BOARD MEETING OF APRIL 8, 2004

Beth Anderson, Chair C. Kent Conine, Vice-Chair



Patrick R. Gordon, Member Vidal Gonzalez, Member Shadrick Bogany, Member Norberto Salinas, Member

Mission

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

To Help Texans Achieve An Improved QUALITY OF LIFE THROUGH THE DEVELOPMENT OF BETTER COMMUNITIES

BOARD MEETING TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS 507 Sabine, Room 437, Austin, Texas 78701 Thursday, April 8, 2004 10:30 am

AGENDA

CALL TO ORDER, ROLL CALL CERTIFICATION OF QUORUM

Elizabeth Anderson Chair of Board

PUBLIC COMMENT

The Board will solicit Public Comment at the beginning of the meeting and will also provide for Public Comment on each agenda item after the presentation made by the department staff and motions made by the Board.

The Board of the Texas Department of Housing and Community Affairs will meet to consider and possibly act on the following:

ACTION ITEMS

Item 1		tation, Discussion and Possible Approval of Minutes of Board g of March 11, 2004	Elizabeth Anderson					
Item 2	Presen a)	tation and Discussion of Report from the Programs Committee: HOME Program	C. Kent Conine					
Item 3	Presentation, Discussion and Possible Approval of Programmatic Items: C. Kent Conine							
	a)	Proposed New Title 10, Part 1, Chapter 35 – Multifamily Housing Revenue Bond Rules						
	b)	Amendment to Trust Indenture for Red Hill Villas, Round Rock, Texas						
Item 4	Presen Items:	tation, Discussion and Possible Approval of Housing Tax Credit	Elizabeth Anderson					
	a)	Issuance of Determination Notices on Tax Exempt Bond Transactions with Other Issuers:						
		04-402 Blue Water Garden Apartments, Hereford Panhandle Regional Housing Finance Corp. is the Issuer (Requested Amount of \$229,154 and Recommended Amount of \$228,973)						
		04-403 Stonehouse Valley Apartments, San Antonio San Antonio Housing Finance Corp. is the Issuer (Requested Amount of \$570,337 and Recommended Amount of \$549,784)						
	b)	Proposed Amendments to Housing Tax Credit Projects:						
		03-163 Cedar View, Mineral Wells, Texas						

	c)	Waiver of Specific 2004 Qualified Allocation Plan Requirement under §50.3(47) for Three of the Five 2004 Forward Commitment Awards	
Item 5		tation, Discussion and Possible Approval of Second Quarter nent Report	Vidal Gonzalez
EXECI	If perm	ESSION itted by law, the Board may discuss any item listed on this la in Executive Session	Elizabeth Anderson
OPEN	SESSIO Action	N in Open Session on Items Discussed in Executive Session	Elizabeth Anderson
	Bethel Joint H Commi	S ctors Report Senior Housing – HOME Rental CHDO Contract earing of the Senate Intergovernmental Relations ttee and the House Urban Affairs Committee and Hearing house Urban Affairs Committee on March 24, 2004	

- 3. Ex Parte Explanatory Document for the Department's Website
- 4. Pricing of Mortgage Revenue Bond Program 61

ADJOURN

To access this agenda and details on each agenda item in the board book, please visit our website at <u>www.tdhca.state.tx.us</u> or contact the Board Secretary, Delores Groneck, TDHCA, 507 Sabine, Austin, Texas 78701, 512-475-3934 and request the information.

Individuals who require auxiliary aids, services or sign language interpreters for this meeting should contact Gina Esteves, ADA Responsible Employee, at 512-475-3943 or Relay Texas at 1-800-735-2989 at least two days before the meeting so that appropriate arrangements can be made.

Non-English speaking individuals who require interpreters for this meeting should contact Delores Groneck, 512-475-3934 at least three days before the meeting so that appropriate arrangements can be made.

Elizabeth Anderson

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

BOARD MEETING

APRIL 8, 2004

ROLL CALL

	Present	Absent
Anderson, Beth, Chair		
Conine, C. Kent, Vice-Chair		
Bogany, Shadrick, Member		
Gonzalez, Vidal, Member		
Gordon, Patrick, Member		
Salinas, Norberto, Member		
Number Present		
Number Absent		

_____, Presiding Officer

EXECUTIVE OFFICE

BOARD ACTION REQUEST April 8, 2004

Action Item

Board Minutes of March 11, 2004.

Required Action

Approve the minutes fo the Board Meeting with any necessary corrections.

Background

The Board is required to keep minutes of each of their meetings. Staff recommends approval of the minutes.

BOARD MEETING TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS 507 Sabine, Room 437, Austin, Texas 78701 March 11, 2004 1:00 p m.

Summary of Minutes

CALL TO ORDER, ROLL CALL CERTIFICATION OF QUORUM

The Board Meeting of the Texas Department of Housing and Community Affairs of March 11, 2004 was called to order by the Chair of the Board Elizabeth Anderson at 1:09 p.m. It was held at the Texas Department of Housing and Community Affairs Boardroom, 507 Sabine, Austin, Texas. Vidal Gonzalez and Norberto Salinas were absent. Roll call certified a quorum was present.

Members present: Elizabeth Anderson -- Chair C. Kent Conine -- Vice Chair Shadrick Bogany – Member Patrick Gordon – Member

Staff of the Texas Department of Housing and Community Affairs was also present.

PUBLIC COMMENT

The Board will solicit Public Comment at the beginning of the meeting and will also provide for Public Comment on each agenda item after the presentation made by department staff and motions made by the Board.

Ms. Anderson called for public comment and the following either gave comments at this time or preferred to wait until the agenda item was presented.

John Henneberger, Texas Low Income Housing Information Service, Austin, Texas

Mr. Henneberger stated they are a non-profit organization working on affordable housing issues. He stated this is the tenth-year anniversary of the Quality Work and Responsibility Act which mandates that every organization which acts as a public housing authority is to have a resident on its board of commissioners. This includes the department and this Board does not have an appointed person to fill this position. He also asked when the department furnishes its performance measures to the legislature, etc. that it would be helpful if these measures were expanded to include specificity within each housing program that the department administers on the income levels of the beneficiaries who receive assistance under the various housing programs.

The legislature asks if the agency is serving the low income and does the department meet the needs of the neediest people. Within each objective instead of listing the number of low, very low and moderately income households assisted with housing bonds, it would be helpful if the department could show the number of low income families assisted by housing bonds, the number of moderate income families assisted by housing bonds, the number of moderate income families assisted by housing bonds, the number of very low income families assisted by housing bonds and the number of extremely low income families assisted. The addition of the extremely low income category within each housing program category and the specific listing of those numbers would help the legislature as they review the department's performance. This would help answer questions in advance rather than having to ask the department to provide those numbers and would help the public in their assessment of the department's performance.

James Flinn, Investment Banker, Columbus, Ohio

Mr. Flynn was available to answer any questions the Board might have.

Ms. Anderson closed public comment at 1:20 p.m. but those people who requested to speak at the time of the agenda items will do so at that time.

ACTION ITEMS

(1) Presentation, Discussion and Possible Approval of Minutes of the Board Meetings of February 11, 2004

Motion made by Shad Bogany and seconded by C. Kent Conine to approve the Minutes of the Board Meeting of February 11, 2004.

Passed Unanimously

(2) **Presentation and Discussion of Report from the Programs Committee:**

(a) HOME Program

Mr. Conine stated the Programs Committee had a very good discussion earlier in the day regarding the HOME Program as they discussed the funding levels and the various programs under the HOME Program. There was good public testimony. The Programs Committee will continue the review of the HOME Program at the April meeting, to review features and ways that the money is being used. This committee may ask for the Board members' consideration on potential changes at a future Board meeting.

(3) Presentation, Discussion and Possible Approval of Programmatic Items:

(a) Proposed Amendment to Public Comment Procedures and Topics of Public Hearings And Meetings; Title 10, Part 1, Subchapter A, Section 1.10, Texas Administrative Code

Ms. Carrington stated the Board approved in February, 2004, the proposed amendment to the Public Comment Procedures and Topics of Public Hearings and Meetings but did ask staff to incorporate two additional items in this rule. Staff added language at Section E that states: "any matter considered by the Board to be relevant to the approval decision, and the furtherance of the department's purposes and policies of Chapter 2305, and other good cause as determined by the Board." If the Board will approve this item, it will be published to receive public comments and go through the process of adoption.

Motion made by C. Kent Conine and seconded by Shad Bogany to approve the proposed amendment to the Public Comment Procedures and Topics of Public Hearings and Meetings, Title 10, Part 1, Subchapter A, Section 1.10, Texas Administrative Code for publication in the Texas Register to receive comments.

Passed Unanimously

(b) Section 8 Program Public Housing Authority Plan for The Year 2004

Ms. Carrington stated the Public Housing Authority Plan is due to HUD by April 17, 2004. This plan covers a five-year period and this is the fifth year on this plan which began in FY2000. The Department continues to work for maximum utilization of the Section 8 vouchers and is now about 93% utilization rate on the vouchers. The department is going to continue to administer the 35 project excess vouchers to service the disability community that is impacted by the Olmstead decision. The department is also going to continue to work closely with the states' local PHAs to address affordable housing needs of the citizens of Texas. The department did transfer 30 vouchers from the San Antonio area to the Marble Falls Housing Authority. The Section 8 budget is \$10,478,000.

Motion made by C. Kent Conine and seconded by Shad Bogany to approve the Section 8 Program Public Housing Authority Plan for the Year 2004. Passed Unanimously

(c) 2004 Proposed Multifamily Bond Eligible Tenant Income Limits

Ms. Carrington stated this item applies to eight transactions listed in the Board Book summary page. These were multifamily bond issues that were issued prior to 1986 and the targeting for these developments was 20% of the units at 80% of median and were not adjusted for family size. The requirement that the state did put on those bond issues was that 100% of the tenants living in these developments must be determined eligible. Staff requests an adjustment of the eligibility limit each year.

Motion made by Shad Bogany and seconded by C. Kent Conine to approve the 2004 proposed multifamily bond eligible tenant income limits as presented by staff. Passed Unanimously

(d) Revised Single Family Average Area Purchase Price Limits

Ms. Carrington stated the average purchase price limits have been revised and were published by the Internal Revenue Service on February 10 (it has been 10 years since any revisions have been made to the purchase price limits). Staff requested the Board to approve these revised single family average purchase price limits that will be in conjunction with the single family mortgage revenue bonds and the mortgage credits certificate program.

Motion made by C. Kent Conine and seconded by Patrick Gordon to approve the revised single family average area purchase price limits as presented by staff. Passed Unanimously

(e) Resolution No. 04-018 Authorizing the Issuance of Single Family Mortgage Revenue Bonds, 2004 Series A and 2004 Series B and Taxable Junior Lien Single Family Mortgage Revenue Bonds, 2004 Series A (Program 61)

Ms. Carrington this is the issuance of single family mortgage revenue bonds for the first time homebuyer program for 2004. There will be three series issued, a 2004 Series A, a 2004 Series B and a third taxable junior lien issuance. At the end of 2003, the department did a commercial paper program to use bond authority from last year that was not utilized. The department did not feel it was prudent to issue bonds last year since there was mortgage money out there. This commercial paper program does expire in May, 2004. Staff is requesting to convert that commercial paper program and the lendable proceeds in a single family mortgage revenue bond program. \$100 million of this single family program would be assisted and would have down payment assistance which would be up to 4% of the loan amount. The interest rates being targeted would be 4.99% if it is unassisted; 5.65% if it has down payment assistance attached. This will be Program 61.

Mr. Byron Johnson stated the legislation requires that the department set aside 40% of the funds for Aand B borrowers. The department can not set aside this 40% and he asked the Board to acknowledge that doing so would impair the department's financial condition. When the staff goes to the Bond Review Board staff will ask the BRB to ratify or approve this exception.

Motion made by C. Kent Conine and seconded by Shad Bogany to approve Res. No. 04-018 authorizing the issuance of Single Family Mortgage Revenue Bonds, 2004 Series A & B, and Taxable Junior Lien Single Family Mortgage Revenue Bonds, 2004 Series A.

Amendment to motion made by C. Kent Conine and seconded by Shad Bogany to amend the Resolution No. 04-018 for "reservations for new homes will have six months to close" instead of the four months as originally stated in the resolution.. Amendment Passed Unanimously

Motion Passed Unanimously (to include the approved amendment)

(f) Single Family Mortgage Revenue Bond Marketing Plan

Ms. Carrington stated that at the Board's request staff is presenting the future marketing plan and a report on what has been completed over the last several months in marketing the current single-family mortgage revenue bond money. Staff is in the process of putting together an invitation to bid to secure a professional marketing firm to be on board by June 1 of this year to assist the department in creating and implementing a marketing plan. This firm will help identify either the markets the staff has overlooked or the type of vehicles that the department should be using that TDHCA has not currently been using.

Staff has given information on TDHCA programs at conferences, mortgage bankers association meetings, did an interview with a Spanish radio station in Houston and Corpus Christi, did press releases, had a speaking engagement at Marshall Housing Authority, and held lender meetings along with the

involvement of the department with the Texas Association of Realtors. HUD has agreed to take the marketing materials of the department and include those as information to hand out at their marketing fairs.

Mr. Bogany stated the Houston Association of Realtors will hold a homebuyer fair on March 27th and he asked the department to be in attendance to hand out material about the bond program.

Mr. Conine stated that the June 1st suggested start date on this marketing plan is too long and he would like to see that moved to May 1 and have this as a target date.

This was a report only at this time and no action was needed.

(g) Recommendations for Underwriting Team for the Sale of Single Family Mortgage Revenue Bonds, 2004 Series A and 2004 Series B and Taxable Junior Lien Single Family Mortgage Revenue Bonds, 2004 Series A (Program 61)

Ms. Carrington stated staff is requesting approval of the investment banking team for Program 61. The size of the transaction will be \$180.5 million and the recommended teams are: UBS Financial Services as senior manager; George K. Baum as co-senior manager; Estrada Hinojosa, Lehman Brothers, M.R. Beal and Morgan Stanley will be the co-managers.

Motion made by C. Kent Conine and seconded by Shad Bogany to approve the Underwriting Team for the Sale of Single Family Mortgage Revenue Bonds, 2004 Series A and 2004 Series B and Taxable Junior Lien Single Family Mortgage Revenue Bonds, 2004 Series A:

Team	Role	Liability %
UBS Financial services, Inc.	Senior Mgr.	45%
George K. Baum & Co.	Co-Senior Mgr.	25%
Estrada Hinojosa & Co.	Co-Manager	7.5%
Lehman Brothers	Co-Manager	7.5%
M.R. Beal & Company	Co-Manager	7.5%
Morgan Stanley	Co-Manager	7.5%
Passed Unanimously	-	

(h) Proposed New Rule Regarding Ethics and Disclosure Requirements for Outside Financial Advisors and Service Providers, Title 10, Subchapter A, Section 1.15, Texas Administrative Code Ms. Carrington stated in December of 2003 the Board approved a policy relating to ethics and disclosure requirements for outside financial advisors and service providers. This was as a result of a legislative change in the ethics and disclosure regulations that the 78th session of the legislature passed. These required changes are reflected in the investment policy.

Motion made by Shad Bogany and seconded by C. Kent Conine to approve the proposed new rule regarding ethics and disclosure requirements for Outside Financial Advisors and Service Providers, Title 10, Subchapter A, Section 1.16, Texas Administrative Code. Passed Unanimously

(i) **Proposed Changes to Performance Measures**

Ms. Carrington stated staff has been having discussions with the LBB on making changes to the current existing performance measures.

Motion made by C. Kent Conine and seconded by Shad Bogany to approve the changes to performance measures as requested by staff.

Ms. Sarah Anderson stated she concurred with the recommendation of Mr. Henneberger as to the breakouts of the population served. Staff already collects this information so there would be no problem in adding the breakouts.

Amendment to motion made by Shad Bogany and seconded by C. Kent Conine to amend the proposed change to the performance measures by adding a breakout between the income levels of the people that are served in the department's programs. Passed Unanimously

Ms. Beth Anderson stated this change in the performance measures attempts to more accurately and substantively try to represent what it is that this agency should be measured n and also what the agency achieves. She requested staff to have clear communications with the legislative branch and for staff to prepare a report showing the old measures and the new measures. She would like it to be very transparent to the members of the Legislative Budget Board what the Board is offering.

Motion Passed Unanimously (to include the amendment also)

(4) Presentation, Discussion and Possible Approval of Multi-Family Mortgage Revenue Bonds and Four Percent (4%) Housing Tax Credits with TDHCA as the Issuer:

(a) Proposed Issuance of Multifamily Mortgage Revenue Bonds For Chisholm Trail Apartments, Houston, Texas in an Amount Not to Exceed \$12,000,000 and Issuance of Determination Notice (Requested Amount of \$826,444 and Recommended Amount of \$826,184), for Housing Tax Credits for Chisholm Trail Apartments, 04-412, Resolution No. 04-017

Ms. Carrington stated Chisholm Trail Apartments is located in Houston and this transaction would be an issuance of tax-exempt bonds with the department as the Issuer of \$12,000,000 in tax-exempt bonds in the first series and \$1,000,000 in subordinate refunding bonds. This is the first 2004 transaction and the priorities changed for the BRB and the developers make choices as to what their set-aside requirements will be. This particular transaction is priority 1-A and 50% of the units will be at 50% of area median family income. 50% of the units and rents will also be at 60% of area median family income. This development ranked third out of 44 developments that the Department scored and ranked in the tax-exempt program. A public hearing was held on this proposed development in January and 21 people attended with 5 people speaking for the record. There were 38 letters from apartment complexes opposing the development, and one letter from the Greater Greenspoint Management District. There were several people in support of the project also.

Nat Tovar, Police Officer, City of Houston, Houston, Texas

Mr. Tovar stated he was a police officer for Houston and outside of the Department; the police officers work extra jobs. He is now working for the Green Pines Apartments as a courtesy officer. He felt the management of Chisholm Trail would not tolerate any kind of crime and the management style of the owner is very positive and attractive to the apartment market. This helps the police department as it reduces crime. Off-duty policy officers have the same power as they do on duty. The only thing is officers on power duty allows for quicker response time for the property. Police department prioritize calls and if there is an officer on duty at the apartment complex, the office would respond immediately. The reports are handled faster and more efficient towards the residents.

Steve Davis, Real Estate Broker, Houston, Texas

Mr. Davis stated the neighborhood needs new housing to allow some of the people who live in some of the older apartments to move up and better their situation. He strongly supported the project. Mr. Davis stated Houston does not have zoning and there could be 3 projects on one side of the street and 20 projects down the other side.

David Russell, Rankin Housing Partners, Houston, Texas

Mr. Russell deferred his time to Pat O'Conner.

Pat O'Conner, President, O'Connor and Associates, Houston, Texas

Mr. O'Conner stated his firm does real estate appraisals, market research and consulting. Since 1988 they have conducted a quarterly survey of every apartment complex with at least ten units in the Houston area. They conducted a survey of 78 apartment complexes near the proposed project and the result is that the Greenspoint apartment market overall is vibrant. The overall apartment vacancy rate is about 14%. There are several properties in this area which have specific issues related to flooding. Of the six properties that had the most vacancies, four of them had flooded an average of 2.5 times in the past three years. Leasing activity in the area is strong. The area is very shy on three-bedroom units as only 4 of the 54 properties have any three-bedroom

units. All three –bedroom units were 100% occupied. That supports the need for the property since this project is about one-third three-bedroom units.

Tom Leahy, Rankin Housing Partners, Houston, Texas Mr. Leahy deferred his time to Mr. Gerald Russell.

Gerald Russell, Principal in Ownership, Chisholm Trail Apartments, Houston, Texas

Mr. Russell stated the Chisholm Trail Apartments will be a 228 unit project and it has been through the planning process of the City of Houston and received final approval from the City Planning Commission. They will have support services along with a full perimeter fence for safety and security, remote control entry and electronic access gates, automatic fire alarm and fire sprinkler system, individual unit security systems; computer monitored closed circuit video cameras on entry and exit tapes, office, clubhouse, laundry, interior driveways and perimeter fences. All tenants will undergo application screening including a credit check, income and employment verification, criminal background check and prior rental history.

They held a TEFRA hearing in January and there was opposition from several other apartment communities located in this area. He stated several of these other apartments have been flooded and residents have had many problems due to the water, etc. He further stated he felt everyone deserved a decent safe place to live without the fear of flooding and the health hazards associated with mold and other problems that come from living in a flood-prone area. Chisholm Trail will be a model property for the program and it can serve individuals in a capacity not currently available in this area.

Richard Wilson, Chisholm Trail Apts., Houston, Texas

Mr. Wilson stated they have a proven development team, design, contractor and concept located in a qualified census tract. This project was one of the highest scoring applicants based on the new points system. They will provide decent, safe and sanitary housing with this community and he asked for approval from the Board.

Motion made by C. Kent Conine and seconded by Patrick Gordon to approve the issuance of issuance of Multifamily Mortgage Revenue Bonds for Chisholm Trail Apartments, Houston, Texas in an amount not to exceed \$12,000,000 and Issuance of Determination Notice in the amount of \$826,184, for Housing Tax Credits for Chisholm Trail Apartments, 04-412, Resolution No. 04-017. Passed Unanimously

(b) Proposed Refunding of Multifamily Mortgage Revenue Bonds for Meadow Ridge Apartments, Round Rock, Texas in an Amount not to Exceed \$12,850,000, Resolution No. 04-012

Ms. Carrington stated the Board reviewed this item in February and deferred any action at that time and asked staff to bring it back at the March Board Meeting. This is the first time the department has been proposed with this kind of issuance which is a refunding of existing mortgage revenue bonds, private activity bonds that were outstanding. The department issued the bonds in December, 1997, in the original amount of \$13,575,000. The property is located in Round Rock and the syndicator has replaced the general partner. The current general partner has put additional money into the development, has loaned additional money and additional equity and they are requesting is a restructuring of those existing bonds. The remaining bonds that are outstanding would be \$12,850,000. Staff is making this request of the Board on the strength of Red Capital who is the syndicator on the transaction and has stepped up with additional funding and Provident who is the lender on the transaction.

Ms. Beth Anderson asked that staff do an updated underwriting report for any future transactions that might come to the Board.

Motion made by Shad Bogany and seconded by C. Kent Conine to approve the refunding of the Multifamily Mortgage Revenue Bonds for Meadow Ridge Apartments, Round Rock, Texas in an amount not to exceed \$12,850,000, Resolution No. 04-012. Passed Unanimously

(5) Presentation, Discussion and Possible Approval of Report from Audit Committee:

- (a) Management's Discussion and Analysis of Department's Financial Performance for the Fiscal Year Ended August 31, 2003
- (b) Status of Prior Audit Issues
- (c) Status of Central Database
- (d) Status of Internal/External Audits

Mr. Shad Bogany, Chair of the Audit Committee, stated this Committee had a very detailed report presented to them earlier in the day.

Mr. David Gaines, Director of Internal Auditing, stated the Audit Committee had a very productive meeting and discussed the status of prior audit issues, the status of the current database, the status of internal/external audits along with discussions on the management analysis which is an extract from the department's financial statements that were presented to the Board in February. The HUD report dated November 2001 had several issues and HUD has issued a letter clearing all the issues relating to this report. HUD also had concerns about the reorganization but now have stated that "the office has acknowledged the positive changes made by TDHCA through the reorganization and restructuring of its policy and procedures, which are designed to improve and streamline the operations of its HOME Program. Based on these changes that have been made and implemented to date, and the proposed changes that are to be implemented, it is evident that the state is working steadily to achieve its goal of delivering quality affordable housing programs at a reasonable cost to recipients of assistance.".

There is a planned audit by the State Auditors Office to begin in mid-summer. The objectives of this audit will be the HOME and Housing Trust Fund and does the department have processes in place to deliver housing services to the neediest parts of the state. The department has asked the SAO to put this audit off until August due to the heavy funding schedules in June and July and in consideration of this request, the Department has offered to the State Auditors to put together the documentation to facilitate their understanding of these programs.

This was a report item only and no action was needed.

(6) Presentation, Discussion and Possible Approval of Housing Tax Credit Items:

(a) Issuance of Determination Notices on Tax Exempt Bond Transactions with Other Issuers:

04-408 Hickory Manor Senior Community, DeSoto DeSoto Housing Finance Corporation is the Issuer

Desoto Housing Finance Corporation is the issuer

(Requested amount of \$579,425 and Recommended Amount of \$579,425) Ms. Carrington stated Hickory Manor is located in DeSoto and has 188 units. Staff is recommending a

credit amount of \$579,425.

Motion made by Shad Bogany and seconded by C. Kent Conine to approve the issuance of a determination notice for 04-408, Hickory Manor Senior Community, DeSoto, Texas in the amount of \$579,425.

Passed Unanimously

04-410 The Vistas Apartments, Marble Falls Marble Falls Housing Authority is the Issuer (Requested Amount of \$298,905 and Recommended Amount of \$287,187)

Ms. Carrington stated the Vista Apartments are in Marble Falls and is a partnership with the Marble Falls Housing Au8thority and the Capital Area Housing Finance Corporation. The recommended amount of tax credits is \$187,187.

Motion made by Shad Bogany and seconded by C. Kent Conine to approve the issuance of a determination notice for 04-410, The Vistas Apartments, Marble Falls, Texas in the amount of \$287,187. Passed Unanimously

(b) Proposed Amendments to Housing Tax Credit Projects: 02-022, Castle Garden, Lubbock, Texas Ms. Carrington stated Castle Gardens is located in Lubbock and is a 2002 allocation and is part of the Century Pacific transactions. The requirement was the 50% of the units be at 50% of area median family income and that 50% of them be at 60%. They are requesting is that those 50% of the units that have the ability to go up to the 60% rents and incomes for 57 of these units.

Ava Goldman, Sr. Vice President, The Michaels Company, Marlton, N.J.

Ms. Goldman requested this increase and was in attendance to answer any questions the Board might have. The 57 units will be Section 8 units.

Motion made by Shad Bogany and seconded by Patrick Gordon to approve the request for 02-022, Castle Garden Apartments, Lubbock, Texas

Amendment to the motion made by C. Kent Conine and seconded by Shad Bogany to permit the increase of those rents of these 57 units up to the 60% level. Passed Unanimously

Original motion with amendment passed Unanimously.

02-027 Creekside Townhomes, Burnet, Texas

Ms. Carrington stated this project was a 2002 allocation from the rural set-aside and is located in Burnet, Texas. It has 60 units and they are requesting to increase the size of the site from 7.21 acres to 7.45 acres and increase the size of the units from 750 sq. ft. to 825 sq. ft. for the one-bedroom units, 900 sq. ft. to 918 sq. ft. for the two-bedroom units, and the three bedroom units from 1,064 sq. ft. to 1,232 sq. ft.

Motion made by Shad Bogany and seconded by C. Kent Conine to approve the amendment for 02-027, Creekside Townhomes, Burnet, Texas. Passed Unanimously

03-257 Caney Run, Victoria, Texas

Ms. Carrington stated Caney Run is in Victoria and is a 2003 allocation, has 116 units and is requesting to change the site plan and the unit plan.

Motion made by Shad Bogany and seconded by C. Kent Conine to approve the amendment for 03-257, Caney Run, Victoria, Texas.

Passed Unanimously

(c) Extensions for Commencement of Substantial Construction for: 02-131, Meadows of Oakhaven, Pleasanton, Texas

Ms. Carrington stated this development has had several extensions that the Board has granted. They are requesting another extension for the commencement of substantial construction.

Motion made by Shad Bogany and seconded by Patrick Gordon to approve the extension for commencement of substantial construction for 02-131, Meadows of Oakhaven, Pleasanton, Texas.

Mr. Conine had questions on this being a 2002 allocation and noted that no construction has begun and it is 2004.

Motion withdrawn by Shad Bogany and second withdrawn by Patrick Gordon

Motion made by C. Kent Conine and seconded by Shad Bogany to table this item until the next meeting. Passed Unanimously

REPORT ITEMS

Executive Directors Report

1. Request for Attorney General Opinion from Representative Talton Concerning the 2004 Qualified Allocation Plan and Private Activity Bond Program

Ms. Carrington stated the department did respond with a brief by the General Counsel on February 23 to this request. The department has the response to the Attorney General's Office for review if anyone wanted to see it.

- Department's Request for an Attorney General Opinion on the Issue of Scoring Written Statements from Local Elected Officials, in Addition to State Elected Officials, in the Housing Tax Credit Program Ms. Carrington stated the Department did send the request to the Attorney General's Office on scoring of letters of support and opposition from local elected officials.
- Community Affairs Staff Appointment to National Advisory Board of the United States Department of Energy
 Ms. Carrington stated Joe Guerrero from the Community Affairs Division has been reappointed to serve on the National Advisory Board of the US Department of Energy.
- Document of the Scope of the Ex Parte Rule Ms. Carrington stated the department has prepared the interpretation of what the ex parte rule means and will have this as an agenda item in April.
- 5. Funding and Performance for the Office of Colonia Initiatives for 2003 Ms. Carrington stated that the Office of Colonia Initiatives has funding in the amount of \$6.6 million and this money goes for the Bootstrap Program (\$3 million), Contract for Deed Program (\$1.3 million), and the CDBG money to fund the Self-Help Centers (\$2.3 million).
- 6. Review of Ineligibility Factors for Competitive Nine Percent (9%) Tax Credits Ms. Carrington stated the department received 184 applications under the 9% round. Input from neighborhood groups is a scoring item and those letters for support or opposition must be in the department by April 30th. Appeals are permitted. Input from local and state elected officials is due on May 31st. There are 26 funding areas due to the urban, ex-urban and rural. The credit cap is \$1.2 million per transaction and did go up to \$2 million per applicant. The ex parte rule will be reviewed in April and the time period for curing deficiencies has gone up to ten business days. The one-mile three-year rule and the one-mile one-year rule applies to Dallas,. Harris, Bexar and Tarrant County. No transactions are allowed within one mile of each other regardless of the type.

EXECUTIVE SESSION

If permitted by law, the Board may discuss any item listed on this agenda in Executive Session

OPEN SESSION

Action in Open Session on Items Discussed in Executive Session

Ms. Anderson stated there would be no Executive Session held.

ADJOURN

Motion made by C. Kent Conine and seconded by Patrick Gordon to adjourn the meeting. Passed Unanimously

The meeting adjourned at 3:25 p.m.

Respectfully submitted,

Delores Groneck Board Secretary

Bdmimarc

PROGRAMS COMMITTEE MEETING TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS 507 Sabine, Room 437, Austin, Texas 78701 Thursday, April 8, 2004 8:30 a.m.

AGENDA

CALL TO ORDER, ROLL CALL CERTIFICATION OF QUORUM

C. Kent Conine Committee Chair

PUBLIC COMMENT

The Programs Committee of the Board of the Texas Department of Housing and Community Affairs will solicit Public Comment at the beginning of the meeting and will also provide for Public Comment on each agenda item after the presentation made by department staff and motions made by the Committee.

The Programs Committee of the Board of the Texas Department of Housing and Community Affairs will meet to consider and possibly act on the following:

ACTION ITEMS

Item 1 Presentation, Discussion and Possible Approval of Minutes of Programs Committee Meeting of March 11, 2004	C. Kent Conine
Item 2 Overview of the HOME Program Including Responses to Questions Raised at the March Board Meeting	Edwina Carrington
EXECUTIVE SESSION If permitted by law, the Committee may discuss any item listed on this agenda in Executive Session	C. Kent Conine
OPEN SESSION Action in Open Session on Items Discussed in Executive Session	C. Kent Conine
ADJOURN	C. Kent Conine

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Individuals who require auxiliary aids, services or sign language interpreters for this meeting should contact Gina Esteves, ADA Responsible Employee, at 512-475-3943 or Relay Texas at 1-800-735-2989 at least two days before the meeting so that appropriate arrangements can be made.

Non-English speaking individuals who require interpreters for this meeting should contact Delores Groneck, 512-475-3934 at least three days before the meeting so that appropriate arrangements can be made.

PROGRAMS COMMITTEE MEETING TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS 507 Sabine, Room 437, Austin, Texas 78701 Thursday, March 11, 2004 8:30 a.m.

Summary of Minutes

CALL TO ORDER, ROLL CALL CERTIFICATION OF QUORUM

The Programs Committee Meeting of the Texas Department of Housing and Community Affairs of March 11, 2004 was called to order by Chairman C. Kent Conine at 8:44 a.m. It was held at the Texas Department of Housing and Community Affairs, 507 Sabine, Room 437, Austin, Texas 78701. Roll call certified a quorum was present. Vidal Gonzalez was absent.

Members present: C. Kent Conine – Chair Beth Anderson – Member

PUBLIC COMMENT

The Committee will solicit Public Comment at the beginning of the meeting and will also provide for Public Comment on each agenda item after the presentation made by department staff and motions made by the Committee.

Mr. Conine called for public comments and the following gave comments:

Joy Horak-Brown, Canal Street Apartments, Houston, Texas

Ms. Horak-Brown thanked the Board for the \$1.25 million for the CHDO set-aside for the Canal Street Apartments which will break ground shortly in Houston, Texas. TDHCA is their second largest provider of funds and the type of housing will be single room occupancy serving a population at 30% at median and below in Harris County.

Mr. Conine closed public comments at 8:50 pm but those requesting to speak at the agenda items would do so at those times.

ACTION ITEMS

(1) Presentation, Discussion and Possible Approval of Minutes of the Programs Committee Meeting of February 11, 2004

Motion made by Beth Anderson and seconded by C. Kent Conine to approve the Minutes of the Programs Committee Meeting of February 11, 2004. Approved by Acclamation

(2) Overview of the HOME Program

Ms. Carrington stated staff provided the Committee with excerpts from the 2004 Consolidated Plan, the one-year action plan, charts and graphs on activities of the HOME Program, utilization of funds and the activities. The 2004 HOME Program allocation will be approximately \$45 million. The regional allocation formula will use \$22,162,500 and the rest will go to the various set-asides, federal and state requirements, and policy decisions that have been made by the board on how the department will allocate and utilize the HOME funds.

Information was provided on 43 local participating jurisdictions which are communities, counties, cities in the State that receive their own allocation of HOME funds. Charts were provided on funding awards, total contracts per activity and the set-asides funding awards.

John Henneberger, Director, Texas Low Income Housing Information Service, Austin, Texas

Mr. Henneberger stated the Office of Rural Community Affairs has eliminated all funding for housing from the community development block grant program that they administer. This program was a grant program which

small cities and rural areas have for the production of housing. This fund was around \$4 million and small cities relied on it for infrastructure, to provide for new subdivisions for the construction of affordable housing in rural areas and for housing rehab.

He stated this will place a bigger burden on the HOME funds of TDHCA as small cities and rural areas must look for the funding of housing rehab. He felt the department should continue to emphasize the rehab of the homes for the elderly and disabled in small cities through the HOME Program. He also felt it was appropriate to have a significant amount of money on tenant-based rental assistance. There needs to be operational improvements in the administration of TBRA as it has been difficult to get those funds spent. He would like to see additional production programs which are targeted at those most needs populations.

He stated HUD produced a report on trends of worst case housing. The numbers in this report are both encouraging and discouraging for Texas. In excess of two-thirds of the worst case housing needs is among the renters whose income are below 30% of median family income in Texas. This is a very difficult population to serve. He was also concerned about the administration's budget request to cap Section 8 expenditures at current levels as this impacts the 30% of median family income equation because Section 8 has a set-aside that three-quarters of the Section 8 certificates will go to people at 30% of median area income and below. If the Section 8 program is capped the effect is rents will continue to rise among the existing Section 8 pool which will mean there are fewer certificates overall.

The department will do research on the deobligated funds and provide a breakdown of these funds to the Committee at a future meeting.

Susan Maxwell, Texas Council for Developmental Disabilities, Austin, Texas

Ms. Maxwell thanked the Board for the HOME awards as these funds have served and continues to serve people with disabilities. The need for these funds are great as there are over 3.6 million Texans who have disabilities and 22% of these people live in poverty. Having a significant disability leads to poverty as the people can't find work or they are unable to work and in order to live in the community, the tenant-based rental assistance becomes extremely important. She commended the Department for all the work that is done to focus money dedicated for the tenant-based rental assistance.

Ms. Maxwell stated their definition of disability states it has to affect three life areas, as in mobility impairments, or cognitive impairments or self-determination, economic, being able to have enough money to take care of yourself.

Donna Chatham, Executive Director, Association of Rural Communities in Texas, Austin, Texas

Ms. Chatham stated their organization was formed in 2001 to advocate for rural Texas. They have a membership of over 250 non-entitlement cities. Each year they award one legislator from the Texas House and Senate and one state agency that has done outstanding work for Texas rural communities. The Texas Department of Housing and Community Affairs won this award this year and Ms. Carrington will receive an award at their annual legislative meeting to be held on April 22 in Austin.

She also stated the HOME Program is vital to rural Texas. It is the only program available in the State of Texas besides the \$4 million of CDBG programs that had been set aside for housing rehab.

Mr. Conine asked Ms. Chatham to comment on the current split of tenant-based rental assistance and owneroccupied assistance and Ms. Chatham stated she wanted to discuss with her Board and she would bring back this information at a later meeting.

Tres Davis, Consulting Partner, Grant Works, Austin, Texas

Mr. Davis stated they represent approximately 156 rural and extremely rural communities around the State. Small rural communities are trying to hold onto their housing stock, make sure it stays up in a way that the elderly people will be able to stay in their house and not go onto TBRA or have to move into a rental project. He stated the department has become a lot more responsive and receptive to comments from the public and much more responsive in returning phone calls. He said staff and Ms. Carrington need to be congratulated for this turn around.

John Meincowsky, Center for Independent Living, Austin, Texas

Mr. Meincowsky stated they are part of the state and national network of local, nonprofit organizations that provide assistance to people with disabilities. They provide direct services that promote independence and community integration and target people with all types of disabilities. They are in a contract with the Texas Department of Human Services to relocate people from nursing homes to help them find and move to their own home or a new home in the community. He thanked the Board and Ms. Carrington for the work they have done by using the HOME Program awards to assist people with disabilities. The Center for Independent Living is working on applications to apply under the Olmstead set-aside.

Patrick Barbolla, Rural Multifamily Developer, Ft. Worth, Texas

Mr. Barbolla stated he felt it was important to consider how did the HOME Program develop and what was its legislative purpose. The very first purpose of the HOME Program was to expand the supply of decent, safe, sanitary and affordable housing with primary attention to rental housing. The HOME Program was enacted as a replacement program for the Rental Rehab Program of 1983. He asked the Committee to consider the fact that primary attention should be given to rental housing as that is the purpose of the statute. He stated funds that have been committed nationwide, that 56% of the money has gone to rental housing mainly for acquisitions, rehab and new construction and TBRA as part of the rental housing. Texas is not at 50% of the money for rental housing but more at 9%. He felt this should be reviewed to bring Texas more in line with the statutes and its primary purpose. He recommended that the department allocate 100% of its funds to rural Texas and have a mini-set-aside to go to housing for persons with disabilities.

Another item he felt that needs attention is the section that states that the department shall support the preservation of affordable housing by prioritizing available funding and financing resources for affordable housing preservation activity. Giving priority to housing preservation would be consistent with one of the main requirements of the HOME Program which is rehab. To the greatest extent possible, TDHCA should direct all of its programs to have loans, (low interest rate, and no interest rate) but the money should be repaid.

Jonas Schwartz, Advocacy, Inc., Austin, Texas

Mr. Schwartz stated they are a legal services organization that provides advocacy and legal services to people with disabilities. Seven years ago the disability community as a whole began to interact with TDHCA and there was not a lot of emphasis and thought given to the housing needs of people with disabilities in the programs administered by TDHCA. The disability community began to educate both the staff and board and advocate for the needs of people with disabilities and over the last 2 years, under Ms. Carrington's leadership, the department has been very responsive to meeting the needs of people with disabilities. This is evident in the programs administered and TDHCA has begun to look at what people with disabilities need and see how these programs can address those needs.

With the use of the HOME Tenant Based Rental Assistance, people can move from institutions to the community. The department should now see how to provide capacity building and/or technical assistance to organizations who want to apply for the HOME money. TDHCA has worked to minimize barriers in the amount of money one can use for administrative costs. Rural Texas does need help for its disabled citizens and needs infrastructure, access to community support services and transportation. He will have detailed information on the definition of disability and what definitions target special groups at a later meeting.

Mr. Conine asked if there was a way to know how many people with disabilities live in urban, ex-urban and rural areas and if there was a resource for this.

Ms. Sarah Anderson stated it was available through the census. Her division is working on specific numbers and the types of disabilities in Texas would be broken out by region, by urban, ex-urban and rural.

Ms. Beth Anderson stated she would be interested in an expedited analysis on this as the committee is looking at ways to use the HOME funds in future years as having this data would be very instructive. She also requested for the last few years how much of the Olmstead set-aside went to rural areas verses urban, ex-urban and how much of the persons disabilities 5% set aside went to urban, ex-urban verses rural.

Sarah Anderson stated they are doing research on the participating jurisdictions plans on HOME money and CDBG money to see where they are spending the funds and if they are using the funds for the elderly disabled. This should be ready by November but Beth Anderson asked Sarah Anderson to have this prepared earlier so the Board will have time to review all the data.

Mr. Schwartz asked for a housing study that would provide the numbers the committee is asking for. Losing Medicaid is another big disincentive that needs to be put in the mix with the capping of Section 8.

Ms. Carrington stated she appreciated all the comments and everyone who is actively involved in the HOME Program, all who have participated, coming and sharing with the staff and board what everyone thinks about how TDHCA is doing, how the Department is handling the program and what everyone feels are the needs of the community.

(3) Discussion of Calendar of Items to be Discussed at Future Programs Committee Meetings, (i.e. Preservation, HOME Program, Draft Bond Rule, Draft Qualified Allocation Plan, etc.) Mr. Conine stated at future committee meetings he would like to spend time on each of the parts of the HOME Program and to lay out how each one works with the rural Texas community. There should be ways to solve difficulties and by exploring each of the programs under HOME, answers might be found. He has an interest on how much the PJs get from the HOME funds and the research as to how they use the funds is important to him.

Ms. Beth Anderson stated she has an interest in the homebuyer assistance program and the actual performance of this program in terms of the deferred, forgivable loans where if one sells the house during the first ten years they owe a prorated amount of the loan back to the department. She was interested in the collections of these loans and asked what is the record of collections and how is this money reprogrammed. She wanted to know about the Colonias Model subdivision program and what it does and how the funds can be used. She wants more information in regards to tenant based rental assistance and what efforts the department has done with the small public housing authorities.

Mr. Conine stated that on the tenant based rental assistance that security and utility deposits are an eligible use of funds. These deposits generally come back (at least in part) to the tenant and if these deposits do go back to the tenant that they should come to the department to use for future security and utility deposits. He would like to see how to recycle some of these funds.

Ms. Carrington stated the department will try to get a funding report from the PJ's around the State and she will share that information with the committee. The activities of the HOME Program will be placed on the next several committee meetings agenda and the department will show how they are utilizing funds to either satisfy a federal requirement, state requirement or board policy.

Ms. Beth Anderson received a letter from a local housing authority about the Homebuyer Assistance program under HOME. The issue posed is whether or not it is appropriate to do deep, 30% kind of targeting of homebuyer assistance with HOME funds for down payment assistance. This will be discussed at a future meeting.

EXECUTIVE SESSION

If permitted by law, the Committee may discuss any item listed on this agenda in Executive Session

OPEN SESSION

Action in Open Session on Items Discussed in Executive Session

Mr. Conine announced that there will be no Executive Session held.

ADJOURN

The meeting adjourned at 10:40 a.m.

Respectfully submitted,

Delores Groneck Board Secretary

A:programscommitteemeeting

SINGLE FAMILY FINANCE PRODUCTION DIVISION RESPONSE TO HOME PROGRAM QUESTIONS

APRIL 8, 2004

Discussion Item

The following information is provided by the Single Family Finance Production Division in an effort to address questions raised at the March Programs Committee meeting:

Question: What is the Department's experience with the deferred forgivable homebuyer assistance program? What are the collections and how are funds reprogrammed?

Response: The Department awarded 42 Homebuyer Assistance contracts in the 2002-2003 funding cycle, totaling approximately \$9,489,219. Down payment and closing cost assistance and gap financing is provided in the form of 10 year deferred forgivable loans to eligible homebuyers. Repayment will be required if an assisted household sells the home, if the home is being refinanced, or if the home no longer ceases to be the household's principal residence during the ten year loan period. This repayment to the Department is considered program income.

The Department received over \$846,001.59 in program income for fiscal year 2003 from Homebuyer Assistance contracts. All funds repaid to the Department are applied to draw requests that have been received by the Department and awaiting processing.

Question: Are additional points awarded for the homebuyer assistance funds for applicants proposing to serve 30% AMFI as stated in a letter received by the Department dated February 18, 2004?

Response: Although TDHCA is committed to targeting funds to households earning 30% AMFI for the HOME Program's Tenant Based Rental Assistance and Owner Occupied Housing Assistance activities, the homebuyer assistance activity targets borrowers at or below 60% AMFI. For the 2004 HOME Program funding cycle, points will be awarded based on the percentage of total units targeted at or below 60% AMFI. No additional points will be awarded for serving individuals at or below 30% AMFI or for targeting households between 61-80% AMFI.

Question: What efforts has the Department taken to work with PHAs interested in accessing TBRA funds?

