	\$ -	\$ -

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	Timber Lake	Tyler's Creek	Westlake	Willow Lake
\$	- \$	- \$	- \$	-
	80,000	135,000	-	240,000
	-	-	-	-
	985,627	928,872	211,305	126,571
	3,421	7,439	781	-
	-	-	-	-
	(986,201)	(930,067)	(211,425)	(126,571)
	-	-	-	-
	-	-	-	-
	(75,982)	(42,320)	(112,853)	-
	6,865	98,924	(112,192)	240,000
	-	-	-	-
	(95,000)	(165,000)	-	(240,000)
	(95,000)	(165,000)	-	(240,000)
	(88,135)	(66,076)	(112,192)	-
	199,791	326,412	126,332	7
\$	111,656 \$	260,336 \$	14,140 \$	7

*(continued)*

**OHIO HOUSING FINANCE AGENCY**  
**Multi-Family Mortgage Revenue Program**  
**Statement of Cash Flows**  
**Year Ended June 30, 2005**

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	Shannon Glen	SunPointe
<b>Reconciliation of operating income to net cash provided (used) by operating activities</b>		
Operating income	\$ -	\$ -
Adjustments to reconcile operating income to net cash provided (used) by operating activities:		
Amortization of bond issue costs	-	-
Amortization of bond discount (premium)	-	-
Amortization of GNMA/loan (discount) premium	-	-
Net (increase) decrease in the fair value of investments and mortgage-backed securities	-	-
Amounts loaned under agency programs	-	-
Amounts collected - program loans	-	8,729,053
Principal received on mortgage-backed securities	-	-
Decrease (increase) in interest receivable on investments and mortgage-backed securities	-	-
Decrease (increase) in interest receivable on loans	(7,131)	-
Increase (decrease) in accounts payable and other	-	(78,760)
Increase (decrease) in interest payable	7,131	(199,125)
Increase (decrease) in deposits	-	(98,356)
Net cash provided (used) by operating activities	\$ -	\$ 8,352,812

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	Timber Lake	Tyler's Creek	Westlake	Willow Lake	
\$	-	\$	-	\$	-
	-	-	-	-	
	-	-	-	-	
	-	-	-	-	
	-	-	-	-	
	80,000	135,000	-	240,000	
	-	-	-	-	
	-	-	-	-	
	-	-	(11,472)	(7,476)	
	3,421	7,439	780	-	
	(574)	(1,195)	11,352	7,476	
	(75,982)	(42,320)	(112,852)	-	
\$	6,865	\$	98,924	\$	240,000

(continued)

**OHIO HOUSING FINANCE AGENCY**  
**Multi-Family Mortgage Revenue Program**  
**Statement of Cash Flows**  
**Year Ended June 30, 2005**

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	10 Wilmington	
	Place	Wind River
<b>CASH FLOWS FROM OPERATING ACTIVITIES:</b>		
Cash collected from mortgage-backed securities principal	\$ -	\$ 107,382
Cash collected from program loans principal	-	10,000
Cash received from investment interest and mortgage-backed securities interest	-	439,028
Cash received from program loan interest	178,537	43,706
Cash received from service fees and other	760	1,935
Payments to purchase program loans	-	-
Payments for bond interest payable	(160,890)	(469,834)
Payments for trustee expense and agency fees	-	(13,182)
Payments for mortgage servicing and administration fees	-	-
Payments for insurance and other	-	-
Net cash provided (used) by operating activities	18,407	119,035
<b>CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES:</b>		
Cash received from bonds issued	-	-
Payments to redeem bonds	-	(120,000)
Net cash provided (used) by noncapital financing activities	-	(120,000)
Net increase (decrease) in cash and cash equivalents	18,407	(965)
Cash and cash equivalents, beginning of year	-	144,444
Cash and cash equivalents, end of year	\$ 18,407	\$ 143,479

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	Wingate at Belle Meadows	Total FY 2005
\$	-	\$ 195,711
	-	13,336,510
	-	1,055,090
	108,966	7,518,009
	-	119,393
	(8,750,000)	(14,400,000)
	(108,966)	(8,738,342)
	-	(81,360)
	-	(18,273)
	-	(485,587)
	(8,750,000)	(1,498,849)
	8,750,000	14,400,000
	-	(13,955,000)
	8,750,000	445,000
	-	(1,053,849)
	-	4,866,180
\$	-	\$ 3,812,331

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**OHIO HOUSING FINANCE AGENCY**  
**Multi-Family Mortgage Revenue Program**  
**Statement of Cash Flows**  
**Year Ended June 30, 2005**