Response: In the 2002-2003 HOME Program funding cycle, three of the twenty-four applicants funded for tenant based rental assistance were PHAs. For each funding cycle, the Department staff conducts workshops throughout the state to eligible applicants. For the <u>Olmstead</u> funding cycle, an <u>Olmstead</u> publicity handout was sent to 600 entities,

including nonprofits, housing authorities, and independent living centers advertising the funds and the eligible activity under this set-aside. Department staff held application workshops in Dallas, Houston, and Austin. These workshops were well attended, with representation from thirty-five interested organizations.

Program staff also conducted seven program workshops for the upcoming '04 funding cycle during the month of February, with many PHAs in attendance. During these workshops an overview of the HOME Program, including tenant based rental assistance was presented, and technical assistance was given in regards to applications for funds. A flyer inviting all known PHAs was mailed announcing the availability of funds and workshop information.

On February 5, 2004, TDHCA staff held a roundtable discussion with representatives from PHAs from around the state. The HOME Program was discussed in general with emphasis specifically on accessing tenant based rental assistance funds. Such roundtables are to be scheduled on a quarterly basis per Ms. Carrington's request.

TDHCA staff will also attend the Housing Association Valley Employees (HAVE) Conference during the month of May. HAVE represents the interests of housing authorities located in the valley area of the state.

Question: Under the Owner Occupied program, what is the process used to determine whether houses are rehabilitated or reconstructed?

Response: All homes considered for this activity must have a full inspection. Pre-1978 homes must get a lead based paint risk assessment if rehabilitation is considered. If reconstruction is anticipated, a one page budget called a "feasibility analysis" is prepared. This document is included in the program implementation manual. There is currently not a hard number that makes reconstruction a requirement. The federal requirements regarding lead based paint can cause a rehabilitation to exceed \$25,000 (HUD's figure for substantial rehabilitation) and can often add at least \$10,000 in additional costs. Therefore, \$25,000 is often used as a measure to determine whether a property is rehabilitated or reconstructed.

Question: What is the demand for the Colonia Model Subdivision Program? Are preservation funds being used for this program?

Response: The Colonia Model Subdivision Program was created in the 77th Legislative session to provide low interest rate or interest-free loans to promote the development of new, high-quality, residential subdivisions. The program will provide alternatives to substandard colonias as well as providing housing options affordable to individuals and families of extremely low and very low income who would otherwise move into substandard colonias. The Legislation requires the Department to establish this program and a corresponding Revolving Loan Fund by transferring \$2 million from any available source of revenue to it each fiscal year until August 31, 2010. TDHCA may only make

loans to colonia self-help centers and CHDOs certified by TDHCA and the loans may not bear interest or exceed 36 months.

HOME Program regulations make the establishment of a revolving loan fund extremely difficult. HOME loan repayments are considered program income and must be reimbursed and spent in accordance with HOME requirements. TDHCA is in the process of discussing program rules and guidelines and is developing procedures to implement the Colonia Model Subdivision Program. Upon development of a single family development application (anticipated completion date late Summer '04) and corresponding program rules, THDCA anticipates the publication of a Notice of Funding Availability for this program. There is a concern that some of the eligible applicants may not have the capacity to implement such a complicated program.

Question: What legislative mandates determine the HOME Program set-asides such as the 95% rule, Olmstead set-aside, etc?

Response: The 2004 HOME Program funding plan provided below identifies whether a program set-aside is Federal or State mandated.

2004 HOME ALLOCATION

\$	45,000,000		
\$	4,500,000		Federally mandated per 24 Code of Federal Regulations (CFR) 92.207
\$	6,750,000	1	Federally mandated per 24 CFR 92.300(a)(1)
\$	337,500		Federally mandated per 24 CFR 92.300(f)
¢	2 250 000	2	State mandated per Subchapter F, 2306.111(c), Texas Government Code
Ф	2,230,000		State mandated per Governor's Executive Order RP-13 and Section 531.055, Texas Government Code upon the Federal Supreme Court <u>Olmstead</u> Decision and Departmentally
\$	2,000,000		allocated
\$	2,000,000		State mandated per Rider 10 of the 78th Legislature
\$	2,000,000		Departmentally allocated per the 2004 Consolidated Plan
\$ \$	3,000,000 22,162,500		Departmentally allocated per the 2004 Consolidated Plan State mandated per Subchapter F, 2306.111(d), Texas Government Code
	\$ \$ \$ \$ \$ \$ \$ \$ \$	\$ 4,500,000 \$ 6,750,000 \$ 337,500 \$ 2,250,000 \$ 2,000,000 \$ 2,000,000 \$ 2,000,000	\$ 4,500,000 \$ 6,750,000 1 \$ 337,500 \$ 2,250,000 2 \$ 2,000,000 \$ 2,000,000 \$ 2,000,000 \$ 3,000,000

1 \$1,000,000 will be reserved from this set aside for the Colonia Model Subdivision Program per State mandate in Subchapter GG of Chapter 2306, Texas Government Code. If sufficient applications are not received for this activity, the remaining funds will be used for other CHDO eligible activities.

2 \$500,000 will be reserved from this set aside for the Texas Home of Your Own Program Departmentally allocated per the 2004 Consolidated Plan.

Question: Did other participating jurisdictions designate any HOME funds targeting special needs populations?

Response: Below is information on participating jurisdictions and their special needs and/or disability set asides. Few funds are designated for these populations.

Organization	HOME Con Plan Source Data	HOME Con Plan Year	Total HOME	HOME Funding Amount Dedicated to Special Needs	Percentage of Total Set Aside for Special Needs	Special Needs Description
 City of Austin Neighborhood Housing & Community Development 	2002-2003 Action Plan	2003	\$3,501,000	\$0		Source does not indicate HOME program funding will be set aside specifically for persons with special needs.
2. City of Beaumont Department of Community Development	2003 Action Plan	2003	\$846,253	\$0		Source does not indicate HOME program funding will be set aside specifically for persons with special needs.
3. City of Bryan Department of Community Development	2002-2003 Action Plan	2002	\$442,000	\$0		Source does not indicate HOME program funding will be set aside specifically for persons with special needs.
4. City of Dallas Department of Housing	2003-2004 Action Plan	2003	\$8,971,694	\$0		Source does not indicate HOME program funding will be set aside specifically for persons with special needs. It may include development costs for handicapped accessibility.
5. City of Denton Department of Community Development	2003 Action Plan	2003	\$622,867	\$0		Source does not indicate HOME program funding will be set aside specifically for persons with special needs.

Review of Participating Jurisdictions' Use of Special Needs Set Asides with their HOME Funds

Organization	HOME Con Plan Source Data	HOME Con Plan Year	Total HOME Funding	HOME Funding Amount Dedicated to Special Needs	Percentage of Total Set Aside for Special Needs	Special Needs Description
6. City of El Paso Department of Community and Human Development	Program Staff	2003	\$4,184,979	\$0		Spoke with Robert Soto at El Paso Community Development Office. El Paso does not set aside funds for persons with special needs from the HOME program funding.
7. City of Fort Worth Department of Housing	2003-2004 Action Plan	2003	\$3,350,801	\$167,540		Funding in the amount of \$167,540 will be used for operating expenses to help build the CHDOs' capacity to provide affordable housing for low- income families and transitional housing for individuals or families with special needs.
8. City of Garland Neighborhood Development Department	2003-2004 Action Plan	2003	\$887,509	\$0		Source does not indicate HOME program funding will be set aside specifically for persons with special needs.
9. City of Grand Prairie Community Development	2003-2004 Consolidated Plan	2003	\$600,729	\$0		Source does not indicate HOME program funding will be set aside specifically for persons with special needs.
10. City of Houston Department of Housing and Community Development	2003 Consolidated Plan	2003	\$14,735,474	\$0		Source does not indicate HOME program funding will be set aside specifically for persons with special needs.
 City of Irving Community Development Grants Program 	2003-2004 Action Plan	2003	\$1,171,271	\$0		Source does not indicate HOME program funding will be set aside specifically for persons with special needs.
12. City of Laredo Department of Community Development	2002 Performance Report	2002	\$1,500,000	\$0		Source does not indicate HOME program funding will be set aside specifically for persons with special needs.

Organization	HOME Con Plan Source Data	HOME Con Plan Year	Total HOME Funding	HOME Funding Amount Dedicated to Special Needs	Percentage of Total Set Aside for Special Needs	Special Needs Description
 City of Odessa Community Development 	2003 Consolidated Action Plan	2003	\$520,229	\$0		Source does not indicate HOME program funding will be set aside specifically for persons with special needs.
14. City of Port Arthur Housing Department	2003 Consolidated Annual Plan	2003	\$504,130	\$0		Source does not indicate HOME program funding will be set aside specifically for persons with special needs.
15. City of San AngeloCommunityDevelopmentDepartment	2002 Annual Action Plan	2002	\$533,000	\$50,000		Source indicates that \$50,000 of HOME program funding will be set aside specifically for the complete rehabilitation of ten low income elderly and disabled homeowners' houses.
16. City of San Antonio Department of Housing and Community Development	2000-2004 Consolidated Plan	2000	\$7,076,000	\$0		Source does not indicate HOME program funding will be set aside specifically for persons with special needs.
17. Bexar County Department of Housing and Human Services	2000 Consolidated Plan	2000	\$560,000	\$0		Source does not indicate HOME program funding will be set aside specifically for persons with special needs, however he third HOME funding priority for special populations is the Developmentally Physically Disabled population.
18. Dallas County Department of Health and Human Services	2003 Consolidated Annual Action Plan	2003	\$698,335	\$0		Source does not indicate HOME program funding will be set aside specifically for persons with special needs.
19. Harris County Office of Housing and Economic Development	2003 Annual Action Plan	2003	\$3,893,168	\$0		Source does not indicate HOME program funding will be set aside specifically for persons with special needs.

Organization	HOME Con Plan Source Data	HOME Con Plan Year	Total HOME	HOME Funding Amount Dedicated to Special Needs	Percentage of Total Set Aside for Special Needs	Special Needs Description
20. Tarrant County Department of Community Development	2003 Action Plan	2003	\$1,414,783	\$392,217		\$392,217 will be set aside specifically for persons with special needs.

PORTFOLIO MANAGEMENT & COMPLIANCE RESPONSE TO HOME PROGRAM QUESTIONS

APRIL 8, 2004

Discussion Item

The following information is provided by the Portfolio Management and Compliance Division in an effort to address questions raised at the March Programs Committee meeting:

Question: What is the dollar amount of deobligated funds for the various HOME Program activities? How successful are these programs?

Response: Expenditure rate charts by activity from 1992 thru February 2004 are provided to address this question. The attached charts display the dollar amounts and the percentage expended for closed-out awards made during each federal funding year in total and for each activity type. Since 1992, approximately \$317.6 million has been awarded in program funds and over \$265.3 million has been expended; resulting in an overall expenditure rate of approximately 84%. Approximately \$52 million was not expended by the subrecipients under their original contract awards. However, \$37 million of the \$52 million has already been reallocated and \$15 million has been identified to be deobligated and reallocated to upcoming contract awards.

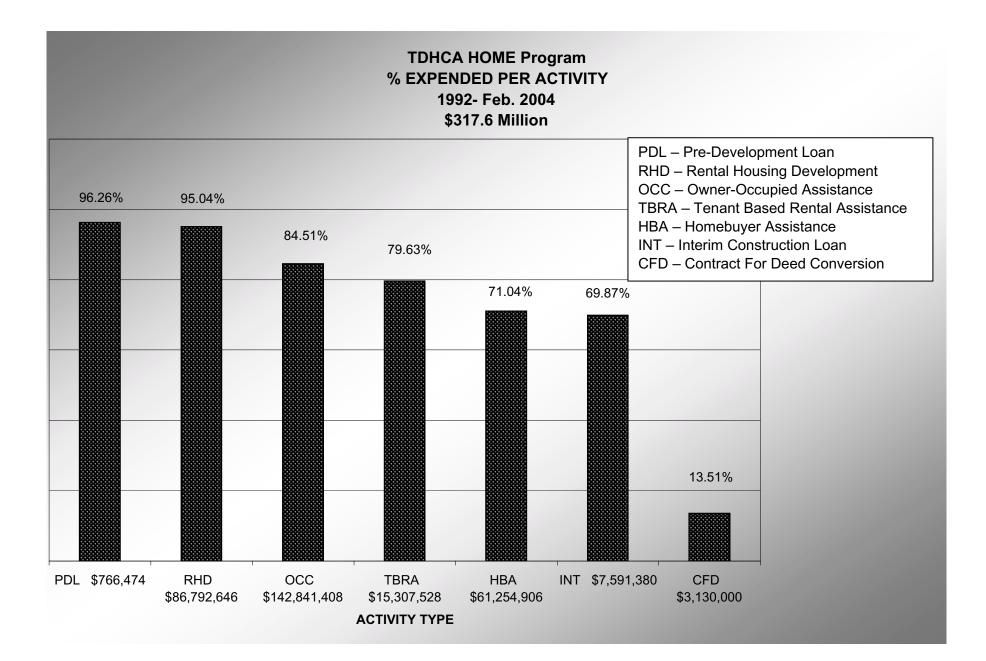
The amount of deobligated funds is expected to dramatically decrease with future awards due to more stringent tracking of expenditures by the Department.

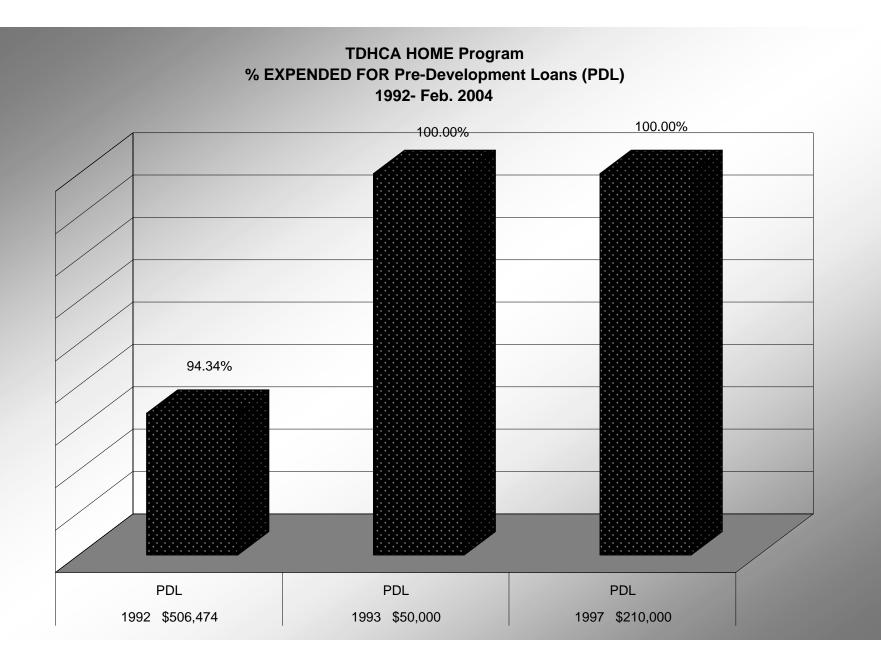
Question: Under the TBRA program, funds can be used for rental subsidies, utility and security deposits, and utility allowances. Should we collect and re-disburse security and utility deposits?

Response: The amount of potential funds collected under a policy of recapturing security and utility deposits has a minimal fiscal impact on the Department but a major administrative impact on the Department as well as on contract administrators. During 11 months in 2003, out of 260 households receiving assistance through the TBRA program where assistance was completed, only \$26,000 in security/utility deposits was provided.

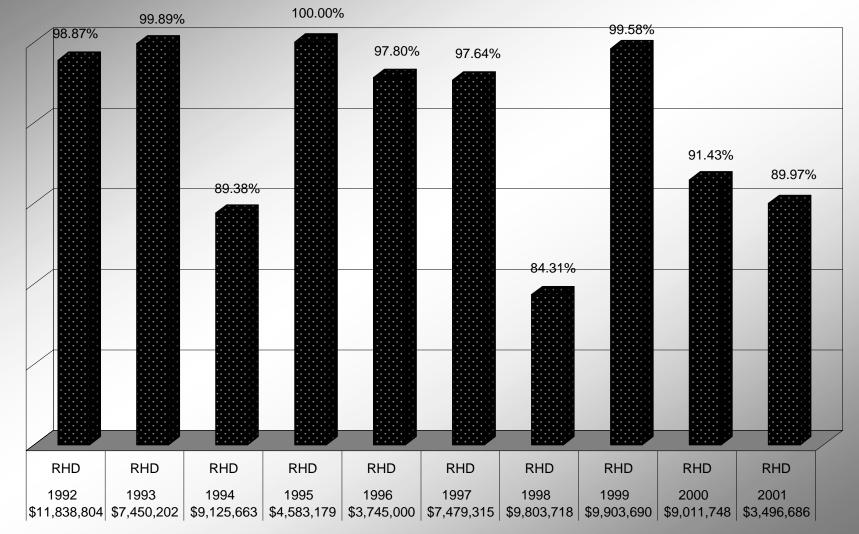
Question: Under the Owner Occupied program, what is the after rehabilitation value compared to the actual amount of HOME funds provided to the beneficiaries?

Response: The PMC division compared the After Rehabilitation Value to the amount of HOME funds provided for 22 beneficiaries from regions across the state that received assistance under the Owner-Occupied Assistance Program. A preliminary review indicates that 98% of the after rehabilitation values were below the amount of HOME funds invested.

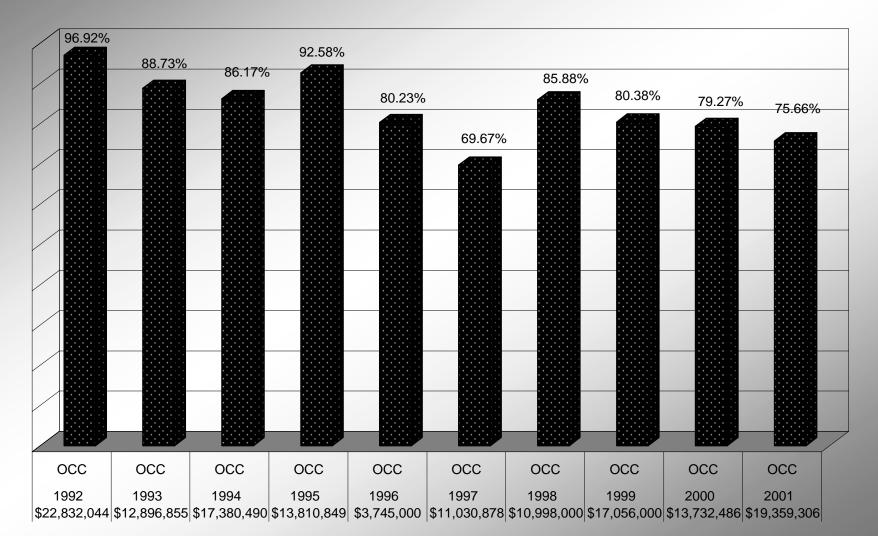


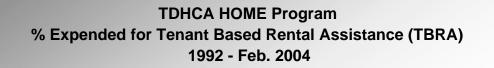


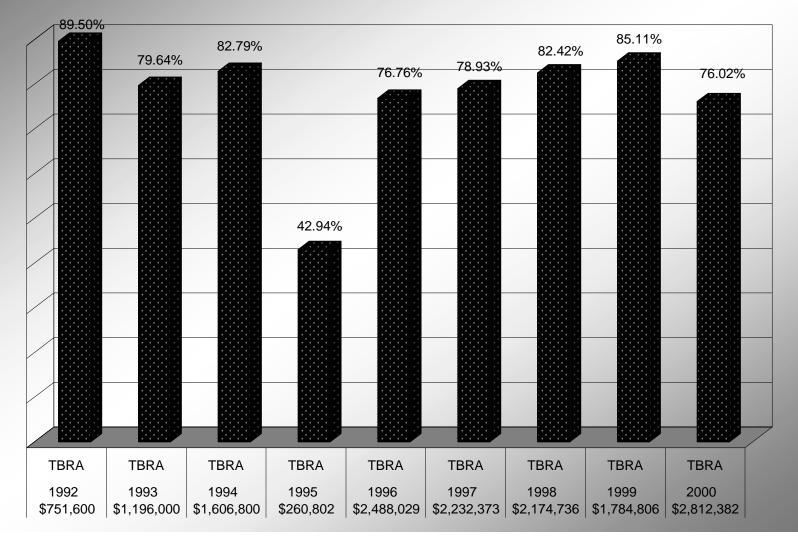
TDHCA HOME Program % EXPENDED For Rental Housing Development (RHD) 1992- Feb. 2004



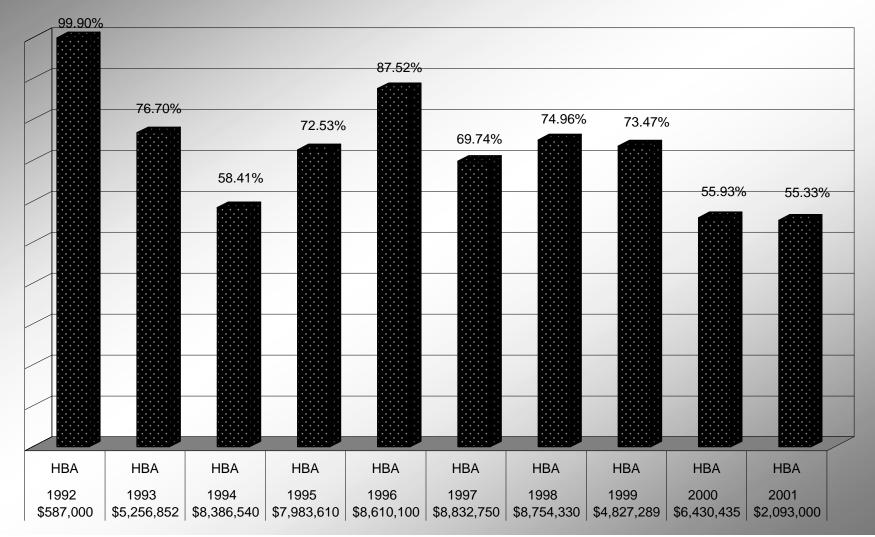
TDHCA HOME Program % EXPENDED FOR Owner Occupied Assistance (OCC) 1992 - Feb. 2004

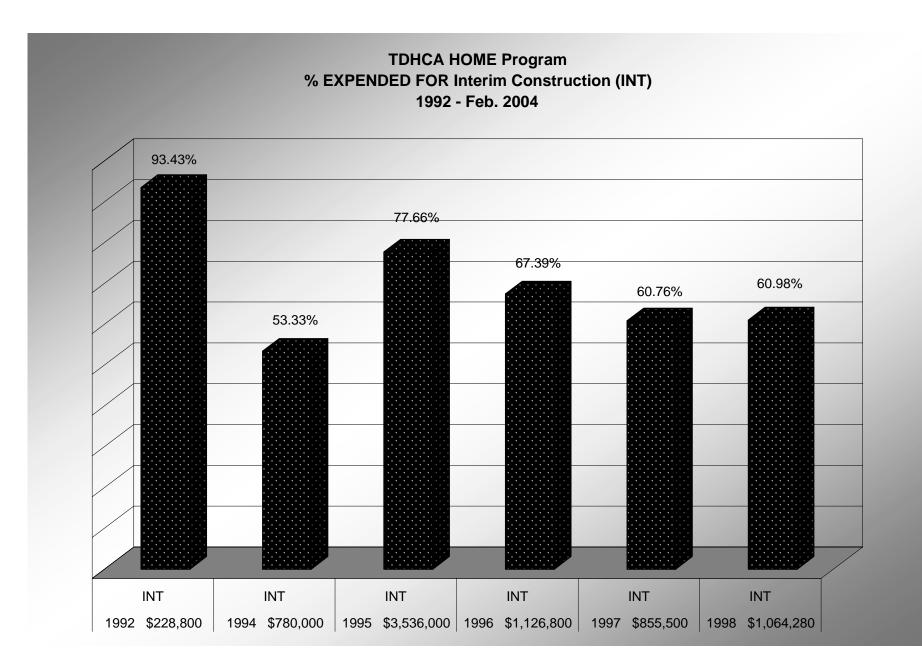


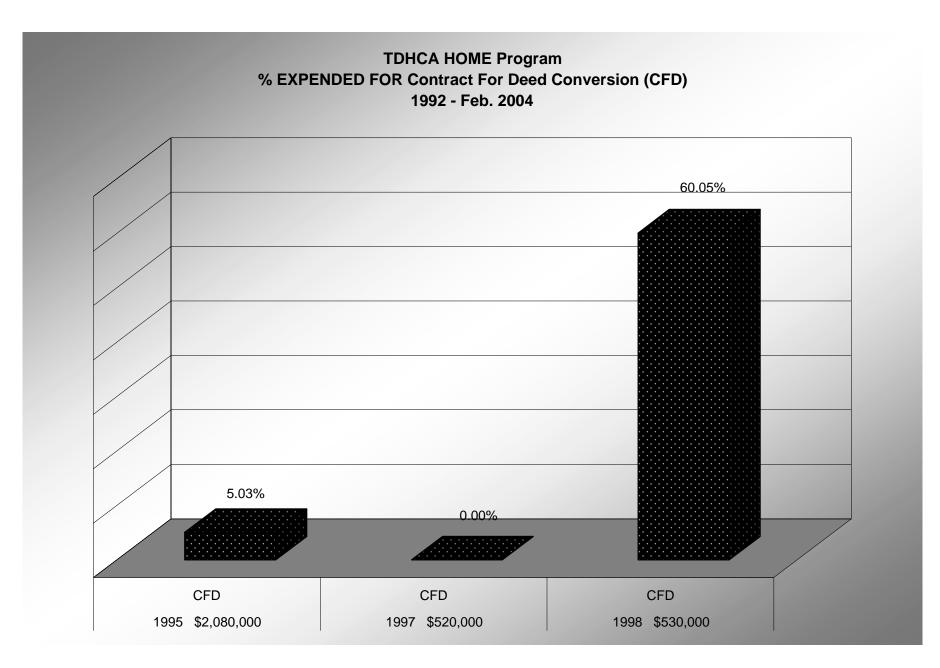




TDHCA HOME Program % EXPENDED FOR Homebuyer Assistance (HBA) 1992 - Feb. 2004







TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

MEMORANDUM

TO:	Programs Committee
FROM:	Suzanne Phillips Director of Portfolio Management and Compliance
THRU:	Edwina Carrington Executive Director
DATE:	January 20, 2004
SUBJECT:	Briefing on HOMEfirest Vol. 5, No 2

The purpose of this memorandum is to inform the Programs Committee and the Board of the Texas Department of Housing and Community Affairs (TDHCA or the Department) of HOMEfires – Vol. 5, No 2 released by the U.S. Department of Housing and Urban Development (HUD). Specifically, this HOMEfires was released during June 2003 and updated August 2003 and relates to Participating Jurisdiction's (PJ) responsibility to repay the HOME investment for projects in which affordability requirements are not met due to foreclosure or transfer in lieu of foreclosure. HOMEfires are released by HUD to clarify PJ responsibilities related to administration of the HOME program.

Pursuant to the HOMEfires, PJs are required to repay the HOME account when affordability requirements are not met during the full affordability period, regardless of foreclosure status or whether any portion of the HOME investment is recovered. For loans, the amount of reimbursement is based on the length of time remaining in the affordability period. For grants, the full amount of HOME investment must be reimbursed. HOME regulations require that the repayment of funds come from non-federal funding sources. The HOMEfires states that repayment requirements may be waived for good cause when the PJ can demonstrate good faith efforts to salvage the project; however the waiver authority is used infrequently. HUD has not provided guidance on what demonstrates "good faith effort."

The issuance of this HOMEfires could potentially have a major impact on the HOME program administered by the State of Texas, specifically under the HOME Rental Housing Development Program (RHD) and Homebuyer Assistance Program (HBA). The RHD Program presents the greatest potential liability with between five and ten awards each year at an average award amount of \$550,000; however several awards have been made in excess of \$1 million.

The potential liability is somewhat less under the HBA Program. HUD is considering an interim rule that would facilitate PJ's efforts to prevent foreclosures on HOME-assisted home buyer units by providing an additional exception to the prohibition on investing additional HOME Briefing on HOMEfirest Vol. 5, No 2 Page 2 of 2

funds in a project during the affordability period (24 CFR 92.502(d)(2)), as well as considering a rule change that would eliminate the need for PJs that base their HOME recapture for home buyers on the entire amount of the subsidy rather than the net proceeds of the sale, to repay funds in excess of what they can realize through a foreclosure. The Department revised its HBA loans to include a recapture provision based on net proceeds as opposed to the entire amount of the loan/award.

Given the nature of projects funded under the RHD Program and HBA Program, particularly the need for gap financing from the HOME Program to make some projects viable; foreclosures, ad valorem tax suits, and bankruptcies are inevitable and can occur despite rigorous and thorough underwriting reviews. Foreclosures can create additional problems when the Department's lien position is subordinate. In Texas, a deed of trust foreclosure (non-judicial) "cuts off" all inferior liens and most other claims (not including IRS). Any recovery of proceeds from a foreclosure sale by an inferior lien holder will be minimal. It would be very unlikely that the Department would be able to fully repay the HOME account from any proceeds of such a foreclosure sale. Additionally, the first lien holder is not legally required to notify inferior lien holders of foreclosure on the first lien position.

The Department must remain mindful of the repayment requirement from non-federal funding sources as it awards funds.

MULTIFAMILY FINANCE PRODUCTION DIVISION BOARD ACTION REQUEST

April 8, 2004

Action Item

Presentation, Discussion and Possible Approval of the Draft 2005 Multifamily Private Activity Bond Rules to be published for public comment.

Background

Due to the deadline for Pre-Applications for the 2005 Private Activity Bond Program (August 30, 2004), the program rules need to be in effect by July 1, 2004 in order to give the development community enough time to prepare their applications for submission and to get the proper public notifications mailed.

Changes to the draft rule are minimal and are reflected in the attached document with changes tracked from the 2004 rule. Staff clarified and made some minor changes to mirror the appropriate QAP and legislation. Staff also added language that explains that the 2005 QAP, once approved by the Board, may take precedence over the Bond rule. Three public hearings have been scheduled for Dallas, Houston and Austin over the next month to garner public comment on the rule. The rule will be brought before the Board in June for final approval.

Recommendation

Staff recommends the Board approve the Draft 2005 Multifamily Private Activity Bond Rules for publication to take public comment and conduct public hearings in Dallas, Houston and Austin.

TITLE 10. COMMUNITY DEVELOPMENT PART I. TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS CHAPTER 3335. 2005 MULTIFAMILY HOUSING REVENUE BOND RULES 10 TAC §§335.1-335.10

§3335.1. Introduction

The purpose of this Chapter <u>3335</u> is to state the Texas Department of Housing and Community Affairs (the "Department") requirements for issuing Bonds, the procedures for applying for multifamily housing revenue Bond financing, and the regulatory and land use restrictions imposed upon <u>Housing DevelopmentDevelopments</u> financed with the issuance of Bonds. The rules and provisions contained in Chapter <u>3335</u>, of this title are separate from the rules relating to the Department's administration of the Housing Tax Credit Program. Applicants seeking a tax credit allocation should consult the Department's <u>2004</u> Qualified Allocation Plan and Rules ("QAP"), <u>Chapter 50 of this titlein effect for the program year in which the Bond and Housing Tax Credit applications were submitted relating to the Housing Tax Credit Program.</u>

§3335.2. Authority

The Department receives its authority to issue Bonds from Chapter 2306 of the Texas Government Code (the "Act"). All Bonds issued by the Department must conform to the requirements of the Act. Notwithstanding anything herein to the contrary, tax-exempt Bonds which are issued to finance the <u>Housing DevelopmentDevelopment</u> of multifamily rental housing are specifically subject to the requirements of the laws of the State of Texas, including but not limited to the Act, Chapter 1372 of the Texas Government Code relating to Private Activity Bonds, and to the requirements of the Code (as defined in this chapter).

\$3335.3. Definitions – The following words and terms, when used in the chapter, shall have the following meaning, unless context clearly indicates otherwise.

(1) Applicant--means any Person or Affiliate of a Person who <u>is a member of the General Partner</u> or has signature authority for the General Partner in the transaction; who files a Pre-Application or an<u>-full</u> Application with the Department requesting the Department issue Bonds to finance a Housing Development.

(2) Application--means an Application, in the form prescribed by the Department, filed with the Department by an Applicant, including any exhibits or other supporting material.

(3) Board--means the \underline{gG} overning Board of the Department.

(4) Bond--means an evidence of indebtedness or other obligation, regardless of the sources of payment, issued by the Department under the Act, including a bond, note, or bond or revenue anticipation note, regardless of whether the obligation is general or special, negotiable, or nonnegotiable, in bearer or registered form, in certified or book entry form, in temporary or permanent form, or with or without interest coupons.

(5) Code--means the Internal Revenue Code of 1986, as amended from time to time, together with any applicable regulations, rules, rulings, revenue procedures, information statements or other official pronouncements issued by the United States Department of the Treasury or the Internal Revenue Service.

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(6) Development--means property or work $o\underline{n}$ a development, building, structure, facility, or undertaking, whether existing, new construction, remodeling, improvement, or rehabilitation, that meets or is designed to meet minimum property standards required by the Department for the primary purpose of providing sanitary, decent, and safe dwelling accommodations for rent, lease, or use by individuals and families of Low Income and Very Low Income and Families of Moderate Income in need of housing. The term includes:

(A) buildings, structures, land, equipment, facilities, or other real or personal properties that are necessary, convenient, or desirable appurtenances, including streets, water, sewersage facilities, utilities, parks, site preparation, landscaping, stores, offices, and other non-housing facilities, such as administrative, community, and recreational facilities the Department determines to be necessary, convenient, or desirable appurtenances; and

(B) multifamily dwellings in rural and urban areas.

(7) Development Owner--means an Applicant that is approved by the Department as qualified to own, construct, acquire, rehabilitate, operate, manage, or maintain a <u>Housing</u> <u>DevelopmentDevelopment</u> subject to the regulatory powers of the Department and other terms and conditions required by the Department and the Act.

(8) Eligible Tenants--means

(A) individuals and families of Extremely Low, <u>Very Low and Very Low-IncomeIncome</u>,
(B) Families of Moderate Income (in each case in the foregoing subparagraph (A) and
(B) of this paragraph as such terms are defined by the Issuer under the Act), and

(C) Persons with Special Needs, in each case, with an Anticipated Annual Income not in excess of 140% of the area median income for a four-person household in the applicable standard metropolitan statistical area; provided that all Low-Income Tenants shall count as Eligible Tenants.

(9) Extremely Low Income--means the income received by an individual or family whose income does not exceed thirty percent (30%) of the area median income or applicable federal poverty line, as determined by the Act.

(10) Family of Moderate Income--means a family

(A) that is determined by the Board to require assistance taking into account

(i) the amount of total income available for the housing needs of the individuals and family,

(ii) the size of the family,

(iii) the cost and condition of available housing facilities,

(iv) the ability of the individuals and family to compete successfully in the private housing market and to pay the amounts required by private enterprise for sanitary, decent, and safe housing, and

(v) standards established for various federal programs determining eligibility based on income; and

(B) that does not qualify as a family of Low Income.

(11) Housing Development--means property or work or a development, building, structure, facility, or undertaking, whether existing, new construction, remodeling, improvement, or rehabilitation, that meets or is designed to meet minimum property standards required by the Department for the primary purpose of providing sanitary, decent, and safe dwelling

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accommodations for rent, lease, or use by individuals and families of Low Income and Very Low Income and Families of Moderate Income in need of housing. The term includes:

(A) buildings, structures, land, equipment, facilities, or other real or personal properties that are necessary, convenient, or desirable appurtenances, including streets, water, sewers, utilities, parks, site preparation, landscaping, stores, offices, and other nonhousing facilities, such as administrative, community, and recreational facilities the Department determines to be necessary, convenient, or desirable appurtenances; and

(B) multifamily dwellings in rural and urban areas.

(11) Ineligible Building Type – as defined in the Department's QAP and Rules in effect for the program year the Bond and Housing Tax Credit applications were submitted.

(12) Institutional Buyer--means

(A) an accredited investor as defined in Regulation D promulgated under the Securities Act of 1933, as amended (17 CFR Sec. 230.501(a)), but excluding any natural person or any director or executive officer of the Department (17 CFR §§ 230.501(a)(4) through (6)) or

(B) a qualified institutional buyer as defined by Rule 144A promulgated under the Securities Act of 1933, as amended (17 CFR Sec. 230.144A).

(13) Low Income--means the income received by an individual or family whose income does not exceed eighty percent (80%) of the area median income or applicable federal poverty line, as determined by the Act.

(14) Land Use Restriction Agreement (LURA)--means an agreement between the Department and the <u>Housing DevelopmentDevelopment</u> Owner which is binding upon the <u>Housing</u> <u>DevelopmentDevelopment</u> Owner's successors in interest that encumbers the <u>Housing</u> <u>DevelopmentDevelopment</u> with respect to the requirements of law, including this title, the Act and Section 42 of the Code.

(15) Owner--means an Applicant that is approved by the Department as qualified to own, construct, acquire, rehabilitate, operate, manage, or maintain a Housing <u>DevelopmentDevelopment</u> subject to the regulatory powers of the Department and other terms and conditions required by the Department and the Act.

(16) Persons with Special Needs--means persons who

(A) are considered to be disabled under a state or federal law,

(B) are elderly, meaning 60 years of age or older or of an age specified by an applicable federal program,

(C) are designated by the Board as experiencing a unique need for decent, safe housing that is not being met adequately by private enterprise, or

(D) are legally responsible for caring for an individual described by subparagraph (A), (B) or (C) of this paragraph above and meet the income guidelines established by the Board.

(17) Private Activity Bonds--means any Bonds described by §141(a) of the Code.

(18) Private Activity Bond Program Scoring Criteria--means the scoring criteria established by the Department for the Department's Multifamily Housing Revenue Bond Program, §335.6(b) of this title. The Scoring Criteria are also available on the Department website.

(19) Private Activity Bond Program Threshold Requirements--means the threshold requirements established by the Department for the Department's Multifamily Housing Revenue Bond Program, §33<u>5</u>.6(b) of this title. The Threshold Requirements are also available on the Department's website.

(20) Program--means the Department's Multifamily Housing Revenue Bond Program.

(21) Proper Site Control – Regarding the legal control of the land to be used for the Development, means the earnest money contract is in the name of the Applicant (principal in the general partner which has signature authority for the transaction); fully executed by all parties; and escrowed by the title company.

(212) Property--means the real estate and all improvements thereon, whether currently existing or proposed to be built thereon in connection with the Housing DevelopmentDevelopment, and including all items of personal property affixed or related thereto.

(223) Qualified 501(c)(3) Bonds--means any Bonds described by §145(a) of the Code.

(234) Tenant Income Certification--means a certification as to income and other matters executed by the household members of each tenant in the Housing Development Development, in such form as reasonably may be required by the Department in satisfaction of the criteria prescribed by the Secretary of Housing and Urban Development under \$8(f)(3) of the Housing Act of 1937 ("the Housing Act") (42 U.S.C. 1437f) for purposes of determining whether a family is a lower income family within the meaning of the \$8(f)(1) of the Housing Act.

(24<u>5</u>) Tenant Services--means social services, including child care, transportation, and basic adult education, that are provided to individuals residing in low income housing under Title IV-A, Social Security Act (42 U.S.C. §601 et seq.), and other similar services.

(256) Tenant Services Program Plan-means the plan, subject to approval by the Department, which describes the Tenant Services to be provided by the Development Owner in a Housing Development.

(267) Trustee--means a national banking association organized and existing under the laws of the United States, as trustee (together with its successors and assigns and any successor trustee).

(27<u>8</u>) Unit--means any residential rental unit in a Housing Development<u>Development</u> consisting of an accommodation, including a single room used as an accommodation on a non-transient basis, that contains complete physical facilities and fixtures for living, sleeping, eating, cooking and sanitation.

 $(2\underline{89})$ Very Low Income--means the income received by an individual or family whose income does not exceed sixty percent (60%) of the area median income or applicable federal poverty line as determined under the Act.

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§3335.4. Policy Objectives & Eligible Housing DevelopmentDevelopments

The Department will issue Bonds to finance the preservation or construction of decent, safe and affordable housing throughout the State of Texas. Eligible Housing DevelopmentDevelopments may include those which are constructed, acquired, or rehabilitated and which provide housing for individuals and families of Low Income, Very Low Income, or Extremely Low Income, and Families of Moderate Income.

§3335.5. Bond Rating and Investment Letter

(a) Bond Ratings. All publicly offered Bonds issued by the Department to finance Housing Development Developments shall have and be required to maintain a debt rating the equivalent of at least an "A" rating assigned to long-term obligations by Standard & Poor's Ratings Services, a division of The McGraw-Hill Companies, Inc. or Moody's Investors Service, Inc. If such rating is based upon credit enhancement provided by an institution other than the Applicant or Development Owner, the form and substance of such credit enhancement shall be subject to approval by the Board, which approval shall be evidenced by adoption by the Board of a resolution authorizing the issuance of the credit-enhanced Bonds. Remedies relating to failure to maintain appropriate credit ratings shall be provided in the financing documents relating to the Housing Development Development.

(b) Investment Letters. Bonds rated less than "A," or Bonds which are unrated must be placed with one or more Institutional Buyers and must be accompanied by an investment letter acceptable to the Department. Subsequent purchasers of such Bonds shall also be qualified as Institutional Buyers and shall sign and deliver to the Department an investment letter in a form acceptable to the Department. Bonds rated less than "A," and Bonds which are unrated shall be issued in physical form, in minimum denominations of one hundred thousand dollars (\$100,000), and shall carry a legend requiring any purchasers of the Bonds to sign and deliver to the Department an investment letter in a form acceptable to the Department.

§3335.6. Application Procedures, Evaluation and Approval

(a) Application Costs, Costs of Issuance, Responsibility and Disclaimer. The Applicant shall pay all costs associated with the preparation and submission of the Application – including costs associated with the publication and posting of required public notices - and all costs and expenses associated with the issuance of the Bonds, regardless of whether the Application is ultimately approved or whether Bonds are ultimately issued. At any stage during the Application process, the Applicant is solely responsible for determining whether to proceed with the Application, and the Department disclaims any and all responsibility and liability in this regard.

(b) Pre-application. An Applicant who requests financing from the Department for a Housing DevelopmentDevelopment shall submit a pre-application in a format prescribed by the Department. Within fourteen (14) days of the Department's receipt of the pre-application, the Department will be responsible for federal, state, and local community notifications of the proposed Housing DevelopmentDevelopment. Upon review of the pre-application, if the Housing Development Development is determined to be ineligible for Bond financing by the Department, the Department will send a letter to the Applicant explaining the reason for the ineligibility. If the Housing DevelopmentDevelopment is determined to be eligible for Bond financing by the Department, the Department will score and rank the pre-application based on the Private Activity Bond Program Scoring Criteria as set out in #Figure 1 of this subsection. The Department will score and rank the pre-application with higher scores ranking higher within each priority defined by §1372.0321, Texas Government Code. All Priority 1 Applications will be ranked above all Priority 2 Applications which will be ranked above all Priority 3 Adopted November 11, 2003Draft March 23, 2004 5

Applications, regardless of score. This ranking will be used throughout the calendar year. In the event two or more Applications receive the same score, the Department will use, as a tiebreaking mechanism, the number of points awarded for Quality and Amenities for the Housing Development<u>Development</u>. If a tie still exists, the Department will consider the number of net rentable square feet per bond amount requested. Pre-Applications must meet the threshold requirements as stated in Tthe Private Activity Bond Program Threshold Requirements as set out in Figure 2 of this subsection. The Private Activity Bond Program Threshold Requirements will be posted on the Department's website. After scoring, the Housing Development Development and the proposed financing structure will be presented to the Department's Board for consideration of a resolution declaring the Department's intent to issue Bonds (the "inducement resolution") with respect to the Housing Development. After Board approval of the inducement resolution, the scored and ranked Applications will be submitted to the Texas Bond Review Board for its lottery processing. The Texas Bond Review Board will draw the number of lottery numbers that equates to the number of eligible Applications submitted by the Department. The lottery numbers drawn will not equate to a specific Housing Development Development. The Texas Bond Review Board will thereafter assign the lowest lottery number drawn to the highest scored and ranked Application as previously submitted by the Department. The criteria by which a Housing Development Development may be deemed to be eligible or ineligible are explained below in subsection (e) of this section, entitled Evaluation Criteria. Private Activity Bond Program Scoring Criteria form will be posted on the Department's website. The pre application shall consist of the following information:

Figure 1: 10 TAC §3335.6(b)

Figure 2: 10 TAC §3335.6(b)

The pre-application shall consist of the following information:

(1) Completed Uniform Application forms in the format required by the Department;

(2) Texas Bond Review Board's Residential Rental Attachment;

(3) Relevant Development Information-(form on website);

(4) Public Notification Information (form on website);

(5) Certification and agreement to comply with the Department's rules;

(6) Agreement of responsibility of all costs incurred;

(7)An organizational chart showing the structure of the Applicant and the ownership structure of any principals of the Applicant;

(8)Evidence that the Applicant and principals are registered with the Texas Secretary of State, or if the Applicant has not yet been formed, evidence that the name of the Applicant is reserved with the Secretary of State;

(9)Organizational documents such as partnership agreements and articles of incorporation, as applicable, for the Applicant and its principals;

(10)Documentation of non-profit status, if applicable;

Evidence of good standing from the Comptroller of Public Accounts of the State of Texas for the Applicant and its principals; Corporate resumes and individual resumes of the Applicant and any principals;

(11)A copy of an executed earnest money contract between the Applicant and the seller of the Property. This earnest money contract must be in effect at the time of submission of the application and expire no earlier than December 1 of the year preceding the applicable program year. The earnest money contract must stipulate and provide for the Applicant's option to extend the contract expiration date through

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March 1 of the program year, subject only to the seller's receipt of additional earnest money or extension fees, so that the Applicant will have site-control at the time a reservation is granted. If the Applicant owns the Property, a copy of the recorded warranty deed is required;

(12)Evidence of zoning appropriate for the proposed use or application for the appropriate zoning or statement that no zoning is required;

(13)A local map showing the location of the proposed Property site;

(14)A boundary survey or subdivision plat which clearly identifies the location and boundaries of the subject Property;

(15)Name, address and telephone number of the Seller of the Property;

(16)Construction draw and lease-up proforma for Housing DevelopmentDevelopments involving new construction;

(17)Past two years' operating statements for existing Housing DevelopmentDevelopments;

(18)Current market information which includes rental comparisons;

(19)Documentation of local Section 8 utility allowances;

(20) Verification/Evidence of delivery of federal, state, and local community notifications;

(21)Self-Scoring Criteria; and

(22)Such other items deemed necessary by the Department per individual application.

(c) Financing Commitments. After approval by the Board of the inducement resolution, and before submission of a final application, the Applicant will be solely responsible for making appropriate arrangements with financial institutions which are to be involved with the issuance of the Bonds or the financing of the Housing Development<u>Development</u>, and to begin the process of obtaining firm commitments for financing from each of the financial institutions involved.

(d) Final Application. An Applicant who elects to proceed with submitting a final Application to the Department must provide a final Application and such supporting material as is required by the Department at least sixty (60) days prior to the scheduled meeting of the Board at which the Housing DevelopmentDevelopment and the Bond issuance are to be considered, unless the Department directs the Applicant otherwise in writing. The final application must adhere to the Department's QAP and Rules in effect for the program year the Bond and Housing Tax Credit applications were submitted. The Department may determine that supporting materials listed in paragraphs (1) through (42) of this subsection shall be provided subsequent to the final Application deadline in accordance with a schedule approved by the Department. Failure to provide any supporting materials in accordance with the approved schedule may be grounds for terminating the Application and returning the reservation to the Texas Bond Review Board. The final application and supporting material shall consist of the following information:

(1) A Public Notification Sign shall be installed on the Housing <u>DevelopmentDevelopment</u> site no later than fourteen (14) days after the submission of Volumes I and II of the Tax Credit Application to the Department (pictures and invoice receipts must be submitted as evidence of installation within fourteen (14) days of the submission). For mM inimum signage requirements and language, asare set out in figure 3 of this paragraph. As an alternative to installing a Public Notification Sign and at the same required time, the Applicant may instead, at the Applicant's Option, mail written notification to all addresses located within the footage distance required by the local municipality zoning

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ordinance or 1,000 feet, if there is no local zoning ordinance or if the zoning ordinance does not require notification, of any part of the proposed Development site. This written notification must include the information otherwise required for the sign, as set out in fFigure 3 of this paragraph. If the Applicant chooses to provide this mailed notice in lieu of signage, the final Application must include a map of the proposed Development site and mark the 1,000 foot or local ordinance area showing street names and addresses; a list of all addresses the notice was mailed to; an exact copy of the notice that was mailed; and a certification that the notice was mailed through the U.S. Postal Service and stating the date of mailing. In addition (within the 14 days), the Applicant must notify any public official that has changed since the pre-application and any neighborhood organizations and advocacy groups that are known and were not notified at the time of pre-application.

Figure 3: 10 TAC §3335.6(d)(1)

- (2) Completed Uniform Application forms in the format required by the Department;
- (3) Certification of no changes from the pre-application to the final application. If there are changes to the Application that have an adverse affect on the score and ranking order and that would have resulted in the application being placed below another application in the ranking, the Department will terminate the Application and return the reservation to the Texas Bond Review Board (with the exception of changes to deferred developer's fees and support or opposition points)-;
- (4) Certification and agreement to comply with the Department's rules;
- (5) A narrative description of the Housing Development Development;
- (6) A narrative description of the proposed financing;
- (7) Firm letters of commitment from any lenders, credit providers, and equity providers involved in the transaction;
- (8) Documentation of local Section 8 utility allowances;
- (9) Site plan;
- (10)Unit and building floor plans and elevations;

(11)Complete construction plans and specifications;

(12)General contractor's contract;

(13)Completion schedule;

(14)Copy of a recorded warranty deed if the Applicant already owns the Property, or a copy of an executed earnest money contract between the Applicant and the seller of the Property if the Property is to be purchased, or other form of site control acceptable to the Department;

(15)A local map showing the location of the Property;

(16)Photographs of the Site;

(17)Survey with legal description;

(18)Flood plain map;

(19)Evidence of zoning appropriate for the proposed use from the appropriate local municipality that satisfies one of these subparagraphs (A) through (C)_of this paragraph:

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(A) no later than fourteen (14) days before the Board meets to consider the transaction, the Applicant must submit to the Department written evidence that the local entity responsible for initial approval of zoning has approved the appropriate zoning and that they will recommend approval of the appropriate

zoning to the entity responsible for final approval of zoning decisions;

- (B) provide a letter <u>from</u> the chief executive officer of the political subdivision or another local official with appropriate jurisdiction stating that the Development is located within the boundaries of a political subdivision which does not have a zoning ordinance;
- (C) a letter from the chief executive officer of the political subdivision or another local official with appropriate jurisdiction stating the Development is permitted under the provision of the zoning ordinance that apply to the location of the Development or that there is not a zoning requirement.

(20)Evidence of the availability of utilities;

(21)Copies of any deed restrictions which may encumber the Property;

(22)A Phase I Environmental Site Assessment performed in accordance with the Department's Environmental Site Assessment Rules and Guidelines (§1.35 of this title);

(23) Title search or title commitment;

(24)Current tax assessor's valuation or tax bill;

(25)For existing Housing DevelopmentDevelopments, current insurance bills;

(26)For existing Housing DevelopmentDevelopments, past two (2) fiscal year end development operating statements;

(27)For existing Housing DevelopmentDevelopments, current rent rolls;

(28)For existing Housing DevelopmentDevelopments, substantiation that incomebased tenancy requirements will be met prior to closing;

(29)<u>A</u>Sstudy performed in accordance with the Department's Market Analysis Rules and Guidelines (§1.33 of this title);

(30)Appraisal of the existing or proposed Housing DevelopmentDevelopment performed in accordance with the Department's Underwriting Rules and Guidelines (§1.32 of this title;

(31)Statement that the Development Owner will accept tenants with Section 8 or other government housing assistance;

(32)An organizational chart showing the structure of the Applicant and the ownership structure of any principals of the Applicant;

(33)Evidence that the Applicant and principals are registered with the Texas Secretary of State, as applicable;

(34)Organizational documents such as partnership agreements and articles of incorporation, as applicable, for the Applicant and its principals;

(35)Documentation of non-profit status if applicable;

(36)Evidence of good standing from the Comptroller of Public Accounts of the State of Texas for the Applicant and its principals;

(37)Corporate resumes and individual resumes of the Applicant and any principals;

(38)Latest two (2) annual financial statements and current interim financial statement for the Applicant and its principals;

(39)Latest income tax filings for the Applicant and its principals;

(40)Resolutions or other documentation indicating that the transaction has been approved by the general partner;

(41)Resumes of the general contractor's and the property manager's experience; and

(42)Such other items deemed necessary by the Department per individual application.

(e) Evaluation Criteria. The Department will evaluate the Housing DevelopmentDevelopment for eligibility at the time of pre-application, and at the time of final Application. If there are changes to the Application that have an adverse affect on the score and ranking order and that would have resulted in the Application being placed below another Application in the ranking, the Department will terminate the Application and return the reservation to the Texas Bond Review Board. The Housing DevelopmentDevelopment and the Applicant must satisfy the conditions set out in paragraphs (1) through (6) of this subsection in order for a Housing DevelopmentDevelopment to be considered eligible:

- (1) The proposed <u>Housing Development Development</u> must further the public purposes of the Department as identified in the Act.
- (2) The proposed Housing Development<u>Development</u> and the Applicant and its principals must satisfy the Department's Underwriting Rules and Guidelines (§1.32 of this title). The pre-application must include sufficient information for the Department to establish that the Underwriting Guidelines can be satisfied. The final Application will be thoroughly underwritten according to the Underwriting Rules and Guidelines (§1.32 of this title).
- (3) The Housing Development<u>Development</u> must not be located on a site determined to be unacceptable for the intended use by the Department.
- (4) Any Housing DevelopmentDevelopment in which the Applicant or principals of the Applicant have an ownership interest must be found not to be in Material Non-Compliance under the compliance rulesRules in effect at the time of Application submission.
- (5) Neither the Applicant nor any principals of the Applicant is, at the time of Application:

(a) barred, suspended, or terminated from procurement in a state or federal program or listed in the List of Parties Excluded from Federal Procurement or Non-Procurement Programs;

(b) <u>or</u>or-has been convicted of a state or federal crime involving fraud, bribery, theft, misrepresentation, misappropriation of funds, or other similar criminal offenses within fifteen (15) years;

(c) <u>or</u> is subject to enforcement action under state or federal securities law, subject to a federal tax lien, or the subject of an enforcement proceeding with any governmental entity; or

(d) otherwise disqualified or debarred from participation in any of the Department's programs.

(6) Neither the Applicant nor any of its principals may have provided any fraudulent information, knowingly false documentation or other intentional or negligent misrepresentation in the Application or other information submitted to the Department.

(f) Bond Documents. After receipt of the final Application, bond counsel for the Department shall draft Bond documents which conform to the state and federal laws and regulations which apply to the transaction.

(g) Public Hearings; Board Decisions. For every Bond issuance, the Department will hold a public hearing in accordance with §2306.0661, Texas Government Code and §147(f) of the Code, in order to receive comments from the public pertaining to the Housing DevelopmentDevelopment and the issuance of the Bonds. Publication of all notices required for the public hearing shall be at the sole expense of the Applicant. The Board's decisions on

approvals of proposed <u>Housing DevelopmentDevelopments</u> will consider all relevant matters. Any topics or matters, alone or in combination, may or may not determine the Board's decision. The Department's Board will consider the following topics in relation to the approval of a proposed <u>Housing DevelopmentDevelopment</u>:

- (1) The Development Owner market study;
- (2) The location, including supporting broad geographic dispersion;
- (3) The compliance history of the Development Owner;
- (4) The financial feasibility;
- (5) The Housing DevelopmentDevelopment's proposed size and configuration in relation to;
- (6) <u>Tthe</u> housing needs of the community in which the <u>Housing</u> <u>DevelopmentDevelopment</u> is located and the needs of the area, region and state;
 - (76) The Housing DevelopmentDevelopment's proximity to other low income Housing DevelopmentDevelopments including avoiding over concentration;
 - (87) The availability of adequate public facilities and services;
 - (89) The anticipated impact on local school districts, giving due consideration to the authorized land use;
 - (9) Zoning and other land use considerations;
 - (10)——Fair Housing law, including affirmatively furthering fair housing;
 - (11)——Any matter considered by the Board to be relevant to the approval decision and in furtherance of the Department's purposes and the policies of Chapter 2306, Texas Government Code.

(h) Approval of the Bonds.

(1) Subject to the timely receipt and approval of commitments for financing, an acceptable evaluation for eligibility, the satisfactory negotiation of Bond documents, and the completion of a public hearing, the Board, upon presentation by the Department's staff, will consider the approval of the Bond issuance, final Bond documents and, in the instance of privately placed Bonds, the pricing of the Bonds. The process for appeals and grounds for appeals may be found under §§1.7 and 1.8 of this title. The Department's conduit housing transactions, will be processed in accordance with the Texas Bond Review Board rulesRules Title 34, Part 9, Chapter 181, Subchapter A. The Bond issuance must receive an approving opinion from the Department's bond counsel with respect to the legality and validity of the Bonds and the security therefore, and in the case of tax-exempt Bonds, with respect to the excludability from gross income for federal income tax purposes of interest on the Bonds.

(2) Alternative Dispute Resolution Policy. In accordance with Section 2306.082, Texas Government Code, it is the Department's policy to encourage the use of appropriate alternative dispute resolution procedures ("ADR") under the Governmental Dispute Resolution Act, Chapter 2009, Texas Government Code, to assist in resolving disputes under the Department's jurisdiction. As described in Chapter 154, Civil Practices and Remedies Code, ADR procedures include mediation and nonbinding arbitration. Except as prohibited by the Department's ex parte communications policy, the Department encourages informal communications between Department staff and applicants, and other interested persons, to exchange information and informally resolve disputes. If at anytime an applicant or other person would like to engage the Department in an ADR process, the person may send a proposal to the Department's General Counsel and Dispute Resolution Coordinator. The proposal should describe the dispute and the details of the process proposed (including proposed participants, third party, when, where, procedure, and cost). The Department will evaluate whether the proposed process would

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fairly, expeditiously, and efficiently assist in resolving the dispute and promptly respond to the proposal."

(i) Local Permits. Prior to the closing of the Bonds, all necessary approvals, including building permits, from local municipalities, counties, or other jurisdictions with authority over the Housing DevelopmentDevelopment must have been obtained or evidence that the permits are obtainable subject only to payment of certain fees must be provided to the Department.

(j) Closing. Once all approvals have been obtained and Bond documents have been finalized to the respective parties' satisfaction, the Bond transaction will close. Upon satisfaction of all conditions precedent to closing, the Department will issue Bonds in exchange for payment therefor. The Department will then loan the proceeds of the Bonds to the Applicant and disbursements of the proceeds may begin.

§ 3335.7. Regulatory and Land Use Restrictions

(a) Filing and Term of LURA. A Regulatory and Land Use Restriction Agreement or other similar instrument (the "LURA"), will be filed in the property records of the county in which the Housing DevelopmentDevelopment is located for each Housing DevelopmentDevelopment financed from the proceeds of Bonds issued by the Department. For Housing Developments involving new construction, the term of the LURA will be the longer of 30 years, or the period for which Bonds are outstanding. For the financing of an existing Housing DevelopmentDevelopment, the term of the LURA will be the longer of the longest period which is economically feasible in accordance with the Act, or the period for which Bonds are outstanding.

(b) Housing Development Occupancy. The LURA will specify occupancy restrictions for each Housing DevelopmentDevelopment based on the income of its tenants, and will restrict the rents that may be charged for Units occupied by tenants who satisfy the specified income requirements. Pursuant to §2306.269, Texas Government Code, the LURA will prohibit a Development Owner from excluding an individual or family from admission to the Housing Development Development because the individual or family participates in the housing choice voucher program under Section 8, United States Housing Act of 1937 (the "Housing Act"), and from using a financial or minimum income standard for an individual or family participating in the voucher program that requires the individual or family to have a monthly income of more than two and one half (2.5) times the individual's or family's share of the total monthly rent payable to the Development Owner of the Housing Development Development. Housing Development Development occupancy requirements must be met on or prior to the date on which Bonds are issued unless the Housing DevelopmentDevelopment is under construction. Adequate substantiation that the occupancy requirements have been met, in the sole discretion of the Department, must be provided prior to closing. Occupancy requirements exclude units for managers and maintenance personnel that are reasonably required by the Housing Development.

(c) Set-Asides.

(1) Housing Development<u>Developments</u> which are financed from the proceeds of Private Activity Bonds or from the proceeds of Qualified 501(c)(3) Bonds must be restricted under one of the following two set-asides:

(A) at least twenty percent (20%) of the Units within the Housing DevelopmentDevelopment that are available for occupancy shall be occupied or held vacant and available for occupancy at all times by persons or families whose income does not exceed fifty percent (50%) of the area median income, or

(B) at least forty percent (40%) of the Units within the Housing DevelopmentDevelopment that are available for occupancy shall be occupied or held vacant and available for occupancy at all times by persons or families whose income does not exceed sixty percent (60%) of the area median income.

(2) The Development Owner must designate at the time of Application which of the two set-asides will apply to the Housing DevelopmentDevelopment and must also designate the selected priority for the Housing DevelopmentDevelopment in accordance with \$1372.0321, Texas Government Code. Units intended to satisfy set-aside requirements must be distributed evenly throughout the Housing DevelopmentDevelopment, and must include a reasonably proportionate amount of each type of unit available in the Housing DevelopmentDevelopment.

(3) No tenant qualifying under either of the set-asides shall be denied continued occupancy of a Unit in the Housing DevelopmentDevelopment because, after commencement of such occupancy, such tenant's income increases to exceed the qualifying limit; provided, however, that, should a tenant's income, as of the most recent determination thereof, exceed 140% of the then applicable income limit and such tenant constitutes a portion of the set-aside requirement of this section, then such tenant shall only continue to qualify for so long as no Unit of comparable or smaller size is rented to a tenant that does not qualify as a Low-Income Tenant. (These are the federal set-aside requirements)

(d) Global Income Requirement. All of the Units that are available for occupancy in Housing DevelopmentDevelopments financed from the proceeds of Private Activity Bonds or from the proceeds of Qualified 501(c)(3) Bonds shall be occupied or held vacant (in the case of new construction) and available for occupancy at all times by persons or families whose income does not exceed one hundred and forty percent (140%) of the area median income for a four-person household.

(e) Qualified 501(c)(3) Bonds. Housing Development<u>Developments</u> which are financed from the proceeds of Qualified 501(c)(3) Bonds are further subject to the restriction that at least seventy-five percent (75%) of the Units within the Housing Development<u>Development</u> that are available for occupancy shall be occupied (or, in the case of new construction, held vacant and available for occupancy until such time as initial lease-up is complete) at all times by individuals and families of Low Income.

(f) Taxable Bonds. The <u>occupancy</u> requirements for <u>Housing DevelopmentDevelopments</u> financed from the issuance of taxable Bonds will be negotiated, <u>and</u> considered <u>, and approved</u> by the Department on a case by case basis.

(g) Special Needs. At least five percent (5%) of the Units within each Housing DevelopmentDevelopment must be designed to be accessible to Persons with Special Needs and hardware and cabinetry must be stored on site or provided to be installed on an as needed basis in

such Units. The Development Owner will use its best efforts (including giving preference to Persons with Special Needs) to:

 make at least five percent (5%) of the Units within the Housing <u>DevelopmentDevelopment</u> available for occupancy by Persons with Special Needs;
 make reasonable accommodations for such persons; and

(3) allow reasonable modifications at the tenant's sole expense pursuant to the Housing Act. During the term of the LURA, the Development Owner shall maintain written policies regarding the Development Owner's outreach and marketing program to Persons with Special Needs.

(h) Fair Housing. All <u>Housing DevelopmentDevelopments</u> financed by the Department must comply with the Fair Housing Act which prohibits discrimination in the sale, rental, and financing of dwellings based on race, color, religion, sex, national origin, familial status, and disability. The Fair Housing Act also mandates specific design and construction requirements for multifamily housing built for first occupancy after March 13, 1991, in order to provide accessible housing for individuals with disabilities.

(i) Tenant Services. The LURA will require that the Development Owner offer a variety of services for residents of the <u>Housing DevelopmentDevelopment</u> through a Tenant Services Program Plan which is subject to annual approval by the Department.

(j) The LURA will require the Development Owner:

(1) To obtain, complete and maintain on file Tenant Income Certifications from each Eligible Tenant, including:

- (A) a Tenant Income Certification dated immediately prior to the initial occupancy of each new Eligible Tenant in the Housing Development Development and
- (B) thereafter, annual Tenant Income Certifications which must be obtained on or before the anniversary of such Eligible Tenant's occupancy of the Unit, and in no event less than once in every 12-month period following each Eligible Tenant's occupancy of a Unit in the Housing DevelopmentDevelopment. For administrative convenience, the Development Owner may establish the first date that a Tenant Income Certification for the Housing Development Development is received as the annual recertification date for all tenants. The Development Owner will obtain such additional information as may be required in the future by §142(d) of the Code, as the same may be amended from time to time, or in such other form and manner as may be required by applicable rules, rulings, policies, procedures, Regulations or other official statements now or hereafter promulgated, proposed or made by the Department of the Treasury or the Internal Revenue Service with respect to obligations which are tax-exempt private activity bonds described in §142(d) of the Code. The Development Owner shall make a diligent and good-faith effort to determine that the income information provided by an applicant in a Tenant Income Certification is accurate by taking steps

required under §142(d) of the Code pursuant to provisions of the Housing Act.

(2) As part of the verification, such steps may include the following, provided such action meets the requirements of §142(d) of the Code:

- (A) obtain pay stubs for the most recent one-month period;
- (B) obtain income tax returns for the most recent two tax years;
- (C) conduct a consumer credit search;
- (D) obtain an income verification from the applicant's current employer;

(E) obtain an income verification from the Social Security Administration, or

(F) if the applicant is self-employed, unemployed, does not have income tax returns or is otherwise not reasonably able to provide other forms of verification as required above, obtain another form of independent verification as would, in the Development Owner's reasonable commercial judgment, enable the Development Owner to determine the accuracy of the applicant's income information. The Development Owner shall retain all Tenant Income Certifications obtained in compliance with this subsection (b) of this section until the date that is six years after the last Bond is retired;

(3) To obtain from each tenant in the <u>Housing DevelopmentDevelopment</u>, at the time of execution of the lease pertaining to the Unit occupied by such tenant, a written certification, acknowledgment and acceptance in such form as provided by the Department to the Development Owner from time to time that

(A) such lease is subordinate to the Mortgage and the LURA;

(B) all statements made in the Tenant Income Certification submitted by such tenant are accurate;

(C) the family income and eligibility requirements of the LURA and the Loan Agreement are substantial and material obligations of tenancy in the Housing DevelopmentDevelopment;

(D) such tenant will comply promptly with all requests for information with respect to such requirements from the Development Owner, the Trustee and the Department; and

(E) failure to provide accurate information in the Tenant Income Certification or refusal to comply with a request for information with respect thereto will constitute a violation of a substantial obligation of the tenancy of such tenant in the Housing DevelopmentDevelopment;

(4) To maintain complete and accurate records pertaining to the Low-Income Units and to permit, at all reasonable times during normal business hours and upon reasonable notice, any duly authorized representative of the Department, the Trustee, the Department of the Treasury or the Internal Revenue Service to enter upon the Housing DevelopmentDevelopment Site to examine and inspect the Housing

Development<u>Development</u> and to inspect the books and records of the Development Owner pertaining to the <u>Housing DevelopmentDevelopment</u>, including those records pertaining to the occupancy of the Low-Income Units;

- (5) On or before each February 15 during the qualified development period, to submit to the Department (to the attention of the Portfolio Management and Compliance Division) a draft of the completed Internal Revenue Service Form 8703 or such other annual certification required by the Code to be submitted to the Secretary of the Treasury as to whether the Housing Development<u>Development</u> continues to meet the requirements of §142(d) of the Code and on or before each March 31 during the qualified development period, to submit such completed form to the Secretary of the Treasury and the Department;
- (6) To prepare and submit the compliance monitoring report. To cause to be prepared and submitted to the Department and the Trustee on the first day of the state restrictive period, and thereafter by the tenth calendar day of each March, June, September, and December, or other quarterly schedule as determined by the Department with written notice to the Development Owner, a certified compliance monitoring report and Development Owner's certification in such form as provided by the Department to the Development Owner from time to time; and
- (7) To provide regular maintenance to keep the Housing DevelopmentDevelopment sanitary, decent and safe.
- (8) To establish a reserve account consistent with the requirements of §2306.186, Texas Government Code.

§33<u>35</u>.8. Fees

(a) Application and Issuance Fees. The Department shall set fees to be paid by the Applicant in order to cover the costs of pre-application review, Application and Development review, the Department's expenses in connection with providing financing for a Housing DevelopmentDevelopment, and as required by law. (§1372.006(a), Texas Government Code)

(b) Administration and Portfolio Management and Compliance Fees. The Department shall set ongoing fees to be paid by Development Owners to cover the Department's costs of administering the Bonds and portfolio management and compliance with the program requirements applicable to each <u>Housing DevelopmentDevelopment</u>.

§3335.9. Waiver of Rules

Provided all requirements of the Act, the Code, and any other applicable law are met, the Board may waive any one or more of the rules<u>Rules</u> set forth in §§33<u>5</u>.3 through 3<u>35</u>.8 of this title relating to the Multifamily Housing Revenue Bond Program in order to further the purposes and the policies of Chapter 2306, Texas Government Code; to encourage the acquisition, construction, reconstruction, or rehabilitation of a <u>Housing DevelopmentDevelopment</u> that would provide decent, safe, and sanitary housing, including, but not limited to, providing such housing in economically depressed or blighted areas, or providing housing designed and equipped for Persons with Special Needs; or for other good cause, as determined by the Board.

§3335.10. No Discrimination

The Department and its staff or agents, Applicants, Development Owners, and any participants in the Program shall not discriminate under this Program against any person or family on the basis of race, creed, national origin, age, religion, handicap, family status, or sex, or against persons or families on the basis of their having minor children, except that nothing herein shall be deemed to preclude a Development Owner from selecting tenants with Special Needs, or to preclude a Development Owner from selecting tenants based on income in renting Units to comply with the set asides under the provisions of this Chapter.

MULTIFAMILY FINANCE PRODUCTION DIVISION BOARD ACTION REQUEST April 8, 2004

Action Item

Request approval of a First Supplemental Trust Indenture on Multifamily Housing Mortgage Revenue Bonds (Red Hills Villas), Series 2000A and 2000B (the "Bonds"). The Trust Indenture provided for a mandatory redemption of the Bonds, in part, if the Complex failed to meet Stabilization within twenty four (24) months of the Completion Date. The First Supplemental Trust Indenture extends the mandatory redemption requirement by eighteen (18) months provided the Partnership pays a yield maintenance fee which is estimated to be \$355,000.

Summary of the Red Hill Villas Apartment Transaction

In December 2000, the above referenced Bonds closed under the following terms and conditions.

- Bond Structure Private Placement (unrated bonds) with Charter Mac Equity Issue Trust (Tax Exempt) and Charter Municipal Mortgage Acceptance Company (Taxable)
- Borrower South Creek Housing, Ltd., the sole general partner of which is WCS Housing, LLC, a Texas Limited Liability company. The principals of the general partner are James C. Hunt, Ike J. Monty, and John N. Paul.
- Bond Amount \$ 9,900,000 Tax Exempt Series 2000A <u>\$ 400,000 Taxable Series 2000B</u> \$10,300,000 Total Bonds

Term of Bonds- 40 years

- Interest Rate The tax exempt interest rate is 8.4% during the construction period and 7.4% thereafter. The taxable interest rate is 9.5%
- Rent and Income Restrictions 100% at 60% of area medium income

Number of Units – 168 Units

Location of Units - Round Rock, Texas

Summary of the Financial Structure

The applicant has not reached stabilization within the 24 month period following completion as defined in the Trust Indenture. Round Rock and the surrounding Austin apartment market have suffered from an oversupply of Class A apartment developments, job losses in the high tech industry, and a movement of apartment tenants to single family home ownership. Occupancy and rental rates, especially market rate properties, have plummeted. The apartment complex was at 70% occupancy in December but with a change in management, has increased to 80% occupancy as of March 2004. Program rents at the time of underwriting (2000) and now are as follows:

1Bedroom/ 1 Bath: \$608 (at Underwriting); \$480 (Current) 2Bedroom/1 Bath: \$734 (at Underwriting); \$550 (Current) 2Bedroom/2 Bath: \$734 (at Underwriting); \$650 (Current) 3Bedroom/2 Bath: \$853 (at Underwriting); \$705 (Current) Based upon current rents and expenses the properties breakeven Occupancy is 95%. The borrower/applicant has made changes to the property management company and has selected a local management company which manages over 9,000 units in the Austin area and maintains an excellent compliance department and fully understands Tax Credit audit requirements.

Recommendation

Recommend approval of a First Supplemental Trust Indenture on Multifamily Housing Mortgage Revenue Bonds (Red Hills Villas), Series 2000A and 2000B.

RESOLUTION NO. 04-020

RESOLUTION AUTHORIZING AMENDMENT TO INDENTURE RELATING TO MULTI-FAMILY HOUSING MORTGAGE REVENUE BONDS (RED HILLS VILLAS) SERIES 2000A AND TAXABLE MULTIFAMILY HOUSING MORTGAGE REVENUE BONDS (RED HILLS VILLAS) SERIES 2000B; AUTHORIZING THE EXECUTION AND DELIVERY OF DOCUMENTS AND INSTRUMENTS RELATING THERETO; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT

WHEREAS, the Texas Department of Housing and Community Affairs (the "Department") has been duly created and organized pursuant to and in accordance with the provisions of Chapter 2306, Texas Government Code, as amended (the "Act"), for the purpose of providing a means of financing the costs of residential ownership, development and rehabilitation that will provide decent, safe, and affordable living environments for individuals and families of low income and very low income (as defined in the Act) and families of moderate income (as described in the Act and determined by the Governing Board of the Department (the "Board") from time to time); and

WHEREAS, the Act authorizes the Department: (a) to make mortgage loans to housing sponsors to provide financing for multifamily residential rental housing in the State of Texas (the "State") intended to be occupied by individuals and families of low and very low income and families of moderate income, as determined by the Department; (b) to issue its revenue bonds, for the purpose, among others, of obtaining funds to make such loans and provide financing, to establish necessary reserve funds and to pay administrative and other costs incurred in connection with the issuance of such bonds; (c) to pledge all or any part of the revenues, receipts or resources of the Department, including the revenues and receipts to be received by the Department from such multi-family residential rental project loans, and to mortgage, pledge or grant security interests in such loans or other property of the Department in order to secure the payment of the principal or redemption price of and interest on such bonds; and (d) to issue its bonds for the purpose of refunding any bonds theretofore issued by the Department under the Act; and

WHEREAS, the Department issued its Multifamily Housing Mortgage Revenue Bonds (Red Hills Villas) Series 2000A (the "Series A Bonds") and its Taxable Multifamily Housing Mortgage Revenue Bonds (Red Hills Villas) Series 2000B (the "Series B Bonds" and, together with the Series A Bond, the "Bonds"), pursuant to and in accordance with a Trust Indenture by and between the Department and Wells Fargo Bank Texas, N.A.. (predecessor in interest to Wells Fargo Bank, National Association), as trustee, (the "Trustee") dated as of December 1, 2000 (the "Indenture"); and

WHEREAS, the Department loaned the proceeds of the Bonds to South Creek Housing, Ltd. (the "Owner"), pursuant to a Loan Agreement dated as of December 1, 2000 (the "Financing Agreement"), to provide funds to finance the acquisition, construction and equipping of a 168-unit multifamily residential rental development know as Red Hills Villas and located in Round Rock, Texas (the "Development"); and

WHEREAS, the Department, the Owner and the Trustee now desire to amend the Indenture, with the consent of U.S. Bank Trust National Association, as custodian under Custody Agreement dated as of May 4, 1999, as amended and restated June 17, 1999 (the "Majority Owner"), to extend the date for Stabilization (as defined in the Indenture and Financing Agreement) of the Development from twenty-four (24) months after the Completion Date (as defined in the Indenture and Financing Agreement) to forty-two (42) months after the Completion Date;

NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BOARD OF THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS THAT:

ARTICLE I

AUTHORIZATION OF AMENDMENT

<u>Section 1.1</u> <u>Authorization of First Supplemental Trust Indenture</u>. The Governing Board hereby approves and authorizes the execution and delivery by the Chair and Vice Chairman of the Board, Executive Director of the Department, Deputy Executive Director of Housing Operations of the Department, Deputy Executive Director of Programs of the Department, Chief of Agency Administration of the Department, Director of Financial Administration of the Department, Director of Bond Finance of the Department, Director of Multifamily Finance Production of the Department and the Board Secretary (each an "Authorized Representative") of the First Supplemental Trust Indenture in substantially the form attached hereto as Exhibit A, among the Department, the Trustee, the Owner and the Majority Owner, to (i) extend the date for Stabilization of the Development from twenty-four (24) months after the Completion Date to forty-two (42) months after the Completion Date, and (ii) make such other changes as the Authorized Representative executing such documents on behalf of the Department may determine to be necessary or desirable, such determination to be conclusively evidenced by the execution of such documents.

<u>Section 1.2.</u> <u>Additional Authorizations.</u> Each Authorized Representative is hereby severally expressly authorized, empowered and directed from time to time and at any time to do and perform all acts and things and to consent to, execute, acknowledge and deliver in the name of and on behalf of the Department all certificates, financing statements, instruments, documents and other papers, whether or not herein mentioned, as she or he may determine to be necessary or desirable in order to carry out the terms of this Resolution, as well as the terms of the Indenture, as amended, such determination to be conclusively evidenced by the performance of such acts and things and the execution of any such certificate, financing statement, instrument, document or other paper.

<u>Section 1.3.</u> <u>Certain Findings and Determinations</u>. The Governing Board of the Department finds, determines, recites and declares after consideration of such evidence and factors as it deems relevant, that (i) there exists a shortage of multi-family residential rental housing that persons and families of low income, families of moderate income and persons with special needs can afford; and (ii) the amendment to the Indenture described in this Resolution will further the public purposes of the Act by preserving the availability of affordable multi-family residential rental housing.

<u>Section 1.4</u>. <u>Authorizing Other Actions</u>. All other actions necessary to be taken by each Authorized Representative and the Department staff in connection with the execution and delivery of the amendment described herein are hereby authorized, approved and confirmed.

ARTICLE II

GENERAL PROVISIONS

<u>Section 2.1.</u> <u>Purposes of Resolution</u>. (a) The Governing Board of the Department hereby finds and determines that a need exists for entering into the amendment described herein to preserve the availability of affordable multi-family residential rental housing for the benefit of persons and families of low income, families of moderate income and persons with special needs.

(b) The Governing Board of the Department has expressly determined and hereby confirms that entering into the amendment described herein as are approved by the officers executing such documents, accomplishes a valid public purpose of the Department and will improve and otherwise

benefit the people of the State and preserve the quality of life in the State, by assisting persons and families of low income, families of moderate income, and persons with special needs in the State to obtain sanitary and safe residential multi-family rental housing at a cost they can afford, thereby helping to eliminate a shortage of such housing that contributes to the creation and persistence of substandard living conditions and is inimical to the health, welfare and prosperity of the residents and communities of the State.

Section 2.2. <u>Effective Date</u>. This Resolution shall be in full force and effect from and upon its adoption.

Section 2.3. Notice of Meeting. Written notice of the date, hour and place of the meeting of the Board at which this Resolution was considered and of the subject of this Resolution was furnished to the Secretary of State and posted on the Internet for at least seven (7) days preceding the convening of such meeting, that during regular office hours a computer terminal located in a place convenient to the public in the office of the Secretary of State was provided such that the general public could view such posting; that such meeting was open to the public as required by law at all times during which this Resolution and the subject matter hereof was discussed, considered and formally acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code; and that written notice of the date, hour and place of the meeting of the Board and of the subject of this Resolution was published in the Texas Register at least seven (7) days preceding the convening of such meeting, as required by the Administrative Procedure and Texas Register Act, Chapters 2001 and 2002, Texas Government Code, as amended. Additionally, all of the materials in possession of the Department relevant to the subject of this Resolution were sent to interested persons and organizations, posted on the Department's website, made available in hard-copy at the Department, and filed with the Secretary of State for publication by reference in the Texas Register not later than seven (7) days before the meeting of the Board as required by Section 2306.032, Texas Government Code, as amended.

[EXECUTION PAGE FOLLOWS]

PASSED AND APPROVED this 8th day of April, 2004.

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

By:____

Elizabeth Anderson, Chair

ATTEST:

Secretary

(SEAL)

EXHIBIT A

[FORM OF FIRST SUPPLEMENTAL TRUST INDENTURE ATTACHED]

Housing Tax Credit Program Board Action Request April 8, 2004

Action Item

Request review and board determination of two (2) four percent (4%) tax credit applications with other issuers for tax exempt bond transactions.

Recommendation

Staff is recommending board approval of staff recommendations for the issuance of two (2) four percent (4%) Tax Credit Determination Notice with <u>other issuers</u> for tax exempt bond transaction known as:

Development No.	Name	Location	Issuer	Total Units	LI Units	Total Development	Applicant Proposed	Requested Credit	Recommended Credit
							Tax Exempt Bond	Allocation	Allocation
04402	Blue Water Garden Apartments	Hereford	Panhandle Regional HFC	132*	131	\$7,072,863	Amount \$4,430,000	\$229,154	\$228,973
04403	Stonehouse Valley Apartments	San Antonio	San Antonio HFC	248	248	\$17,981,723	\$12,950,000	\$570,337	\$549,784

* This Development has one Employee Occupied Unit.

MULTIFAMILY FINANCE PRODUCTION DIVISION BOARD ACTION REQUEST April 8, 2004

Action Item

Presentation, Discussion and Possible Approval for the issuance of Housing Tax Credits for Blue Water Garden Apartments.

Summary of the Transaction

The application was received on December 30, 2003. The Issuer for this transaction is Panhandle Regional HFC. The development is to be located at 612 Irving in Hereford. The development will consist of 132 total units targeting families, with all affordable. The site is currently properly zoned for such a development. The Department received no letters in support and no letters in opposition. The bond priority for this transaction is:

Priority 1A:	Set aside 50% of units that cap rents at 30% of 50% AMFI and Set aside 50% of units that cap rents at 30% of 60% AMFI (MUST receive 4% Housing Tax Credits)
Priority 1B:	Set aside 15% of units that cap rents at 30% of 30% AMFI and Set aside 85% of units that cap rents at 30% of 60% AMFI (MUST receive 4% Housing Tax Credits)
Priority 1C:	Set aside 100% of units that cap rents at 30% of 60% AMFI (Only for projects located in a census tract with median income that is greater than the median income of the county MSA, or PMSA that the QCT is located in. (MUST receive 4% Housing Tax Credits)
Priority 2:	Set aside 100% of units that cap rents at 30% of 60% AMFI (MUST receive 4% Housing Tax Credits)
Priority 3:	Any qualified residential rental development.

Recommendation

Staff recommends the Board approve the issuance of Housing Tax Credits for Blue Water Garden Apartments.

HOUSING TAX CREDIT PROGRAM 2004 HTC/TAX EXEMPT BOND DEVELOPMENT PROFILE AND BOARD SUMMARY

Texas Department of Housing and Community Affairs

Development Name: B	lue Water Gard	len Apartmen	ts	,	TDHCA#: 04402
DEVELOPMENT AND C	OWNER INFORM	ATION			
Development Location:	Hereford		QCT: N	DDA: N	TTC: N
Development Owner:	BW Affordable	Housing, LP			
General Partner(s):	Delphi Housing	of Hereford, Inc	c., 100%, Cont	act: Dan O'Dea	
Construction Category:	Acquis/Rehab				
Set-Aside Category:	Tax Exempt Bor	nd Bond Issue	er: Panhandle I	Regional HFC	
Development Type:	Family				
Annual Tax Credit Allo Applicant Request: \$2 Annual Tax Credit Allo Total Tax Credit	29,154 Eligi	ble Basis Amt: ndation: \$22	\$228,973 8,973 289,730	Equity/Gap An	nt.: \$316,465
PROPERTY INFORMAT					
Total Units: 132*	HTC Units:	131	% of HTC U	nits: 100	
Gross Square Footage:	120,616	Net Renta	able Square Fo	otage: 117420	
Average Square Footage/	Unit: 890				
Number of Buildings:	12				

Number of Bundings.	12				
Currently Occupied:	Y				
Development Cost					
Total Cost: \$7,072,863		Total Cost/Net	t Rentable Sq.	Ft.: \$60.24	
Income and Expenses					
Effective Gross Income: ¹	\$1,043,554	Ttl. Expenses:	\$654,088	Net Operating Inc.:	\$389,466
Estimated 1st Year DCR:	1.16				

DEVELOPMENT TEAM Manager: Murray Management Company Consultant: Not Utilized Architect: Lloyd Walker Jary & Assoc. Attorney: Locke, Liddell & Sapp, LLP Thomas Stephen & Company, LLP Engineer: Not Utilized Accountant: Vogt, Williams & Bowen Market Analyst: Lender: Davis-Penn Mortgage Co. Contractor: Concept Builders Syndicator: Paramount Financial Group, Inc.

PUBLIC COMMENT² From Citizens: From Legislators or Local Officials: # in Support: 0 Sen. Teel Bivins, District 31 - NC # in Opposition: 0 Rep. John T. Smithee, District 86 - NC Mayor Robert Josserand - NC Butch Casey, City of Hereford Building Official; The City of Hereford does not have a local consolidated plan, comprehensive plan or any other local planning document.

* This Development has one Employee Occupied Unit.

^{2.} NC - No comment received, O - Opposition, S - Support

CONDITION(S) TO COMMITMENT

- 1. Per §50.12(c) of the Qualified Allocation Plan and Rules, all Tax Exempt Bond Project Applications "must provide an executed agreement with a qualified service provider for the provision of special supportive services that would otherwise not be available for the tenants. The provision of such services will be included in the Declaration of Land Use Restrictive Covenants ("LURA").
- 2. Receipt, review, and acceptance by cost certification of evidence indicating the leaking transformer has been repaired and/or replaced.
- 3. Should the terms and rates of the proposed debt or syndication change, the transaction should be reevaluated and an adjustment to the credit amount may be warranted.

DEVELOP	MENT'S SELECTION BY PRO) GRAM MANAGER & D	IVISION DIRECTOR IS	BASED ON:
Score Score	Utilization of Set-Aside	Geographic Distrib.	Tax Exempt Bond.	Housing Type

Other Comments including discretionary factors (if applicable).

Robert Onion, Multifamily Finance ManagerDateBrooke Boston, Director of Multifamily Finance Production Date

DEVELOPMENT'S SELECTION BY EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON:

Other Comments including discretionary factors (if applicable).

Edwina P. Carrington, Executive Director Chairman of Executive Award and Review Advisory Committee

TDHCA Board of Director's Approval and description of discretionary factors (if applicable).

Chairperson Signature:

Elizabeth Anderson, Chairperson of the Board

Date

Date

TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS MULTIFAMILY UNDERWRITING ANALYSIS

DATE:	March 30, 2004	PROGRAM:	4% HTC	FILE NUMBE
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MBER: 04402

DEVELOPMENT NAME

Blue water	Garden Apartments

APPLICANT							
Name:	BW Affordable Housing, LP	Type:	For Pre	ofit			
Address:	1717 W. 6 th Street, Suite 315	City:	Austin State:			ΤХ	
Zip:	78703 Contact: Michelle Grandt	Phone:	(512)	494-8200	Fax: (512) 494-	-8201
	PRINCIPALS of the A	PPLICANT/ K	EY PAR	ICIPANTS			
Name:	Delphi Housing of Hereford, Inc.	(%):	0.10	Title:	Manag	ing General	Partner
Name:	Daniel F. O'Dea	(%):	N/A	Title:	75% ov	wner of MG	Р
Name:	Michelle Grandt	(%):	N/A	Title:	25% о	wner of MG	Р
Name:	Delphi Community Housing III	(%):	N/A	Title:	Develo	oper	

		PROPERTY L	LOCATION		
Location:	612 Irving			QCT	DDA
City:	Hereford	County:	Deaf Smith	Zip:	79045

		REQUEST				
Amount	Interest Rate	Amortizatio	on <u>Term</u>			
\$229,154	N/A	N/A	N/A			
Other Requested Terms:	Annual ten-year allocation of low-income housing tax credits					
Proposed Use of Funds:	New Construction	Property Type:	Multifamily			

RECOMMENDATION

 \boxtimes

RECOMMEND APPROVAL OF A HOUSING TAX CREDIT ALLOCATION NOT TO EXCEED \$228,973 ANNUALLY FOR TEN YEARS, SUBJECT TO CONDITIONS.

CONDITIONS

- 1. Receipt, review and acceptance by cost certification of evidence indicating the leaking transformer has been repaired and/or replaced;
- 2. Should the terms and rates of the proposed debt or syndication change, the transaction should be reevaluated and an adjustment to the credit amount may be warranted.

REVIEW of PREVIOUS UNDERWRITING REPORTS

Blue Water Garden was submitted and underwritten in the 2002 9% HTC cycle. The underwriting analysis recommended the project be approved subject to the following conditions:

- 1. Receipt, review, and acceptance of a satisfactory TDHCA site inspection report;
- 2. Receipt, review and acceptance of documentation of how the interest rate reduction payment (IRP) will remain in effect, and certification by a third party CPA as to the acceptability and detail of the methodology and calculations used to keep the IRP and/or IRP loan from reducing eligible basis or

TEXAS DEPARTMENT of HOUSING and COMMUNITY AFFAIRS MULTIFAMILY UNDERWRITING ANALYSIS

reducing the applicable percentage. This condition should be met by or as part of the documentation substantiating the closing of the construction loan.

- 3. Receipt, review, and acceptance of revised permanent loan commitments reflecting an increase in the debt service to a minimum of \$326,504.
- 4. Should the terms of the proposed debt or the key assumptions regarding the IRP, HAP contract or syndication be altered, the conclusions, recommendations and conditions of this report should be re-evaluated by the Underwriter.

The project did not receive a tax credit allocation in the 2002 cycle.