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	10 Wilmington	
	Place	Wind River
<b>Reconciliation of operating income to net cash provided (used) by operating activities</b>		
Operating income	\$ -	\$ (158,630)
Adjustments to reconcile operating income to net cash provided (used) by operating activities:		
Amortization of bond issue costs	-	-
Amortization of bond discount (premium)	-	-
Amortization of GNMA/loan (discount) premium	-	-
Net (increase) decrease in the fair value of investments and mortgage-backed securities	-	158,228
Amounts loaned under agency programs	-	-
Amounts collected - program loans	-	10,000
Principal received on mortgage-backed securities	-	107,382
Decrease (increase) in interest receivable on investments and mortgage-backed securities	-	302
Decrease (increase) in interest receivable on loans	8,346	225
Increase (decrease) in accounts payable and other	748	642
Increase (decrease) in interest payable	9,313	(1,049)
Increase (decrease) in deposits	-	1,935
Net cash provided (used) by operating activities	\$ 18,407	\$ 119,035

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	Wingate at Belle Meadows	Total FY 2005
\$	-	\$ (156,825)
	-	59,718
	-	(18,673)
	-	(17,640)
	-	121,805
	(8,750,000)	(14,400,000)
	-	13,336,510
	-	195,711
	-	9,638
	(17,893)	(77,344)
	-	(77,274)
	17,893	(150,815)
	-	(323,660)
\$	(8,750,000)	\$ (1,498,849)

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OHIO HOUSING FINANCE AGENCY

General

Statement of Net Assets

June 30, 2005

	Operating	Operating
	445	380
<b>ASSETS</b>		
Current assets		
Cash	\$ 156,806	\$ 151,552
Restricted cash	-	-
Current portion of investments, at fair value	-	-
Current portion of restricted investments, at fair value	-	-
Collateral on lent securities	93,042	89,925
Accounts receivable	-	-
Interest receivable on investments and mortgage-backed securities	-	-
Current portion of loans receivable	-	-
Interest receivable on loans	-	-
Prepaid insurance and other	35,115	36,154
<b>Total current assets</b>	<b>284,963</b>	<b>277,631</b>
Non-current assets		
Non-current portion of investments, at fair value	-	-
Non-current portion of loans receivable, at fair value	-	-
Office equipment, and leasehold improvement, net of accumulated depreciation and amortization	742,340	491,938
<b>Total non-current assets</b>	<b>742,340</b>	<b>491,938</b>
<b>Total assets</b>	<b>\$ 1,027,303</b>	<b>\$ 769,569</b>

	Bond Depository	HAP Admin	Housing Development	OHFA Loan Escrow
	\$ 13,803	\$ 549	\$ 1,999	\$ -
	-	-	-	-
	9,464,662	370,217	40,373,092	6,298,947
	-	-	-	-
	246,586	9,645	1,051,853	-
	70,503	116,163	-	14,867
	-	-	-	12,883
	-	-	58,849,082	169,660
	-	-	1,499,104	59,335
	-	-	-	-
	9,795,554	496,574	101,775,130	6,555,692
	-	-	-	-
	-	-	194,792,434	124,559
	-	-	-	-
	-	-	194,792,434	124,559
	\$ 9,795,554	\$ 496,574	\$ 296,567,564	\$ 6,680,251

(continued)

OHIO HOUSING FINANCE AGENCY

General

Statement of Net Assets

June 30, 2005

	Operating	Operating
	445	380
<b>LIABILITIES AND NET ASSETS</b>		
Current liabilities		
Current portion of accounts payable and other	\$ 429,180	\$ 410,639
Obligations under securities lending	93,042	89,925
Deposits held	-	-
Current portion of deferred revenue	-	-
Total current liabilities	522,222	500,564
Non-current liabilities		
Non-current portion of accounts payable and other	-	-
Total non-current liabilities	-	-
Total liabilities	522,222	500,564
Net assets		
Invested in capital assets, net of related debt	742,340	491,938
Restricted	-	-
Unrestricted	(237,259)	(222,933)
Total net assets	505,081	269,005
Total liabilities and net assets	\$ 1,027,303	\$ 769,569

	Bond Depository	HAP Admin	Housing Development	OHFA Loan Escrow
	\$ -	\$ 23,448	\$ 33,343,866	\$ 2,172
	246,586	9,645	1,051,853	-
	2,756	-	-	3
	5,636,950	-	-	-
	5,886,292	33,093	34,395,719	2,175
	-	-	222,373,699	-
	-	-	222,373,699	-
	5,886,292	33,093	256,769,418	2,175
	-	-	-	-
	-	-	-	-
	3,909,262	463,481	39,798,146	6,678,076
	3,909,262	463,481	39,798,146	6,678,076
	\$ 9,795,554	\$ 496,574	\$ 296,567,564	\$ 6,680,251

(continued)

**OHIO HOUSING FINANCE AGENCY**

**General**

**Statement of Net Assets**

**June 30, 2005**

	Bond Series Admin	Bond Series Prog and Escrow
<b>ASSETS</b>		
Current assets		
Cash	\$ -	\$ -
Restricted cash	-	-
Current portion of investments, at fair value	169,947	44,034,834
Current portion of restricted investments, at fair value	-	-
Collateral on lent securities	-	-
Accounts receivable	886	4,900,776
Interest receivable on investments and mortgage-backed securities	347	223,869
Current portion of loans receivable	-	-
Interest receivable on loans	-	-
Prepaid insurance and other	-	-
<b>Total current assets</b>	<b>171,180</b>	<b>49,159,479</b>
Non-current assets		
Non-current portion of investments, at fair value	-	11,592,470
Non-current portion of loans receivable, at fair value	-	-
Office equipment, and leasehold improvement, net of accumulated depreciation and amortization	-	-
<b>Total non-current assets</b>	<b>-</b>	<b>11,592,470</b>
<b>Total assets</b>	<b>\$ 171,180</b>	<b>\$ 60,751,949</b>

Downpayment Assistance Program	Grants Depository	Housing Development Assistance Program	Total FY2005
\$ -	\$ -	\$ -	\$ 324,709
-	-	35,762,150	35,762,150
-	-	-	100,711,699
-	-	-	-
-	-	21,219,823	22,710,874
-	-	108,233	5,211,428
-	-	-	237,099
-	-	-	59,018,742
-	-	-	1,558,439
264,391	-	-	335,660
264,391	-	57,090,206	225,870,800
-	-	-	11,592,470
-	-	-	194,916,993
-	-	-	1,234,278
-	-	-	207,743,741
\$ 264,391	\$ -	\$ 57,090,206	\$ 433,614,541

OHIO HOUSING FINANCE AGENCY

General

Statement of Net Assets

June 30, 2005

	Bond Series Admin	Bond Series Prog and Escrow
<b>LIABILITIES AND NET ASSETS</b>		
Current liabilities		
Current portion of accounts payable and other	\$ 331	\$ 2,638,143
Obligations under securities lending	-	-
Deposits held	-	1,281,105
Current portion of deferred revenue	-	30,777
Total current liabilities	331	3,950,025
Non-current liabilities		
Non-current portion of accounts payable and other	-	-
Total non-current liabilities	-	-
Total liabilities	331	3,950,025
Net assets		
Invested in capital assets, net of related debt	-	-
Restricted	-	-
Unrestricted	170,849	56,801,924
Total net assets	170,849	56,801,924
Total liabilities and net assets	\$ 171,180	\$ 60,751,949

Downpayment Assistance Program	Grants Depository	Housing Development Assistance Program	Total FY2005
\$ 264,391	\$ -	\$ 108,233	\$ 37,220,403
-	-	21,219,823	22,710,874
-	-	35,762,150	37,046,014
-	-	-	5,667,727
264,391	-	57,090,206	102,645,018
-	-	-	222,373,699
-	-	-	222,373,699
264,391	-	57,090,206	325,018,717
-	-	-	1,234,278
-	-	-	-
-	-	-	107,361,546
-	-	-	108,595,824
\$ 264,391	\$ -	\$ 57,090,206	\$ 433,614,541

**OHIO HOUSING FINANCE AGENCY**

**General**

**Statement of Revenues, Expenses  
and Changes in Net Assets**

**Year Ended June 30, 2005**

	Operating 445	Operating 380
<b>OPERATING REVENUES</b>		
<b>INTEREST AND INVESTMENT INCOME:</b>		
Loans	\$ -	\$ -
Investments	1,407	-
Net increase (decrease) in the fair value of investments and mortgage-backed securities	-	-
<b>Total interest and investment income</b>	<b>1,407</b>	<b>-</b>
<b>OTHER INCOME:</b>		
Administrative fees	-	8,150
Service fees and other	-	120,333
HTF grant and loan revenue	-	-
<b>Total other income</b>	<b>-</b>	<b>128,483</b>
<b>Total operating revenues</b>	<b>1,407</b>	<b>128,483</b>
<b>OPERATING EXPENSES:</b>		
Payroll and benefits	3,080,872	2,806,510
Contracts	11,464	55,763
Maintenance	98,393	75,636
Rent or lease	350,690	317,573
Purchased services	489,955	503,441
Trustee expense and agency fees	-	-
OHFA contribution to bond issues	-	-
Insurance and other	247,201	262,925
HTF grant and loan expense	-	-
<b>Total operating expenses</b>	<b>4,278,575</b>	<b>4,021,848</b>
Income over (under) expenses before transfer	(4,277,168)	(3,893,365)
Transfer in (out)	4,523,853	3,915,405
<b>Net income (loss)</b>	<b>246,685</b>	<b>22,040</b>
<b>Net assets, beginning of year</b>	<b>258,396</b>	<b>246,965</b>
<b>Net assets, end of year</b>	<b>\$ 505,081</b>	<b>\$ 269,005</b>