DEVELOPMENT SPECIFICATIONS				
IMPROVEMENTS				
Total Units:132# Rental Buildings12# Common Area Bldgs3# of Floors2Age:32yrsVacant:3at11/18/2003				
Net Rentable SF: 117,420 Av Un SF: 890 Common Area SF: 3,196 Gross Bldg SF: 120,616				
STRUCTURAL MATERIALS				
The structures are wood frame on concrete slab on grade. According to the plans provide in the application the exterior is comprised as follows: 84% stucco/15% vinyl siding with wood trim. The interior wall surfaces are painted drywall. The flat roof is finished with built-up asphalt.				
APPLIANCES AND INTERIOR FEATURES				
The interior flooring will be a combination of carpeting & vinyl. Each unit will include: range & oven, hood & fan, garbage disposal, dishwasher, refrigerator, fiberglass tub/shower with tile surround, cable connection, ceiling fans, laminated counter tops, and individual water heaters				
ON-SITE AMENITIES				
A 2,465-square foot community building, located at the front of the site, includes an activity room, management offices, and maintenance area. A separate 731-square foot laundry facility is located at the center of the property. In addition, a sports court and an equipped designated play area are available onsite.				
Uncovered Parking: 183 spaces Carports: 0 spaces Garages: 0 spaces				
PROPOSAL and DEVELOPMENT PLAN DESCRIPTION				
Description: Blue Water Garden Apartments is a proposed acquisition and rehabilitation development of 131 units of affordable housing plus an employee occupied unit located in eastern Hereford. The development was built in 1972 and is comprised of 12 residential buildings as follows:				
∉ One Building Type A with 12 one-bedroom units;				
∉ Two Building Type B with 16 two-bedroom units;				
∉ One Building Type C with eight two-bedroom units;				
∉ Six Building Type D with eight three-bedroom units;				
∉ One Building Type E with 16 three-bedroom units; and				
∉ One Building Type F with 16 four-bedroom units.				
Based on the site plan the apartment buildings are arranged in four groups separated by parking lots, with the community building, and equipped play area located near the entrance to the site. A 731-square foot laundry and maintenance building is located near the center of the site. The 2,465-square foot community building will contain management offices, a community room, and maintenance facility.				
Existing Subsidies: The project has 132 units enrolled in the HUD project-based Section 8 program via a Housing Assistance Payments (HAP) contract. The Applicant intends to continue the HAP contract and to request an increase in contract rents to \$458 for one-bedroom units, \$593 for two-bedroom units, \$656 for				

loan but keep the interest rate reduction payment (IRP) which provides an interest rate subsidy through May 2012.

three-bedroom units, and \$714 for four-bedroom units. The Applicant plans to extinguish the existing 236

Development Plan: The buildings are 96.9% occupied according to the market study dated December 15, 2003. It should be noted while all units are covered under the HAP contract, two are currently being used for tenant services but will be converted into rental units once rehabilitation is complete. The submitted Property Condition Assessment (PCA) indicates immediate repairs needed include: hard wiring of smoke detectors, handicapped accessibility, fire lanes and fire hydrants, asbestos management, and adjustments to handrails and guards. Short term repairs listed include: refurbishing parking areas, upgrading playgrounds, landscaping, installation of an irrigation system, re-grade site, install dumpster enclosures, resurface basketball court, new signage, replace sewer lines, replace heating and air conditioning systems, clean HVAC ductwork, replace 79 water heaters, upgrade electrical service, replace plumbing fixtures, replace light fixtures, replaces, gutters and downspouts, replace caulking at exterior seams and penetrations, roofing repair, patch and paint stucco, replace some wood siding and trim, modify, exterior stairs, repair or replace window screens, repair wood walkways, replace mailboxes, repair interior finishes, remove interior sliding doors, learning center repairs, replace cabinetry and countertops, replace closet doors, replace appliances and include dishwashers and disposals, install bath/shower surrounds and refinish tubs, and perform asbestos abatement activities.

In accordance with Section 2306.186 of the Department's governing statute, the Underwriter has performed an analysis of mandatory deposits to fund necessary repairs. The submitted PCA projects the need for major repairs and their associated cost throughout the 40 year term of the permanent mortgage. The Underwriter compared the PCA projected costs (assuming an annual inflationary factor of 2.5%) to accumulated reserves (assuming an annual inflationary factor of 4%) to determine an initial reserve requirement.

The Applicant plans to allow vacancy to increase until 15 units are empty and available for interior rehabilitation. Residents will be informed of the scope of improvements to be completed. Rehabilitation work can commence on a per unit basis and tenants with seniority will be offered the first opportunities to move into refurbished like units. Residents will have access to either a bonded moving company for transfer to refurbished units or \$300 upon completing the move on their own. Also, a \$60 transfer charge for telephone services will be paid for by the development. All other utilities will continue to be billed directly to the development. A total relocation cost of \$57,800 was included in the development cost schedule.

<u>Architectural Design</u>: The exterior elevations are simple with flat roofs. The individual units are smaller than the average proposed HTC unit, but typical for an older development slated for rehabilitation.

<u>Supportive Services</u>: The Applicant provided a supportive services agreement with Murray Management Company, which is also proposed as the management company for the development. Murray Management Company has an identity of interest with the current owners of the property. Services, including after school child learning programs and computer learning programs, are currently provided onsite. The agreement indicates these services will continue to be provided after the change in the ownership of the property. The Applicant has estimated an annual cost of \$30,100, which was included in their proforma as a payroll expense.

Schedule: The Applicant anticipates construction to begin in June of 2004 and to be completed in May of 2005. The development should be placed in service in January of 2005 and substantially leased-up in August of 2005.

				SITE ISSUES				
				SITE DESCRIPTION				
Size:	8.26	acres	359,806	square feet Zoning	/ Permitted Uses:	MF/Multifamily		
Flood	Zone Design	nation:	Zone C	Status of Off-Sites:	Fully Improv	ved		
SITE and NEIGHBORHOOD CHARACTERISTICS								
Locat	tion: Here	eford is lo	cated in north	Fexas, approximately 40) miles southwest	t of Amarillo in Deaf Smith		
Count	ty. The site	e is a rect	angular parcel l	ocated in the eastern are	ea of Hereford, ap	oproximately one mile from		
the ce	entral busir	ness distri	ct. The site is s	ituated on the north side	of Irving Street.			
				the overall area are m nd. Adjacent land uses i	U	e family homes, apartment		

- ∉ North: Forest Avenue, single family homes, churches, elementary school
- ∉ South: Wulf Avenue, single family homes, churches, convenience store
- ∉ **East:** Whitter Street, a single family home, undeveloped land
- ∉ West: Irving Street, single family homes, churches, schools, convenience stores

<u>Site Access</u>: Access to the property is from the north or south along Irving Street and Whittier Street, or from the east or west along Forest Street and Wulf Street. The project has four main entries, one from the east or west from Forest St. and one from the east or west from Wolf St., one from the north or south from Whittier St., and one from the east or west from Irving St. Access to US Route 60 is 0.8 miles south, which provides connections to all other major roads serving the Hereford/Amarillo area.

<u>Public Transportation</u>: The City of Hereford does not offer pubic bus service. However, Panhandle Community Services offers free pick-up and drop-off services to select locations within the city limits.

Shopping & Services: The site is within 2.7 miles of three major grocery stores, 40 miles southwest of shopping centers in Amarillo, within 1.4 miles of several recreational facilities, and within 2.0 miles of a variety of other community services. The Hereford Public School District serves the subject site area. All grade level facilities are within 2.4 miles of the site.

Special Adverse Site Characteristics: Schedule A of the submitted title commitment indicates an encroachment of parking spaces over the north and east property lines. The Applicant has indicated these parking spaces will be removed without replacement. Removal of the parking spaces does not affect the development's compliance with local ordinances as the development was constructed prior to adoption of a parking ordinance and, therefore, would be responsible for maintaining only the number of parking spaces included when the development was originally constructed. A faxed statement from the city building and zoning clerk confirmed that the development would not be responsible for meeting current parking space ordinances.

<u>Site Inspection Findings</u>: TDHCA staff performed a site inspection on March 25, 2004 and found the location to be acceptable.

HIGHLIGHTS of SOILS & HAZARDOUS MATERIALS REPORT(S)

A Phase I Environmental Site Assessment report dated November 24, 2003 was prepared by Astex Environmental Services and contained the following findings and recommendations:

Findings:

- ∉ Asbestos-Containing Materials (ACM): "Limited sampling was conducted and the gypsum board texturizer and joint mud on the ceilings and walls were identified as containing 2% to 3% Chrysotile asbestos. Additionally the original 9" floor tiles and associated adhesive used throughout, was identified as asbestos-containing. This material can be managed in place through the existing Operations and Management Plan (O&M)" (p. 3).
- ∉ Lead-Based Paint (LBP): "Due to the age of construction, early 1970's, the presence of lead-based paint is likely however all painted surfaces were observed to be in good to excellent condition with no significant peeling or flaking having been observed…no lead-based painted surfaces were present on either interior or exterior building components. All exterior LBP surfaces were observed to be in good condition and so do not represent a lead hazard" (p. 2).
- ✓ Polychlorinated Biphenyls (PCBs): "Electric service to the subject site is provided via three (3) pad-mounted transformers located throughout the property...One of these transformers, located next to the office building, was noted to be leaking...Southwestern Public Electric (SWPE) owns and operates this equipment and as such is liable for repair, replacement or cleanup caused by these transformers...SWPE should be notified about the leaking transformer next to the Office so that they can repair, cleanup or replace. This transformer will not have an impact on the subject property" (p. 16).
- ∉ Leaking Petroleum Storage Tank (LPST): "Two (2) facilities were listed on the Texas State Leaking Petroleum Tank (LPST) list within the ASTM one-half (1/2) mile radius of the subject. These facilities are not located on the adjacent properties and will have no impact on the subject property" (p. 19).

Conclusions: "The environmental risk associated with this property, either emanating from or migrating to

the subject site, would be considered low" (p. 24). Upon request, the Applicant provided a copy of an existing O&M plan for the maintenance of the asbestos found on the property. The conclusions of this report are conditioned upon receipt, review and acceptance of evidence that the leaking transformer has been repaired and/or replaced.

POPULATIONS TARGETED

Income Set-Aside: The Applicant has elected the 40% at 60% or less of area median gross income (AMGI) set-aside. The development is participating in the Priority 1 private activity bond lottery and the submitted rent schedule indicates the Applicant has elected the 15% at 30% / 85% at 60% option. All, but one of the units (131 of 132) will be reserved for low-income tenants. Twenty of the units (15%) will be reserved for households earning 30% or less of AMGI and the remaining 111 units will be reserved for tenants earning 60% or less of AMGI. The unrestricted unit will be designated as employee-occupied.

		MAXIMUN	A ELIGIBLE	INCOMES		
	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons
60% of AMI	\$18,000	\$20,580	\$23,160	\$25,740	\$27,780	\$29,880

MARKET HIGHLIGHTS

A market feasibility study dated December 15, 2003 was prepared by Vogt, Williams & Bowen ("Market Analyst") and highlighted the following findings:

Definition of Primary Market Area (PMA): "The boundaries of the PMA include County Road 10 to the north, FM Road 2943 to the east, the Deaf Smith/Castro County line to the south, and County Road I to the west" (p. II-1). This area encompasses approximately 58.37 square miles and is equivalent to a circle with a radius of 4.3 miles.

Population: The estimated 2003 population of Hereford PMA was 15,300 and is expected to decrease by 1.7% to approximately 15,041 by 2008. Within the primary market area there were estimated to be 5,134 households in 2003.

Total Primary Market Demand for Rental Units: "Since the subject project will continue to operate under the HUD Section 8 and 236 programs, it is anticipated that most of the current residents of the project will stay at the subject project once renovations are complete" (p. II-4). The Market Analyst calculated a total demand of 357 qualified households in the PMA, based on the current estimate of 5,134 households, the projected annual growth rate of -0.3%, renter households estimated at 33.8% of the population, income-qualified households estimated at 31.5%, and an annual renter turnover rate of 65.7%. (p. VII-4). The Market Analyst used an income band of \$8,640 to \$26,700.

ANNUAL INCOME-ELIGIBLE SUBMARKET DEMAND SUMMARY								
	Market	Analyst	Underwriter					
Type of Demand	Units of	% of Total	Units of	% of Total				
51 	Demand	Demand	Demand	Demand				
Household Growth	-2	-0.6%	-1	-0.3%				
Resident Turnover	359	100.6%	359	100.3%				
TOTAL ANNUAL DEMAND	357	100%	358	100%				

Ref: p. VII-4

Inclusive Capture Rate: The Market Analyst calculated an inclusive capture rate of 36.8% based upon 357 units of demand and 132 unstabilized affordable housing in the PMA (including the subject) (p. VII-4). However, the subject development is currently 96.9% occupied with a rental subsidy. It is likely the existing tenants will choose to remain at the property. Therefore, an inclusive capture rate calculation is not a relevant tool for determining the feasibility of the subject development.

Market Rent Comparables: "We identified and personally surveyed 13...housing projects containing a

total of 469 units within the PMA." (p. II-2). The Market Analyst based the market rent analysis on rents charged at nine comparable properties, some of which are located outside the PMA. The rent conclusion for each unit type is based on the five most comparable property's unit rents (VI-2).

	RENT	ANALYSIS (net	tenant-paid ren	nts)	
Unit Type (% AMI)	Proposed	HAP	Differential	Est. Market	Differential
1-Bedroom (30%)	\$458	\$458	\$0	\$435	+\$23
2-Bedroom (30%)	\$593	\$593	\$0	\$565	+\$28
2-Bedroom (60%)	\$593	\$593	\$0	\$565	+\$28
3-Bedroom (60%)	\$656	\$656	\$0	\$640	+\$16
4-Bedroom (60%)	\$714	\$714	\$0	\$730	-\$16

(NOTE: Differentials are amount of difference between proposed rents and program limits and average market rents, e.g., proposed rent =\$500, program max =\$600, differential = -\$100)

In most cases, the comparable unit rents used to project market rents for the subject development are less than the Market Analyst's conclusions. This may be due to the poor quality of rental housing available in the area. After the proposed rehabilitation of the subject, it will be one of the better quality properties. Also, the HAP contract associated with the development will dictate the rents charged by the property and all tenants will pay only 30% of their income regardless of the contract rental rate. Therefore, the market rents do not currently have a direct effect on the rental rates of the subject property.

Primary Market Occupancy Rates: The 13 surveyed housing projects "have a combined occupancy rate of 97.4%...among these 13 projects are 7 non-subsidized (market-rate and Tax Credit) projects containing 160 units. These non-subsidized units are 98.7% occupied. The remaining 6 projects contain 309 government-subsidized units, of which 96.8% are occupied" (p. II-2).

Absorption Projections: The Market Analyst did not provide an absorption projection. Because the subject development has tenants in place and plans to retain the majority of existing tenants, an absorption projection is irrelevant.

Known Planned Development: There are no known planned developments in the Primary Market Area (p. V-7).

<u>Effect on Existing Housing Stock</u>: "Given that the proposed project will retain its HUD Section 8 and 236 subsidies, even after renovations, we do not anticipate the subject property impacting the occupancy rate of existing rentals in the market" (p. II-4).

<u>Other Relevant Information</u>: "...the planned expansion of Caviness Packing and the new jobs created are expected to improve the local economy" (p. II-2).

The Underwriter found the market study provided sufficient information on which to base a funding recommendation.

OPERATING PROFORMA ANALYSIS

Income: The Applicant projected potential gross rent based on the current owner's request for an increase in Project-based Section 8 Housing Assistance Payments (HAP) contract rents to \$458 for one-bedroom units, \$593 for two-bedroom units, \$656 for three-bedroom units, and \$714 for four-bedroom units. The development will receive a rent subsidy payment equal to the difference between HAP contract rents and actual tenant-paid rents. In order to capture all rental income, including subsidies, the development is most likely to receive, the Underwriter's potential gross rent estimate is also based on unit rents set at the proposed HAP contract rents. It should be noted the underwriting analysis indicates the development is feasible with or without an increase in the *current* HAP Contract rents of \$445 for one-bedroom units, \$576 for two-bedroom units, \$637 for three-bedroom units, and \$693 for four-bedroom units.

The HAP contract clearly states, "Subject to the availability of sufficient appropriations to make housing assistance payments for any year...the Renewal Contract shall run for a period of 1 year..." Therefore, the

subject development, as well as other projects with Section 8 contracts, is not guaranteed continued receipt of subsidy payments. Without renewal of the HAP contract, the development income would be limited by the maximum HTC rents, which are currently generally less than both the HAP contract and market rents. If the development rents were restricted to the current maximum HTC rents, the initial debt coverage ratio would not meet the Department's minimum guideline of 1.10 and therefore adversely impact the ongoing feasibility of the development.

While the Applicant's proforma utilizes the projected Interest Rate Reduction Payment as a direct reduction in debt service, the Underwriter includes the IRP as an additional source of income. Also, while the Underwriter's estimate is based on the actual payment reflected in a submitted schedule, the Applicant has included an approximate figure.

The Underwriter projects a vacancy and collection loss of 5%, which is comparable to the Applicant's assumption, due to the current occupancy rate at the property and continued subsidy payments provided through the HAP contract. Both the Applicant and the Underwriter reduced the development income by an amount equal to the potential rent for the designated four-bedroom employee occupied unit.

The difference in the Applicant's effective gross income estimate as compared to the Underwriter's estimate can be directly attributed to the chosen categorization of the IRP income.

Expenses: The Applicant's total expense estimate of \$4,637 per unit is 6% less than the Underwriter's estimate of \$4,955 per unit. The Underwriter's line-item estimates are, for the most part, based on actual expenses incurred by the development in 2003. The Applicant's budget shows several line item estimates that deviate significantly when compared to the Underwriter's estimates, particularly: repairs and maintenance (\$32K lower) and payroll (\$22K higher).

In accordance with Section 2306.186 of the Department's governing statute, the underwriter has performed an analysis of mandatory deposits to fund necessary repairs. The submitted Property Condition Assessment projects the need for major repairs and their associated cost throughout the 40 year term of the permanent mortgage. The Underwriter compared the PCA projected costs (assuming an annual inflationary factor of 2.5%) to the projected accumulated reserves (assuming an annual inflationary factor of 4%) and found that an initial annual reserve requirement of \$300 per unit is adequate to meet the needs of the development.

<u>Conclusion</u>: The Applicant's income, expense and net operating income estimates are not within 5% of the Underwriter's estimates. Therefore, the Underwriter's proforma is used to determine the development's debt service capacity. The estimated debt coverage ratio (DCR) of 1.16 is within the Department's guideline of 1.10 to 1.30. It should be noted, mortgage insurance premium (MIP) payments are required by the permanent lender. Excluding the MIP payment results in a DCR of 1.23.

	ACQUISIT	ION VALUATION IN APPRAISED VALU				
Land Only: 8.264 acres	\$100,000		Date of Valuation:	12/	23/	2003
Existing Building(s): "as is"	\$2,100,000		Date of Valuation:	12/	23/	2003
Total Development: "as is" \$2,200			Date of Valuation:	12/	23/	2003
Appraiser: Crown Appraisal	Group C	ity: Columbus, O	H Phone:	(614)	431-	3332
		"A a La" "Droomaa	tive Velue" (og me	a such a d	hand ("I and Value"
The current "As-Is" value is should and does support the used was the Sales Compa \$2,200,000. The underlying at \$2,100,000.	is most importar e purchase price arison Approach	nt in the valuation of the subject. Fo In this case th	or the "As-Is" value value and purce of the acquisition of the sector of	g of this ation, t hase pr	s prope the print rice ar	erty because it mary approach re the same at

Building:	\$1,11	1,370		Valuation by:	Deaf Smith	County A	Appraisal	District
Total Assessed Value:	\$1,16	5,970		Tax Rate:	2.119			
		EVI	DENCE of SI	TE or PROPERTY CO	ONTROL			
Type of Site Control:	Purcha	se And	Sale Agreer	nent				
Contract Expiration Date:	5/	31/	2004	Anticipated Clos	sing Date:	5/	1/	2004
Acquisition Cost:	\$2,200	,000		Other Terms/Co	onditions:			
Seller: Blue Water Gard	len Apar	tments		Rela	ted to Develop	ment Tea	m Membe	r: Yes

CONSTRUCTION COST ESTIMATE EVALUATION

<u>Acquisition Value</u>: The seller is related to the proposed management firm. According to Section 50.9(f)(12)(C) of the 2004 QAP, the acquisition of the property is an identity of interest transaction. In response to a request for documentation of the seller's original acquisition, holding and exit tax costs, the Applicant provided a balance sheet for the property dated as of December 31, 2003 accompanied by a signed letter stating the original mortgage amount and equity contribution. The balance sheet indicates a current property value of \$2,529,810 comprised of land, land improvements, buildings, building equipment fixed, and building equipment – carpet. The current book value before depreciation supports the property cost of \$2,200,000 (\$18/NRSF or \$16,667/unit) which is equal to the as-is appraisal value. Therefore, no excess profit on the sale of the property appears to be evident. The Appraisal provided justification for a maximum \$100,000 land value allowing the remainder of the purchase price (\$2,100,000) to be considered as eligible acquisition basis.

<u>Sitework Cost</u>: The Applicant's claimed sitework costs are \$1,212 per unit.

Direct Construction Cost: The direct construction cost is supported by a work write-up signed by the third party general contractor. The requirement for a Property Condition Assessment (PCA) was intended to also provide a third party estimate of total development costs. However, in this case, the development costs noted in the PCA were derived from the Applicant's estimates. The development meets the program requirement of at least \$6,000 per unit of direct construction and sitework costs.

Interim Financing Fees: The Underwriter reduced the Applicant's eligible interim financing fees by \$5K to reflect an apparent overestimation of eligible construction loan interest, to bring the eligible interest expense down to one year of fully drawn interest expense. This results in an equivalent reduction to the Applicant's eligible basis estimate.

Conclusion: The Underwriter's total development cost estimate, which is based on the Applicant's figure, adjusted to meet Department guidelines, is used to determine the development's permanent financing need and eligible basis. An eligible basis of \$6,413,815 results in a qualified tax credit allocation of \$228,973 annually, which will be compared to the Applicant's request and the tax credits resulting from a gap in need for permanent financing.

FINANCING S	RUCTURE					
BOND FINA	ICING					
Source: Davis-Penn Mortgage Company	Contact: Ray J Land	ry				
Tax-Exempt Amount:\$4,430,000Interest Rate:	5.25%, fixed					
Additional Information: To be issued by Panhandle Regional Housing Finance Corporation						
Amortization: 40 yrs Term: 42 yrs Commit	nent: 🗌 LOI 🗌 Fi	rm 🛛 Conditional				
Annual Payment: \$316,617 Lien Priority: 1	Commitment Date	12/ 22/ 2003				
TAX CREDIT SYN	DICATION					
Source: Paramount Financial Group	Contact: Dale E	Cook				

Address:	150 E	Main St	reet, Su	ite 301			City: F	redericksburg		
State:	TX		Zip:	78624	Phone:	(740)	587-4150	Fax:	(740)	587-4626
Net Procee	eds:	\$1,833	3,236	1	Net Syndicat	ion Rate (p	er \$1.00 of 10-yr	LIHTC)	80¢	
Commitme	ent	\square	LOI	I I	Firm	Cond	itional Date:	12/	23/	2003
Additional	Inform	ation:	_							
							17.7			
					APPLIC	CANT EQU	IIY			
Amount:	\$429,	116		So	urce: []	Deferred D	eveloper Fee			
Amount:	\$266,	836		So	urce: R	ehab Perio	od Income			
				EIN			ΛΝΑΙ VSIS			

Permanent Financing: Davis-Penn Mortgage Company will provide interim to permanent financing in the amount of \$4,430,000. Although not directly mentioned in the commitment letter, the loan will be financed through the sale of mortgage revenue bonds issued by the Panhandle Housing Finance Corporation. Debt service for the loan will be structured to take advantage of an existing Interest Rate Reduction Payment the development will receive through May 2012. The debt service will equal \$316,617 annually until the IRP runs out and \$232,274 thereafter. The debt service is based on a total repayment term of 40 years and fixed interest rate of 5.25%.

<u>HTC</u> Syndication: The tax credit syndication commitment is consistent with the terms reflected in the sources and uses of funds listed in the application.

Deferred Developer's Fees: The Applicant's proposed deferred developer's fees of \$429,116 amount to 52% of the total fees.

<u>Course of Construction Cashflow</u>: The Applicant has also included an estimated \$266,836 in income from operation during the rehabilitation of the development.

Financing Conclusions: As stated above, the Underwriter's total development cost estimate resulted in an eligible basis that supports a recommended tax credit allocation of \$228,973 annually. The recommended allocation is less than both the Applicant's request and the tax credits resulting from a gap in need for permanent financing.

Although the development will likely produce cashflow during the course of construction, for purposes of the underwriting analysis, potential operating income is not included as a source of financing. Therefore, the anticipated deferred developer fee amounts to 97% of proposed total developer fees. Based on the 30-year proforma and excluding the potential operating income during construction, deferred fees of \$806,245 are not repayable within 10 years of stabilized operation, but appear to be repayable within 15 years.

DEVELOPMENT TEAM IDENTITIES of INTEREST

The Applicant and Developer are related entities. This is a common relationship for HTC-funded developments. The management firm, which is owned by the seller of the property, also plans to provide supportive services and the potential for excess profit from the identity of interest transfer was discussed and dismissed in the acquisition value section of this report.

APPLICANT'S/PRINCIPALS' FINANCIAL HIGHLIGHTS, BACKGROUND, and EXPERIENCE

Financial Highlights:

- ∉ The Applicant and General Partner are single-purpose entities created for the purpose of receiving assistance from TDHCA and therefore have no material financial statements.
- ∉ The principals of the General Partner, Daniel O'Dea and Michelle Grandt, submitted unaudited personal financial statements dated October 31, 2003.

Background & Experience:

∉ The Applicant and General Partner are new entities formed for the purpose of developing the project.

∉ Daniel O'Dea, a principal of the General Partner, listed participation in 16 HTC housing developments totaling 2,109 units since 2000.

SUMMARY OF SALIENT RISKS AND ISSUES

- ∉ The recommended amount of deferred developer fee might not be repaid within ten years, and any amount unpaid past ten years would be removed from eligible basis.
- \notin The seller of the property has an identity of interest with a Development Team member.
- ∉ The income produced by the development may be adversely affected should HUD cease to fund the HAP Contract.

Underwriter:		Date:	March 30, 2004
	Lisa Vecchietti		
Director of Real Estate Analysis:		Date:	March 30, 2004
	Tom Gouris		

MULTIFAMILY COMPARATIVE ANALYSIS

Blue Water Garden, Hereford, 4% HTC 04402

Type of Unit	Number	Bedrooms	No. of Baths	Size in SF	Gross Rent Lmt.	Total Rent per Unit	Rent per Month	Rent per SF	Utilities	Wtr, Swr, Trsh
HTC 30%	12	1	1	637	\$238	\$458	\$5,496	\$0.72	\$52.00	\$36.00
HTC 30%	8	2	1	822	286	\$593	4,744	0.72	\$62.00	\$51.00
HTC 60%	32	2	1	822	573	\$593	18,976	0.72	\$62.00	\$51.00
HTC 60%	64	3	1.5	936	661	\$656	41,984	0.70	\$68.00	\$55.00
HTC 60%	15	4	1.5	1,062	738	\$714	10,710	0.67	\$83.00	\$59.00
EO	10	4	1.5	1,062	738	\$714	714	0.67	\$83.00	\$59.00
		-	1.5	1,002	730	φ/14	714	0.07	φ03.00	<i>\$</i> 33.00
	400						A AA AA A	<u> </u>		<u> </u>
TOTAL:	132		AVERAGE:	890	\$588	\$626	\$82,624	\$0.70	\$66.55	\$52.55
INCOME			entable Sq Ft:	<u>117,420</u>		TDHCA	APPLICANT		USS Region	1
	GROSS REM	1T				\$991,488	\$991,500		IREM Region	6
Secondary In				Per Unit Per Month:	\$10.00	15,840	15,840	\$10.00	Per Unit Per Month	
			duction Paymer	it		95,160	0			
	GROSS INC	OME			5.000/	\$1,102,488	\$1,007,340	5.000/		_
•	Collection Loss	ntal Unita ar (tial Gross Income:	-5.00%	(50,366) (8,568)	(50,364) (8,580)	-5.00%	of Potential Gross F	Rent
	GROSS INC		JUNCESSIONS			\$1,043,554	\$948,396			
EXPENSES			% OF EGI	PER UNIT	PER SQ FT	ψ1,040,004	ψ 34 0,390	PER SQ FT	PER UNIT	% OF EGI
						¢26.402	¢00.745			
General & Ac			3.46%	\$274	0.31	\$36,102	\$33,715	\$0.29	\$255	3.55%
Management	t		5.45%	431	0.48	56,904	53,341	0.45	404	5.62%
Payroll & Pay	yroll Tax		12.79%	1,011	1.14	133,492	155,660	1.33	1,179	16.41%
Repairs & Ma	aintenance		7.61%	602	0.68	79,463	47,500	0.40	360	5.01%
Utilities			10.06%	795	0.89	104,951	72,000	0.61	545	7.59%
Water, Sewe	er, & Trash		7.37%	583	0.65	76,897	85,400	0.73	647	9.00%
Property Insu	urance		4.28%	338	0.38	44,620	45,000	0.38	341	4.74%
Property Tax		2.119	3.75%	297	0.33	39,159	37,000	0.32	280	3.90%
	Replacements	2.110	3.79%	300	0.34	39,600	39,600	0.34	300	4.18%
							·			
	Security/Supportive	Services	4.11%	325	0.37	42,900	42,900	0.37	325	4.52%
TOTAL EXP			62.68%	\$4,955	\$5.57	\$654,088	\$612,116	\$5.21	\$4,637	64.54%
NET OPERA	ATING INC		37.32%	\$2,950	\$3.32	\$389,466	\$336,280	\$2.86	\$2,548	35.46%
DEBT SERV	/ICE									
First Lien Mort	tgage		22.26%	\$1,760	\$1.98	\$232,274	\$232,274	\$1.98	\$1,760	24.49%
IRP Loan			8.08%	\$639	\$0.72	84,343	84,343	\$0.72	\$639	8.89%
IRP Payment			0.00%	\$0	\$0.00	0	(94,000)	(\$0.80)	(\$712)	-9.91%
	urance Premiun	۱	1.86%	\$147	\$0.17	19,400	22,150	\$0.19	\$168	2.34%
NET CASH F	FLOW		5.12%	\$405	\$0.46	\$53,448	\$91,513	\$0.78	\$693	9.65%
AGGREGATE	DEBT COVER	RAGE RATIO				1.16	1.37			
RECOMMEN	DED DEBT CO	VERAGE RA	TIO WITHOUT	MIP PAYMEN	л	1.23				
CONSTRUC	TION COST				r					
Desc	ription	Factor	% of TOTAL	PER UNIT	PER SQ FT	TDHCA	APPLICANT	PER SQ FT	PER UNIT	% of TOTAL
Acquisition C	Cost (site or bldg)	31.10%	\$16,667	\$18.74	\$2,200,000	\$2,200,000	\$18.74	\$16,667	31.61%
	COSt (site or bldg)	31.10% 0.00%	\$16,667 0	\$18.74 0.00	\$2,200,000 0	\$2,200,000 0	\$18.74 0.00	\$16,667 0	31.61% 0.00%
Off-Sites	COST (site or bldg)								
Off-Sites Sitework)	0.00% 2.26%	0 1,212	0.00 1.36	0 159,951	0 159,951	0.00 1.36	0 1,212	0.00% 2.30%
Off-Sites Sitework Direct Const	ruction		0.00% 2.26% 27.40%	0 1,212 14,679	0.00 1.36 16.50	0 159,951 1,937,674	0 159,951 1,937,674	0.00 1.36 16.50	0 1,212 14,679	0.00% 2.30% 27.84%
Off-Sites Sitework Direct Consti Contingency	ruction	10.00%	0.00% 2.26% 27.40% 2.97%	0 1,212 14,679 1,589	0.00 1.36 16.50 1.79	0 159,951 1,937,674 209,763	0 159,951 1,937,674 209,763	0.00 1.36 16.50 1.79	0 1,212 14,679 1,589	0.00% 2.30% 27.84% 3.01%
Off-Sites Sitework Direct Consti Contingency General Req	ruction I'ts	10.00%	0.00% 2.26% 27.40% 2.97% 1.78%	0 1,212 14,679 1,589 953	0.00 1.36 16.50 1.79 1.07	0 159,951 1,937,674 209,763 125,858	0 159,951 1,937,674 209,763 125,858	0.00 1.36 16.50 1.79 1.07	0 1,212 14,679 1,589 953	0.00% 2.30% 27.84% 3.01% 1.81%
Off-Sites Sitework Direct Constr Contingency General Req Contractor's	ruction I'ts G & A	10.00% 6.00% 2.00%	0.00% 2.26% 27.40% 2.97% 1.78% 0.59%	0 1,212 14,679 1,589 953 318	0.00 1.36 16.50 1.79 1.07 0.36	0 159,951 1,937,674 209,763 125,858 41,953	0 159,951 1,937,674 209,763 125,858 41,953	0.00 1.36 16.50 1.79 1.07 0.36	0 1,212 14,679 1,589 953 318	0.00% 2.30% 27.84% 3.01% 1.81% 0.60%
Off-Sites Sitework Direct Constr Contingency General Req Contractor's Contractor's	ruction I'ts G & A Profit	10.00%	0.00% 2.26% 27.40% 2.97% 1.78% 0.59% 1.78%	0 1,212 14,679 1,589 953 318 953	0.00 1.36 16.50 1.79 1.07 0.36 1.07	0 159,951 1,937,674 209,763 125,858 41,953 125,858	0 159,951 1,937,674 209,763 125,858 41,953 125,858	0.00 1.36 16.50 1.79 1.07 0.36 1.07	0 1,212 14,679 1,589 953 318 953	0.00% 2.30% 27.84% 3.01% 1.81% 0.60% 1.81%
Sitework Direct Constr Contingency General Req Contractor's Contractor's Indirect Cons	ruction I'ts G & A Profit struction	10.00% 6.00% 2.00%	0.00% 2.26% 27.40% 2.97% 1.78% 0.59% 1.78% 5.30%	0 1,212 14,679 1,589 953 318 953 2,841	0.00 1.36 16.50 1.79 1.07 0.36 1.07 3.19	0 159,951 1,937,674 209,763 125,858 41,953 125,858 374,953	0 159,951 1,937,674 209,763 125,858 41,953 125,858 374,953	0.00 1.36 16.50 1.79 1.07 0.36 1.07 3.19	0 1,212 14,679 1,589 953 318 953 2,841	0.00% 2.30% 27.84% 3.01% 1.81% 0.60% 1.81% 5.39%
Off-Sites Sitework Direct Constit Contingency General Req Contractor's Contractor's Indirect Constitution Ineligible Constitution	ruction I'ts G & A Profit struction sts	10.00% 6.00% 2.00%	0.00% 2.26% 27.40% 2.97% 1.78% 0.59% 1.78%	0 1,212 14,679 1,589 953 318 953	0.00 1.36 16.50 1.79 1.07 0.36 1.07	0 159,951 1,937,674 209,763 125,858 41,953 125,858 374,953 346,373	0 159,951 1,937,674 209,763 125,858 41,953 125,858 374,953 346,373	0.00 1.36 16.50 1.79 1.07 0.36 1.07	0 1,212 14,679 1,589 953 318 953	0.00% 2.30% 27.84% 3.01% 1.81% 0.60% 1.81%
Off-Sites Sitework Direct Consti Contingency General Req Contractor's Contractor's Indirect Cons Ineligible Con	ruction I'ts G & A Profit struction sts	10.00% 6.00% 2.00%	0.00% 2.26% 27.40% 2.97% 1.78% 0.59% 1.78% 5.30%	0 1,212 14,679 1,589 953 318 953 2,841	0.00 1.36 16.50 1.79 1.07 0.36 1.07 3.19	0 159,951 1,937,674 209,763 125,858 41,953 125,858 374,953	0 159,951 1,937,674 209,763 125,858 41,953 125,858 374,953	0.00 1.36 16.50 1.79 1.07 0.36 1.07 3.19	0 1,212 14,679 1,589 953 318 953 2,841	0.00% 2.30% 27.84% 3.01% 1.81% 0.60% 1.81% 5.39%
Off-Sites Sitework Direct Constru Contingency General Req Contractor's Contractor's Indirect Const	ruction I'ts G & A Profit struction sts G & A	10.00% 6.00% 2.00% 6.00%	0.00% 2.26% 27.40% 2.97% 1.78% 0.59% 1.78% 5.30% 4.90%	0 1,212 14,679 953 318 953 2,841 2,624	0.00 1.36 16.50 1.79 1.07 0.36 1.07 3.19 2.95	0 159,951 1,937,674 209,763 125,858 41,953 125,858 374,953 346,373	0 159,951 1,937,674 209,763 125,858 41,953 125,858 374,953 346,373	0.00 1.36 16.50 1.79 1.07 0.36 1.07 3.19 2.95	0 1,212 14,679 1,589 953 318 953 2,841 2,624	0.00% 2.30% 27.84% 3.01% 1.81% 0.60% 1.81% 5.39% 4.98%
Off-Sites Sitework Direct Consti Contingency General Req Contractor's Contractor's Indirect Cons Ineligible Cos Developer's Developer's	ruction G & A Profit struction sts G & A Profit	10.00% 6.00% 6.00% 6.00%	0.00% 2.26% 27.40% 2.97% 1.78% 0.59% 1.78% 5.30% 4.90% 1.56%	0 1,212 14,679 1,589 953 318 953 2,841 2,624 837	0.00 1.36 16.50 1.79 1.07 0.36 1.07 3.19 2.95 0.94	0 159,951 1,937,674 209,763 125,858 41,953 125,858 374,953 346,373 110,502	0 159,951 1,937,674 209,763 125,858 41,953 125,858 374,953 346,373 110,502	0.00 1.36 16.50 1.79 1.07 0.36 1.07 3.19 2.95 0.94	0 1,212 14,679 1,589 953 318 953 2,841 2,624 837	0.00% 2.30% 27.84% 3.01% 1.81% 0.60% 1.81% 5.39% 4.98% 1.59%
Off-Sites Sitework Direct Consti Contingency General Req Contractor's Contractor's Indirect Cons Ineligible Co Developer's	ruction G & A Profit struction sts G & A Profit	10.00% 6.00% 6.00% 6.00%	0.00% 2.26% 27.40% 2.97% 1.78% 0.59% 1.78% 5.30% 4.90% 1.56% 10.16% 7.20%	0 1,212 14,679 953 318 953 2,841 2,624 837 5,441 3,856	0.00 1.36 16.50 1.79 1.07 0.36 1.07 3.19 2.95 0.94 6.12 4.34	0 159,951 1,937,674 209,763 125,858 41,953 125,858 374,953 346,373 110,502 718,266 509,039	0 159,951 1,937,674 209,763 125,858 41,953 125,858 374,953 346,373 110,502 718,266 509,039	0.00 1.36 16.50 1.79 1.07 0.36 1.07 3.19 2.95 0.94 6.12 4.34	0 1,212 14,679 953 318 953 2,841 2,624 837 5,441 3,856	0.00% 2.30% 27.84% 3.01% 1.81% 0.60% 1.81% 5.39% 4.98% 1.59% 10.32% 7.31%
Off-Sites Sitework Direct Consti Contingency General Req Contractor's Contractor's Indirect Cons Ineligible Cons Developer's Developer's Interim Finar Reserves	ruction G & A Profit struction sts G & A Profit ncing	10.00% 6.00% 6.00% 6.00%	0.00% 2.26% 27.40% 2.97% 1.78% 0.59% 1.78% 5.30% 4.90% 1.56% 10.16%	0 1,212 14,679 953 318 953 2,841 2,624 837 5,441	0.00 1.36 16.50 1.79 1.07 0.36 1.07 3.19 2.95 0.94 6.12	0 159,951 1,937,674 209,763 125,858 41,953 125,858 374,953 346,373 110,502 718,266	0 159,951 1,937,674 209,763 125,858 41,953 125,858 374,953 346,373 110,502 718,266	0.00 1.36 16.50 1.79 1.07 0.36 1.07 3.19 2.95 0.94 6.12	0 1,212 14,679 953 318 953 2,841 2,624 837 5,441	0.00% 2.30% 27.84% 3.01% 1.81% 0.60% 1.81% 5.39% 4.98% 1.59% 10.32%
Off-Sites Sitework Direct Consti Contingency General Req Contractor's Contractor's Indirect Cons Ineligible Cos Developer's Developer's Interim Finar Reserves TOTAL COS	ruction G & A Profit struction sts G & A Profit hcing	10.00% 6.00% 6.00% 6.00% 1.98% 12.86%	0.00% 2.26% 27.40% 2.97% 1.78% 0.59% 1.78% 5.30% 4.90% 1.56% 10.16% 7.20% 3.01% 100.00%	0 1,212 14,679 953 318 953 2,841 2,624 837 5,441 3,856 1,611 \$53,582	0.00 1.36 16.50 1.79 1.07 0.36 1.07 3.19 2.95 0.94 6.12 4.34 1.81 \$60.24	0 159,951 1,937,674 209,763 125,858 41,953 125,858 374,953 346,373 110,502 718,266 509,039 212,675 \$7,072,863	0 159,951 1,937,674 209,763 125,858 41,953 125,858 374,953 346,373 110,502 718,266 509,039 99,000 \$6,959,190	0.00 1.36 16.50 1.79 1.07 0.36 1.07 3.19 2.95 0.94 6.12 4.34 0.84 \$59.27	0 1,212 14,679 1,589 953 318 953 2,841 2,624 837 5,441 3,856 750 \$52,721	0.00% 2.30% 27.84% 3.01% 1.81% 0.60% 1.81% 5.39% 4.98% 1.59% 10.32% 7.31% 1.42% 100.00%
Off-Sites Sitework Direct Constit Contingency General Req Contractor's Contractor's Indirect Cons Ineligible Cons Developer's Developer's Interim Finar Reserves TOTAL COS Recap-Hard C	ruction G & A Profit struction sts G & A Profit neing Construction (10.00% 6.00% 6.00% 6.00% 1.98% 12.86%	0.00% 2.26% 27.40% 2.97% 1.78% 0.59% 1.78% 5.30% 4.90% 1.56% 10.16% 7.20% 3.01%	0 1,212 14,679 953 318 953 2,841 2,624 837 5,441 3,856 1,611	0.00 1.36 16.50 1.79 1.07 0.36 1.07 3.19 2.95 0.94 6.12 4.34 1.81	0 159,951 1,937,674 209,763 125,858 41,953 125,858 374,953 346,373 110,502 718,266 509,039 212,675	0 159,951 1,937,674 209,763 125,858 41,953 125,858 374,953 346,373 110,502 718,266 509,039 99,000	0.00 1.36 16.50 1.79 1.07 0.36 1.07 3.19 2.95 0.94 6.12 4.34 0.84 \$59.27 \$22.15	0 1,212 14,679 1,589 953 318 953 2,841 2,624 837 5,441 3,856 750	0.00% 2.30% 27.84% 3.01% 1.81% 0.60% 1.81% 5.39% 4.98% 1.59% 10.32% 7.31% 1.42%
Off-Sites Sitework Direct Constit Contingency General Req Contractor's Contractor's Indirect Cons Ineligible Con Developer's Developer's Interim Finar Reserves TOTAL COS Recap-Hard C SOURCES C	ruction (ts G & A Profit struction sts G & A Profit neing ST Construction (DF FUNDS	10.00% 6.00% 6.00% 6.00% 1.98% 12.86%	0.00% 2.26% 27.40% 2.97% 1.78% 0.59% 1.78% 5.30% 4.90% 1.56% 10.16% 7.20% 3.01% 100.00%	0 1,212 14,679 1,589 953 318 953 2,841 2,624 837 5,441 3,856 1,611 \$53,582 \$19,705	0.00 1.36 16.50 1.79 1.07 0.36 1.07 3.19 2.95 0.94 6.12 4.34 1.81 \$60.24 \$22.15	0 159,951 1,937,674 209,763 125,858 41,953 125,858 374,953 346,373 110,502 718,266 509,039 212,675 \$7,072,863 \$2,601,055	0 159,951 1,937,674 209,763 125,858 41,953 125,858 374,953 346,373 110,502 718,266 509,039 99,000 \$6,959,190 \$2,601,057	0.00 1.36 16.50 1.79 1.07 0.36 1.07 3.19 2.95 0.94 6.12 4.34 0.84 \$59.27 \$22.15 <u>RECOMMENDED</u>	0 1,212 14,679 1,589 953 318 953 2,841 2,624 837 5,441 3,856 750 \$52,721 \$19,705	0.00% 2.30% 27.84% 3.01% 1.81% 0.60% 1.81% 5.39% 4.98% 1.59% 10.32% 7.31% 1.42% 100.00% 37.38%
Off-Sites Sitework Direct Constit Contingency General Req Contractor's Contractor's Indirect Cons Ineligible Cos Developer's Developer's Interim Finar Reserves TOTAL COS Recap-Hard C SOURCES (First Lien Mort	ruction (ts G & A Profit struction sts G & A Profit neing ST Construction (DF FUNDS	10.00% 6.00% 6.00% 6.00% 1.98% 12.86%	0.00% 2.26% 27.40% 2.97% 1.78% 0.59% 1.78% 5.30% 4.90% 1.56% 10.16% 7.20% 3.01% 100.00% 36.78%	0 1,212 14,679 1,589 953 318 953 2,841 2,624 837 5,441 3,856 1,611 \$53,582 \$19,705 \$29,394	0.00 1.36 16.50 1.79 1.07 0.36 1.07 3.19 2.95 0.94 6.12 4.34 1.81 \$60.24 \$22.15 \$33.04	0 159,951 1,937,674 209,763 125,858 41,953 125,858 374,953 346,373 110,502 718,266 509,039 212,675 \$7,072,863 \$2,601,055 \$3,880,000	0 159,951 1,937,674 209,763 125,858 41,953 125,858 374,953 346,373 110,502 718,266 509,039 99,000 \$6,959,190 \$2,601,057	0.00 1.36 16.50 1.79 1.07 0.36 1.07 3.19 2.95 0.94 6.12 4.34 0.84 \$59.27 \$22.15 <u>Recommended</u> \$3,880,000	0 1,212 14,679 1,589 953 318 953 2,841 2,624 837 5,441 3,856 750 \$52,721 \$19,705	0.00% 2.30% 27.84% 3.01% 1.81% 0.60% 1.81% 5.39% 4.98% 1.59% 10.32% 7.31% 1.42% 100.00% 37.38% ee Available
Off-Sites Sitework Direct Constit Contingency General Req Contractor's Contractor's Indirect Cons Ineligible Cos Developer's Developer's Interim Finar Reserves TOTAL COS Recap-Hard C SOURCES (First Lien Mort IRP Loan	ruction (ts G & A Profit struction sts G & A Profit neing ST Construction (DF FUNDS tgage	10.00% 6.00% 6.00% 6.00% 1.98% 12.86%	0.00% 2.26% 27.40% 2.97% 1.78% 0.59% 1.78% 5.30% 4.90% 1.56% 10.16% 7.20% 3.01% 100.00% 36.78%	0 1,212 14,679 1,589 953 318 953 2,841 2,624 837 5,441 3,856 1,611 \$53,582 \$19,705	0.00 1.36 16.50 1.79 1.07 0.36 1.07 3.19 2.95 0.94 6.12 4.34 1.81 \$60.24 \$22.15	0 159,951 1,937,674 209,763 125,858 41,953 125,858 374,953 346,373 110,502 718,266 509,039 212,675 \$7,072,863 \$2,601,055 \$3,880,000 550,000	0 159,951 1,937,674 209,763 125,858 41,953 125,858 374,953 346,373 110,502 718,266 509,039 99,000 \$6,959,190 \$2,601,057	0.00 1.36 16.50 1.79 1.07 0.36 1.07 3.19 2.95 0.94 6.12 4.34 0.84 \$59.27 \$22.15 <u>Recommended</u> \$3,880,000 \$550,000	0 1,212 14,679 1,589 953 318 953 2,841 2,624 837 5,441 3,856 750 \$52,721 \$19,705 Developer Fi \$828 ,	0.00% 2.30% 27.84% 3.01% 1.81% 0.60% 1.81% 5.39% 4.98% 1.59% 10.32% 7.31% 1.42% 100.00% 37.38% ee Available ,768
Off-Sites Sitework Direct Constit Contingency General Req Contractor's Contractor's Indirect Cons Ineligible Cos Developer's Developer's Interim Finar Reserves TOTAL COS Recap-Hard C SOURCES (First Lien Mort	ruction (ts G & A Profit struction sts G & A Profit neing ST Construction (DF FUNDS tgage	10.00% 6.00% 6.00% 6.00% 1.98% 12.86%	0.00% 2.26% 27.40% 2.97% 1.78% 0.59% 1.78% 5.30% 4.90% 1.56% 10.16% 7.20% 3.01% 100.00% 36.78%	0 1,212 14,679 1,589 953 318 953 2,841 2,624 837 5,441 3,856 1,611 \$53,582 \$19,705	0.00 1.36 16.50 1.79 1.07 0.36 1.07 3.19 2.95 0.94 6.12 4.34 1.81 \$60.24 \$22.15 \$33.04	0 159,951 1,937,674 209,763 125,858 41,953 125,858 374,953 346,373 110,502 718,266 509,039 212,675 \$7,072,863 \$2,601,055 \$3,880,000	0 159,951 1,937,674 209,763 125,858 41,953 125,858 374,953 346,373 110,502 718,266 509,039 99,000 \$6,959,190 \$2,601,057	0.00 1.36 16.50 1.79 1.07 0.36 1.07 3.19 2.95 0.94 6.12 4.34 0.84 \$59.27 \$22.15 <u>Recommended</u> \$3,880,000	0 1,212 14,679 1,589 953 318 953 2,841 2,624 837 5,441 3,856 750 \$52,721 \$19,705	0.00% 2.30% 27.84% 3.01% 1.81% 0.60% 1.81% 5.39% 4.98% 1.59% 10.32% 7.31% 1.42% 100.00% 37.38% ee Available ,768
Off-Sites Sitework Direct Constit Contingency General Req Contractor's Contractor's Indirect Cons Ineligible Cons Developer's Developer's Developer's Interim Finar Reserves TOTAL COS Recap-Hard C SOURCES (First Lien Mort IRP Loan HTC Syndicati	ruction (ts G & A Profit struction sts G & A Profit neing ST Construction (DF FUNDS tgage	10.00% 6.00% 6.00% 1.98% 12.86%	0.00% 2.26% 27.40% 2.97% 1.78% 0.59% 1.78% 5.30% 4.90% 1.56% 10.16% 7.20% 3.01% 100.00% 36.78%	0 1,212 14,679 1,589 953 318 953 2,841 2,624 837 5,441 3,856 1,611 \$53,582 \$19,705 \$29,394 \$4,167	0.00 1.36 1.6.50 1.79 1.07 0.36 1.07 3.19 2.95 0.94 6.12 4.34 1.81 \$60.24 \$22.15 \$33.04 \$4.68	0 159,951 1,937,674 209,763 125,858 41,953 125,858 374,953 346,373 110,502 718,266 509,039 212,675 \$7,072,863 \$2,601,055 \$3,880,000 550,000	0 159,951 1,937,674 209,763 125,858 41,953 125,858 374,953 346,373 110,502 718,266 509,039 99,000 \$6,959,190 \$2,601,057	0.00 1.36 16.50 1.79 1.07 0.36 1.07 3.19 2.95 0.94 6.12 4.34 0.84 \$59.27 \$22.15 <u>Recommended</u> \$3,880,000 \$550,000	0 1,212 14,679 1,589 953 318 953 2,841 2,624 837 5,441 3,856 750 \$52,721 \$19,705 Developer Fi \$828 ,	0.00% 2.30% 27.84% 3.01% 1.81% 0.60% 1.81% 5.39% 4.98% 1.59% 10.32% 7.31% 1.42% 100.00% 37.38% ee Available ,768
Off-Sites Sitework Direct Consti Contingency General Req Contractor's Contractor's Indirect Cons Ineligible Cons Ineligible Cons Developer's Developer's Interim Finar Reserves TOTAL COS Recap-Hard C SOURCES (First Lien Mort IRP Loan HTC Syndicati	ruction (ts G & A Profit struction sts G & A Profit ncing ST Construction (DF FUNDS tgage ion Proceeds Operating Incor	10.00% 6.00% 6.00% 1.98% 12.86%	0.00% 2.26% 27.40% 2.97% 1.78% 0.59% 1.78% 5.30% 4.90% 1.56% 10.16% 7.20% 3.01% 100.00% 36.78% 54.86% 7.78% 25.92%	0 1,212 14,679 1,589 953 318 953 2,841 2,624 837 5,441 3,856 1,611 \$53,582 \$19,705 \$29,394 \$4,167 \$13,888	0.00 1.36 1.650 1.79 1.07 0.36 1.07 3.19 2.95 0.94 6.12 4.34 1.81 \$60.24 \$22.15 \$33.04 \$4.68 \$15.61	0 159,951 1,937,674 209,763 125,858 41,953 125,858 374,953 346,373 110,502 718,266 509,039 212,675 \$7,072,863 \$2,601,055 \$3,880,000 550,000 1,833,236	0 159,951 1,937,674 209,763 125,858 41,953 125,858 374,953 346,373 110,502 718,266 509,039 99,000 \$6,959,190 \$2,601,057 \$3,880,000 550,000 1,833,236	0.00 1.36 16.50 1.79 1.07 0.36 1.07 3.19 2.95 0.94 6.12 4.34 0.84 \$59.27 \$22.15 <u>Recommended</u> \$3,880,000 550,000 1,829,954	0 1,212 14,679 1,589 953 318 953 2,841 2,624 837 5,441 3,856 750 \$52,721 \$19,705 Developer Fi \$828 ,	0.00% 2.30% 27.84% 3.01% 1.81% 0.60% 1.81% 5.39% 4.98% 1.59% 10.32% 7.31% 1.42% 100.00% 37.38% ee Available ,768 ee Deferred
Off-Sites Sitework Direct Constit Contingency General Req Contractor's Indirect Constitution Developer's Developer's Developer's Interim Finar Reserves TOTAL COS Recap-Hard C SOURCES OF First Lien Mort IRP Loan HTC Syndicati Construction C Deferred Deve	ruction (ts G & A Profit struction sts G & A Profit ncing ST Construction (DF FUNDS tgage ion Proceeds Operating Incor	10.00% 6.00% 2.00% 6.00% 1.98% 12.86% Costs	0.00% 2.26% 27.40% 2.97% 1.78% 0.59% 1.78% 5.30% 4.90% 1.56% 10.16% 7.20% 3.01% 100.00% 3.67% 54.86% 7.78% 25.92% 3.77%	0 1,212 14,679 953 318 953 2,841 2,624 837 5,441 3,856 1,611 \$53,582 \$19,705 \$29,394 \$4,167 \$13,888 \$2,021	0.00 1.36 1.650 1.79 1.07 0.36 1.07 3.19 2.95 0.94 6.12 4.34 1.81 \$60.24 \$22.15 \$33.04 \$4.68 \$15.61 \$2.27	0 159,951 1,937,674 209,763 125,858 41,953 125,858 374,953 346,373 110,502 718,266 509,039 212,675 \$7,072,863 \$2,601,055 \$3,880,000 550,000 1,833,236 266,836	0 159,951 1,937,674 209,763 125,858 41,953 125,858 374,953 346,373 110,502 718,266 509,039 99,000 \$6,959,190 \$2,601,057 \$3,880,000 550,000 1,833,236 266,836	0.00 1.36 16.50 1.79 1.07 0.36 1.07 3.19 2.95 0.94 6.12 4.34 0.84 \$59.27 \$22.15 <u>Recommended</u> \$3,880,000 550,000 1,829,954 0	0 1,212 14,679 1,589 953 318 953 2,841 2,624 837 5,441 3,856 750 \$52,721 \$19,705 Developer Fr \$828, % of Dev. Fe	0.00% 2.30% 27.84% 3.01% 1.81% 0.60% 1.81% 5.39% 4.98% 10.32% 7.31% 1.42% 100.00% 37.38% ee Available ,768 ee Deferred