	Bond Depository	HAP Admin	Housing Development	OHFA Loan Escrow	
\$	-	\$	-	\$	689,016
	177,820		21,101		95,272
	-		-		-
	177,820		21,101		5,088,578
	127,614		2,532,016		124,500
	1,646,559		-		57,675
	-		-		-
	1,774,173		2,532,016		182,175
	1,951,993		2,553,117		5,270,753
	-		-		-
	-		-		-
	-		-		-
	-		-		-
	346		704		340
	-		-		-
	-		-		8,968
	-		-		-
	346		704		340
	1,951,647		2,552,413		5,270,413
	(4,256,600)		(3,908,300)		-
	(2,304,953)		(1,355,887)		5,270,413
	6,214,215		1,819,368		34,527,733
\$	3,909,262	\$	463,481	\$	39,798,146
				\$	6,678,076

(continued)

**OHIO HOUSING FINANCE AGENCY**

**General**

**Statement of Revenues, Expenses  
and Changes in Net Assets**

**Year Ended June 30, 2005**

	Bond Series Admin	Bond Series Prog and Escrow
<b>OPERATING REVENUES</b>		
<b>INTEREST AND INVESTMENT INCOME:</b>		
Loans	\$ -	\$ -
Investments	2,939	1,174,675
Net increase (decrease) in the fair value of investments and mortgage-backed securities	-	(28,185)
<b>Total interest and investment income</b>	<b>2,939</b>	<b>1,146,490</b>
<b>OTHER INCOME:</b>		
Administrative fees	-	3,144,378
Service fees and other	57,215	3,727,070
HTF grant and loan revenue	-	-
<b>Total other income</b>	<b>57,215</b>	<b>6,871,448</b>
<b>Total operating revenues</b>	<b>60,154</b>	<b>8,017,938</b>
<b>OPERATING EXPENSES:</b>		
Payroll and benefits	-	-
Contracts	-	980,422
Maintenance	1,104	-
Rent or lease	-	30,820
Purchased services	973	403,645
Trustee expense and agency fees	-	27,559
OHFA contribution to bond issues	-	1,929,600
Insurance and other	121,437	100,644
HTF grant and loan expense	-	-
<b>Total operating expenses</b>	<b>123,514</b>	<b>3,472,690</b>
Income over (under) expenses before transfer	(63,360)	4,545,248
Transfer in (out)	(567)	(273,791)
<b>Net income (loss)</b>	<b>(63,927)</b>	<b>4,271,457</b>
<b>Net assets, beginning of year</b>	<b>234,776</b>	<b>52,530,467</b>
<b>Net assets, end of year</b>	<b>\$ 170,849</b>	<b>\$ 56,801,924</b>

Downpayment Assistance Program		Grants Depository	Housing Development Assistance Program		Total FY2005		
\$	-	\$	-	\$	-	\$	4,822,857
	-		-		-		2,427,951
	-		-		-		(28,185)
	-		-		-		7,222,623
	-		-	881,419			6,818,077
	-		-	-			5,608,852
	213,969		28,507	13,178,430			13,420,906
	213,969		28,507	14,059,849			25,847,835
	213,969		28,507	14,059,849			33,070,458
	-		-	618,382			6,505,764
	-		-	62,310			1,109,959
	-		-	-			175,133
	-		-	65,586			764,669
	-		-	124,561			1,522,575
	-		-	-			35,088
	-		-	-			1,929,600
	-		-	10,580			751,755
	213,969		28,507	13,178,430			13,420,906
	213,969		28,507	14,059,849			26,215,449
	-		-	-			6,855,009
	-		-	-			-
	-		-	-			6,855,009
	-		-	-			101,740,815
\$	-	\$	-	\$	-	\$	108,595,824

OHIO HOUSING FINANCE AGENCY

General

Statement of Cash Flows

Year Ended June 30, 2005

	Operating 445	Operating 380
<b>CASH FLOWS FROM OPERATING ACTIVITIES:</b>		
Cash collected from program loans principal	\$ -	\$ -
Cash received from investment interest and mortgage-backed securities interest	1,407	-
Cash received from program loan interest	-	-
Cash received from administrative fees	-	8,150
Cash received from service fees and other	-	120,333
Cash received from HTF grants and loans	-	-
Cash received from transfer in	4,530,958	3,915,405
Payments to purchase program loans	-	-
Payments for trustee expense and agency fees	-	-
Payments for payroll and benefits	(3,080,872)	(2,806,510)
Payments for contracts	(11,464)	(55,763)
Payments for maintenance	(98,393)	(75,636)
Payments for rent or lease	(350,690)	(317,573)
Payments for purchased services	(489,955)	(503,441)
Payments for insurance and other	(97,126)	(139,361)
Payments for HTF grants and loans	-	-
Payments for transfer out	(7,105)	-
Net cash provided (used) by operating activities	396,760	145,604
<b>CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES:</b>		
Payments to acquire capital assets and leasehold improvements	(323,863)	(87,559)
Net cash provided (used) by capital and related financing activities	(323,863)	(87,559)
<b>CASH FLOWS FROM INVESTING ACTIVITIES:</b>		
Purchase of investments	-	-
Proceeds from sale and maturities of investments	-	-
Net cash provided (used) by investing activities	-	-
Net increase (decrease) in cash and cash equivalents	72,897	58,045
Cash and cash equivalents, beginning of year	83,909	93,507
Cash and cash equivalents, end of year	\$ 156,806	\$ 151,552

	Bond Depository	HAP Admin	Housing Development	OHFA Loan Escrow
\$	-	\$ -	\$ 71,343,213	\$ 499,775
	177,820	21,101	954,737	84,901
	-	-	4,014,161	683,203
	204,125	2,485,984	124,500	-
	5,958,823	-	63,171	-
	-	-	-	-
	-	-	-	-
	-	-	(59,845,450)	-
	(5,080)	(704)	(340)	(6,139)
	-	-	-	-
	-	-	-	-
	-	-	-	-
	-	-	-	-
	-	-	(16,403,153)	(378,456)
	-	-	-	-
	(4,256,600)	(3,908,300)	-	-
	2,079,088	(1,401,919)	250,839	883,284
	-	-	-	-
	-	-	-	-
	-	-	-	-
	-	-	-	-
	-	-	-	-
	2,079,088	(1,401,919)	250,839	883,284
	7,399,377	1,772,685	40,124,252	5,415,663
\$	9,478,465	\$ 370,766	\$ 40,375,091	\$ 6,298,947

(continued)

OHIO HOUSING FINANCE AGENCY

General

Statement of Cash Flows

Year Ended June 30, 2005

	Operating 445	Operating 380
<b>Reconciliation of operating income to net cash provided (used) by operating activities</b>		
Operating income	\$ 246,685	\$ 22,040
Adjustments to reconcile operating income to net cash provided (used) by operating activities:		
Net (increase) decrease in the fair value of investments and mortgage-backed securities	-	-
Office equipment depreciation and leasehold amortization	93,579	73,833
(Gain) loss on disposal of equipment	7,691	2,110
Amounts loaned under agency programs	-	-
Amounts collected - program loans	-	-
Decrease (increase) in accounts receivable	26,106	29,134
Decrease (increase) in interest receivable on investments and mortgage-backed securities	-	-
Decrease (increase) in interest receivable on loans	-	-
Decrease (increase) in prepaid insurance and other	(14,514)	(13,165)
Increase (decrease) in accounts payable and other	37,213	31,652
Increase (decrease) in deposits	-	-
Increase (decrease) in deferred revenue	-	-
<b>Net cash provided (used) by operating activities</b>	<b>\$ 396,760</b>	<b>\$ 145,604</b>

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	Bond Depository	HAP Admin	Housing Development	OHFA Loan Escrow
	\$ (2,304,953)	\$ (1,355,887)	\$ 5,270,413	\$ 769,181
	-	-	-	-
	-	-	-	-
	-	-	-	-
	-	-	(59,845,450)	-
	-	-	71,343,213	43,867
	76,511	(20,738)	-	86,296
	-	-	-	(10,371)
	-	-	(119,680)	(5,813)
	-	-	-	-
	(4,734)	(25,294)	(16,397,657)	124
	-	-	-	-
	4,312,264	-	-	-
	\$ 2,079,088	\$ (1,401,919)	\$ 250,839	\$ 883,284

*(continued)*

## OHIO HOUSING FINANCE AGENCY

## General

## Statement of Cash Flows

Year Ended June 30, 2005

	Bond Series Admin	Bond Series Prog and Escrow
<b>CASH FLOWS FROM OPERATING ACTIVITIES:</b>		
Cash collected from program loans principal	\$ -	\$ -
Cash received from investment interest and mortgage-backed securities interest	2,703	1,182,106
Cash received from program loan interest	-	-
Cash received from administrative fees	-	2,743,793
Cash received from service fees and other	58,309	3,711,802
Cash received from transfer in	-	-
Cash received from transfer in	-	16,500,000
Payments to purchase program loans	-	-
Payments for trustee expense and agency fees	-	(22,467)
Payments for payroll and benefits	-	-
Payments for contracts	-	(975,497)
Payments for maintenance	(1,104)	-
Payments for rent or lease	-	(30,820)
Payments for purchased services	(973)	(403,645)
Payments for insurance and other	(131,282)	(3,733,762)
Payments for transfer out	-	-
Payments for transfer out	(567)	(16,773,791)
Net cash provided (used) by operating activities	(72,914)	2,197,719
<b>CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES:</b>		
Payments to acquire capital assets and leasehold improvements	-	-
Net cash provided (used) by capital and related financing activities	-	-
<b>CASH FLOWS FROM INVESTING ACTIVITIES:</b>		
Purchase of investments	-	(2,067,147)
Proceeds from sale and maturities of investments	-	10,624,890
Net cash provided (used) by investing activities	-	8,557,743
Net increase (decrease) in cash and cash equivalents	(72,914)	10,755,462
Cash and cash equivalents, beginning of year	242,861	33,279,372
Cash and cash equivalents, end of year	\$ 169,947	\$ 44,034,834