MULTIFAMILY COMPARATIVE ANALYSIS(continued) Blue Water Garden, Hereford, 4% HTC 04402

PAYMENT COMPUTATION

Int Rate 5.25% DC	CR 1.68
Secondary \$550,000 Am	ort 96
Int Rate 5.25% Subtota	al DCR 1.23

RECOMMENDED FINANCING STRUCTURE:

Primary Debt Service
Secondary Debt Service
Additional Debt Service
NET CASH FLOW

\$232,274	
84,343	
0	
\$72,848	

Primary	\$3,880,000	Amort	480
Int Rate	5.25%	DCR	1.68
			-
Secondary	\$550,000	Amort	96
Int Rate	5.25%	Subtotal DCR	1.23
Additional	\$1,833,236	Amort	0
Int Rate	0.00%	Aggregate DCR	1.23

OPERATING INCOME & EXPENSE PROFORMA: RECOMMENDED FINANCING STRUCTURE

INCOME at	3.00%	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 10	YEAR 15	YEAR 20	YEAR 30
POTENTIAL GROS	S RENT	\$991,488	\$1,021,233	\$1,051,870	\$1,083,426	\$1,115,928	\$1,293,667	\$1,499,715	\$1,738,580	\$2,336,506
Secondary Income		15,840	16,315	16,805	17,309	17,828	20,668	23,959	27,776	37,328
Other Support Inco	me: Interest Rate R	95,160	94,739	94,281	93,782	93,238	0	0	0	0
POTENTIAL GROS	S INCOME	1,102,488	1,132,287	1,162,955	1,194,516	1,226,995	1,314,335	1,523,674	1,766,356	2,373,834
Vacancy & Collecti	on Loss	(50,366)	(51,877)	(53,434)	(55,037)	(56,688)	(65,717)	(76,184)	(88,318)	(118,692)
Employee or Other	Non-Rental Units o	(8,568)	(8,825)	(9,090)	(9,362)	(9,643)	(11,179)	(12,960)	(15,024)	(20,191)
EFFECTIVE GROS	S INCOME	\$1,043,554	\$1,071,585	\$1,100,431	\$1,130,117	\$1,160,664	\$1,237,439	\$1,434,530	\$1,663,014	\$2,234,952
EXPENSES at	4.00%									
General & Adminis	trative	\$36,102	\$37,546	\$39,048	\$40,610	\$42,235	\$51,385	\$62,517	\$76,062	\$112,590
Management		56,904	58,432	60,005	61,624	63,289	67,476	78,223	90,682	121,869
Payroll & Payroll Ta	ax	133,492	138,832	144,385	150,161	156,167	190,001	231,166	281,248	416,316
Repairs & Mainten	ance	79,463	82,642	85,948	89,385	92,961	113,101	137,605	167,417	247,818
Utilities		104,951	109,149	113,515	118,056	122,778	149,378	181,741	221,116	327,306
Water, Sewer & Tr	ash	76,897	79,973	83,172	86,499	89,958	109,448	133,161	162,010	239,815
Insurance		44,620	46,404	48,261	50,191	52,199	63,508	77,267	94,007	139,153
Property Tax		39,159	40,725	42,355	44,049	45,811	55,736	67,811	82,502	122,124
Reserve for Replace	cements	39,600	41,184	42,831	44,545	46,326	56,363	68,574	83,431	123,499
Other	_	42,900	44,616	46,401	48,257	50,187	61,060	74,289	90,384	133,790
TOTAL EXPENSES		\$654,088	\$679,504	\$705,920	\$733,375	\$761,911	\$917,456	\$1,112,354	\$1,348,860	\$1,984,280
NET OPERATING I	NCOME	\$389,466	\$392,080	\$394,511	\$396,742	\$398,753	\$319,983	\$322,177	\$314,154	\$250,672
DEBT SE	ERVICE									
First Lien Financing		\$232,274	\$232,274	\$232,274	\$232,274	\$232,274	\$232,274	\$232,274	\$232,274	\$232,274
Second Lien		84,343	84,343	84,343	84,343	84,343	0	0	0	0
Other Financing	_	19,400	19,321	19,171	19,012	18,845	17,864	16,589	14,932	9,983
NET CASH FLOW	_	\$53,448	\$56,142	\$58,723	\$61,112	\$63,291	\$69,845	\$73,314	\$66,948	\$8,415
DEBT COVERAGE	RATIO	1.16	1.17	1.17	1.18	1.19	1.28	1.29	1.27	1.03
Cumulative Re	serves		80,784	123,615	168,160	214,486	476,229	573,452	953,466	1,737,560
PCA Estimated	d Capital Needs						(221,226)	(303,133)	(250,555)	(718,073)
Estimated Res	erve Balances						255,003		702,911	1,019,487

LIHTC Allocation Calculation - Blue Water Garden, Hereford, 4% HTC 04402

	APPLICANT'S	TDHCA	APPLICANT'S	TDHCA	APPLICANT'S	TDHCA
CATEGORY	TOTAL AMOUNTS	TOTAL AMOUNTS	ACQUISITION ELIGIBLE BASIS	ACQUISITION ELIGIBLE BASIS	REHAB/NEW ELIGIBLE BASIS	REHAB/NEW ELIGIBLE BASIS
(1) Acquisition Cost	AMOUNTS	AMOUNTS	ELIGIBLE BASIS	ELIGIBLE BASIS	ELIGIBLE BASIS	ELIGIBLE BASIS
Purchase of land	\$100,000	\$100,000				
Purchase of buildings	\$2.100.000	\$2,100,000	\$2.100.000	\$2.100.000		
(2) Rehabilitation/New Construction Cost	\$2,100,000	\$2,100,000	\$2,100,000	φ2,100,000		
On-site work	\$159,951	\$159,951			\$159,951	\$159,951
Off-site improvements	\$100,001	\$100,001			 100,001	<i>\</i>
(3) Construction Hard Costs						
New structures/rehabilitation hard costs	\$1,937,674	\$1,937,674			\$1,937,674	\$1,937,674
(4) Contractor Fees & General Requirements	· / /-	+ / /-			+ / /-	+))-
Contractor overhead	\$41,953	\$41,953			\$41,953	\$41,953
Contractor profit	\$125,858	\$125,858			\$125,858	\$125,858
General requirements	\$125,858	\$125,858			\$125,858	\$125,858
(5) Contingencies	\$209,763	\$209,763			\$209,763	\$209,763
(6) Eligible Indirect Fees	\$374,953	\$374,953			\$374,953	\$374,953
(7) Eligible Financing Fees	\$509,039	\$509,039			\$509,039	\$509,039
(8) All Ineligible Costs	\$346,373	\$346,373				
(9) Developer Fees						
Developer overhead	\$110,502	\$110,502	\$41,549	\$41,549	\$68,953	\$68,953
Developer fee	\$718,266	\$718,266	\$270,071	\$270,071	\$448,195	\$448,195
(10) Development Reserves	\$99,000	\$212,675				
TOTAL DEVELOPMENT COSTS	\$6,959,190	\$7,072,863	\$2,411,620	\$2,411,620	\$4,002,195	\$4,002,195
	•					
Deduct from Basis:						
All grant proceeds used to finance costs in eligi	ole basis					
B.M.R. loans used to finance cost in eligible bas	sis					
Non-qualified non-recourse financing						
Non-qualified portion of higher quality units [42(d)(3)]					
Historic Credits (on residential portion only)						
TOTAL ELIGIBLE BASIS			\$2,411,620	\$2,411,620	\$4,002,195	\$4,002,195

	т	otal Credits (Eligil	ble Basis Method)	\$228,973	\$228,973
Syndication Proceeds	0.7992	\$688,070	\$688,070	\$1,141,884	\$1,141,884
TOTAL AMOUNT OF TAX CREDITS		\$86,095	\$86,095	\$142,878	\$142,878
Applicable Percentage		3.57%	3.57%	3.57%	3.57%
TOTAL QUALIFIED BASIS		\$2,411,620	\$2,411,620	\$4,002,195	\$4,002,195
Applicable Fraction		100%	100%	100%	100%
TOTAL ADJUSTED BASIS		\$2,411,620	\$2,411,620	\$4,002,195	\$4,002,195
High Cost Area Adjustment				100%	100%
		<i>+) </i>	¥))	+ / /	¥))

Total Credits (Eligible Basis Method)	\$228,973	\$228,973
Syndication Proceeds	\$1,829,954	\$1,829,954
Requested Credits	\$229,154	
Syndication Proceeds	\$1,831,399	
Gap of Syndication Proceeds Needed	\$2,529,190	
Credit Amount	\$316,465	



Developer Evaluation
Project ID # 04402 Name: Blue Water Garden Apartmen City:
$LIHTC 9\% \square LIHTC 4\% \blacksquare HOME \square BOND \square HTF \square SECO \square ESGP \square Other \square$
\square No Previous Participation in Texas \square Members of the development team have been disbarred by HUD
National Previous Participation Certification Received: \square N/A \checkmark Yes \square NoNoncompliance Reported on National Previous Participation Certification: \square Yes \checkmark No
Portfolio Management and Compliance
Projects in Material Noncompliance: No 🖌 Yes 🗌 # of Projects: 0
Total # of Projects monitored: 2 Projects grouped by score 0-9 2 10-19 0 20-29 0
Total # monitored with a score less than 30: 2 # not yet monitored or pending review: 6
Program Monitoring/Draws
Not applicable ✓ Review pending □ No unresolved issues □ Unresolved issues found □ Unresolved issues found that warrant disqualification (Additional information/comments must be attached □
Asset Management
Not applicable Review pending No unresolved issues Unresolved issues found
Unresolved issues found that warrant disqualification (Additional information/comments must be attached
Reviewed by Sara Carr Newsom Date ay, March 31, 2004
Multifamily Finance Production
Not applicable Review pending No unresolved issues ✓ Unresolved issues found Unresolved issues found that warrant disqualification (Additional information/comments must be attached) □
Reviewed by SRoth Date 3/31/2004
Single Family Finance Production Not applicable Review pending No unresolved issues Unresolved issues found Unresolved issues found that warrant disqualification (Additional information/comments must be attached)
Reviewed by Date
Community Affairs Not applicable Review pending No unresolved issues Unresolved issues found Unresolved issues found that warrant disqualification (Additional information/comments must be attached) Image: Community of the second s
Reviewed by Date
Office of Colonia Initiatives Not applicable Review pending No unresolved issues Unresolved issues found Invesolved issues found <t< td=""></t<>
Reviewed by Date
Real Estate Analysis (Cost Certification and Workout) Not applicable Review pending No unresolved issues Unresolved issues found Unresolved issues found that warrant disqualification (Additional information/comments must be attached) Image: Content of the second se
Reviewed by Date
Loan Administration Not applicable No delinquencies found Delinquencies found Delinquencies found that warrant disqualification (Additional information/comments must be attached) Image: Comment Science of Comments Science
Reviewed by Stephanie A. D'Couto Date 3/31/2004
Executive Director: Executed:

MULTIFAMILY FINANCE PRODUCTION DIVISION BOARD ACTION REQUEST April 8, 2004

Action Item

Presentation, Discussion and Possible Approval for the issuance of Housing Tax Credits for Stonehouse Valley Apartments.

Summary of the Transaction

The application was received on December 30, 2003. The Issuer for this transaction is San Antonio HFC. The development is to be located at the south side of the 4700 block of Woodstone Dr., 800 feet west of Vance Jackson in San Antonio. The development will consist of 248 total units targeting the family population, with all affordable. The site is currently properly zoned for such a development. Because the City of San Antonio is not a municipality that has more than twice the state average of units per capita which is a violation under §50.5(a)(7) of the 2004 Qualified Allocation Plan and Rules, the applicant was not required (under the QAP) to obtain a resolution from the City Council acknowledging the concentration and authorizing an allocation of tax credits. The Department received no letters in support and no letters in opposition. The bond priority for this transaction is:

Priority 1A:	Set aside 50% of units that cap rents at 30% of 50% AMFI and Set aside 50% of units that cap rents at 30% of 60% AMFI (MUST receive 4% Housing Tax Credits)
Priority 1B:	Set aside 15% of units that cap rents at 30% of 30% AMFI and Set aside 85% of units that cap rents at 30% of 60% AMFI (MUST receive 4% Housing Tax Credits)
Priority 1C:	Set aside 100% of units that cap rents at 30% of 60% AMFI (Only for projects located in a census tract with median income that is greater than the median income of the county MSA, or PMSA that the QCT is located in. (MUST receive 4% Housing Tax Credits)
Priority 2:	Set aside 100% of units that cap rents at 30% of 60% AMFI (MUST receive 4% Housing Tax Credits)
Priority 3:	Any qualified residential rental development.

Recommendation

Staff recommends the Board approve the issuance of Housing Tax Credits for Stonehouse Valley Apartments.

HOUSING TAX CREDIT PROGRAM 2004 HTC/TAX EXEMPT BOND DEVELOPMENT PROFILE AND BOARD SUMMARY

Texas Department of Housing and Community Affairs

Development Name: S	tonehouse Valley Aparti	nents	TI	DHCA#: 04403		
DEVELOPMENT AND C	OWNER INFORMATION					
Development Location:	San Antonio	QCT: N	DDA: N	TTC: N		
Development Owner:	SAVJ Woodstone, LP					
General Partner(s):	CIS Woodstone Developm	nent, LLC, 100%, Co	ntact: Manish Verm	ıa		
Construction Category:	New					
Set-Aside Category:	Tax Exempt Bond Bond	l Issuer: San Antonio	HFC			
Development Type:	Family					
Annual Tax Credit Allo	Annual Tax Credit Allocation Calculation					
Applicant Request: \$5	70,337 Eligible Basis	Amt: \$549,784	Equity/Gap Amt	.: \$740453		
Annual Tax Credit Allo	Annual Tax Credit Allocation Recommendation: \$549,784					
Total Tax Credit	Allocation Over Ten Years:	\$ 5,497,840				
PROPERTY INFORMAT						
Unit and Building Infor						
Total Units: 248	otal Units: 248 HTC Units: 248 % of HTC Units: 100					
Gross Square Footage: 214,856 Net Rentable Square Footage: 211196						
Average Square Footage	Unit: 852					

Average Square Footage/Unit:	852			
Number of Buildings:	10			
Currently Occupied:	Ν			
Development Cost				
Total Cost: \$17,981,723	Total Cost:\$17,981,723Total Cost/Net Rentable Sq. Ft.:\$85.14			
Income and Expenses				
Effective Gross Income: ¹ \$1,	658,139 Ttl. Expenses: 5	\$782,832 Net	Operating Inc.:	\$875,307
Estimated 1st Year DCR: 1.1	0			

DEVELOPMENT	DEVELOPMENT TEAM				
Consultant:	Commercial Investment Services	Manager:	Commercial Investment Management		
Attorney:	Locke, Liddell & Sapp, LLP	Architect:	Chiles Architects		
Accountant:	To Be Determined	Engineer:	To Be Determined		
Market Analyst:	Apartment Market Data	Lender:	MMA Financial, LLC		
Contractor:	Galaxy Builders, Ltd.	Syndicator:	MMA Financial, LLC		

PUBLIC COMMENT ²	
From Citizens:	From Legislators or Local Officials:
# in Support: 0	Sen. Leticia Van Putte, District 26 - NC
# in Opposition: 0	Rep. Trey Martinez Fischer, District 116 - NC
	Mayor Ed Garza - NC
	Andrew W. Cameron, Director, Housing and Community Development, City of San
	Antonio; Consistent with the local Consolidated Plan.

CONDITION(S) TO COMMITMENT

- 1. Per §50.12(c) of the Qualified Allocation Plan and Rules, all Tax Exempt Bond Project Applications "must provide an executed agreement with a qualified service provider for the provision of special supportive services that would otherwise not be available for the tenants. The provision of such services will be included in the Declaration of Land Use Restrictive Covenants ("LURA").
- 2. Receipt, review, and acceptance of confirmation of receipt of a property tax exemption prior to cost certification.
- 3. Should the terms and rates of the proposed debt or syndication change, the transaction should be reevaluated and an adjustment to the credit amount may be warranted.

DEVELOP	MENT'S SELECTION BY PRO) GRAM MANAGER & D	IVISION DIRECTOR IS	BASED ON:
Score Score	Utilization of Set-Aside	Geographic Distrib.	Tax Exempt Bond.	Housing Type

Other Comments including discretionary factors (if applicable).

Robert Onion, Multifamily Finance Manager Brooke Boston, Director of Multifamily Finance Production Date Date

DEVELOPMENT'S SELECTION BY EXECUTIVE AWARD AND REVIEW ADVISORY COMMITTEE IS BASED ON: Tax Exempt Bond Score Housing Type

Utilization of Set-Aside Geographic Distrib.

Other Comments including discretionary factors (if applicable).

Edwina P. Carrington, Executive Director Chairman of Executive Award and Review Advisory Committee

TDHCA Board of Director's Approval and description of discretionary factors (if applicable).

Chairperson Signature:

Elizabeth Anderson, Chairperson of the Board

Date

Date

DATE:March 30, 2004PROGRAM:4% HTCFILE NUMBER:

04403

DEVELOPMENT NAME Stonehouse Valley Apartments (fka Waters at Woodstone)

			A	PPLICANT					
Name:	SAVJ Woodstone, L.P.			Type:	For-profi	r-profit with nonprofit controlling partner			
Address:	45 NE Loop	9410, Su	ite 290	City:	San An	tonio		State	: TX
Zip:	78216 Co	ontact:	Manish Verma	Phone:	(210)	240-8376	Fax:	(210)	493-7573
			PRINCIPALS of the A	PPLICANT/ P	EY PARTIC	CIPANTS			
Name:	CIS Woodst	elopment, LLC	(%):	0.01	Title:	Managing General Partner			
Name:	American Opportunity for Housing, Inc.			(%):	N/A	Title:		wner of (3) nonpr	
Name:	GMAT II D	evelopm	ent, Ltd.	(%):	N/A	Title:	Develo	per	
Name:	Greg Thorse			(%):	N/A	Title:	Consul Develo		% owner of
Name:	Arun Verma			(%):	N/A	Title:	45% owner of Developer		
Name:	Manish Verma			(%):	N/A	Title:	10% ov	vner of D	eveloper

	PROPERTY LOCATION										
Location:	South side of 4700 block of Woodst Jackson Road	one Drive, 800 f	eet west of Vance		ОСТ	DDA					
City:	San Antonio	County:	Bexar		Zip:	78230					

REQUEST									
<u>Amount</u>	Interest Rate	Amortization	<u>1 Term</u>						
\$570,337	N/A	N/A	N/A						
Other Requested Terms:	Annual ten-year allocation	of low-income housing ta	x credits						
Proposed Use of Funds:	New construction	Property Type:	Multifamily						

RECOMMENDATION

RECOMMEND APPROVAL OF A HOUSING TAX CREDIT ALLOCATION NOT TO EXCEED \$549,784 ANNUALLY FOR TEN YEARS, SUBJECT TO CONDITIONS.

CONDITIONS

- 1. Receipt, review, and acceptance of confirmation of receipt of a property tax exemption prior to cost certification.
- 2. Should the terms and rates of the proposed debt or syndication change, the transaction should be reevaluated and an adjustment to the credit amount may be warranted.

REVIEW of PREVIOUS UNDERWRITING REPORTS

No previous reports.

DEVELOPMENT SPECIFICATIONS								
IMPROVEMENTS								
Total Units: <u># Rental</u> Buildings <u>10</u> <u># Common</u> Area Bldgs <u>1</u> # of Floors <u>3</u> Age: <u>0</u> <u>0</u> yrsVacant: Net Rentable SF: <u>N/A</u> at/Net Rentable SF:211,196Av Un SF:852Common Area SF:3,660Gross Bldg SF:214,856								
STRUCTURAL MATERIALS								
The structure will be wood frame on a post-tensioned concrete slab on grade. According to the plans provided in the application the exterior will be comprised as follows: 45% stucco/35% stone/20% cement fiber siding. The interior wall surfaces will be painted or papered drywall. The pitched roof will be finished with asphalt composite shingles.								
APPLIANCES AND INTERIOR FEATURES								
The interior flooring will be a combination of carpeting, vinyl, & ceramic tile. Each unit will include: range & oven, hood & fan, garbage disposal, dishwasher, refrigerator, fiberglass tub/shower, washer & dryer connections, ceiling fans, laminated counter tops, & individual water heaters.								
ON-SITE AMENITIES								
A 3,660-square foot community building will include: activity room, management offices, fitness, laundry, & maintenance facilities, kitchen, restrooms, conference room, central mailroom & a swimming pool are to be located at the entrance to the property. In addition, perimeter fencing with limited access gates is also planned for the site.								
Uncovered Parking: 441 spaces Carports: 0 spaces Garages: 0 spaces								
PROPOSAL and DEVELOPMENT PLAN DESCRIPTION								
 <u>Description</u>: Stonehouse Valley Apartments is a relatively dense (26.6 units per acre) new construction development of 248 units of affordable housing located in northwest San Antonio. The development is comprised of ten evenly distributed large, three-story, garden style residential buildings as follows: Two Building Type I with 36 one-bedroom/one-bath units; 								
• Two Building Type II with 24 two-bedroom/two-bath units;								
• Four Building Type III with 12 two-bedroom/two-bath units and eight three-bedroom/two-bath; and								
• Two Building Type IV with 24 one-bedroom/one-bath units.								
<u>Architectural Review</u> : The building elevations are functional and attractive, with hipped and gabled roofs, covered exterior stairways, and unit entries from interior breezeways. The units are well laid out and each features a patio or balcony with a storage closet.								
Supportive Services: The Applicant has contracted with American Opportunity for Housing, Inc., the nonprofit owner of the General Partner, to provide the following supportive services to tenants: computer training, health information, and a parent/child intervention program in conjunction with Catholic charities. These services will be provided at no cost to tenants. The contract requires the Applicant to coordinate delivery of the services and to pay an annual fee of \$2,500 for these support services.								
Schedule: The Applicant anticipates construction to begin in July of 2004 and to be completed in November of 2005. The development should be placed in service and substantially leased-up in January of 2006.								
SITE ISSUES SITE DESCRIPTION								

SITE ISSUES SITE DESCRIPTION										
Size:	9.3243	acres	406,167	square feet Zoning/ P	ermitted Uses:	M-F, Multifamily				
Flood Zone Designation:		Zone X	Status of Off-Sites:	Partially imp	roved					

SITE and NEIGHBORHOOD CHARACTERISTICS

Location: The site is a very irregular "U"-shaped parcel located in the northwest area of the city, approximately ten miles from the central business district. The site is situated on the south side of Woodstone Drive.

Adjacent Land Uses:

- North: Woodstone Drive with multifamily residential beyond
- South: undeveloped land with multifamily residential beyond
- **East:** undeveloped land
- West: multifamily residential

<u>Site Access</u>: Access to the property is from the east or west along Woodstone Drive. The development is to have one entry from Woodstone Drive. Access to Interstate Highway 10 is one-quarter mile west, which provides connections to all other major roads serving the San Antonio area.

<u>Public Transportation</u>: Public transportation to the area is provided by the city bus system. The location of the nearest stop is approximately 1/10 mile northeast at the intersection of Woodstone Drive and Vance Jackson Road.

Shopping & Services: The site is within 1.5 miles of two major grocery/pharmacies, neighborhood shopping centers, and a variety of other retail establishments and restaurants. Two regional shopping malls, schools, churches, and hospitals and health care facilities are located within a short driving distance from the site.

<u>Site Inspection Findings</u>: TDHCA staff performed a site inspection on February 9, 2004 and found the location to be acceptable for the proposed development. The inspector noted that two properties across Woodstone Drive have recently been rehabilitated.

HIGHLIGHTS of SOILS & HAZARDOUS MATERIALS REPORT(S)

A Phase I Environmental Site Assessment report dated December 6, 2003 was prepared by Frost GeoSciences, Inc. and contained the following findings and recommendations: "This assessment has revealed no evidence of recognized environmental conditions in connection with the property." (p. 36) The Analyst noted the presence of miscellaneous dumped materials on the site and recommended their removal and proper disposal; the Underwriter regards this recommended action to be part of routine site preparation.

POPULATIONS TARGETED

Income Set-Aside: The Applicant has elected the 40% at 60% or less of area median gross income (AMGI) set-aside, although as a Priority 1 private activity bond lottery development (due to the site being located in a census tract with a higher median income than the MSA) the Applicant has elected the 100% at 60% option.

MAXIMUM ELIGIBLE INCOMES									
	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons			
60% of AMI	\$21,660	\$24,720	\$27,840	\$30,900	\$33,360	\$35,820			

MARKET HIGHLIGHTS

A market feasibility study dated December 26, 2003 was prepared by Apartment MarketData Research Services, Inc. ("Market Analyst") and highlighted the following findings:

Definition of Primary Market Area (PMA): "For this analysis we utilized a primary market area comprising a 44.25-square mile trade area in northwest San Antonio. The following roads exemplify the major boundaries of the trade area: north - Camp Bullis Road; east – Union Pacific railroad tracks; south – Loop 410; west – Bandera Road." (p. 27). This area is equivalent to a circle with a radius of 3.8 miles.

Population: The estimated 2003 population of the PMA was 144,828 and is expected to increase by 10.4% to approximately 159,822 by 2008. Within the primary market area there were estimated to be 62,857 households in 2003.

Total Primary Market Demand for Rental Units: The Market Analyst calculated a total demand of 4,526 qualified households in the PMA, based on the current estimate of 62,857 households, the projected annual growth rate of 2.4%, renter households estimated at 56% of the population, income-qualified households estimated at 17.65%, and an annual renter turnover rate of 70.5%. (p. 44). The Market Analyst used an income band of \$19,474 to \$32,700.

ANNUAL INCOME-ELIGIBLE SUBMARKET DEMAND SUMMARY									
	Market	Analyst	Underwriter						
Type of Domand	Units of	% of Total	Units of	% of Total					
Type of Demand	Demand	Demand	Demand	Demand					
Household Growth	146	3%	137	3%					
Resident Turnover	4,380	97%	4,483	97%					
Other Sources:	0	0%	0	0%					
TOTAL ANNUAL DEMAND	4,526	100%	4,620	100%					

Ref: p. 44

Inclusive Capture Rate: The Market Analyst calculated an inclusive capture rate of 5.5% based upon 4,526 units of demand and 248 units of unstabilized affordable housing in the PMA (the subject) (p. 45). The Underwriter calculated a slightly lower inclusive capture rate of 5.4% based upon a slightly higher total demand estimate of 4,620 units.

Local Housing Authority Waiting List Information: No information provided.

<u>Market Rent Comparables</u>: The Market Analyst surveyed six comparable apartment projects totaling 1,734 units in the market area. "These projects were built primarily during the mid to late 1990's." (p. 87)

RENT ANALYSIS (net tenant-paid rents)										
Unit Type (% AMI)	Proposed	Program Max	Differential	Est. Market	Differential					
1-Bedroom (60%)	\$522	\$522	\$0	\$660-\$700	-\$138-\$178					
2-Bedroom (60%)	\$627	\$627	\$0	\$815-\$865	-\$188-\$238					
3-Bedroom (60%)	\$715	\$715	\$0	\$1,190	-\$475					

(NOTE: Differentials are amount of difference between proposed rents and program limits and average market rents, e.g., proposed rent =\$500, program max =\$600, differential = -\$100)

Primary Market Occupancy Rates: "The current occupancy of the market area is 93.5% as a result of stable demand. Demand for new rental apartment units is considered to be stable." (p. 83). "...the overall average occupancy for income-restricted units is 89.9%...the overall average occupancy for market rate units is 95.7%..." (p. 87)

Absorption Projections: "We estimate that the project would achieve a lease rate of approximately 7% to 10% of its units per month as they come on line for occupancy from construction [resulting in a 12-month absorption period]" (p. 78).

Known Planned Development: The Analyst did not identify any planned development in the PMA.

Effect on Existing Housing Stock: "The subject should not have a detrimental effect on any existing projects, as occupancies are strong throughout northwest San Antonio, and especially at quality affordable housing communities." (p. 79).

The Underwriter found the market study to provide sufficient information to make an affirmative recommendation.

OPERATING PROFORMA ANALYSIS

Income: The Applicant's rent projections are the maximum rents allowed under HTC guidelines, and are achievable according to the Market Analyst. Estimates of secondary income and vacancy and collection losses are in line with TDHCA underwriting guidelines. As a result the Applicant's effective gross income estimate is comparable to the Underwriter's estimate.

Expenses: The Applicant's total expense estimate of \$2,537 per unit is 19.6% lower than the Underwriter's database-derived estimate of \$3,157 per unit for comparably-sized developments, largely due to a difference in property taxes which will be discussed below. The Applicant's budget shows several line item estimates that deviate significantly when compared to the database averages, particularly general and administrative (\$15.7K lower), payroll (\$11.9K lower), and repairs and maintenance (\$15.5K lower). The Applicant has filed for a 100% property tax exemption and has based their operating expense estimate on receipt of such an exemption; although no confirmation of the likelihood of the exemption from the taxing authority was provided, the Applicant submitted an attorney's opinion which states, "...given that the Applicant and its ownership of the Property is structured identically to other tax credit limited partnerships that have received exemptions from the Bexar Appraisal District, we believe the Applicant will be successful in achieving the exemption." As of January 1, 2004, changes to the property tax exemption statutes in Texas have taken effect. While the Applicant purchased the property prior to the year end, the improvements have not yet been built and the local taxing authorities have not opined on their interpretation of the effect of the change in legislation which reduces the state mandated exemption from 100% to 50%. In consideration of the uncertainty regarding the extent of the tax exemption, the Underwriter has performed this analysis assuming a 50% property tax exemption, which results in a tax burden of approximately \$105,620 or \$426/unit. Receipt, review, and acceptance of confirmation of receipt of a property tax exemption is a condition of this report.

Conclusion: Although the Applicant's income estimate is consistent with the Underwriter's expectations, the Applicant's total operating expense and net operating income (NOI) estimates are not within 5% of the Underwriter's estimates. Therefore, the Underwriter's NOI will be used to evaluate debt service capacity. Due primarily to the Underwriter's assumption of only a 50% property tax exemption, the Underwriter's estimated debt coverage ratio (DCR) of 1.0 is less than the program minimum standard of 1.10. Therefore, if only a 50% property tax exemption is received the maximum debt service for this project should be limited to approximately \$796K by a partial bond redemption at conversion to permanent and/or a reduction in the interest rate. If a 100% tax exemption is received the Underwriter estimates the DCR would increase to 1.12, but in the unlikely scenario that no tax exemption were received, the Underwriter estimates the DCR would decline to 0.88 and the developments debt service capacity would be severely curtailed.

ACQUISITION VALUATION INFORMATION											
APPRAISED VALUE											
Land Only:	9.3243 acres	\$970,000		Date of Valuation:	3/	4/	2004				
Appraiser:	Multi-Housing Appra Associates, Inc.	isal City: San Antonio		Phone:	(210) 493-3132		132				
	APPRAISED ANALYSIS/CONCLUSIONS										
<u>Analysis</u> : The Appraiser used five sales comparables in northwest San Antonio, with sales dates from May 2002 to December 2003. Price adjustments were generally well reasoned, although two of the comparables had net adjustments in excess of 50% and are therefore of questionable comparability. The other three comparables support the value estimate, however. Conclusion: The Appraiser's value estimation is regarded as reasonable.											
			ASSESSED VALUE								
Land: 9.324	acres \$200	,000	Assessment	for the Year of:	2003	3					
Building:	N/A		Valuation b	y: Bexar Count	y Appra	isal Distri	ict				
Total Assess	ed Value: \$200	,000	Tax Rate:	3.042055							

EVIDENCE of SITE or PROPERTY CONTROL									
Type of Site Control:	te Control: Special warranty deed with vendor's lien								
Closing Date:	12/	24/	2003						
Acquisition Cost:	\$609,0	525		Other Terms/Conditions:					
Seller: Woodstone Drive Joint Venture		Related to Development Team Member:	Yes						

CONSTRUCTION COST ESTIMATE EVALUATION

Acquisition Value: The site was acquired in December 2003 for \$609,625 (\$1.50/SF, \$65,380/acre, or \$2,458/unit) to preserve a property tax exemption under legislation in existence prior to the reforms passed by the 78th Texas Legislature. The seller, Woodstone Drive Joint Venture, is a special limited partner of the Developer and also provided a temporary loan for the land acquisition. Mr. Linus Baer is a principal of Woodstone Drive JV and acquired the site along with a partner in 1983 at a cost of \$410,560. The appreciation of \$189,062 over 20 years represents a modest annual return of approximately 2.4% annually, without considering additional holding costs. Therefore, the site cost is regarded as reasonable as submitted. The site cost is also substantiated by the appraisal value of \$970,000. Although the deed and development cost schedule make no specific reference to it, the appraisal mentioned that the seller is also to receive an additional \$0.75 per square foot "participation fee" upon development of the property sales contract, resulting in a total sales price of \$914,240. According to the Applicant, this additional fee is included in the developer fee.

<u>Sitework Cost</u>: The Applicant's claimed sitework costs of \$7,046 per unit are within the safe harbor guidelines for sitework costs for new multifamily projects funded by TDHCA.

Direct Construction Cost: The Applicant's costs are 9.8% lower than the Underwriter's Marshall & Swift *Residential Cost Handbook*-derived estimate after all of the Applicant's additional justifications were considered. This would suggest that the Applicant's direct construction costs are understated.

Interim Financing Fees: The Underwriter reduced the Applicant's eligible interim financing fees by \$252,829 to reflect an apparent overestimation of eligible construction loan interest, to bring the eligible interest expense down to one year of fully drawn interest expense. This results in an equivalent reduction to the Applicant's eligible basis estimate.

Fees: The Applicant's contractor's and developer's fees for general requirements, general and administrative expenses, and profit exceed the maximums allowed by TDHCA guidelines based on their own construction costs. Consequently the Applicant's eligible fees in these areas have been reduced with the overage (\$279,637) effectively moved to ineligible costs.

Conclusion: Despite the difference in direct construction cost estimates, the Applicant's total development cost estimate is within 5% of the Underwriter's verifiable estimate and is therefore generally acceptable. Since the Underwriter has been able to verify the Applicant's projected costs to a reasonable margin, the Applicant's total cost breakdown, as adjusted by the Underwriter, is used to calculate eligible basis and determine the HTC allocation. As a result an eligible basis of \$15,443,371 is used to determine a credit allocation of \$549,784 from this method. The resulting syndication proceeds will be used to compare to the Applicant's request and to the gap of need using the Applicant's costs to determine the recommended credit amount.