Downpayment Assistance Program		Grants Depository		Housing Development Assistance Program		Total FY 2005
\$	-	\$	-	\$	-	\$ 71,842,988
	-		-		-	2,424,775
	-		-		-	4,697,364
	-		-		871,285	6,437,837
	-		-		4,977,840	14,890,278
	-		-		13,178,430	13,178,430
	-		-		-	24,946,363
	-		-		-	(59,845,450)
	-		-		-	(34,730)
	-		-		(618,382)	(6,505,764)
	-		-		(62,310)	(1,105,034)
	-		-		-	(175,133)
	-		-		(65,586)	(764,669)
	-		-		(124,561)	(1,522,575)
	-		-		(10,580)	(20,893,720)
	-		-		(13,178,430)	(13,178,430)
	-		-		-	(24,946,363)
	-		-		4,967,706	9,446,167
	-		-		-	(411,422)
	-		-		-	(411,422)
	-		-		-	(2,067,147)
	-		-		-	10,624,890
	-		-		-	8,557,743
	-		-		4,967,706	17,592,488
	-		-		30,794,444	119,206,070
\$	-	\$	-	\$	35,762,150	\$ 136,798,558

OHIO HOUSING FINANCE AGENCY

General

Statement of Cash Flows

Year Ended June 30, 2005

	Bond Series Admin	Bond Series Prog and Escrow
<b>Reconciliation of operating income to net cash provided (used) by operating activities</b>		
Operating income	\$ (63,927)	\$ 4,271,457
Adjustments to reconcile operating income to net cash provided (used) by operating activities:		
Net (increase) decrease in the fair value of investments and mortgage-backed securities	-	28,185
Office equipment depreciation and leasehold amortization	-	-
(Gain) loss on disposal of equipment	-	-
Amounts loaned under agency programs	-	-
Amounts collected - program loans	-	-
Decrease (increase) in accounts receivable	1,094	(1,762,848)
Decrease (increase) in interest receivable on investments and mortgage-backed securities	(236)	7,431
Decrease (increase) in interest receivable on loans	-	-
Decrease (increase) in prepaid insurance and other	-	-
Increase (decrease) in accounts payable and other	(9,845)	449,206
Increase (decrease) in deposits	-	(526,442)
Increase (decrease) in deferred revenue	-	(269,270)
<b>Net cash provided (used) by operating activities</b>	<b>\$ (72,914)</b>	<b>\$ 2,197,719</b>

Downpayment Assistance Program		Grants Depository	Housing Development Assistance Program		Total FY 2005		
\$	-	\$	-	\$	-	\$	6,855,009
	-		-		-		28,185
	-		-		-		167,412
	-		-		-		9,801
	-		-		-		(59,845,450)
	-		-		-		71,387,080
	-	28,507		(10,134)			(1,546,072)
	-		-		-		(3,176)
	-		-		-		(125,493)
	270,085		-		-		242,406
	(270,085)	(28,507)		10,134			(16,207,793)
	-		-	4,967,706			4,441,264
	-		-		-		4,042,994
\$	-	\$	-	\$	4,967,706	\$	9,446,167

OHIO HOUSING FINANCE AGENCY

Federal Program

Statement of Net Assets

June 30, 2005

	Housing Assistance Payment	HOME
<b>ASSETS</b>		
Current assets		
Cash	\$ -	\$ -
Restricted Cash	989	-
Current portion of investments, at fair value	-	-
Current portion of restricted investments, at fair value	8,009,034	-
Collateral on lent securities	208,662	-
Accounts receivable	791,369	-
Interest receivable on investments and mortgage-backed securities	-	-
Current portion of loans receivable	-	-
Interest receivable on loans	-	-
Prepaid insurance and other	-	-
Total current assets	9,010,054	-
Non-current assets		
Non-current portion of investments, at fair value	-	-
Non-current portion of restricted investments, at fair value	-	-
Non-current portion of loans receivable	-	-
Office equipment, and leasehold improvement, net of accumulated depreciation and amortization	-	-
Total non-current assets	-	-
Total assets	\$ 9,010,054	\$ -

		Total	
FAF		FY 2005	
\$	-	\$	-
	-		989
	-		-
	4,972,205		12,981,239
	-		208,662
	-		791,369
	-		-
	-		-
	-		-
	-		-
	4,972,205		13,982,259
	-		-
	-		-
	-		-
	-		-
	-		-
\$	4,972,205	\$	13,982,259