	FINANCING STRUCTURE									
	INTERIM TO PERMANENT BOND FINANCING									
Source:	MMA Fina	ancial, LLC		Contact:	Ryan Luxon					
Tax-Exempt Amount: \$12,950,000			Interest Rate:	Interest Rate: Estimated & underwritten at 6.2%						
Additional	Information	Three-year in	terest-only construction	on period						
Amortizati	ion: 40	yrs Term:	43 yrs Commi	tment: 🗌 LO	DI 🗌 Firm 🔀 Conditional					
Annual Pa	yment:	\$876,796	Lien Priority: 1	st Commitm	eent Date 12/ 22/ 2003					

			T	AX CREDII	SYNDIC	ation			
Source:	MMA Financ	ial, LLC				Contact:	Marie Keu	tmann	
Address:	101 Arch Stre	eet				City: B	oston		
State:	MA	Zip:	02110	Phone:	(617)	439-3911	Fax:	(617)	439-9978
Net Procee	eds: \$4,79	0,000	Ne	t Syndicati	on Rate (p	er \$1.00 of 10-yr	LIHTC)	84¢	
Commitme	ent 🗌	LOI	Fir	m [Cond	itional Date:	3/	10/	2004
Additional Information:									
APPLICANT EQUITY									
				AFFLIC					
Amount:	\$241,724		Sour	ce: D	eferred de	eveloper fee			

FINANCING STRUCTURE ANALYSIS

Interim to Permanent Bond Financing: The tax-exempt bonds are to be issued by the San Antonio Housing Finance Corporation and purchased by MMA Financial, LLC. The permanent financing commitment is consistent with the terms reflected in the sources and uses of funds statement listed in the application.

<u>HTC Syndication</u>: The tax credit syndication commitment is consistent with the terms reflected in the sources and uses of funds listed in the application.

Deferred Developer's Fees: The Applicant's proposed deferred developer's fees of \$241,724 amount to 16% of the Applicant's total fees.

Financing Conclusions: Based on the Applicant's adjusted estimate of eligible basis, the HTC allocation should not exceed \$549,784 annually for ten years, resulting in syndication proceeds of approximately \$4,617,385. This amount is \$172,615 less than the Applicant's anticipated amount due to the significant reductions in eligible basis discussed above. The additional funds are likely to be sourced from additional deferral of developer and possibly related general contractor fees, the extent of which will be determined by the level of property tax exemption received. Three scenarios will be discussed here, contingent upon possible exemption levels:

- **50% Exemption:** As discussed in the operating proforma analysis section above, it is likely that debt would be limited to approximately \$11,760,000 due to reduced NOI; therefore, the Applicant's deferred developer fee will be increased to \$1,601,338, which represents approximately 85% of the eligible fee and which should be repayable from cash flow within just over ten years. Should the Applicant's final direct construction cost exceed the cost estimate used to determine credits in this analysis, additional deferred developer's fee as well as related general contractor's fee should be available to fund those development cost overruns.
- **100% Exemption:** Under this scenario the increased NOI would support the full debt amount, resulting in a much smaller required deferral of developer fee (\$414,338). This amount represents approximately 26% of the total eligible fee and should be repayable within four years. Again, significant developer and contractor fees should be available to fund unforeseen cost overruns.
- No Exemption: If no property tax exemption is received the estimated reduced NOI would limit the serviceable permanent debt amount to approximately \$10,335,000, which would require deferral of \$3,029,338 in developer and general contractor fees. These fees would still be repayable within 15 years at zero percent interest but would require a significant deferral of contractor fee or additional soft financing to remain feasible.

While it is most likely that at least a 50% property tax exemption will be granted, receipt, review, and acceptance of confirmation of receipt of a property tax exemption is a condition of this report prior to cost certification.

DEVELOPMENT TEAM IDENTITIES of INTEREST

The Applicant, Developer, General Contractor, Property Manager and Supportive Services firm are all related entities. These are common relationships for HTC-funded developments. The land seller also has an identity of interest with the developer and this was described and sufficiently mitigated in the review of acquisition costs above.

APPLICANT'S/PRINCIPALS' FINANCIAL HIGHLIGHTS, BACKGROUND, and EXPERIENCE

Financial Highlights:

- The Applicant and General Partner are single-purpose entities created for the purpose of receiving assistance from TDHCA and therefore have no material financial statements.
- The sole owner of the General Partner, American Opportunity for Housing, Inc., submitted an unaudited financial statement as of 10/31/2003 reporting total assets of \$2.2M and consisting of \$1.75M in cash, \$408K in receivables and prepaids, and \$12K in property, plant, and equipment. Liabilities totaled \$100K, resulting in net assets of \$2.1M.
- The principals of the Developer, Greg Thorse and Arun and Manish Verma, submitted unaudited financial statements as of December, 2003 and are anticipated to be guarantors of the development.

Background & Experience:

- The Applicant and General Partner are new entities formed for the purpose of developing the project.
- The sole owner of the General Partner has participated in a similar role in the acquisition and rehabilitation of one previous 412-unit HTC housing development in San Antonio since 2002.
- The principals of the Developer, Greg Thorse and Arun and Manish Verma, listed participation in one previous 204-unit HTC housing development since 2003.

SUMMARY OF SALIENT RISKS AND ISSUES

- The Applicant's estimated operating proforma is more than 5% outside of the Underwriter's verifiable range.
- The Applicant's direct construction costs differ from the Underwriter's *Marshall and Swift*-based estimate by more than 5%.
- The seller of the property has an identity of interest with the Applicant.
- The anticipated property tax exemption may not be granted or may be reduced which might require financial restructuring to lower debt service requirements.

Underwriter:		Date:	March 30, 2004
	Jim Anderson	-	
Director of Real Estate Analysis:		Date:	March 30, 2004
	Tom Gouris		

MULTIFAMILY COMPARATIVE ANALYSIS

Stonehouse Valley Apartments, San Antonio, 4% HTC #04403

Type of Unit	Number	Bedrooms	No. of Baths	Size in SF	Gross Rent Lmt.	Net Rent per Unit	Rent per Month	Rent per SF	Tht Pd Util	Wtr, Swr, Trsh
TC (60%)	60	1	1	648	\$579	\$522	\$31,304	\$0.81	\$57.26	\$25.28
TC (60%)	60	1	1	733	579	522	31,304	0.71	57.26	25.28
TC (60%)	72	2	2	892	696	627	45,122	0.70	69.30	29.28
TC (60%)	24	2	2	990	696	627	15,041	0.63	69.30	29.28
TC (60%)	32	3	2	1,261	803	715	22,890	0.57	87.69	37.68
TOTAL:	248		AVERAGE:	852	\$653	\$587	\$145,662	\$0.69	\$65.85	\$28.43
INCOME		Total Net Re	ntable Sq Ft:	211,196		TDHCA	APPLICANT		USS Regior	. 9
POTENTIAL	GROSS R					\$1,747,943	\$1,747,944			San Antoni
Secondary I			F	Per Unit Per Month:	\$15.00	44,640	44,640	\$15.00	Per Unit Per Month	
Other Supp	ort Income:					0	0			
	GROSS IN					\$1,792,583	\$1,792,584			
Vacancy & (ntial Gross Income:	-7.50%	(134,444)	(134,448)	-7.50%	of Potential Gross R	ent
	or Other Non		s or Concess	sions		0	0			
	GROSS IN	COME	04 OF FOL	050 1007	858 00 FT	\$1,658,139	\$1,658,136	050 00 FT	050 1007	
XPENSES	-		% OF EGI	PER UNIT	PER SQ FT	**** 5**	* / / 000	PER SQ FT	PER UNIT	% OF EGI
	Administrativ	/e	4.98%	\$333	0.39	\$82,584	\$66,900	\$0.32	\$270	4.03%
Managemer			4.50%	301	0.35	74,616	74,616	0.35	301	4.50%
Payroll & Pa	-		12.41%	830	0.97	205,796	193,900	0.92	782	11.69%
Repairs & N	Maintenance		6.08%	407	0.48	100,839	85,300	0.40	344	5.14%
Utilities			3.01%	201	0.24	49,970	40,672	0.19	164	2.45%
Water, Sewe	er, & Trash		3.79%	253	0.30	62,867	62,500	0.30	252	3.77%
Property Ins	surance		2.55%	170	0.20	42,239	46,872	0.22	189	2.83%
Property Ta	ах	3.042055	6.37%	426	0.50	105,620	0	0.00	0	0.00%
Reserve for	Replaceme	nts	2.99%	200	0.23	49,600	49,600	0.23	200	2.99%
Other: spt s	svcs, compl	fees, sec	0.52%	35	0.04	8,700	8,700	0.04	35	0.52%
TOTAL EXP	PENSES		47.21%	\$3,157	\$3.71	\$782,832	\$629,060	\$2.98	\$2,537	37.94%
IET OPERA	ATING INC		52.79%	\$3,529	\$4.14	\$875,307	\$1,029,076	\$4.87	\$4,150	62.06%
	VICE									
irst Lien Mo			52.88%	\$3,535	\$4.15	\$876,796	\$876,796	\$4.15	\$3,535	52.88%
dditional Fi			0.00%	\$0	\$0.00	0	0	\$0.00	\$0	0.00%
dditional Fi	0		0.00%	\$0	\$0.00	0	0	\$0.00	\$O	0.00%
IET CASH	FLOW		-0.09%	(\$6)	(\$0.01)	(\$1,489)	\$152,280	\$0.72	\$614	9.18%
GGREGATE	DEBT COVE	RAGE RATIO	<u> </u>			1.00	1.17			
ECOMMEN	DED DEBT (OVERAGE R	OITA			1.10				
CONSTRUC	CTION COS	T								
Descri	iption	Factor	% of TOTAL	PER UNIT	PER SQ FT	TDHCA	APPLICANT	PER SQ FT	PER UNIT	% of TOTAL
Acquisition			3.29%	\$2,507	\$2.94	\$621,622	\$621,622	\$2.94	\$2,507	3.46%
Off-Sites			0.00%	0	0.00	0	0	0.00	0	0.00%
litework			9.24%	7,046	8.27	1,747,465	1,747,465	8.27	7,046	9.72%
Direct Cons	struction		46.22%	35,224	41.36	8,735,601	7,881,338	37.32	31,780	43.83%
Contingenc		3.65%	2.03%		1.81	382,874	382,874	1.81		43.83% 2.13%
General Rec	2	3.65% 5.57%	2.03% 3.09%	1,544 2,355	2.77	583,960	583,960	2.77	1,544 2,355	2.13% 3.25%
Contractor's	•	2.00%	3.09% 1.11%	2,355	0.99	209,661	209,814	0.99	2,355	3.25% 1.17%
						628,984				
Contractor's		6.00%	3.33%	2,536	2.98		629,443	2.98	2,538	3.50%
ndirect Cor			4.14%	3,155	3.70	782,424	782,424	3.70	3,155	4.35%
neligible Co			7.34%	5,593	6.57	1,387,093	1,387,093	6.57	5,593	7.71%
eveloper's		3.42%	2.60%	1,978	2.32	490,554	555,681	2.63	2,241	3.09%
Developer's		11.58%	8.80%	6,706	7.87	1,663,124	1,663,124	7.87	6,706	9.25%
nterim Fina	ancing		6.81%	5,189	6.09	1,286,885	1,286,885	6.09	5,189	7.16%
Reserves			2.02%	1,539	1.81	381,678	250,000	1.18	1,008	1.39%
OTAL COS	ST		100.00%	\$76,217	\$89.50	\$18,901,925	\$17,981,723	\$85.14	\$72,507	100.00%
	Constructio	n Costs	65.01%	\$49,551	\$58.19	\$12,288,545	\$11,434,894	\$54.14	\$46,108	63.59%
SOURCES (-				RECOMMENDED		
irst Lien Mo			68.51%	\$52,218	\$61.32	\$12,950,000	\$12,950,000	\$11,763,000	Developer F	aa Availabla
	0 0					\$12,950,000	\$12,950,000	\$11,763,000		
dditional Fi	0	46	0.00%	\$0 \$10.215	\$0.00		4,790,000		\$2,153	
,	tion Procee	12	25.34%	\$19,315	\$22.68	4,790,000		4,617,385	% of Dev. F	
	eloper Fees	_ ·	1.28%	\$975	\$1.14	241,724	241,724	1,601,338	79	
-	xcess) Fund	s Required	4.87%	\$3,710	\$4.36	920,201	(1)	0	15-Yr Cumulat	
INTAL COL	JRCES					\$18,901,925	\$17,981,723	\$17,981,723	\$3,22	856

MULTIFAMILY COMPARATIVE ANALYSIS (continued)

Stonehouse Valley Apartments, San Antonio, 4% HTC #04403

PAYMENT COMPUTATION

Primary	\$12,950,000	Amort	480
Int Rate	6.20%	DCR	1.00
			•
Secondary	\$0	Amort	
Int Rate	0.00%	Subtotal DCR	1.00
Additional	\$4,790,000	Amort	
Int Rate		Aggregate DCR	1.00

RECOMMENDED FINANCING STRUCTURE:

Primary Debt Service
Secondary Debt Service
Additional Debt Service
NET CASH FLOW

\$796,429	
0	
0	
\$78,878	

Primary	\$11,763,000	Amort	480
Int Rate	6.20%	DCR	1.10
Secondary	\$0	Amort	0
Int Rate	0.00%	Subtotal DCR	1.10
			-
Additional		Amort	0
Int Rate	0.00%	Aggregate DCR	1.10

DIRECT CONSTRUCTION COST ESTIMATE

Residential Cost Handbook Average Quality Multiple Residence Basis

CATEGORY	FACTOR		PER SF	AMOUNT
Base Cost			\$44.60	\$9,419,799
Adjustments				
Exterior Wall Finish	2.80%		\$1.25	\$263,754
9-Ft. Ceilings	3.35%		1.49	315,563
Roofing			0.00	0
Subfloor			(0.68)	(142,909)
Floor Cover			2.00	422,392
Porches/Balconies	\$16.91	47,337	3.79	800,469
Plumbing	\$605	384	1.10	232,320
Built-In Appliances	\$1,650	248	1.94	409,200
Stairs	\$1,475	72	0.50	106,200
Floor Insulation			0.00	0
Heating/Cooling			1.53	323,130
Garages/Carports		0	0.00	0
Comm &/or Aux Bldgs	\$57.91	3,660	1.00	211,941
Other:			0.00	0
SUBTOTAL			58.53	12,361,860
Current Cost Multiplier	1.03		1.76	370,856
Local Multiplier	0.84		(9.37)	(1,977,898)
TOTAL DIRECT CONSTRUC	TION COSTS		\$50.92	\$10,754,818
Plans, specs, survy, bld prn			(\$1.99)	(\$419,438)
Interim Construction Interes	s 3.38%		(1.72)	(362,975)
Contractor's OH & Profit	11.50%		(5.86)	(1,236,804)
NET DIRECT CONSTRUCTION	ON COSTS	1	\$41.36	\$8,735,601

OPERATING INCOME & EXPENSE PROFORMA: RECOMMENDED FINANCING STRUCTURE

INCOME at	3.00%	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 10	YEAR 15	YEAR 20	YEAR 30
POTENTIAL GROS	SS RENT	\$1,747,943	\$1,800,381	\$1,854,393	\$1,910,025	\$1,967,325	\$2,280,669	\$2,643,921	\$3,065,029	\$4,119,142
Secondary Incon	ne	44,640	45,979	47,359	48,779	50,243	58,245	67,522	78,277	105,197
Other Support Ir	ncome:	0	0	0	0	0	0	0	0	0
POTENTIAL GROS	SS INCOME	1,792,583	1,846,361	1,901,751	1,958,804	2,017,568	2,338,914	2,711,443	3,143,305	4,224,339
Vacancy & Collec	ction Loss	(134,444)	(138,477)	(142,631)	(146,910)	(151,318)	(175,419)	(203,358)	(235,748)	(316,825)
Employee or Oth	ner Non-Rental	. 0	0	0	0	0	0	0	0	0
EFFECTIVE GROS	S INCOME	\$1,658,139	\$1,707,883	\$1,759,120	\$1,811,894	\$1,866,250	\$2,163,496	\$2,508,084	\$2,907,557	\$3,907,514
EXPENSES at	4.00%									
General & Admir	nistrative	\$82,584	\$85,888	\$89,323	\$92,896	\$96,612	\$117,543	\$143,009	\$173,993	\$257,551
Management		74,616	76,855	79,160	81,535	83,981	97,357	112,864	130,840	175,838
Payroll & Payroll	I Tax	205,796	214,028	222,589	231,493	240,753	292,912	356,373	433,582	641,807
Repairs & Mainte	enance	100,839	104,872	109,067	113,430	117,967	143,525	174,620	212,452	314,480
Utilities		49,970	51,969	54,048	56,210	58,458	71,123	86,532	105,279	155,839
Water, Sewer &	Trash	62,867	65,382	67,997	70,717	73,546	89,480	108,866	132,452	196,061
Insurance		42,239	43,929	45,686	47,513	49,414	60,120	73,145	88,992	131,729
Property Tax		105,620	109,845	114,239	118,808	123,561	150,330	182,900	222,526	329,392
Reserve for Repl	lacements	49,600	51,584	53,647	55,793	58,025	70,596	85,891	104,500	154,685
Other		8,700	9,048	9,410	9,786	10,178	12,383	15,066	18,330	27,132
TOTAL EXPENSES	S	\$782,832	\$813,399	\$845,167	\$878,182	\$912,494	\$1,105,369	\$1,339,265	\$1,622,944	\$2,384,517
NET OPERATING	INCOME	\$875,307	\$894,484	\$913,953	\$933,712	\$953,757	\$1,058,126	\$1,168,820	\$1,284,613	\$1,522,997
DEBT SE	RVICE									
First Lien Financir	ng	\$796,429	\$796,429	\$796,429	\$796,429	\$796,429	\$796,429	\$796,429	\$796,429	\$796,429
Second Lien		0	0	0	0	0	0	0	0	0
Other Financing		0	0	0	0	0	0	0	0	0
NET CASH FLOW		\$78,878	\$98,056	\$117,525	\$137,283	\$157,328	\$261,698	\$372,391	\$488,184	\$726,569
DEBT COVERAGE	RATIO	1.10	1.12	1.15	1.17	1.20	1.33	1.47	1.61	1.91

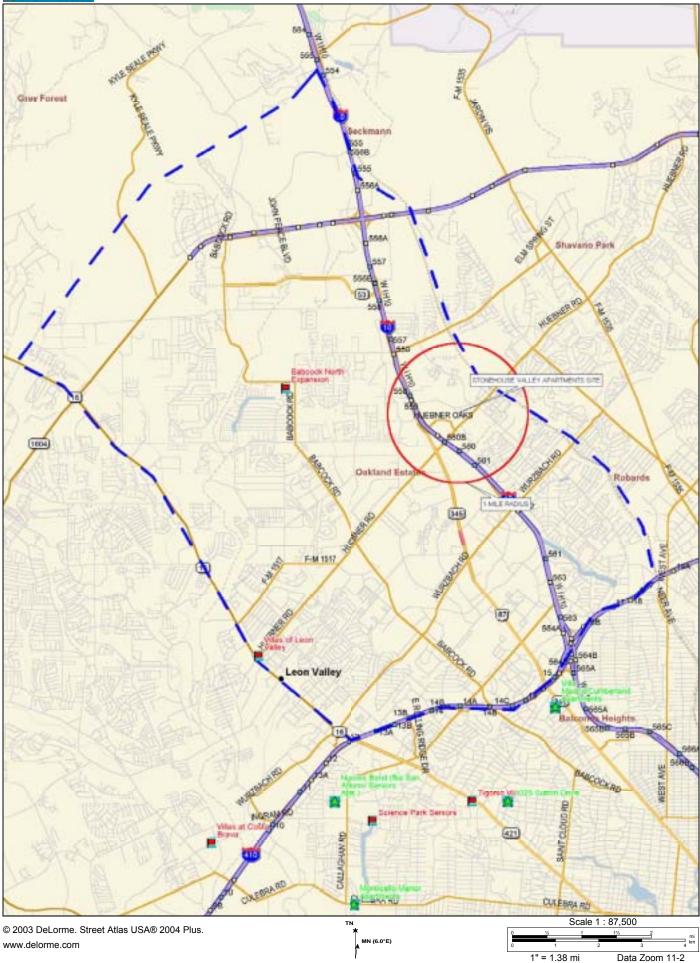
LIHTC Allocation Calculation - Stonehouse Valley Apartments, San Antonio, 4% HTC #04403

	APPLICANT'S	TDHCA	APPLICANT'S	TDHCA
	TOTAL	TOTAL	REHAB/NEW	REHAB/NEW
CATEGORY	AMOUNTS	AMOUNTS	ELIGIBLE BASIS	ELIGIBLE BASIS
1) Acquisition Cost				
Purchase of land	\$621,622	\$621,622		
Purchase of buildings				
2) Rehabilitation/New Construction Cost				
On-site work	\$1,747,465	\$1,747,465	\$1,747,465	\$1,747,46
Off-site improvements				
3) Construction Hard Costs	• •			
New structures/rehabilitation hard costs	\$7,881,338	\$8,735,601	\$7,881,338	\$8,735,60
4) Contractor Fees & General Requirements				
Contractor overhead	\$209,814	\$209,661	\$192,576	\$209,66
Contractor profit	\$629,443	\$628,984	\$577,728	\$628,98
General requirements	\$583,960	\$583,960	\$577,728	\$583,96
5) Contingencies	\$382,874	\$382,874	\$382,874	\$382,87
6) Eligible Indirect Fees	\$782,424	\$782,424	\$782,424	\$782,42
7) Eligible Financing Fees	\$1,286,885	\$1,286,885	\$1,286,885	\$1,286,88
8) All Ineligible Costs	\$1,387,093	\$1,387,093	I	
9) Developer Fees	L		\$2,014,353	
Developer overhead	\$555,681	\$490,554		\$490,55
Developer fee	\$1,663,124	\$1,663,124		\$1,663,12
10) Development Reserves	\$250,000	\$381,678		
TOTAL DEVELOPMENT COSTS	\$17,981,723	\$18,901,925	\$15,443,371	\$16,511,53
Deduct from Basis:				
All grant proceeds used to finance costs in eligit				
B.M.R. loans used to finance cost in eligible bas	sis			
Non-qualified non-recourse financing				
Non-qualified portion of higher quality units [42	(d)(3)]			
Historic Credits (on residential portion only)				
TOTAL ELIGIBLE BASIS			\$15,443,371	\$16,511,53
High Cost Area Adjustment			100%	100
TOTAL ADJUSTED BASIS			\$15,443,371	\$16,511,53
Applicable Fraction			100%	100
TOTAL QUALIFIED BASIS			\$15,443,371	\$16,511,53
Applicable Percentage			3.56%	3.56
FOTAL AMOUNT OF TAX CREDITS			\$549,784	\$587,81
Syr	ndication Proceeds	0.8399	\$4,617,385	\$4,936,75
	Total Credits (Eligit	ole Basis Method)	\$549,784	\$587,81
	Sync	dication Proceeds	\$4,617,385	\$4,936,75
	-	Poquested Credits	\$570.337	

Requested Credits	\$570,337
Syndication Proceeds	\$4,790,000
Gap of Syndication Proceeds Needed	\$6,218,723
Credit Amount	\$740,453

DELORME

Street Atlas USA® 2004 Plus



Developer	Evaluation
Project ID # 04403 Name: Stonehous	e Valley City:
LIHTC 9% LIHTC 4% HOME BOND	$_{\rm HTF} \square _{\rm SECO} \square _{\rm ESGP} \square _{\rm Other} \square$
\square No Previous Participation in Texas \square Members of the second	ne development team have been disbarred by HUD
National Previous Participation Certification Received: Noncompliance Reported on National Previous Participa	$\Box_{N/A} \qquad \bigtriangledown Yes \qquad \Box_{No}$ tion Certification: $\Box Yes \qquad \bigtriangledown No$
Portfolio Manag	ement and Compliance
Projects in Material Noncompliance: No 🖌	Yes \square # of Projects: 0
Total # of Projects monitored: 1 Projects grouped	
Total # monitored with a score less than 30: 1	# not yet monitored or pending review: 2
Program Monitoring/Draws Not applicable ✓ Review pending □ No unred Unresolved issues found that warrant disqualification (Addition)	solved issues Unresolved issues found information/comments must be attached
Asset Management Not applicable Review pending No unr Unresolved issues found that warrant disqualification (Addition)	esolved issues Unresolved issues found D
Reviewed by Sara Carr Newsom	Date <u>ay, March 31, 2004</u>
Multifamily Finance I Not applicable Review pending No unre Unresolved issues found that warrant disqualification (Addition Reviewed by S Roth Date	solved issues 🗹 Unresolved issues found 🗌 onal information/comments must be attached)
Single Family Finance I Not applicable Review pending No unre Unresolved issues found that warrant disqualification (Addition	solved issues Unresolved issues found
Reviewed by Dat	e
Unresolved issues found that warrant disqualification (Additio	solved issues Unresolved issues found onal information/comments must be attached)
Reviewed by Dat	e
Office of Colonia In Not applicable Review pending No unre Unresolved issues found that warrant disqualification (Addition	solved issues Unresolved issues found
Reviewed by Dat	e
Real Estate Analysis (Cost Certifi Not applicable Review pending No unre Unresolved issues found that warrant disqualification (Addition) No No	solved issues Unresolved issues found
Reviewed by Dat	e
Loan Administra Not applicable Delinquencies found that warrant disqualification (Additional	Delinquencies found
Reviewed by Stephanie A. D'Couto Dat	e 3/31/2004
Executive Director:	Executed:

MULTIFAMILY FINANCE PRODUCTION DIVISION

BOARD ACTION REQUEST

April 8, 2004

Action Item

Requests for amendments to Housing Tax Credit (HTC) applications involving material changes.

Requested Action

Consider and approve or deny requests for amendments.

Background and Recommendations

Pertinent facts about the developments requesting amendments are summarized below.

Development No. 03163, Cedar View Apartments

<u>Summary of Request</u>: Applicant requests permission to remove two small tracts, 0.858 acres and 0.989 acres, from the original development site of 21.858 acres. The residential density would increase by only 0.3 units per acre from 3.3 to 3.6 units per acre, but the increase would be 9% greater than the original density. The 9% increase exceeds the 5% guideline given in the QAP as constituting a material alteration of the application. The applicant's request is therefore subject to Board approval. One of the two tracts was previously the site of a gas station and the other is currently the site of an old house, possibly containing asbestos. Removing the two tracts from the development eliminates environmental issues and associated problems relating to obtaining a syndicator and lender. The absence of these tracts would have made no difference in the award of tax credits.

Governing QAP	2003 QAP, Section 49.18(c)
Applicant:	DF Cedar View Apartments, LP
General Partner:	DF Affordable Housing Partners, Inc.
Principals/Contacts	Leslie Donaldson, Beverly Funderburgh
Syndicator:	Lend Lease Real Estate Investments
Construction Lender:	Bank One, NA
Permanent Lender:	Bank One, NA
City/County:	Mineral Wells/Palo Pinto
Set-Aside:	Rural/Family
Type of Development:	New Construction
Units:	72 LIHTC units
2003 Allocation:	\$560,000
Allocation per HTC Unit:	\$7,778
Other Funding:	NA
Prior Board & Department Actions:	Awarded credits in July of 2003
Underwriting Re-evaluation:	The Real Estate Analysis Division (REA) estimates that the proposed change will have no material impact on the operation of the development.
Staff Recommendation:	While the 2003 QAP stipulates that pre-application points (7 points) were contingent on the site remaining the same, this application would still have been awarded out of the Rural Set-Aside even without the pre-
	application points. Therefore, because the new proposed design would
	not have affected the ultimate selection and award of the development
	and because this is not a negative change, staff recommends that the
	Board approve the applicant's request.

MULTIFAMILY FINANCE PRODUCTION DIVISION

BOARD ACTION REQUEST April 8, 2004

Action Item

Requests for waiver of specific 2004 QAP requirements for three of the five 2004 Forward Commitment awards.

Requested Action

Consider and approve waiver of §50.3(47) of the 2004 QAP regarding unit mix.

Background and Recommendations

In September 2003, five developments that had applied for 2003 Housing Tax Credits under the 2003 Qualified Allocation Plan and Rules (QAP) were granted forward commitments of 2004 credits. Each of those applicants was issued a Commitment Notice on September 18, 2003. The Commitment Notice, which was signed and returned by all five applicants, specified that the allocation was from the 2004 credit ceiling and that they would need to be in full compliance with the Department's 2004 QAP. However, because the 2004 QAP was not approved by the Board until November 2003, those applicants were not fully knowledgeable of what they would be required to adjust in their developments. In February 2004, Department staff notified each of the five Forward Commitment recipients in writing of the changes between the 2003 and 2004 QAPs that would potentially warrant revisions to their proposed development. Each of the owners of these five Forward Commitments have been notified that all necessary revisions are required to be made by May 31, 2004.

In response to the above-referenced notification, several of the Forward Commitment recipients indicated that they would like to request a waiver from the Board for one item in particular, §50.3(47) of the QAP which states that the following will be ineligible: Any Development involving new construction (other than a Qualified Elderly Development, a single family development or a transitional housing development) in which:

- 1. more than 60% of the total Units are one bedroom Units; or
- 2. more than 45% of the total Units are two bedroom Units; or
- 3. more than 35% of the total Units are three bedroom Units.

Each of the five Forward Commitment recipients has been consulted and this is the ONLY requirement of the 2004 QAP for which they are requesting a waiver. The table below reflects the unit mix for each of the five.

	2004 Forward	Commitments Cur	rent Unit Mix		_
Development	Туре	Total Units	1 BR	2BR	3BR
Diana Palms (04001)*	Family (New)	36 (34 LI)	0	0	36 (100%)*
Cricket Hollow (04002)*	Family (New)	176 (150 LI)	0	128 (73%)*	48 (27%)
Villas on Sixth (04003)	Family (New)	160 (136 LI)	46 (29%)	66 (41%)	48 (30%)
Kingsland Trails (04004)*	Family (New)	76 (60 LI)	24 (32%)	36 (47%)*	16 (21%)
Palacio del Sol (04005)	Elderly**	200 (160 LI)	60 (30%)	140 (70%)	0

* means the percentage of units is in violation of the 2004 QAP.

** Because Palacio del Sol is an Elderly Development it is not an Ineligible Building type under §50.3(47).

Based on the restrictions found under §50.3(47), three of the five Forward Commitments currently would be ineligible under the 2004 QAP based on either their two or three bedroom units exceeding the permissible percentage.

Consistent with §50.23(a) of the 2004 QAP, "The Board, in its discretion, may waive any one or more of these Rules if the Board finds that waiver is appropriate to fulfill the purposes or policies of Chapter 2306, Texas Government Code, or for other good cause, as determined by the Board." Based on the applicant's willingness to comply with all other requirements of the 2004 QAP, and the excessive revisions that would be required for the design, development costs and operating costs to bring these three development into consistency with the 2004 QAP requirement under §50.3(47), staff recommends that a waiver of the requirement at §50.3(47) of the 2004 QAP be made for Diana Palms (04001), Cricket Hollow (04002) and Kingsland Trails (04004).

FINANCIAL SERVICES

BOARD ACTION REQUEST April 8, 2004

Action Item

Second Quarter Investment Report

Required Action

Presentation of the Department's First Quarter Investment Report

Background

Compliance with the Public Funds Investment Act

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS HOUSING FINANCE DIVISION

INTERNAL MANAGEMENT REPORT (SEC. 2256.023) QUARTER ENDING February 29, 2004 PUBLIC FUNDS INVESTMENT ACT

				TEXAS DEPART Pl Interne	PARTMENT OF HOUSING AND COMMUNITY HOUSING FHVANCE DIVISION PUBLIC FUNDS INVESTMENT AGT Internal Management Report (Sec. 2258.023) Internal Management Report (Sec. 2258.023)	TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS HOUSING FHVANCE DIVISION PUBLIC FUNDS INVESTMENT ACT Internal Management Report (See: 2255,023) Quanter Earling February 29, 2004	FFAIRS	·		
(4) សីលាពាមកម្ម ទង្កោតពេកដា	(4) Butwintery statement of each prosed fund group:								•	
	FAIR VALUE (NARKET]	DARRYING VALUE	AOCRETION	ANORTIZATION			CARRYING VALUE	FAIR VALUE (MARKET)	CHANGE IN FAIR VALUE	ACCRUED NT RECVE
NGENTURE	g 11/5/103	@ 11/30063	PURCHASES	BALES	MATURITIES	TRANSFERS	@ 02/28/04	G 02/28/14	(MARKET)	hukszza 🕲
gle Family	373,281,822.61	363,550,844.00	420,329.93	(35,447,680,97)	(11,842,138,51)	6.00	369,536 (,356,551	380,515,911,98	1,203,576,34	1,380,34
1 B	553,585,8171,59	547,243,093.70	23,7729,618,34	(54,825,152,11)	(16,432,482.09)	0.60	498,025,040.64	514,226,986,98	3, 169, 128, 26	2,724,40
ARB	45,029,912,25	43,289,942.21	755,009.54	(8,901,403.08)	2,509,425.66	1000	32,635,117,00	14,929,848,43	[45,228,61]	188,26
:									•	

	FAR VALUE	CARRYING	WID I WE WIT I WIT	THE DIVISION CHANNER	The Party State of the Party Sta		CARRYING	FAR VALUE	CHANGE	ACCRUED	-
	(NARKET]	VALUE	ACCRETION	AMORTIZATION			VALUE	(ALARKET)	IN FAR VALUE	INT RECVEL	RECOGNIZED
NDENTURE	@ 11/50/03	@ 11k30063	PURCHASES	BALES	MATURITIES	TRANSFERS	@ 02/28/04	G 02/28/14	(LARKET)	Poleszza D	Grav
gle Family	373,281,822.01	363,550,844.00	49,420,320,53	(35,447,680.97)	(11,842,138,51)	0.00	369,551,356,516	380,515,911,58	1,203,576,84	1,380,347,31	0.00
41:	553,595,8171,59	547,343,093.70	23,7729,618,34	(54,925,152,11)	(16,432,482.09)	0.64	498,125,000.84	514,226,986,98	3, 169, 128, 26	2,724,409,23	0.00
ARB	45,029,9112,225	43,289,942,21	755,009.54	(8,901,403.08)	[2,509,425.66]	0.01	32,635,117,00	34,829,848,43	[45,228,61]	188,267,20	0,0
ti Family	158, 643, 936, 37	158,843,606.37	109,377,450,91	(49,581,721,92)	00'0	0.00	2 18,659,635,35	218,659,535.35	•	209,664,73	0.01
CHRINE 1993	10,607,001,01	15,632,763 14	266,970,32	(239, 906, 06)	(1°217,677.07)	B.CO	14, 112, 255, 35	15,040,920.22	(45,949.81)	72,938,93	0.01
CHMIRE 1994/1995	28,851,612.50	229,028,0413,27	512,956,24	(908,013,04)	(2,224,334,08)	00.0	25,267,459.71	27, 180,769.86	(80'690'62)	141,050,055	D.03
amercial Pager	61,655,427.81	B1,655,427,81	135,946,089.00	[26,582.50]	0.00	00.0	197,574,835.28	197,574,866.28	•	166,977.20	0.0
eral Fund	11,588,134.63	11,598,134.63	104, B&B.5B	(1,769,395.21)	0.00	0.00	9,933,556,39	DC 933'EC5'6	•	303.40	0.00
sing Trust Fund	58'21'2'ECO'9	610'111'000'18	53,947,82	{249,285.86}	0.0	010	7,838,299,13	7,630,289.13	,	672.15	0.110
stated an	133,906.18	133,908.48	1,188.62	0.00	9.00	0.64	135,097.00	135,097.00		11.82	0.00
pliance.	3,314,117.03	1,314,117.48	0.00	(822,086 58)	CHI'U	0.00	492,030,12	\$1.0E0,28\$	•	43.05	0.03
Savilslight gniz	2,376,508.94	2,376,508,94	1,432,71	(108,528,555)	G11'D	000	1,039,433,10	1,689,433.10	ŀ	146,08	D.03
TOTAL	1,247,902,230,78	1,241,811,181,32	320,195,750,77	(149,527,880,223	(34,625,005,19)	0070	1,377,854,125,68	1,403,157,313.74	4,257,158,58	5.470,415.76	0.00

No reiallonship can be drawe between the "ACCRUED DUT RECVOL @ 02/2804" figures and the correctionding investment values, ärvastments piseged og redervas by perifeljeeting svilldes. The Degartmori is converge (hese investments with their corresponding because of various derions (arg. purchaen othe of troughment) inferest program increated. Monthly & sema-amonal etc. A In addition to the effortmentioned factors with regards to the Multi Family indenture, the Department is carrying \$ 218,539,536 of Kability purely for tracking the flow of furnts.

stale statutes governing the investment of pebic funds including Section 2306 of the Department's ensubling legistation and apactifically. Section 2256 of the Texas Government Gode, the Public Funds Investment Act. cash Row needs, (3) a merket rate of return for the ntak assumed, and (4) conformation to all applicable by potodity the following objectives: (1) selety of principal, (2) sufficient liquidity to meet Department s) The Department is in compliance with regents to investing its funds in a manner which will provide

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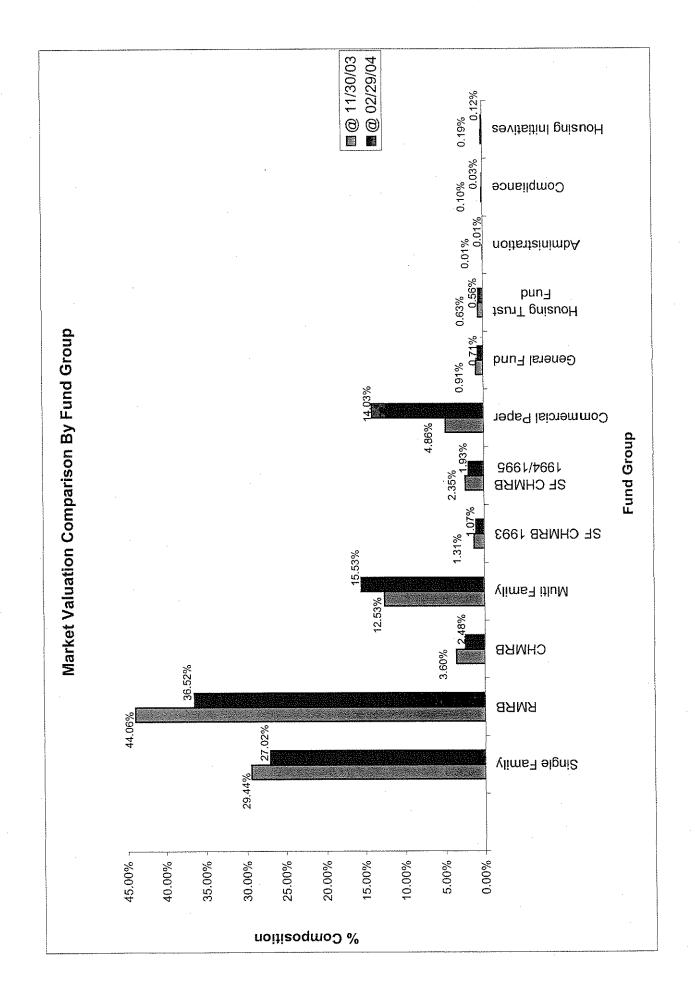
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INTERNAL MANAGEMENT REPORT (SEC. 2256.023) **QUARTER ENDING February 29, 2004 PUBLIC FUNDS INVESTMENT ACT**

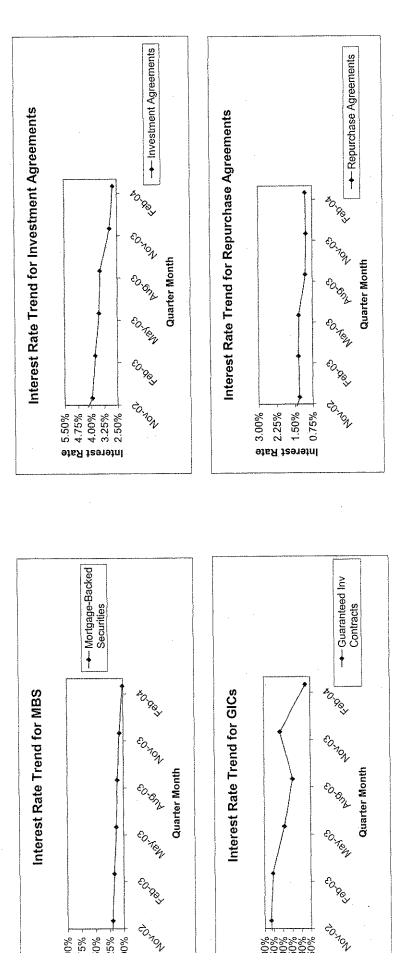
Supplemental Information:

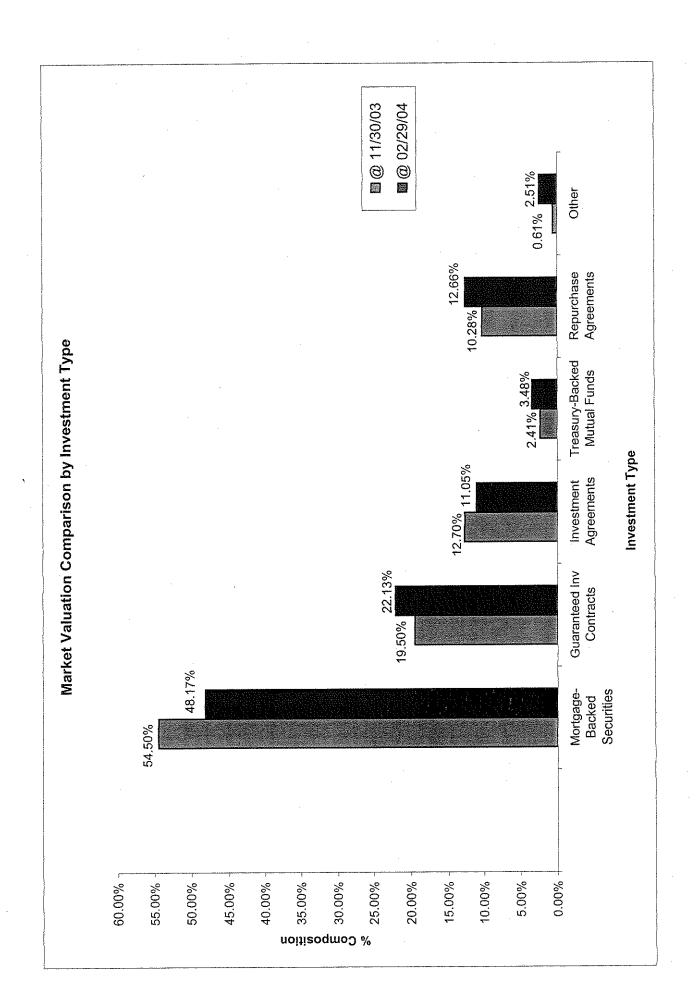
- Bar Graph Comparison of Market Valuation by Fund Group between Quarters $\widehat{}$
 - Detail of Investments including maturity dates by Fund Group
 - Supplemental Public Funds Investment Act Report by Investment Type ର ନ
 - Analysis of Portfolio Interest Rate Trends and Maturities 4
- Bar Graph Comparison of Market Valuation by Investment Type between Quarters ંગ
 - Detail of Investments including maturity dates by Investment Type



TEXAS DEPARTMENT OF HOUSING & COMMUNITY AFFAIRS HOUSING FINANCE DIVISION PUBLIC FUNDS INVESTMENT ACT Supplemental Schedule of Portfolio Interest Rate Trends and Maturities Guarter Ending February 29, 2004

		nterest Quarter		Weighted Avg Rate Beg Carrying Vatue	Weighted Avg Rate Beg Market Value @ 11/30/03	Weighted Avg Rate End Carrying Value @ 02/29/04	Weighted Avg Rate End Market Vatue @ 02/29/04	Weighted Avg Maturity Beg Carrying Value @ 11/30/03	Maturity 3 Value 103	Welghted Avg Maturity Beg Market Value @ 11/30/03	Katurity Value 33	Weighted Avg Maturity End Carrying Value @ 02/29/04	Maturity v Value 04	Weighted Avg Maturity End Market Value @ 02/29/04	Maturity I Value 404
STMENT TYPE	F	LOW						Months	Days	Months	Days	Months	Days	Months	Days
	211.0		AD 170	R 05%	8.07%	5.99%	6.01%	306	15 15	305	21	303	8	302	19
icked Securities	0.13%	4.00%	22 134%	3.13%	3.13%	1.78%	1.78%	127	26	127	26	32	21	32	21
Inv Contracts	7 55%	%0601	11.05%	2.93%	2.93%	2.74%	2.74%	62	29	62	29	33	15	93 93	15
sternours etc	0.48%	0.44%	0.02%	0.52%	0.52%	0.45%	0.45%	-	0	÷ ·	ф (0		
cked Mutual Funds	0.82%	0.42%	3.48%	0.48%	0.48%	0.46%	0.46%	* 1	0	~~ (~ c	⇒ ÷
Agreements	1.05%	1.05%	12.66%	1.02%	1.02%	1.05%	1.05%	D .		o (2 4	- ç	с с	- t
S	5.81%	3.25%	0.01%	3.98%	3.98%	4.40%	4,40%	0	25	D	67	v	2	4	<u>1</u>
nds/Notes	13.88%	1.00%	2.48%	11.99%	11.99%	4.16%	4.56%	78	26	78	26	40	10	42	24



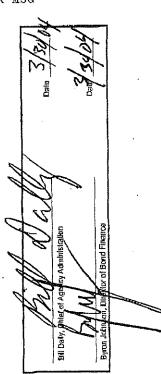


Cuarter Ending February 29, 2004 SILVEST STATION SALES HAVING ALLE SALES HATURITES TAATURITIES TRANSI	ARTINGALIK V Mathemies transi	ANORTZATION ANORTZATION SALES	ACCETTOR ANDREZINATION MATRICES TRANS
A CAHAYING VALUE TRANSFERS 0 DZIZUIM	ES TANGFERS	ANORTEXTION ANORTEXTION ANDREET	ANDERIA IN ARTICLUS ANDERIZATION ANDERIZATION ANDERIZATION ANDERIZATION
4 TRANSFERS	ARTNOCADUL V Manuelles transfers	ANORTZATION ANORTZATION SALES	AMORTIZATION AMORTIZATION SALES
	ARXINGIALLE V Mathemics	ANORTZATION ANORTZATION SALES	AMORTIZATION AMORTIZATION SALES

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	FAIR VALUE	CARRYING		MENDER DARK	Netenie -		CARRYNG VALIE	FAIR VALUE (MARKET)	CHANGE IN FAIR VALUE	RECOGNIZED
	(NARKET) @ 1412MD	VALUE @ 110403	PURCHASES	SALES	MATURITIES	TRANSFERS	MURZIZO ®	@ 02/29/04	(MARKET)	GAIN
		D			المراجع الم					
		14 mon 101 met	CT TON AND DA	, AD	791 675 DIG 161	000	648.47.1595.34	11,339,534,41	4,300,603,80	01/0
a-Backed Securities	600,096,051.23	1041, 4415, 541 7, UT	70'08' 1000' 11	2000						UH U
	בא ידני מולי רעה	7.47 728 277 43	140.813.649.84	(70.407.291.92)	0,0	0.133	3.002 SP/10	00°200'800'112	,	
Statistics Contacts	n+ 112'027'147			AND OF CONTRACT	0 DKI	0.00	146.326,506.21	\$55,685,508.21		0.00
errit Agraements	161,0014,229.01	191,004,224.91	44'D04'490'49	1400012,040,000) (This of the set of the	ita u	104	48 981 047 43	48.881.947.43	,	0.00
y-Basked គឹងមែន] Funds	201,682,483,053	20, 582, 382, 985, 815	22'AURIA'72	(in som nor so	8	40.4	176 250 055 23	17B.270.029.23		0.00
inte Adresibanis	130,308,417,00	134,346,417,06	50'R/P/9/2/16	(a1 100 / 100 i a)	5077					50 D
	AD BOR R3	40,980,67	240.182.21	0.00	6.0	000	250,831.63.	200,644,003		
A21X605		LY DUU CIG	12 DUU 1	11(3,672,34)	0.05	000	206,461.43	206,461.43		6.00
y Bills	16.020,110				100	0.00	33 446.657.85	34,699,307,85	{4B,635.21}	6.00
y BondsMates	7,426,911,07	9,824,925.61	c4/1405*902*/7	for sea inc.		1				
TATA	4 7 8 7 9 10 2 10 7 10 7 10 7 10 7 10 7 10 7 10 7	1.241.811.181.32	320,195,750.77	(148,627,900.22)	(34,626,008,19)	00 ⁻ 0	1,377,854,125.68	1,408,107,313,74	4,262,159.50	000
12:00	وأوتحالا وتحسرت ومدده			•						

he Department is in compilance with regards to breacting its funds in a manner which will provide / pribatly the Indewing objectives: (!) safety of principel, [2] subid-antifiquidity to const Department shi flow needs, [3] a market/rate of return for the field assummd, and (4) comformation to all applicable late statutes growning the investment of public funds including Saction 2.200 of the Department's enabling gisbation and specifically, Suction 2256 of the Texas Government Code, the Public Funds Investment Aut.



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Detail of Investments including maturity dates by Fund Group

	Recognized Gain 0.00 0.00 0.00 0.00 0.00	0.00	000	0000	0.00		0.00	0.00		000000000000000000000000000000000000000
	Change in In Market Rec Value (27,499.27)	(27,499.27) -	- 00.0	2.80	1.60		00.00	- (6,820.21) (6,820.21)	4,523.87 2,551.95 3,8251.95 59.70	5,315,24 3,885,57 2,317,05 6,855,21 4,025,87 3,182,31 735,32
	Ending C Market Value 1 02/29/04 410,964.43 2,115,269.38 2,509,020.67 2,603,213.47 3,927.47 3,927.47 41,618.83	450,678.19 8,134,688.41 1,872.36	28,997.27 30,869.63	43,450,10 688,468.75 1,072.80 732,997.71	38,008.60 610.90 38,619.50	24,114.25 24,114.25	5,849.73 5,849.73	83,105.47 359,321,96 625,284.50 1,067,711.93	8,668,007.34 1,025,117,61 0.30 2,441.39 492,253.45 288,839.02 407,002.94 254.97 30	569,577.79 408,637,37 268,981.24 730,646.20 616,582.69 337,351.77 80,562.83
	Ending Carrying Value N 02/2904 410,964,43 2,115,253,38 1,990,370,78 2,603,213,47 5,97 5,97 3,927,47 41,618,83 41,618,83	450,678,19 7,616,038.52 1,872.36	28,997.27 30,869.63	43,456.10 688,468.75 714.93 732,639.84	38,008.60 406.99 38,415.59	24,114.25 24,114.25	5,849.73 5,849.73	83,105.47 359,321.96 496,959.51 939,386.94	8,668,007.34 1,025,117.61 0.30 2,441.39 463,524.66 272,654.77 272,654.77 230,657.87 230,657.87	535,386,01 388,660,49 256,285,45 587,536,86 587,579,19 321,648,99 76,755,44
	Ca Transfers	0.00	0.00	0.00	0.00	0.00	0.00	0.00		
	Maturities	0.00	0.00	00.00	0.00	0.00	0.00	0.00	(5,297.79) (5,317.89) (2,686.24)	(44,860.39) (4,406.62) (2,721.67) (8,002.07) (7,601.22) (50,617.55) (3,056.22) (3,056.22) (1,341.42)
inity Affairs iry 004	Amortizations/ Sales	(121,805.42) (121,805.42)	0.00	(1,079,525.10) (1,079,525.10)	(1,764,475.10) (1,764,475.10)	(838,877.00) (838,877.00)	(268,691.93) (268,691.93)	(828,479.06) (828,479.06)	(5,174,215.88)	
sing and Commu restment Summa g February 29, 20	Accretions/ / Purchases 20,696.24 2,114,883.60 2,114,883.60 2,114,883.60 2,1172,48 1,266,421.73 1,266,421.73 1,266,421.73	3,402,489.19 1,267.39	5,360.37 6,627.76	37,910.69 0.12 37,910.81	7,923.39 0.06 7,923.45	24,113.68 24,113.68	5,846.09 5,846.09	43,126.30 0.00 43,126.30	8,659,607,13 0.00 0.00	
Texas Department of Housing and Community Affairs Single Family Investment Summary For Period Ending February 29, 2004	Beginning Market Value 02/29/04 390,268,19 395,78 395,78 1,336,791,74 1,336,791,74 1,336,791,74 1,336,791,74	572,483.61 4,881,503.91 604.97	23,636.90 24,241.87	5,545,47 1,767,993.85 1,774,609.20 1,774,609.20	30,085.21 609.24 1,764,475.10 1,795,169.55	0.57 838,877.00 838,877.57	3.64 268,691.93 268,695.57	39,979.17 1,187,801.02 632,104.71 1,859,884.90	8,400.21 6,199,333.49 0.30 2,441.39 493,027.37 291,604.96 405,865.48	299,773,59 568,669,17 407,473,47 274,666,26 731,292,21 668,24 731,292,21 683,7,224,68 337,224,68 31,168,93
Texas D	Beginning Carrying Value 02/29/04 330,258,19 396,78 1,980,238,30 1,336,791,74 1,336,791,74 1,336,7018	572,483.61 4,335,354,75 604,97	23,636.90 24,241.87	5,545,47 1,767,993,85 714,81 1,774,254,13	30,085.21 406.93 1,764,475.10 1,794,967.24	0.57 838,877.00 838,877.57	3.64 268,691.93 268,695.57	39,979.17 1,187,801.02 496,959.51 1,724,739.70	8,400.21 6,199,333.49 0.30 2,441.39 468,822.45 277,862.66 385,370.30	234,398,86 539,792,63 391,382,15 264,237,52 703,867,08 637,896,74 324,704,21 78,096,86
	Current Maturity Date 03/01/04 03/01/04 05/15/11 09/30/29 03/01/04	03/01/04	09/30/29	03/01/04 09/30/29 05/15/14	03/01/04 05/15/14	03/01/04	03/01/04	03/01/04 09/30/29 05/15/11	03/01/04 09/30/29 03/01/04 09/30/29 04/01/26 05/01/26 06/01/28	06/01/26 07/01/26 08/01/26 08/01/26 11/01/26 01/01/26 01/01/27 03/01/27
	Current Purchase Date 02/27/04 02/27/04 08/05/82 11/14/96 02/27/04	02/27/04 02/27/04 02/27/04	11/14/96	02/27/04 11/14/96 08/05/85	02/27/04 08/05/85	02/27/04	02/27/04	02/27/04 11/14/96 08/05/82	02/27/04 11/14/96 02/27/04 11/14/96 05/30/96 05/27/96 06/27/96	07/30/96 08/15/96 08/29/96 09/17/96 10/30/96 12/23/96 03/27/97 03/27/97
	Current Interest Rate 1.05 1.05 1.05 1.05 1.05 1.05	1.05	6.08	1.05 6.08 13.25	1.05 13.25	1.05	1.05	1.05 6.08 13.88	1.05 6.08 1.05 6.08 6.15 6.15 6.15	0.0 0.0 0.0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
	Issue 1980 SF Surplus Rev 1980 SF Surplus Rev 1980 SF Surplus Rev 1980 SF Surplus Rev 1980 SF Surplus Rev	1980 SF Surplus Rev 1980 SF Surplus Rev 1980 SF Surplus Rev Total	1982 A SF 1982 A SF 1982 A SF Total	1983 A&B SF 1983 A&B SF 1983 A&B SF 1983 A&B SF Total	1984 A&B SF 1984 A&B SF 1984 A&B SF 1984 A&B SF Total	1985 A SF 1985 A SF 1985 A SF Total	1985 B&C SF 1985 B&C SF 1985 B&C SF Total	1987 B SF 1987 B SF 1987 B SF 1987 B SF Total	1995 A&B SF 1995 A&B SF 1995 A&B SF 1995 A&B SF 1995 A&B SF 1995 A&B SF 1995 A&B SF	1995 A&B SF 1995 A&B SF
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nized in	0.00	0.00	0.00	00.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0	0.00	0.00	000	0.00	0.00	0.00	0.00	0.00	00.0	0.00	0.00	0.00	00.0		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00.0	0.00	000	000	0.00	0.00	0.00	0.00	0.00	
Recognized Gain		~ .			~ 1	<u>-</u> -				0	(1	**	2	.	~ (+ (0.0		ī .	- 0	. 6	6	0	()	••••	<u>س</u>	n á	- 		5		6	° m	G	~	5 0			4 6	5	۲ (- 0	bц	ი თ	. 03	- -	ņ	-	2	
Change in In Market Value	3,349.72	8,157.18	(1.030.86)	653.31	1,733.63	(Z,930.31)	2.909.79	3,209,86	1,752.35	1,356.42	(3,199.61)	1,170.74	(3,108.87	3,163.64	2,719.13	4,304.00	1,91,4.34	02.508,1	(7 205 02)	1.982.51	1 265 99	(3,085.58)	(2,079.50)	1,363.50	(1,820.21)	1,705.31	3,127.25	1,/48.53	(06.776,5) (06.907.00)	65,100.32	65,422.9U		(2,129.69)	1,173.63	1,902.36	1,426.12	08./UU,F	1,256.83	1,329.19	1,140.94	(1,149.02)	20 023	12.056	0,930.00	00.025,6 13 AAQ AQ	8 3 1 4 68	9,532.61	4,208.73	19,076.51	3,159.27	
Ending Market Value	351,086.32	2,182,498.20	2.016.888.15	964,332.20	1,762,612.41	1,297,689.27	792 507 56	2,586,199.00	1.916,689.31	1,157,641.75	745,937.41	2,669,305,68	1,500,702.58	845,879.25	1,471,468.50	1,144,921.91	1,036,823.52	506,934,13	453 608 00	517 177.71	324 718 09	909,858.45	1,221,211.54	349,306.90	387,032.96	451,052.95	802,596.40	491,680.72	640,109.50 4 122 160 01	1,132,100.01	51,568,071.06	3,892,487.00	572.166.45	381,249.82	626,576.24	458,552.11	324,725.50	406,000.65	427,428.97	21.176,186	409,019.10	40.200,110	1//,634.93	0/1,510.90	850 746 A3	617 239 81	609.593.77	294,201.18	1,251,343.33	206,109.95	
Ending Carrying Value	333,368.32	2,058,451.03	040,140.33 1.902.418.38	909,541.90	1,662,498.55	1,223,562.19	2,000,044.00 747 632 48	2.440.241.28	1.819.479.44	1,100,120.69	708,438.03	2,536,365.74	1,424,228.54	804,135.12	1,398,810.60	1,086,981.31	984,411.47	482,081.84	60000000000000000000000000000000000000	497 878 79	309.266.32	858.725.69	1,162,903.38	333,190,48	369,175.92	430,242.14	765,565.97	468,995.41	630,575.94 4 070 024 09	1,019,824.00	49,3/6,143.4/	3,892,487.56	542.486.99	361,473.60	594,074.43	434,766.06	307,881.31	384,940.55	405,257.34	561,257.50	435,972.29	10.915.055	168,532.49	01,232,10 618 707 04	010,/U/.94 828 E19 68	602 020 73	594.563.21	286,947.16	1,220,489.36	200,106.75	
Trancfore																															00.0																				
e citizen e	(1,565,40)	(11,305.02)	(4,400.79) (163.755.28)	(57,720.86)	(95,898.99)	(144,852.23)	(1.0,210.10) (5.050.52)	(129.738.88)	(121.323.90)	(68,807.72)	(127,412.32)	(198,858.35)	(185,092.60)	(5, 101.03)	(67,231.31)	(7,129.54)	(6,018.33)	(2,833.45)	(10,028,40) (10,028,40)	(201,102,00) 13 261 97)	(1 553 14)	(123.797.72)	(155, 124, 01)	(1,418.69)	(77,121.41)	(3,087.40)	(3,388.01)	(5,869.29)	(135,884,91)	(154,397.77)	(2,641,664.21)		(78.664.19)	(1.787.23)	(3,454.41)	(1,866.13)	(1,362.87)	(1, 766.52)	(1,741,99)	(2,539.09)	(51,430.18)	(42,630.87)	(643.88)	(2,568.58)	(Z,/3/.11)	(4,48,457,72) (4,48,457,72)	(3 040 14)	(44,062.23)	(59,669,19)	(877.54)	
Amortizations/	00000																														(5,174,215.88)	10 464 046 64V	(10°C10°10+177)																		
Accretions/	L ui ciidaea																														8,659,607.13	3,889,558.24																			•
Beginning Market Value	349,302.00	2,185,646.04	687,182.16 2 181 674 29	1,021,399.75	1,856,777.77	1,445,471,81	3,212,154.05 704 657 70	712 728 07	2,036,260,86	1.225.093.05	876,549,34	2,866,993.29	1,688,904.05	847,816.64	1,535,980.68	1,147,686.89	1,038,867.51	507,814.32	1,118,0/3.61	510 157 17	310,401.11 325 005 24	1 036 741 75	1.378.415.05	349,362.09	465,974,58	452,435.04	802,857.16	495,801.48	779,372.31	1,288,743.10	50,658,921.12	2,929.32	2,002,907.01 652 960 33	381.863.42	628,128.29	458,992.12	325,080.57	406,510.34	427,841.77	592,364.27	512,099.15	654,514.75	177,748.54	564,950.90	627,162.34	849,000,000 20 000 737	603 404 30	334 054 68	1.291 936.01	203,828.22	
Beginning Carrying Value	02/29/04 334,923.72	2,069,756.05	650,547.72 2 066 173 66	967.262.76	1,758,397.54	1,368,414.42	3,041,061.09	7 7 7 7 9 7 9 7 7 9 7 7 9 7 9 7 9 7 9 7	2,000,000,10 1 940 803 34	1 168.928.41	835,850,35	2,735,224.09	1,609,321.14	809,236,15	1,466,041.91	1,094,110.85	990,435.80	484,915.29	1,068,835.26	030,899.442 406 4 40 76	490, 14U. / 0 210 810 48	910,019.40 982.523.41	1.318.027.39	334,609.17	446,297.33	433,329.54	768,953.98	474,864.70	746,460.85	1,234,321.85	48,532,416.43	2,929.32	2,002,907.01 821 151 18	363 260 83	597,528.84	436,632.19	309,244.18	386,707.07	406,999.33	563,796.69	487,402.47	622,949,88	169,176.37	559,800.73	621,445.05	842,202.13 750 475 45	100,410.40 607 603 35	331 009 39	1 280 158 55	200,984,29	
<u>ج</u> بد	uate 07/01/27	07/20/26	03/20/26	04/20/26	05/20/26	05/20/26	06/20/26 pe/20/26	06/20/20	08/20/20	09/20/20	09/20/26	10/20/26	11/20/26	12/20/26	12/20/26	01/20/27	02/20/27	02/20/27	03/20/27	04/20/27	17/07/00	72/02/20	08/20/27	02/20/28	01/20/28	04/20/28	05/20/28	06/20/28	07/20/28	10/20/28		03/01/04	76/06/00	05/20/27	05/20/27	08/20/27	08/20/27	10/20/27	12/20/27	02/20/28	06/20/28	09/20/28	11/20/28	02/20/29	05/20/29	06/20/29	67/02/20	10/20/29	12/20/29	07/01/29	
Current Purchase	Date 09/29/97	07/30/96	03/28/96	04/29/96	05/15/96	05/30/96	06/17/96	05/1/50	08/20/20	06/21/00	09/26/96	10/30/96	11/26/96	12/23/96	01/16/97	01/30/97	02/13/97	02/27/97	03/27/97	04/29/97	18/87/90	18/20/20/20/20/20/20/20/20/20/20/20/20/20/	10/02/00	02/26/98	03/26/98	04/29/98	06/25/98	07/16/98	09/10/98	11/19/98		02/27/04	08/G1/LL	16/23/20	07/15/97	08/28/97	10/15/97	11/25/97	02/12/98	04/16/98	08/13/98	12/15/98	01/28/99	03/18/99	06/24/99	02/29/99	10/14/99	10/10/20	04/22/00	01/28/00	
Current Interest	Kate 6 15	6.15	6.15 a t	0.15 6.15	6.15	6.15	6.15 6.45	0.10 8.45	0.0 47	0,13 B 15	6.15	6.15	6.15	6.15	6.15	6.15	6.15	6.15	6.15 2.15	0,15 7,15	0.19 11	0.10 1.1	0.10 6.15	6.15	6.15	6.15	6.15	6.15	6,15	6,15		1.05	6.13 8.45	0.470 8.45	6.45	6.45	6.45	6.45	6.45	6.45	6.45	6.45	6.45	5.45	5.45	5.45	5.45 e.45	0.40 7.47	0,40 7,40	5,45	
	IGG5 A&B SF	1995 A&B SF	1995 A&B SF	1995 A&B SF	1995 A&B SF	1995 A&B SF	1995 A&B SF			BUD AGE SF	1995 A&R SF	1995 A&B SF	1995 A&B SF	1995 A&B SF	1995 A&B SF	1995 A&B SF	1995 A&B SF	1995 A&B SF	1995 A&B SF	1995 A&B SF	1995 A&B SF		1997 A&R CF	1995 A&B SF	995 A&B SF	1995 A&B SF Total	1996 A-C SF	1996 A-C SF		1996 A-C SF	1996 A-C SF	1996 A-C SF	1996 A-C SF	1996 A-C SF			1990 A-C 3F	1996 A-C SF													

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Recognized	0.00	0.00	0.00	000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	000	0.00	0.00	0.00	0.00	0.00	0.0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00.0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	000	0.00	0.00	00.00	0.00	0.00	00.0	0.00	0.00	0.00
Criange in In Market Value	(6,051.91)	'	1.840.53	2 043 BU	2,769.96	1,712.43	1,963.26	866.81	3,928.85	(12,244.19)	(959.33)	2,542.30	5,015.24	(0, 100.30) 17 376 55	(3.560.65)	6,317 48	(1,335.77)	4,043.82	(2,966.70)	(1,548.65)	(2,089.63) (664.67)	(47 131 57)	37,963.07	4,468.22	8,160.97	(11,198.15)	13,266.02	(13,403.78) 42 525 63	(9.710.12)	(82.38)	(1,929.35)	7,530.49	4,272.30	(118.10) 156.52	(222.11)	84.46	86.01	437.26	136.11	(274.68) 06.68	124.33	87.77	19,15	87.86	67.66 5 7.66	5.50 (415 04)	33.54	91.12	29.10
Ending Market Value	554,846.13	88,350.89	788,408.18 117 664 64	130.645.79	177,060.78	127,122.10	125,547.36	60,591.54	257,717.37	6,363.65	18,679.18	19,942.86	17,468.19	12,040,90 20,014 61	8 670.39	12.026.24	5,711.50	7,074.24	3,077.39	6,067.32	7,/33,95	9,001.33 10,689-12	58,040.62	20,388.66	15,981.33	7,871.30	19,025.56 5 0 4 0 0 1	5,848.81	5,885,74	15,655,78	15,982.07	17,980.20	10,611.63	29,042.41 15,180.78	10,378.31	5,526.26	22,564.89	28,653.94	35,892.97	18,017.60 c 224 80	32 655 04	5 742.60	5,009.71	23,003.73	17,713.42	5,945.47 22 EEE 24	8 782 36	24 025 30	7 618 05
Ending Carrying Value 1 20/20/04	440,976.49	88,350.89	788,408.18 114 763 42	127 A2A 50	172.695.05	123,987.69	122,451.78	59,097.55	251,362.92	17,660.84	19,324.06	16,516.21	12,253.85	19,114.30 8 404 35	41 370 59	5.534.29	6,688.56	2,981.88	5,736.51	7,493.97	9,323.71	10,331.44 54 R76 32	19,756,03	15,110.04	7,627.07	17,988.33	5,667.32	18,277.60	0,/03.11 14 RD2 25	15,486,18	16,999.94	10,282,38	6,016.73	11.012.02	9,812,41	5,355.23	21,334.49	27,767.01	33,935.81	17,035.14 6.120.09	30,779,89	5,564,86	4,736.52	21,749.40	16,747.54	5,761.44	8 303 49	22 715 25	7 202 67
	I allocate																																																
	WHILE WERE		(670,00)	(128-00)	(758.62)	(30.575.26)	(626.13)	(9,074.72)	(12,289.02)	(53.06)	(64.99)	(32.66)	(40.97)	(02.29)	(50-13) (51-724-43)	(5 223 72)	(21.00)	(10.24)	(16.59)	(28.21)	(26.76)	(34.20) (108.17)	(68.83)	(48.50)	(4, 291, 74)	(2,234.46)	(19.02)	(53.21)	(11-61)	(50 84) (50 84)	(49.40)	(35.46)	(17.80)	(4,420.78)	(4,921.63)	(17.43)	(63.46)	(132.85)	(114.30)	(6,471.02)	(19.13)	(18.12)	(13.36)	(61.52)	(47.18)	(5,315.63)	(9,448.46) 173.70)	(76 97)	(10.24)
Amortizations/	Sales																																																
~	Purchases 0.00	88,350.70	51,163.00																																														
Beginning Market Value	02/29/04 560,898,04	0.19	737,245,18	116,303.11	175 049 44	155 984 93	124.210.23	68,799,45	266,077,54	18,660,90	19,703.50	17,433.22	12,493.92	20,897.76	8,000,19 16.055.47	10,830.47	7 068 27	3.040.66	6,060.68	7,644.18	9,850.34	10,560.24 E8 040 11	20,019.11	15,968.94	12,112.10	21,303.91	5,778.56	19,310.80	5,815.02 4z ese 40	15,038.10	17.960.82	10,485.17	6,357.13	34,381.37	15.522.05	5,459.23	22,542.34	28,349,53	35,871.16	24,763.30	6,247.94 21 247 94	0.110,20 7 879 95	5 003 92	22,977.39	17,692.94	11,255.60	32,420.64	01 040 40	24,010.42
Beginning Carrying Value	02/29/04 440.976.49	0.19	737,245.18	115,292,42	121,300.21	154 567 95	123.077.91	68,172,27	263,651.94	17,713.90	19,389.05	16,548.87	12,294.82	19,837.23	8,429.48	10,059,02	6 709 56	2.992.12	5,753.10	7,522.18	9,350.47	10,391.70	00,014.14 10 834 86	15,158.54	11,918.81	20,222.79	5,686.34	18,330.81	5,722.22	14,844.49	17,049.34	10,317,84	6,034.53	32,635,95	19,443.77 14 734 04	5,372.66	21,397.95	27,899.86	34,050.11	23,506.16	6,148.82 20.000 00	30,000.39 6 682 08	4 749 88	21,810.92	16,794.72	11,077.07	30,774.76	8,320.78	22,791.49
_ >	Date 05/15/11	03/01/04	09/01/28	02/20/29	67/07/90	08/20/20	07/20/29	10/20/29	12/20/29	11/20/32	10/20/32	09/20/32	09/20/32	09/20/32	09/20/32	75/07/01	10/20/32	09/20/32	10/20/32	09/20/32	11/20/32	11/20/32	11/20/32	11/20/32	11/20/32	12/20/32	12/20/32	12/20/32	11/20/32	12/20/32	12/20/32	12/20/32	12/20/32	01/20/33	01/20/33	01/20/33	01/20/33	01/20/33	02/20/33	02/20/33	03/20/33	02/20/33	50176100	02/20/33	03/20/33	02/20/33	04/20/33	03/20/33	03/20/33
Current Purchase	Date DA/05/82	02/27/04	02/26/97	03/18/99	05/24/99	00/71/01	08/26/99	12/01/99	01/27/00	11/12/02	11/12/02	01/10/03	09/26/02	10/10/02	10/10/02	20/12/01	10/20/02	10/29/02	11/05/02	11/05/02	11/19/02	11/19/02	11/26/02	11/26/02	11/26/02	12/12/02	12/12/02	12/19/02	12/19/02	12/30/02	12/30/02	12/30/02	01/02/03	01/23/03	01/23/03	01/23/03	01/30/03	01/30/03	02/12/03	02/20/03	03/03/03	UZ/Z//U3	50/12/20	03/12/03	03/24/03	03/24/03	04/02/03	04/02/03	04/10/03
Current Interest	Rate 13.88	1.05	6.13	5.45	5.45 2.45	0.40	0.40 5.45	5.45	5.45	6.15	5.40	6.15	5.40	6.15	5.40	6.15 F 40	0.40	5.40	6.15	5.40	6.15	5.40	5.15 # 40	0.40 6.15	5,40	6.15	5.40	6.15	5.40	6.15 r 40	0.40 R 15	5.40	6.15	6.15	5.40 6.15	5.40	6,15	5.40	6.15	6.15	5.40	6.15 r 40	0.40 71 a	6.15	6,15	5.40	6.15	6.15	6.15
	lssue se	- 1	SF	L S		L 10	5.55	5.5	5 #	21	SF	SF	SF	SF	SF	۲ ۲	10	L0 1/	. L.	SF	SF	SF	۲. ۲	L L	15	SF	SF	SF	ST	L. L.	5.0	5 45	SF	SF	r i	5	, rv	SF	SF	SF	н П	SF SF	L U		SF	SF	ŝ	SF	SF
	1006 A C SE	1996 A-C SF	1996 A-C SF	1996 A-C SF	1996 A-C SF		1006 A-C OF		1996 A-C SF	1996 A-C SF	1996 A-C SF		1906 A-C SF	1996 A-C SF	1996 A-C SF	1996 A-C SF	1996 A-C SF	1996 A-C SF	1996 A-C SF 1996 A-C SF	1996 A-C SF	1996 A-C SF	1996 A-C SF	1996 A-C SF	1996 A-C SF	1996 A-C SF	1996 A-C SF 1006 A-C SF	1996 A-C SF	1996 A-C SF	1996 A-C SF	1996 A-C SF	1996 A-C SF	1996 A-C SF	1996 A-C SF	1996 A-C SF	1996 A-C SF	1996 A-C S	1996 A-C SF	1996 A-C SF 4006 A O 6E	1996 A-C SF	1996 A-C 5	1996 A-C SF	1996 A-C 5	1996 A-C 5	1996 A-C 5					
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Recognized Gain	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	000	0.0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	0.00	0,00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0,00	0.00	0.0	0.00	00.00	0.00	0.00	0.00	0.00	>>>>	
Change in In Market Value	74.74 GR 54	89,56	35.21	18.45	41 43	91.07	37.20	13.40	13.29	35.42	107.20	17.10 10.11	15.40	19.47	10.83	18.62	31.84	11.59	20.51	71.81	32.10 21 81	195,99	ı	106.29	96.814.84	10/10/00	2	е 1	3 667 47	5,703.28	3,079.85	(285.85)	3,579.25	4,132.11 3 144 82	9,986.06	(3,765.81)	6,775.51	(9,476.26)	(10,259.63)	1 251 88	3,446.46	4,838.91	2,597.07	533.84 1 204 26	1,034.20	795 40		21.111
Ending Market Value 02/29/04	4,890.47	5,859.32	9,315.89	4,831.0U 5 620 04	10 883 01	5 958 59	9,861,73	3,512.32	3,482.06	9,270.26	7,013.04	4,480.74	4.037.25	5,092.19	2,852.59	5,249.36	8,742.62	3,032,61	5,367.77	18,773.04	8,390.07 5 701 88	3,594.35	5,499.07	5,121.87 3 628 00	3,020.UB	201771 (LAL)	284,462.18	13,652,276.11	1 403 386 30	614,910,66	734,024.87	351,733.32	387,430,51	320, 130, 13 605,667,68	4,404,110.14	1,840,542.12	1,894,622.99	1,848,878.85	2,842,763.27 584 894 54	304,094.31 1 088 227 02	1,512,051,46	2,198,859.51	2,927,242.44	917,525.99	740 900 100 UF	740 325 02	101M 1121 11	The second second
Ending Carrying Value 02/29/04	4,739.10	5,677.96	8,807,92	4,567.56	0,322.92 10 280 50	5 774 15	9,323,99	3,320.80	3,292.19	8,764.78	6,795.96	4,240,69	3.817.12	4,814.50	2,697.04	4,963.10	8,265.91 5 r 1 1 5 F	2,867,26	5,075.09	17,749.41	7,932.58 5 300 98	3,398,36	5,499.07	5,967.93	0,430./1		284,462.18	13,652,276,11	935 460 00	585,712.87	699,171,19	335,031.98	367,291.90	200,702.60 652 506 97	4.190.001.08	1,751,062.81	1,802,514.50	1,758,994.24	2,704,560.24	000,409.43 1 035 322 06	1,438,541.97	2,091,960.34	2,784,932.39	872,919.79	740,207,60	712 808 80		
Transfers																									000	00.0									·									•				
Maturities	(15.44)	(18.27)	(31.85)	(13.12)	(12:6L) (12:62)	(18 50)	(34.80)	(9.78)	(8.43)	(24.59)	(21.74)	(11./1)	(10.89)	(13.39)	(8.99)	(41.06)	(52.44)	(00.7)	(13.82)	(48.12)	(21.54) (11.40)	(14.40)		(19.97)	(18.01) /ER4.ED0.44)	(11.000,100)				(3.417.16)	(97,564.85)	(90,925.67)	(1,924.56)	(5,445.78) /f.4 337 85)	(148,426.05)	(230,767.64)	(11,151.36)	(352,820.24)	(450,862.96)	(139,797.14) (67 611 62)	(50.576.72)	(77,226.83)	(184,525.18)	(63,793.59)	(51,464.24)	(44 4E0 EC)	2.6.0. 0.001 Million	
Amortizations/ Sales																									12 464 246 611	(10.010,104,2)		Ver Ped Lit 0)	(8,4/7,861.73)																			
Accretions/ Purchases																						3.398.36	5,499.07		1 007 000 97	4,001,908,01	63,710.36	13,614,197.32	15G EV	70.001																		
Beginning Market Value 02/29/04	4,831.17	5.788.03	9,312.53	4,825.67	5,623.68	10,872.94 2 996 44	0,000.11	3,508,70	3,478,20	9,259,43	6,927.58	4,485.29	4,986,68	5.086.11	2,850.75	5,271.80	8,763,22	2,653,26 3,028,77	5,361.08	18,749.35	8,379.51	0,084.47		6,035.55	3,610.40	10,012,100,01	220,751.82	38,078.79	8,477,881.73 1 200 552 21	1,539,502,51	828.509.87	442,944.84	385,775.82	528,849.19 746 660 74	4 542 550 13	2.075.075.57	1,898,998.84	2,211,175.35	3,303,885,86	729,015,44	1,148,400.77	2.271.247.43	3,109,170.55	980,785.74	1,117,906.03	4		
Beginning Carrying Value 02/29/04	4,754.54	16,575,26 5,696,23	8,839.77	4,580.68	5,338.19	10,320.93 5 700 74	9/192/19	9,400.79 3,330.58	3,301.62	8,789.37	6,817.70	4,257.60	4,733,6U 3 828 01	4 827.89	2,706.03	5,004.16	8,318.35	2,518,55 2,875,01	5,088.91	17,797.53	7,954.12	5,405.35		5,987.90	3,468.72	19,641,613.04	220,751.82	38,078.79	8,477,881.73	580,303.40 580,130,03	796.736.04	425,957,65	369,216.46	506,148.44	1 10,044.77 A 338 A27 13	1.981.830.45	1,813,665.86	2,111,814.48	3,155,423.20	696,256.57	1,097,833.09 1 489 118 60	2,169,187,17	2,969,457.57	936,713.38	1,067,672.06	#		シレ くんく アシト
Current Maturity Date	01/20/33	04/20/33	04/20/33	03/20/33	04/20/33	04/20/33	03/20/33	04/20/33 05/20/33	06/20/33	06/20/33	04/20/33	05/20/33	10/20/32 06/20/32	00/20/33	07/20/33	07/20/33	07/20/33	07/30/33	07/20/33	09/20/33	08/20/33	10/20/33	02/20/34	09/01/32	12/01/31		03/01/04	03/01/04		05/15/14	05/01/27	05/01/27	06/01/27	08/01/27	12/10/11	04/20/27	04/20/27	05/20/27	06/20/27	06/20/27	06/20/27	07/20/27	08/20/27	09/20/27	09/20/27			10.001
Current Purchase Date	04/10/03	04/17/03 04/24/03	04/24/03	04/29/03	05/08/03	05/08/03	05/15/03	05/15/03	06/10/03	06/10/03	06/10/03	06/19/03	06/19/03 0e/10/03	06/26/03	07/17/03	01/11/03	07/24/03	07/30/03	09/18/03	09/29/03	10/09/03	10/09/03	02/26/04	08/14/03	08/14/03		02/27/04	02/27/04		08/09/80 04/15/07	05/29/97	06/26/97	08/18/97	09/29/97	03/18/01/20	04/15/97	04/29/97	05/15/97	06/17/97	06/26/97	19/06/20	08/18/97	08/28/97	09/18/97	09/29/97			1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
Current Interest Rate	5.40	6.15 5.40	6.15	6,15	6.15	6.15 r 15	5.40	0.15 A 15	6.15	6.15	5.40	6.15	6,15 e 4e	0.13 6.15	6.15	6.15	6.15	6,15 6,15	6.15	6.15	6.15 2.15	6.15 A 15	6.15	5.40	6.15		1.05	1.05	10.01	13.25 A 75	0.20	6.25	6.25	6.25	6.20 6.75	6.25	6.25	6.25	6.25	6.25	6.25 6.25	6.25	6.25	. 6.25	6.25			
ec: io		1996 A-C SF	1996 A-C SF	1996 A-C SF	1996 A-C SF	1996 A-C SF	1996 A-C SF	1996 A-C SF	1996 A-C SF	1996 A-C SF	996 A-C SF	1996 A-C SF	1996 A-C SF	1996 A-C SF	1996 A-C SF	1996 A-C SF	1996 A-C SF	1996 A-C ST	1996 A-C SF	1996 A-C SF	1996 A-C SF	1996 A-C SF	1996 A-C SF	1996 A-C SF	1996 A-C SF	1996 A-C SF Total	1996 D&E SF	1996 D&E SF	1996 D&E SF	1996 D&E SF	1980 UQT ST 1006 D&F SF	1996 D&E SF	1996 D&E SF	1996 D&E SF	1996 U&E SF	1990 DAE SF 1996 D&F SF	1996 D&E SF	1996 D&E SF	1996 D&E SF	1996 D&E SF	1996 D&E SF	1994 D&F 31	1996 D&E SF	1996 D&E SF	1996 D&E SF			

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Recognized Gain	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00.0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00.0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00.00	00.0	0.00	0.00	
Change in In Market Value	1,334.40	(857.79)	(4,254,14) (4,747,70)	4 597 60	1.837.28	1,958.77	1,291.86	(357.80)	(1, 161.04)	5,496.29	976.57	(2,217.63)	1,/63./1 2 200 22	17 713 701		1	650.67	227.93	13.16	31.37	26.578.99		•	1	3 167 43	4,392.56	1,723.93	257,91	4,829.34	11,807.47	6,082.28	34,218.46 2 E02 06	0,090,00 1 148 13	4,650,74	271.88	4,856.84	534.92 0 4 5 7 05	2,133.03	0, 103.04 (5,257,24)	(2,429.58)	2,756.67	22,723.94	19,338.04	3,707.95	12,610.12	8,462,46	5,188,56 24,449,48	04,410.40 D 864 38	9,004.30 72 059 91	10.000.771
Ending Market Value 02/29/04	1,023,110.04	745,657.82	7,204,217,04	1 328 923 70	511.365.50	1,052,485.11	360,173.30	641,220.85	344,980.04	1,533,940.18	272,873.08	192,938.41	502,122.91	201,44,102	497.31	2,960,762.21	42,448.90	14,903.84	3,444.06	8,200.09 18,623,13	50 767 580 61		27.06	71.19,820.12 521.172 85	341,390,16	466 776 75	534, 137.79	5,066,145,46	510,797.75	5,991,788.95	4,677,949.63	2,236,208.63	2,300,443.10 1 400.314 52	2,113,032,55	223,896,44	1,354,555.17	1,096,493.73	242 272 24	2 836 744 21	420,686,36	771,716,09	1,452,873.34	1,236,315.47	241,064.47	806,031.56	550,532.71	337,509.32	Z,201,801.31 620 702 32	630,702.32 A 683 033 83	4,000,000,000,4
Ending Carrying Value 02/29/04	973,370.79	709,407.12	1,223,/84.45	2,202,020.10 1 265 340 35	486.898.83	1,002,128.17	342,940.54	610,541.16	328,474.21	1,460,547.66	259,913.78	183,775.37	478,276.07	207 004 90	497.31	2.960.762.21	41,212.52	14,440.03	3,256.70	7,753.59 48.045.40	ET 177 252 42	01.300,01100	27.06	7,179,820.12 534,473 95	325 179 94	444 816 18	509,008,06	4,823,751.93	486,766.11	5,705,107.31	4,454,129.62	2,182,859.54	2,440,004.01	2.011,932,92	213,362.72	1,289,745.46	1,044,031.16	569,/30.56 207.258 44	5 702 024 42	400,707,10	735,065,71	1,417,050.31	1,205,832.04	235,184.85	786,157.50	537,105.08	329,277.39	2,141,570.72	615,151.3U 4 ER7 EEF 77	1,000,000,4
Transfarc																					000	00.0																												
Moturition	(55,425.19)	(79,296.25)	(195,587.10)	(0. 200 15)	(2.068.10)	(43,640.51)	(1,504.17)	(60,104.62)	(53,264,51)	(6,527.41)	(1,034.21)	(64,061.56)	(2,628.36)	(1,384.20)			(180.73)	(49.00)	(9.74)	(22.75)	(0143 444 03)	(00.114,4241,0)			(1 871 04)	(1,671.04) (2,320.80)	(86.710.97)	(408,219.02)	(1,966.48)	(234,265.32)	(250,661.38)	(75,774.24)	(132,128.20) (80 666 33)	(72 096.76)	(47,819.21)	(5,692.46)	(78,000.93)	(2,307.19)	(2010001)	(87.290.22)	(3.037.76)	(6,764.24)	(5,623.32)	(1,122.67)	(3,401.31)	(3,174.42)	(1,883.60)	(12,441.58)	(2,962.17) (150 214 05)	(en.(L/,uel)
Amortizations/ Sales	6980																				(07 100 LL 0)	(o,411,001,10)		100 010 010 11	(4,182,610.38)																									
Accretions/	Luciases														0.00 435.86	101 205.00					00 200 000 00	00.001,811,61	0.00	7,170,265.32																										
Beginning Market Value	1.077.200.83	825,811.86	1,484,058.88	2,609,804.11	1,000,020.00 E14 KDR 27	11,000.02	360,385.61	701,683.27	399,405.59	1,534,971.30	272,930.72	259,217.60	502,987,56	286,116.88	/14,915.45 61 45	2 85G 557 21	41.978.96	14,724.91	3,440.64	8,191.47	18,413,20	26,909,900.32	27.06	9,554.80	4,714,084.23	340,093.77	610 124 83	5 474,106.57	507.934.89	6.214.246.80	4,922,528.73	2,277,764.41	2,696,977.34	7,488,/32.72 2,180,478,57	271,443.77	1,355,390.79	1,173,959.74	598,511.66	342,354.11	3,100,320.07 510,406 16	771 997 18	1.436.913.64	1,222,600.75	238,479.19	796,822.75	545,244.67	334,204.36	2,179,884.41	623,800.11	4,761,684.97
Beginning Carrying Value	1.028.795.98	788,703.37	1,417,371.55	2,494,364,90	1,214,340.00	1 045 768 68	344,444.71	670,645.78	381,738.72	1,467,075.07	260,947,99	247,836.93	480,904,43	273,990.08	562,094.30	01.40 2 850 857 21	41.393.25	14,489.03	3,266.44	7,776.34	18,119.50	59,934,439,83	27,06	9,554.80	4,714,084.23	327,050.98	505 710 03	5 231 970 95	488.732.59	5.939.372.63	4,704,791.00	2,258,633.78	2,577,682.21	1,422,881.75 2,084,020,68	261,181.93	1,295,437.92	1,122,032.09	572,037.75	329,224.63	3,048,345.04 187 007 33	74 102, 122, 124	1 423 814 55	1,211,455,36	236,307.52	789,558.81	540,279.50	331,160.99	2,160,012.30	618,113.47	4,718,276.82
ج ب	10/20/27	11/20/27	11/20/27	01/20/28	04/20/20	82/02/20	08/20/28	08/20/28	09/20/28	10/20/28	07/20/29	10/20/29	12/20/29	09/01/29	05/15/11	40/10/60	07/01/29	08/20/32	08/20/32	09/20/32	09/20/32		03/01/04	03/01/04	08/31/29	01/01/28	05/01/20	01/20/28	09/01/28	03/20/28	05/20/28	06/20/30	07/20/28	06/20/28	11/01/28	11/20/28	10/20/28	10/20/28	11/01/28	67/07/20	02/20/20	62/02/20	08/20/29	08/01/29	09/20/29	12/01/29	12/01/29	10/20/29	11/20/29	12/20/29
Current Purchase	Date 11/17/97	11/25/97	12/17/97	01/29/98	04/23/98	01/100/95	09/24/98	10/01/98	10/29/98	12/29/98	10/20/99	11/23/99	01/27/00	01/28/00	08/05/82	0112120	01/28/00	08/29/02	09/12/02	09/19/02	20/61/60		02/27/04	02/27/04	09/11/01 20/20/00	02/20/98	09/77/20 06/30/08	00/20/08	11/30/98	03/27/98	05/19/98	07/28/00	08/14/98	06/29/98	03/31/99	11/30/98	11/30/98	11/30/98	05/27/99	02/16/99	05/31/99	00/12/00	08/26/99	09/20/99	09/20/99	12/20/99	01/19/00	10/28/99	11/18/99	12/30/99
Current Interest	Kate 6.25	6.25	6.25	6.25	6.25	6.25	6.25	6.25	6.25	6.25	6.25	6.25	6.25	6.25	13.88	60.1 90.9	5.45	5.40	6.15	6.15	5.40		1.05	1.05	6.14	6.25	67.9 90 9	0.20 R 2K	0.4.0 R 75	6.25	6.25	5.45	6.25	6.25	6.25	6.25	6.25	6.25	6.25	6.25	0.20	0.40 A.A.A	5.45	5.45	5.45	5.45	5.45	5.45	5.45	5.45
	Issue 1006 DEE SE	1996 D&E SF	1996 D&E SF	1996 D&E SF	1996 D&E SF	1996 D&E ST 1000 D&E ST	1990 UME SF 1996 D&F SF	1996 D&E SF	1996 D&E SF	1996 D&E SF	1996 D&E SF	1996 D&E SF	1996 D&E SF	1996 D&E SF	1996 D&E SF		1990 UAE SF 1006 D&F SF	1996 D&E SF	1996 D&E SF	1996 D&E SF	1996 D&E SF	1996 D&E SF Total	1997 A-C SF	1997 A-C SF	1997 A-C SF	1997 A-C SF	1997 A-C SF	1997 A-C 3F			1997 A-C SF	1997 A-C SF	1997 A-C SF	1997 A-C SF	1997 A-C SF 1997 A-C SF	1997 A-C SF	1997 A-C SF	1997 A-C SF	1997 A-C SF	1997 A-C SF	1997 A-C SF			1997 A-C SF	1997 A-C SF	1997 A-C SF	1997 A-C SF	1997 A-C SF	1997 A-C SF	1997 A-C SF