OHIO HOUSING FINANCE AGENCY

Federal Program

Statement of Net Assets

June 30, 2005

	Housing Assistance Payment	HOME
<b>LIABILITIES AND NET ASSETS</b>		
Current liabilities		
Current portion of accounts payable and other	\$ 8,801,392	\$ -
Obligations under securities lending	208,662	-
Deposits held	-	-
Current portion of deferred revenue	-	-
Total current liabilities	9,010,054	-
Non-current liabilities		
Non-current portion of accounts payable and other	-	-
Total non-current liabilities	-	-
Total liabilities	9,010,054	-
Net assets		
Invested in capital assets, net of related debt	-	-
Restricted	-	-
Unrestricted	-	-
Total net assets	-	-
Total liabilities and net assets	\$ 9,010,054	\$ -

FAF	Total FY 2005
\$ 4,972,205	\$ 13,773,597
-	208,662
-	-
4,972,205	13,982,259
-	-
-	-
4,972,205	13,982,259
-	-
-	-
-	-
\$ 4,972,205	\$ 13,982,259

**OHIO HOUSING FINANCE AGENCY**

**Federal Program**

**Statement of Revenues, Expenses**

**and Changes in Net Assets**

**Year Ended June 30, 2005**

	Housing Assistance Payment	HOME
<b>OPERATING REVENUES</b>		
<b>INTEREST AND INVESTMENT INCOME:</b>		
Loans	\$ -	\$ -
Investments	-	-
Net increase (decrease) in the fair value of investments and mortgage-backed securities	-	-
<b>Total interest and investment income</b>	<b>-</b>	<b>-</b>
<b>OTHER INCOME:</b>		
Administrative fees	-	-
Federal financial assistance programs	44,330,047	9,173,961
Service fees and other	-	-
<b>Total other income</b>	<b>44,330,047</b>	<b>9,173,961</b>
<b>Total operating revenues</b>	<b>44,330,047</b>	<b>9,173,961</b>
<b>OPERATING EXPENSES:</b>		
Payroll and benefits	-	-
Contracts	-	-
Maintenance	-	-
Rent or lease	-	-
Purchased services	-	-
Federal financial assistance programs	44,330,047	9,173,961
Trustee expense and agency fees	-	-
Insurance and other	-	-
<b>Total operating expenses</b>	<b>44,330,047</b>	<b>9,173,961</b>
Income over (under) expenses before transfer	-	-
Transfer in (out)	-	-
Net income (loss)	-	-
Net assets, beginning of year	-	-
Net assets, end of year	\$ -	\$ -

	FAF	Total FY 2005
\$	-	\$ -
	-	-
	-	-
	-	-
	2,900,285	56,404,293
	-	-
	2,900,285	56,404,293
	2,900,285	56,404,293
	-	-
	-	-
	-	-
	-	-
	2,900,285	56,404,293
	-	-
	-	-
	2,900,285	56,404,293
	-	-
	-	-
	-	-
	-	-
\$	-	\$ -

OHIO HOUSING FINANCE AGENCY

Federal Program

Statement of Cash Flows

Year Ended June 30, 2005

	Housing Assistance Payment	HOME
<b>CASH FLOWS FROM OPERATING ACTIVITIES:</b>		
Cash collected from program loans principal	\$ -	\$ -
Cash received from investment interest and mortgage-backed securities interest	169,392	-
Cash received from program loan interest	-	-
Cash received from administrative fees	-	-
Cash received from service fees and other	45,201,099	9,173,961
Cash received from transfer in	-	-
Payments to purchase program loans	-	-
Payments for trustee expense and agency fees	-	-
Payments for payroll and benefits	-	-
Payments for contracts	-	-
Payments for maintenance	-	-
Payments for rent or lease	-	-
Payments for purchased services	-	-
Payments for insurance and other	(44,330,047)	(9,173,961)
Payments for transfer out	-	-
Net cash provided (used) by operating activities	1,040,444	-
<b>CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES:</b>		
Cash received from sale of capital assets	-	-
Payments to acquire capital assets and leasehold improvements	-	-
Net cash provided (used) by noncapital financing activities	-	-
<b>CASH FLOWS FROM INVESTING ACTIVITIES:</b>		
Purchase of investments	-	-
Proceeds from sale and maturities of investments	-	-
Net cash provided (used) by investing activities	-	-
Net increase (decrease) in cash and cash equivalents	1,040,444	-
Cash and cash equivalents, beginning of year	6,969,579	-
Cash and cash equivalents, end of year	\$ 8,010,023	\$ -

		Total	
FAF		FY2005	
\$	-	\$	-
	-		169,392
	-		-
	-		-
	7,872,490		62,247,550
	-		-
	-		-
	-		-
	-		-
	-		-
	-		-
	-		-
	(2,900,285)		(56,404,293)
	-		-
	4,972,205		6,012,649
	-		-
	-		-
	-		-
	-		-
	-		-
	4,972,205		6,012,649
	-		6,969,579
\$	4,972,205	\$	12,982,228

OHIO HOUSING FINANCE AGENCY

Federal Program

Statement of Cash Flows

Year Ended June 30, 2005

	Housing Assistance Payment	HOME
<b>Reconciliation of operating income to net cash provided (used) by operating activities</b>		
Operating income	\$ -	\$ -
Adjustments to reconcile operating income to net cash provided (used) by operating activities:		
Amortization of GNMA/loan (discount) premium	-	-
Net (increase) decrease in the fair value of investments and mortgage-backed securities	-	-
Office equipment depreciation and leasehold amortization	-	-
(Gain) loss on disposal of equipment	-	-
Amounts loaned under agency programs	-	-
Amounts collected - program loans	-	-
Decrease (increase) in accounts receivable	50,477	-
Decrease (increase) in interest receivable on investments and mortgage-backed securities	-	-
Decrease (increase) in interest receivable on loans	-	-
Decrease (increase) in prepaid insurance and other	-	-
Increase (decrease) in accounts payable and other	989,967	-
Increase (decrease) in deposits	-	-
Increase (decrease) in deferred revenue	-	-
<b>Net cash provided (used) by operating activities</b>	<b>\$ 1,040,444</b>	<b>\$ -</b>



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**Auditor of State  
Betty Montgomery**

**INDEPENDENT ACCOUNTANTS' REPORT ON INTERNAL CONTROL OVER  
FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS  
REQUIRED BY *GOVERNMENT AUDITING STANDARDS***

Ohio Housing Finance Agency  
57 East Main Street  
Columbus, Ohio 43215

We have audited the financial statements Single Family Mortgage Revenue Program Fund, Multi-Family Mortgage Revenue Program Fund, General Fund, and Federal Program Fund of the Ohio Housing Finance Agency, State of Ohio, as of and for the year ended June 30, 2005, and have issued our report thereon dated September 30, 2005, wherein we noted the Ohio Housing Finance Agency adopted Governmental Accounting Standards Board Statement No. 40. 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 the Comptroller General of the United States' *Government Auditing Standards*.

**Internal Control Over Financial Reporting**

In planning and performing our audit, we considered the Ohio Housing Finance Agency's internal control over financial reporting to determine our auditing procedures in order to express our opinions on the financial statements and not to opine on the internal control over financial reporting. Our consideration of the internal control would not necessarily disclose all matters in the internal control over financial reporting that might be material weaknesses. A material weakness is a reportable condition in which the design or operation of one or more of the internal control components does not reduce to a relatively low level the risk that misstatements caused by error or fraud in amounts material to the financial statements we audited may occur and not be timely detected by employees when performing their assigned functions. We noted no matters involving the internal control over financial reporting and its operation that we consider material weaknesses. In a separate letter to the Ohio Housing Finance Agency's management dated September 30, 2005, we reported other matters involving internal control over financial reporting we did not deem reportable conditions.

**Compliance and Other Matters**

As part of reasonably assuring whether the Ohio Housing Finance Agency's financial statements are free of material misstatement, we tested its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could directly and materially affect the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express an opinion. The results of our tests disclosed no instances of noncompliance or other matters we must report under *Government Auditing Standards*. In a separate letter to the Ohio Housing Finance Agency's management dated September 30, 2005, we reported other matters related to noncompliance we deemed immaterial.

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Ohio Housing Finance Agency  
Independent Accountants' Report on Internal Control Over  
Financial Reporting and on Compliance and Other  
Matters Required by *Government Auditing Standards*  
Page 2

We intend this report solely for the information and use of the audit committee, management, of the Ohio Housing Finance Agency, the Ohio General Assembly, federal awarding agencies, and pass-through entities. It is not intended for anyone other than these specified parties.

A handwritten signature in black ink that reads "Betty Montgomery". The signature is written in a cursive, flowing style.

**Betty Montgomery**  
**Auditor of State**

September 30, 2005

**OHIO HOUSING FINANCE AGENCY  
FRANKLIN COUNTY**

**SCHEDULE OF PRIOR AUDIT FINDINGS**

**JULY 1, 2004 TO JUNE 30, 2005**

Finding Number	Finding Summary	Fully Corrected?	Not Corrected, Partially Corrected, Significantly Different Corrective Action Taken, or Finding No Longer Valid. Explain:
2004-001	OHFA did not require or obtain a Tier 2 SAS 70 report from JP Morgan Chase, the sole trustee for the Single Family Mortgage Revenue Program Fund and also a trustee for part of the Multi-Family Mortgage Revenue Program Fund.	Yes	JP Morgan Chase provided an agreed-upon procedures report for fiscal year 2005.





**Auditor of State  
Betty Montgomery**

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**OHIO HOUSING FINANCE AGENCY  
FRANKLIN COUNTY**

**CLERK'S CERTIFICATION**

**This is a true and correct copy of the report which is required to be filed in the Office of the Auditor of State pursuant to Section 117.26, Revised Code, and which is filed in Columbus, Ohio.**

*Susan Babbitt*

**CLERK OF THE BUREAU**

**CERTIFIED  
DECEMBER 30, 2005**