Recognized Gain 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	0.00	00.00	00.0	0.0	0.00	0.00	00.0	0.00	00-00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0	0.00	0,00	00.0	0.00	0.00	0.00	0.00	0.00	000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	20.0
	387,165.47			, ,	١	1,397.98	2,404.46 589.77	41,600.36	204.33	6,104.75	5,549.42	6,947.68 4 770.68	3.842.38	(798.75)	2,595.02	319.72	(1,127.22)	911,60	17,100.63	27,179.36	20,807.45	14,624.46	7,997.05	34,985,48	48,355.01	36,291.35	24,740.06 12,006.27	4 621 AA	14,161,12	13,969.33	25,857.23	4,796.70	5,276.24	11 836 16	3 094 65	5,482.72	6,037.41	1,987.38	-
Ending Market Value 02/29/04 1,340,209.81 1,498,904.09 715,924.29 337,951.90 1,225,698.91 200,779.17 200,779.17 912,843.65 1,937,680.25	60,982,200.26	16,107.13	5,949,645.17	107,427.71	989,802.56	456,350.48	254,748.31 2 225 566 67	2.713.524.09	1,111,907.23	392,490.43	1,567,557.51	2,674,619.51	2.177.054.09	1,342,352.13	721, 124.04	238,562.12	3,745,237.91	1,5/1,/35.50	1 093 408.74	1.737.454.40	1,405,667.69	935,101.21	521,735.14 2 036 406 32	2.326.558.15	3,091,499.92	2,367,456.76	1,591,782.65	300 628 60	910,552.19	899,863.73	1,662,191.45	302,344.01	339, 157, 42	488,730.02 773 833 85	100.032.00	345,574,04	380,791.64	129,163.17	7/5,506.49
Ending Carrying Value 02/29/04 1.308.236.51 1.308.236.51 698,844 48 330,327.93 1,196,457.49 15,889.19 81,066.01 1,891,453.14 891,066.01 1,891,453.14 330,648.35	58,954,684,14	16,107.13	5,949,645.17	107,427.71	989,802.56	434,880.43	242,763.10 2 105 746 90	2.648.787.72	1,058,707.19	383,126.81	1,492,556.54	2,546,650.33	2 072 891.30	1,278,126.28	686,621.32	227,468.48	3,567,368.90	1,497,090.56	1,333,949,42	1.694,614,54	1,371,008.59	912,044.72	509,009.89	1,900,203.U0 2 269 192.95	3,015,273.80	2,310,976.49	1,553,807.59 800.054.46	009,934.10 202 206 20	888.829.20	878,395.74	1,622,536.65	295,523.33	331,066.16	477,070.42 756 375 70	100,070,70	337.778.12	372,201.24	126,012.85	775,506,49
	0'00																																						
Maturifies (151,665,13) (2,072,72) (2,828,91) (1,575,20) (1,575,20) (6,222,90) (6,222,90) (8,01,83) (8,020,152) (2,467,29)	(2,295,808.92)					(75,989.21)	(1,084.00)	(109,029-34) (82,736,87)	(86,403.27)	(1,627.58)	(8,125.13)	(68,334.65)	(30,517.75) (94-792-55)	(126,899.59)	(2,827.74)	(51, 648, 55)	(330,632.73)	(108,600.67)	(aU, 148.63) (5 202 99)	(7,613.28)	(134,605.41)	(4, 480.64)	(5,484.06)	(54,594.31) (163 385 48)	(14,195.00)	(72,603.08)	(8,766.13)	(3,388.35) (4 602 64)	(1,033.04) (3.953.20)	(6,924.31)	(6,456.10)	(1,247.95)	(1,286.00)	(2,466.57)	(01,777)	(3 400.28)	(2,137.28)	(530.71)	
	(4,182,610.38)				(2,905,885.62)																																		-
	7,170,265.32	14,033.50	5,942,252.93	00.0																																			28,815.63
Beginning Market Value 02/29/04 1,472,267,01 493,216,95 707,687,16 334,166,71 1,212,867,09 189,457,90 902,668,82 1,915,622,24 4,03,681,25	59,903,188.77	2,073.63	7,392.24	18.97 107.427.71	3,895,688.18	530,941.71	253,427.85	2,401,606.24 2 754 660 60	1.198.106.17	388,013.26	1,570,133.22	2,736,006.48	333,680.54 7 769 004 76	1.470.050.47	721,356.76	289,890.95	4,076,997.86	1,679,424.57	1,4/8,715.4/	1 717 888 37	1,519,465.65	924,957.39	519,222.15	2,069,846.38 2 4#4 0#8 45	2,404,500.10 3.057,339.91	2,403,768.49	1,575,808.72	820,231.53	00.101,182 70 344 77	892.818.71	1.642.790.32	298,795.26	335,167.18	483,598.67	829,768.49	196,903.13 244 401 60	376.891.51	127,706.50	746,690.86
Beginning Carrying Value 02/29/04 1,459,901,64 1,459,901,64 701,743,33 331,903,13 1,202,680,39 196,791,08 895,587,43 1,895,587,43 1,895,587,43	58,262,838.12	2,073.63	7,392.24	18.97 107 427_71	3,895,688.18	510,869.64	243,847.10	2,295,376.23 2 734 624 60	2,135,120,46 1.145,110,46	384,754,39	1,500,681.67	2,614,984.98	321,065.86	2, F07, 5003.03 1 405 025.87	689,449.06	279,117.03	3,898,001.63	1,605,691.23	1,413,794.05	08.100,170,1 68.766.607.1	1,505,614.00	916,525.36	514,493.95	2,050,977.39	3.029.468.80	2,383,579.57	1,562,573.72	813,342.52	294,990.04 802 782 40	885.320.05	1.628.992.75	296,771.28	332,352.16	479,536,99	824,147.80	195,249.37	374.338.52	126,543.56	746,690.86
Current Maturity Date 01/20/30 01/20/30 02/20/30 02/20/30 04/20/30 04/20/30 06/01/30 05/20/30		03/01/04	03/01/04	03/01/04 03/01/30	03/01/30	06/01/28	10/01/28	05/20/28 cero0/30	09/20/28	08/20/30	06/20/28	08/20/28	11/01/28	10/20/28	10/20/28	04/01/29	02/20/29	03/20/29	04/20/29	67/07/90	08/20/29	09/20/29	11/01/29	10/20/29	12/20/29	01/20/30	01/20/30	02/20/30	01/01/30	05/20/30	06/20/30	05/01/30	08/20/30	10/20/30	06/01/30	05/20/30	08/01/30 08/01/30	02/01/30	03/01/04
Current Purchase Date 01/28/00 02/22/00 03/27/00 04/27/00 05/30/00 05/20/00 05/20/00 05/20/00 05/20/00 05/20/00 05/20/00 05/20/00 05/20/00 05/20/00 05/20/00 05/20/00 05/27/00 05/27/00 05/27/00 05/27/00 05/27/00 05/27/00 05/27/00 05/27/00 05/27/00 05/27/00 05/27/00 05/27/00 00 05/27/00 05/27/00 05/27/00 05/22/00 05/27/00 05/22/00 05/22/00 05/22/00 05/22/00 05/22/00 05/22/00 05/22/00 05/27/00 05/22/00 00/22/00 00/20/00 00/20/00 00/20/00 00/200000000		02/27/04	02/27/04	02/27/04	12/04/97	06/29/98	11/30/98	05/19/98	01/24/00 08/14/98	08/28/00	06/30/98	09/18/98	03/31/99	11/30/90	11/30/98	05/27/99	02/16/99	03/31/99	05/27/99	66/2/2/90	08/26/99	66/02/60	12/21/99	10/29/99	11/10/99	01/28/00	02/22/00	03/27/00	02/23/00	05/30/00	06/21/00	00/06/90	10/23/00	10/30/00	07/24/00	12/21/00	10/06/00	02/12/01	02/27/04
Ourrent Interest Rate 5,45 5,45 5,45 5,45 5,45 5,45 5,45 5,4	1	1.05	1.05	1.05	5.91	6.25	6.25	6.25	0.40 6.25	5,45	6.25	6.25	6.25	07.0 70 A	6.25	6.25	6.25	6.25	6.25	0,40 7,40	5.45	5.45	5.45	5.45	5.45 5.45	5.45	5,45	5,45	5,45	5.45 5.45	5 7 7 7	5.45	5.45	5,45	5.45	5,45	5.45 F. AF	5.45	1.05
1997 A-C SF 1997 A-C SF	1997 A-C SF Total	1997 D-F SF	1997 D-F SF	1997 D-F SF 1997 D-F SF	1997 D.F. SF	1997 D-F SF	1997 D-F SF	1997 D-F SF	1997 D-F SF 1907 D-F SE	50	1997 D-F SF	1997 D-F SF	1997 D-F SF	1997 D.F.SF 4007 D.F.SE	1997 D-F SF	1997 D-F SF	1997 D-F SF	1997 D-F SF	1997 D-F SF	1997 D-F SF	1997 D.F SF	1997 D-F SF	1997 D-F SF	1997 D-F SF	1997 D-F SF 1007 D.F SF	1997 D-F SF	1997 D-F SF	1997 D-F SF	1997 D-F SF	1997 D-F SF 4007 D-F SF		1997 D-F SF	1997 D-F SF	1997 D-F SF	1997 D-F SF	1997 D-F SF	1997 D-F SF	1997 D-F SF	1997 D-F SF

Recognized Gain 0.00	0.0 0.0 00.0 00.0 00.0 00.0	0.00	0.00 0.00	0.00	0.00	0.00	0.0	0.00	0.00	0.00.0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00.0	0,00	0.00	00.0	0.00	0.00	000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0,00	0.00	
Change in In Market Re Value 454,894.29	- - (4,121.99) -	(4,121.99)	1 1		s 1				(84,163.44) (70,523.92)	(19,110.53)	328,143.06 /nc 177 01)	(204,665.83)	25,361.24	100,658.44	(160,232.09) 246 546 99	(70,932.18)	125,854.62	(26,614.24)	69.099.34)	(30,849.23)	(41,626.69) (43 240 40)	(13,440,44)	756,243.27	89,009.43	162,570,440 (223,072,91)	264.265.05	(267,109.31)	269,636.71	(193,430.49)	(1,640.94) (06,423,69)	(30,433,00) 150 011 09	484.56	(2.354.28)	3.117.74	(4,424,22)	1,682.51	1,713.47	
Ending Market Value 02/29/04 55,412,147.04	56,242.16 1,722,464.00 1,968,800.00 377,909.94 199,974.91 140,136.24	4,465,527.25	208,293.71	1,121,911.08	578,977.34	223,174.67	98,822.56 684,038.39		211,389.03 300,153.09	372,098.44	397,271.67 60 303 77	165,203.39	375,596.82	351,579.37	254,809.64 416 629 60	172,718,49	239,570.96	113,770.87	140,922.45 61 302 97	120,864.73	154,064.13	212.932.80	1,156,198.27	406,152.45	310,300,30 156,800,03	378 998 65	116,511.69	385,093,91	117,246.51	311,870.74	310,370,03	126.766.90	594,475,92	302,408,61	206,741.04	110,085.74	449,504.10	
Ending Carrying Value 02/29/04 53,797,476.33	56,242.16 1,722,464.00 1,968,800.00 300,000.00 199,974.91 140,136.24	4,387,617.31	208,293.71	1,121,911.08	2,536,509.51	223,174.67	98,822.56 684.038.39	-	290,841.43 351,812.18	384,944.90	65,610.12 455 405 44	156,190.14 363,942.36	332,411.41	246,902.95	393,915.57 167 250 26	226,509.90	110,240.72	133,239.59	59,400.82 114 275 37	149,283.74	185,732.81	1 093 164 01	393,550.11	300,999.56	151,934.74 358 336 20	112 896 48	364,099.15	113,608.52	294,868.01	308,492.08	338,041.20 70.1 870 02	119.855.74	562 060 58	293 048 22	195,467.94	106,678.28	424,993.74	
Transfers 0.00		000																																				
Maturities (1,901,246.12)		00.00							(976.72) (1.057.12)	(1,294.52)	(195.81)	(457.66) (1 490.63)	(985.07)	(824.61)	(1,252.23)	(94.110.48)	(104,063.96)	(418.30)	(203.87)	(561.94)	(533.00)	(002.40) /3 052 67)	(1,371.10)	(966.19)	(85,493.51) (44 ह⊀4 67)	(2011.02)	(1,059.88)	(380.64)	(841.41)	(1,013.10)	(983.96)	(100.33)	(10.400)	(50,004.31) (54.781.13)	(98.041.58)	(347.47)	(1,264.16)	
Amortizations/ Sales (2,905,885.62) ((858,274.00) (31,200.00) (145,750.00)	(1,035,224.00)	(14 804 26)	(7,161.84)		(922,367.56) (224,272.33)		(667,244.37)			•													·														
Accretions/ Purchases 5,985,102.06	16,212.03 0.00 11,653.02	27,865.05	2,369.99		2,538,669.51 577,831.30		98,822.56 684 037 93																															
Beginning Market Value 02/29/04 53,779,282.43	40,030.13 2,580,738.00 2,000,000.00 382,031.93 188,321.89 285,886.24	5,477,008,19	205,923.72	1,129,072.92	1,146.04	922,367.56 447,447.00	97.0	667,244.37	296,549.19 371 734 13	392,503.49	69,324.42	165,029.34 371 350 85	351,220,65	251,745.54	416,293.96	170,642.89 337 761 15	217,780.30	140,803.41	60,571.37 120,720,24	152,275,90	196,223.82	210,365.47	401.326.10	318,109.21	241,278.89	424,304.00	384 680 88	115,837.84	311,518.41	314,524,78	357,788.33	208,869.68	120,030,55	684,894.51	309 206 84	108 750.70	449,054.79	
Beginning Carrying Value 02/29/04 52,619,505.01	40,030,13 2,580,738,00 2,000,000,00 300,000,00 3303,000,00 386,321,89 285,886,24	5,394,976.26	205,923.72	1,129,072.92	1,146.04	922,367.56 447,447.00	0.46	667,244.37	291,818,15 352 869 30	386,239.42	65,805.93	156,653.80 265 422 00	333,396.48	247,727,56	395,167.80	167,919.54 320.620.38	214,304.68	133,657.89	59,604.69	149.845.68	186,265.81	207,008.20	394.921.21	301,965.75	237,428.25	402,847.82	365,159,03	113,989.16	295,709.42	309,505.18	339,631.24	205,536.27	120,210.35	650,124.89	387,329.35	107.025.75	426,257.90	
Current Maturity C Date	03/01/04 03/01/04 03/01/04 05/15/11 03/01/04		03/01/04	03/01/04	03/01/04 03/01/04	03/01/34	03/01/04 02/01/04	101000	08/20/32 11/30/32	10/20/32	08/20/32	09/20/32 00/20/32	09/20/32	09/20/32	09/20/32	09/20/32 10/20/32	10/20/32	10/20/32	09/20/32	10/20/32	11/20/32	11/20/32	11/20/32	11/20/32	11/20/32	12/20/32	12/20/32	11/20/32	12/20/32	12/20/32	12/20/32	12/20/32	12/20/32	01/20/33	01/20/33	01/20/33	01/20/33	
Current Purchase Date	02/27/04 02/27/04 02/27/04 03/27/02 02/27/04	101170	02/27/04	02/27/04	02/27/04 02/27/04	06/26/02	02/27/04	40/17/20	08/29/02	11/12/02	09/12/02	09/19/02	09/26/02	09/26/02	10/10/02	10/10/02	10/21/02	10/29/02	10/29/02	11/05/02	11/19/02	11/19/02	11/26/02	11/26/02	11/26/02	12/12/02	12/12/02	12/19/02	12/30/02	12/30/02	12/30/02	12/30/02	01/07/03	01/23/03	01/23/03	01/23/03	01/30/03	
Current Interest Rate	1.05 1.05 13.88 1.05 1.05	CA1	1.05	1.05	1.05	4.51	1,05	<u>s</u> :	5.40 6.45	5.40	6.15	6,15 n 10	0.4U 6.15	5.40	6.15	5.40	5.40	6.15	5.40	6.15 5.40	6.15	5.40	6,10 5,40	6.15	5.40	6,15 # 15	5.40 6.15	5.40	6,15	5.40	6.15	5.40	6.15	6.15	5.40 e 4e	0.10 5.40	6,15	
issue otal	ien) ien) ien) ien)	uen) Total	RB	RB RB	28 28	RB RB	IRB	ARB ARB	MRB MDB	MRB	MRB	MRB	MRB MRB	MRB	MRB	MRB	MRB	MRB	MRB	MKB	MRB	MRB	MKB	MRB	MRB	MRB	MRB	SF MRR	MRB	SF MRB	MRB	MRB	ARB	ARB	SF MRB Smarter	SF MRB SE MBB	F MRB	
ISSL 1997 D-F SF Total	2002A SF (JR Lien) 2002A SF (JR Lien)	2002A SF (JR Lien) Total	2002 A-D SF MRB	2002 A-D SF MRB 2002 A-D SF MRB	2002 A-D SF MRB 2002 A-D SF MRB	2002 A-D SF MRB 2012 A-D SF MRB	2002 A-D SF MRB	2002 A-U SF MKB 2002 A-D SF MRB	2002 A-D SF MRB	2002 A-D SF MRB	2002 A-D SF MRB	2002 A-D SF MRB	2002 A-U SF MKB 2002 A-D SF MRB	2002 A-D SF MRB	2002 A-D SF MRB	2002 A-D SF MRB	2002 A-D SF MRB	2002 A-D SF MRB	2002 A-D SF MRB	2002 A-U SF MKB 2002 A-D SF MRB	2002 A-D SF MRB	2002 A-D SF MRB	2002 A-U SF MKB 2003 A-D SF MPR	2002 A-D SF MRB	2002 A-D SF MRB	2002 A-D SF MRB	2002 A-D SF MRB	2002 A-D SF	2002 A-D SF MRB	2002 A-D SF	2002 A-D SF MRB	2002 A-D SF MRB	2002 A-D SF MRB	2002 A-D SF MRB	2002 A-D SF I	2002 A-D SF 2002 A-D SF	2002 A-D SF MRB	

10. 0.00000 0.0000 0.0000 <th>ent</th> <th>lectio</th> <th>Current Interest Rate</th> <th>Current Purchase Date</th> <th>Current Maturity Date</th> <th>Beginning Carrying Vatue 02/29/04</th> <th>Beginning Market Value 02/29/04</th> <th>Accretions/ Purchases</th> <th>Amortizations/ Sales</th> <th>Maturities</th> <th>Transfers</th> <th>Ending Carrying Value 02/29/04</th> <th>Ending Market Value 02/29/04</th> <th></th> <th>Recognized Gain</th> <th></th>	ent	lectio	Current Interest Rate	Current Purchase Date	Current Maturity Date	Beginning Carrying Vatue 02/29/04	Beginning Market Value 02/29/04	Accretions/ Purchases	Amortizations/ Sales	Maturities	Transfers	Ending Carrying Value 02/29/04	Ending Market Value 02/29/04		Recognized Gain	
0.1 0.1 <td></td> <td>2002 A-D SF MRB</td> <td>5.40</td> <td>01/30/03</td> <td>01/20/33</td> <td>555,779.35</td> <td>564,736.92</td> <td></td> <td>÷</td> <td>(2,646.17) (2,778.06)</td> <td></td> <td>553,133.18 676.018.26</td> <td>570,801.05 715 005 79</td> <td>8,710.30 2 711 33</td> <td>00.0</td> <td></td>		2002 A-D SF MRB	5.40	01/30/03	01/20/33	555,779.35	564,736.92		÷	(2,646.17) (2,778.06)		553,133.18 676.018.26	570,801.05 715 005 79	8,710.30 2 711 33	00.0	
		· 2002 A-D SF MRB	6.15 a 15	02/12/03	02/20/33	468 254 27	493 297.19			(128,905.86)		339,348,41	358,919.42	(5,471.91)	0.00	
1 1		2002 A-D SF MIRE 2002 A-D SF MRR	5.40	03/03/03	03/20/33	122,487,85	124,462.01			(392.94)		122,094.91	125,994.80	1,925.73	0.00	
1 1		2002 A-D SF MRB	6,15	02/27/03	02/20/33	614,886.32	647,771.34			(1,735.33)		613,150.99	648,512.83	2,476.82	0.00	
0 0		2002 A-D SF MRB	5.40	02/27/03	01/20/33	111,215.54	113,008.02			(361.07)		110,854,47	114,395.32	1,748.37	0.00	
1 0		2002 A-D SF MRB	6.15	02/27/03	02/20/33	94,620.23	99,680.67			(265.93) /1 225.93)		94,354.30 #22 260 06	99,/95.94 458 246 11	381.20	000	
1 1		2002 A-D SF MRB	6.15 2,15	03/12/03	02/20/33	434,484.41	451,121.21			(05.622,1)		333,610,83	352 860 45	1 347 90	0.00	
1 0		2002 A-U SF MKB	0.10 F 20	03/24/03	03/20/33	220 BED 74	202,402.24 224 217 17			·(105,889.86)		114.770.88	118,436.83	109.52	0.00	
0 0		2002 A-U SF MRB 2002 A.D SF MBR	0.40 A 15	04/02/03	04/20/33	613.048.71	645,835,44			(188,218,18)		424,830.53	449,331,49	(8,285.77)	0.00	
1 0		2002 A-D SF MRB	<u>6.15</u>	04/02/03	03/20/33	165,873.77	174,744.94			(464.18)		165,409.59	174,949.15	668.39	0.00	
1 1		2002 A-D SF MRB	6.15	04/10/03	03/20/33	454,018.10	478,299,64			(1,518.77)		452,499.33	478,596.01	1,815.14	0.00	
6 0		2002 A-D SF MRB	6,15	04/10/03	03/20/33	143,881.61	151,576,61			(401.22)		143,480,39	151,/55.24	CO.8/C	0.00	
1 1		2002 A-D SF MRB	5.40	04/10/03	01/20/33	94,/13.02 220.107.40	96,239.53			(301.32) (1.023.25)		329 164 23	348.147.88	1.324.75	0.00	
0.00000 0.00000 <t< td=""><td></td><td>2002 A-D SF MKB</td><td>6.10 A</td><td>04/1//03</td><td>04/20/33</td><td>330, 107.46 143.471.32</td><td>047,040.00 115,300,15</td><td></td><td></td><td>(364.02)</td><td></td><td>113,107,30</td><td>116,720,11</td><td>1,783.98</td><td>0.00</td><td></td></t<>		2002 A-D SF MKB	6.10 A	04/1//03	04/20/33	330, 107.46 143.471.32	047,040.00 115,300,15			(364.02)		113,107,30	116,720,11	1,783.98	0.00	
1 0		2002 A-D SF MRB	0.40 A 15	04/24/03	03/20/33	176.092.74	185.510.45			(634.62)		175,458.12	185,577.20	701.37	0.00	
610 600000 0.20000 600000 0.20000 0.2000		2002 A-D SF MRB	6.15 6.15	04/29/03	03/20/33	91,249.37	96,129.52			(261.12)	۰	90,988.25	96,235,75	367.35	0.00	
610 600000 0.40030 15.656.80 21.656.556 21.656.556 21.656.556 21.656.556 21.656.556 21.657.57 21.677.37 21.6		2002 A-D SF MRB	6.15	05/08/03	04/20/33	106,339.32	112,026.49			(304.09)		106,035.23	112,150.52	428.12	0.00	
5.0 0.0000 0.17.203.7		2002 A-D SF MRB	6.15	05/08/03	04/20/33	205,598,26	216,593.96			(624.50)		204,973,76	216,795.07	825.61	0.00	
0 0		2002 A-D SF MRB	5.40	05/08/03	03/20/33	115,393.90	117,253.72			(370.19)		115,023.71	118,697.73	1,814.20	0000	
1 0		2002 A-D SF MRB	6.15 2.15	05/15/03	04/20/33	186,432.27	196,402.94			(053.35) (104.53)		189,738.92 66 152 02	69 967 17	766.83	0.00	
$ \begin{array}{cccccccccccccccccccccccccccccccccccc$		2002 A-D SF MRB	6.15 2 15	05/22/03	05/20/33	66,340,00 66,770,47	69,694.67 60 287 62			(187,88)		00, 132.04 65.582.26	69,364,54	264.80	0.00	
$ \begin{array}{cccccccccccccccccccccccccccccccccccc$		2002 A-U SF MRB 2002 A-D SF MRB	0 1 1 2 1 2	06/10/03	06/20/33	175.088.50	184.452.50			(489.74)		174,598.76	184,668.27	705.51	0.00	
615 06/1903 05/0733 04/4173 06/41761 04/41719 04/41711 04/4171 04/4171		2002 A-D SF MRB	5.40	06/10/03	04/20/33	135,812.11	138,001.01			(433.11)		135,379.00	139,703.20	2,135.30	0.00	
61 67/100 07/202 94,455 90,447 30,44 61 67/100 07/203 59,445 101,377 36,445 30,44 61 07/1700 07/203 59,145 101,377 76,055 51,756 37,756 61 07/1700 07/2033 59,045 16,706 76,955 57,256 59,257 57,563 55,256 61 07/2033 50,717.06 07/2033 50,717.06 75,053 57,276 50,031 77,174 57,052 61 09/000 07/2033 105,777.4 100,344 101,496 70,223 70,223 61 09/000 07/2033 107,977.45 113,496 77,503 101,436 74,417 20,2412 77,962 71,912 74,912		2002 A-D SF MRB	6,15	06/19/03	05/20/33	84,813.36	89,349.30			(233.46)		84,579.90	89,457.81	341.97	0.00	
61 671003 67.753 80.334.12 77.7103 77.7563 86.35.14 77.163 77.7103 77.7563 86.35.14 77.163 77.7103 77.7563 86.35.14 77.163 77.7103 77.7763 86.35.14 77.163 77.7103 77.7763 86.35.14 77.113 77.116 77.161 77.161 77.161		2002 A-D SF MRB	6,15	06/19/03	10/20/32	94,295.83	99,337.01			(271.58)		94,024.25	99,445.89	380.46 207.05	0.00	
$ \begin{array}{cccccccccccccccccccccccccccccccccccc$		2002 A-D SF MRB	6.15	06/19/03	06/20/33	76,255.92	80,334.20			(21/-24)		/b,U36.08 95 907 81	ou,424.01 101.439.04	387.69	00.0	
$ \begin{array}{cccccccccccccccccccccccccccccccccccc$		2002 A-D SF MRB	6,15 7,15	06/26/03	04/20/33	96,174.25 53 005 60	101,317.79 56 788 56			(178.97)		53.726.63	56,825.18	215.59	0.00	
$ \begin{array}{cccccccccccccccccccccccccccccccccccc$		2002 A-U SF MIRB	n 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	0/11/03	07/20/33	99,685,54	105 016.85			(817.60)		98,867.94	104,569.87	370.62	0.00	
6.1 0.730/03 0.710.83 5.2.54.19 1.3.4.16 1.3.011.82 20.2.23 2.3.9.12.83 2.2.23 6.1 0.90403 0.072033 10.1737 100.354.4 (154.65) 111.082 10.351.68 211.10 211.10 6.15 0.90403 0.77033 101.373.7 100.375.7 100.376.73 (154.65) 111.082 193.568.20 211.10 6.15 0.90403 0.77033 155.453 373.466.00 (256.64) 200.2100 177.14.33 763.652 6.16 0.17503 155.453 373.466.00 (275.66) 110.086.25 160.410.89 211.04 6.15 0.17607 354.556 113.456.20 113.456.20 110.123 140.556.20 140.652.83 408.56 6.16 0.77203 105.442.2 (179.045.80) 177.200.22 106.44.25 711.00 6.16 0.72303 105.44.22 (195.44.25 106.54.22 711.01 6.16 0.72003 1107.327 120.727.20 1107.320.30 <		2002 A-U SF MRB 2002 A-D SF MRB	6.15 6.15	07/24/03	07/20/33	165,705,75	174,567,93		·	(1,044.65)		164,661.10	174,157.49	634.21	0.00	
5 00(400 00(20)3 57,211,41 00(3405 57,116.82 00(41058 53,2110 6.15 00/3003 07,710.33 11,377.75 100,7203 11,377.75 100,7003 21,377.14 233,576.09 237,966.28 403,053 233,966.28 403,056 237,966.28 403,056 237,966.28 403,056 237,966.28 403,056 133,576.09 237,966.28 403,056 133,576.09 237,966.28 403,056 135,64.30 236,556 1430,55 433,556 436,56 436,56 436,56 436,56 436,56 436,56 436,56 436,56 436,56 436,56 436,56 436,56 444,72 100,544,22 143,65 1430,55 436,422 1430,55 436,422 1430,55 444,22 1430,55 444,22 1430,55 444,422 1430,55 444,422 1436,55 747,105 444,74 444,74 444,74 444,74 444,74 444,74 444,74 444,74 444,74 444,74 444,74 444,74 444,74 444,74		2002 A-D SF MRB	6.15 5	01/30/03	07/20/33	50,170.98	52,854.19			(139.14)		50,031.84	52,917.28	202.23	0.00	
6.15 09/30/03 07/20/33 01/37.37 010,085.28 100.085.28 100.085.28 1400.66 6.15 09/30/03 08/20/33 354,564.53 373,966.50 101,073.052 143,022 143,122 143,122 143,142 143,142 143,142 143,142 143,142 143,142 143,142 143,142 143,142 144,143 144,143 144,143 <td></td> <td>2002 A-D SF MRB</td> <td>6.15</td> <td>09/04/03</td> <td>08/20/33</td> <td>57,271.47</td> <td>60,334,44</td> <td></td> <td></td> <td>(154.65)</td> <td></td> <td>57,116.82</td> <td>60,410.89</td> <td>231.10</td> <td>0.00</td> <td></td>		2002 A-D SF MRB	6.15	09/04/03	08/20/33	57,271.47	60,334,44			(154.65)		57,116.82	60,410.89	231.10	0.00	
615 009003 002033 534,554.43 537,465.50 (458,71) 533,700 513,400.26 (139,02.2 (130,02.2 (111,02.2 (111,02.2 (111,02.2		2002 A-D SF MRB	6.15	09/18/03	07/20/33	101,373.75	106,795.37			(275.50)		101,098.25	106,928.83	408.96	0.00	
15 100003 082033 105,77.85 113,436.50 107,390.52 107,390.52 107,390.52 107,390.52 107,390.52 107,390.52 107,390.52 107,390.52 107,390.52 107,390.52 107,390.52 107,390.52 103,544.22 107,390.52 109,544.22 107,390.52 109,544.22 109,544.22 107,390.52 109,544.22 107,390.52 109,544.22 107,390.52 109,544.22 107,390.52 109,544.22 112,50 112,50 112,50 112,50 112,50 112,50 111,55 112,50 112,50 112,50 112,50 112,50 112,50 112,50 112,50 112,50 112,50 112,50 112,50 111,55 112,50 111,55 112,50 111,55 112,50 111,55 112,50 111,55 112,50 111,55 112,50 111,55 112,50 111,55 112,50 111,55 112,50 111,55 112,50 111,55 112,50 111,55 112,50 111,55 112,50 111,55 112,50 111,55 111,55		2002 A-D SF MRB	6.15	09/30/03	09/20/33	354,535.43	373,496.50			(958./4)	۰.	303,570,099	3/3,900.20 12/ 12/ 42	1,430.04 630 30	0.00	
$ \begin{array}{cccccccccccccccccccccccccccccccccccc$		2002 A-D SF MRB	6,15 8,15	10/09/03	08/20/33 10/20/33	158,449,89 107 677 86	166,924,02 113 436 62			(287.03)		107.390.82	113,584.30	434.71	0.00	
6.15 02/26/04 02/26/03 100,544.22 100,544.22 74,23 100,544.22 74,23 74,103 56,40 07,24/03 1101/32 79,565.92 741,03 56,40 02/27,332 711/25 2117,10 711,25 711,25 711,25 711,25 64,0 02/27,332 711,25 64,0 72,7332 711,25 <td></td> <td>2002 A-D SF MRB</td> <td>6.15 6.15</td> <td>01/15/04</td> <td>12/20/33</td> <td></td> <td></td> <td>67,696.99</td> <td></td> <td></td> <td></td> <td>67,696.99</td> <td>71,601.24</td> <td>3,904.25</td> <td>0.00</td> <td></td>		2002 A-D SF MRB	6.15 6.15	01/15/04	12/20/33			67,696.99				67,696.99	71,601.24	3,904.25	0.00	
		2002 A-D SF MRB	6.15	02/26/04	02/20/34			109,544.22				109,544.22	109,544.22	, c	0.00	
$ \begin{array}{cccccccccccccccccccccccccccccccccccc$		2002 A-D SF MRB	6.40	07/24/03	11/01/32	79,255.22	82,503.89			(195.00)		79,060.22	83,055,92 424 050 69	747.03	0.00	
6,15 08/1403 12/01/31 09/1403 72/01/31 09/1403 72/01/31 09/1403 72/0103 <		2002 A-D SF MRB	5.40	08/14/03	09/01/32	119,282.07	120,231.30			(397.72) (358.83)		08 730 80	20,000,000	711 25	000	
$ \begin{array}{cccccccccccccccccccccccccccccccccccc$		2002 A-D SF MRB	6,15 6,15	08/14/03	12/01/31	69,098.63 AB 070 A2	71,920.90 52 018 72	·		(122.94)		49.847.49	52,366.78	471.00	00.0	
$ \begin{array}{c ccccccccccccccccccccccccccccccccccc$		2002 A-U SF MRB 2002 A-D SF MRB	0.40 1.05	02/27/04	03/01/04	79.253.917.30	79.253,917,30		(179,045.98)			79,074,871.32	79,074,871.32	1	0.00	
102 $0277/04$ $03/01/04$ 5_077510 $4,087,981,984.08$ $(2,011,896.34)$ $(1,081,488.73)$ 0.00 $1037,900,016.83$ $104,693,320.78$ $97,497.68$ 1.05 $0277/04$ $03/01/04$ 5_07510 5_07510 $38,168.49$ $(201,603.00)$ $43,243.59$ $43,243.59$ $43,243.59$ 0.08 $11/14/96$ $03/01/04$ 5_07510 $582,416.09$ $582,417.93$ 5222.81 $92,222.81$ $92,222.81$ $92,222.81$ $592,617.93$ $522,617.9$		2002 A-D SF MRB	1.05	02/27/04	03/01/04	1,159,525.06	1,159,525.06	3,011.58				1,162,536.64	1,162,536.64	ŧ	0.00	
1.05 $02/27/104$ $6.075.10$ $5.075.10$ $38.168.49$ $43.243.59$ $43.243.59$ $43.243.59$ $-5.075.10$ $5.075.10$ $5.075.10$ $38.168.49$ $-2.377.66$ $-5.075.10$ $-5.075.10$ $-5.075.10$ $-5.075.10$ $-5.075.10$ $-5.075.10$ $-5.075.10$ $-5.075.10$ $-5.075.10$ $-5.075.10$ $-5.075.10$ $-5.075.10$ $-5.075.10$ $-5.075.10$ $-5.075.10$ $-5.075.10$ $-5.075.10$ $-5.075.10$ $-5.075.10$ $-5.275.10$ $-5.275.10$ $-5.275.10$ $-5.275.10$ $-5.75.10$ $-5.75.10$ $-5.75.10$ $-5.75.173.01$ $-5.75.173.01$ $-5.75.173.01$ $-5.75.173.01$ $-5.75.173.01$ $-5.75.173.01$ $-5.75.173.01$ $-5.75.173.01$ $-5.75.173.01$ $-5.75.177.01$ <	,	2002 A-D SF MRB Total			1	102,801,417.82	103,607,224.09	4,081,984.08	(2,011,896.34)	(1,081,488.73)	0.00	103,790,016.83	104,693,320.78	97,497.68	0.00	
6.08 11/14/96 09/30/29 582.416.09 582.416.09 682.416.09 (201,003.00) 0.222.81 9.222.817.93 7.25,877.93	<u>ب</u> د	1991 A S/F (1980 A Rfng)	1.05	02/27/04	03/01/04	5,075.10	5,075.10	38,168.49				43,243.59	43,243.59		0.00	
1.05 $02/27/04$ $03/01/04$ $2.37/106$ $2.37/106$ $0.063/106$ $466,990.65$ $466,990.65$ $466,990.65$ $466,990.65$ $466,990.65$ $466,990.65$ $466,730.65$ $466,730.65$ $466,730.65$ $466,730.65$ $466,730.65$ $466,730.65$ $466,730.65$ $466,730.65$ $466,730.65$ $466,730.65$ $466,730.65$ $466,730.65$ $466,730.65$ $466,730.65$ $466,720.65$ <		1991 A S/F (1980 A Rfng)	6.03	11/14/96	09/30/29	582,416.09	582,416.09		(201,603.0U)			200,013.09 0 227 81	0,00,014,09 0,222,81	F 1	000	
0.00 11/173.01 0.01/104 2.75 16,173.01 16,173.01 16,173.01 - 1.05 0.227/104 0.30/1/04 2.75 16,171.06 - 16,173.01 - 4.51 06/26/02 03/01/04 725,877.93 725,877.93 - -	ب	1991 A S/F (1980 A Ring)	1.05	U2/27/04 11/1/06	03/01/04	29.116,2 AAA QQD 65	2,377.00 466 990 65	0.00				466,990.65	466,990.65	•	0.00	
4.51 06/26/02 03/01/34 725,877.93 725,877.93 0.00	_	- 1991 A S/F (1800 A Mily) 4664 A S/F (1880 A Pfed)	1.05	2012C1C0	03/01/04	2.75	2.75	16,171.06				16,173.81	16,173.81	.•	0.00	
	_	1991 A S/F (1980 A Rfng)	4.51	06/26/02	03/01/34	725,877.93	725,877.93	0.00				725,877.93	725,877.93	\$	0.00	

Pernanized	Gain 0.00	0.00	0.00	0.00	0.00	00.00	0.00	0.00	000	0,00	0.00	00.00	0.00	0.00	0.00	00-00	0.00	0.00	0.0	000	000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0000	00.0	0.00	0.00	0.00	0.00	0.0	0.00	000	000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00.0	
0,00	0																					_					~		~						_			~ ~	_	_				_	_			,		
Change in the Market	Value -	1	0,00		\$ +	223.11	125.85	188.58	262.14	191.62	114.28	338.09	198.54	156.94	36.27	165.20	402.30	123.90	(00.04)	77.7C	(144.51)	110.11	143.51	158,31	86.41	66.89	(157.80)	56.61	(153.32)	100.03	045.05	196.01	96.33	91.46	(359.77)	97.77	62.43	(11.261)	R7 25	(89.77	84.11	154.23	86.23	(166.60)	(77.701)					
Ending Madod Volum	02/29/04 02/29/04 0.08	0.54 9.23	1,642,331.73	869.08 5 60	23.535.26	24,276.92	14,244.94	20,072.55	78,090,41	20,00041	13,265.60	36,034.09	30,408.17	16,637.45	3,973.27	17,314.78	107,636.34	33, /9/.04	89,468.78	4/,000.9U	00'870'39 63 000 40	149 737 65	39.084.81	127,546.00	94,527.20	57,092.51	36,788.09	128,980.76	74,011.53	41,71,04	12,308,04 56 465 30	51 133 99	25.000.98	52,523.68	22,371.09	25,506.13	16,014.43	44,0/2.30 20 234 05	17 227 14	19.087.65	22,245.03	39,582.38	24,248.64	31,568.89	55,835.78	15,701.43	810,196.48	76,884.29	9,990.70	
Ending	Carrying value 02/29/04 0.08	0.54 9.23	1,642,331.73	869.08	5.55 535.26	22,860.09	13,441.34	18,873.20	11,813.50 26 ADA 11	10 167 94	12,639.46	34,343.45	28,962.98	15,863.03	3,785.48	16,440.48	101,518.60	31,866.41	93,823.38	44,835.17	81,990.97 60 342 60	141 214 23	36.871.65	120,347.67	89,733.02	54,255.71	34,938.69	122,557.08	70,239.96	39,658.29	68,980.01	48 549 44	23.775.34	50,003.86	21,320.01	24,307.76	15,252.35	42,350.59 57 255 75	10 CEN 21	18 206.98	21.218.68	37,756.12	23,129.85	30,112.36	53,259.61	15,701.43	810,196.48	76,884.29	6,996,79	
	Transfers		00.0																																															
	Maturities		0,00			(261,28)	(262.27)	(132.48)	(2,212.45)	(26.112)	(394.66)	(369.95)	(2,496.35)	(150.68)	(66.15)	(77.21)	(557.54)	(217,04)	(8,076.07)	(2,846.67)	(4,/29.54)	(1,140.04) (1,140.04)	(0,100.20)	(6.398.46)	(5,983.44)	(3,393.46)	(6,283.72)	(9,608.21)	(9, 128.38)	(251.58)	(3,315.71)	(10.105)	(139.74)	(2.708.89)	(10,046.19)	(160.87)	(76.59)	(6,105.45)	(cn/nca' /)	(08-90) (3 8/3 47)	(152.26)	(167.09)	(289.46)	(6,701.56)	(7.614.58)					
:	Amortizations/ Sales		(201,603.00)																																															
•	Accretions/ Purchases 0.00	0.02 0.02	61,184.97	198.58	0.00	20191019																																								4U 72	00'0	199.13	25.90	0,000
			}																										~	~																`	• ∞	10		c
Beginning	Market Value 02/29/04 0.08	0.03 0.52 8.98	1,782,749.76	670.50	5,69	24.315.09	14,381.36	20,016.45	14,784.19	28,045.59	20,U95.75 13 545 98	36.065.95	32,705,98	16,631,19	4,003.15	17,226.79	107,791.58	33,890.18	107,595.69	50,373.35	91,572.44	11,281./3	100,410.79 20,100 92	133, 130.02 133, 786, 15	100.424.23	60.419.08	43,229.61	138,532.36	83,293.23	41,812.59	75,751.44	56,601.56	01,234.79 25.044.30	55 141 11	32.777.05	25,569.23	16,028.59	51,129.98	67,983.63	77,020,000	60'006'77 10 106'77	201-21-21-22	24 451 87	38,437,05	63 558 13	15,660,71	810,196.48	76,685.16	9,970.85	
	Carrying Value Market Value 02/29/04 02/29/04 02/29/04		1,782,74	67		23.121.37 24.315.09		19,005,68 20,016.45			19,302,16 ZU,U95,76 13,545,98						***	32,083.45 33,890.18	-				150,003.48 130,410,79 27 4 24 4 7 20 400 80	*					79,368.34 83,293.23				48,845.25 01,234.79 22,045.06 25,044.30									21.010.94 22 20.10 27.079.75 34 505.74				_		_	9,970.85 9,970.85	
	Carrying Value Market Va 02/29/04 02/29/0		1,782,749.76 1,782,74	67	5.69		13,703.61		14,025.95	26,621.43		34 713.40	31,459,33	16.013.71	3.851.63	16,517,69	102,076,14 1		101,899.45 1	47,702.44	86,720.51	67,487.41	150,003.48	*	95 716.46	57.649.17	41,222.41	132,165.29			72,302.22	53,959,30	48,045.25		31366.20	24,468.63	15,328.94	48,456.04	65,005.30	16,502.24	24,010,52		23 410 31	20,412,02	80 874 10 80 874 10	00,014,10 45,660 44	810.196.48	76,685.16	9,970.85	
Beginning	Maturity Carrying Value Market Va Date 02/29/04 02/29/0	0.08 0.52 8.98	1,782,749,76 1,782,74	670.50 67	03/01/04 5.69	23.121.37	05/01/26 13,703.61	19,005,68	06/01/26 14,025.95	07/01/26 26,621.43	08/29/96 08/01/26 19,302.16	US/10/30 00/01/20 10/00/12 40/30/06 10/01/26 34 713 40	11/01/26 31,459.33	03/27/97 01/01/27 16.013.71	07/15/97 03/01/27 3.851.63	09/29/97 07/01/27 16,517.69	07/30/96 07/20/26 102,076.14 1	03/28/96 03/20/26 32,083.45	08/15/96 07/20/26 101,899.45 1	04/29/96 04/20/26 47,702.44	05/15/96 05/20/26 86,720.51	05/30/96 05/20/26 67,487.41	06/1//96 06/20/26 100/3/45	06/29/90 06/20/20 31,121.11	00/10/08 00/20/20 120/10/10 120/10/10 120/10/10 120/10/10/10/10/10/10/10/10/10/10/10/10/10	09/16/96 09/20/26 57.649.17	09/26/96 09/20/26 41,222.41	10/30/96 10/20/26 132,165.29	11/26/96 11/20/26 79,368.34	12/23/96 12/20/26 39,909.87	01/16/97 12/20/26 72,302.22	01/30/97 01/20/27 53,959.30	02/13/97 02/20/27 48,846.25	02/2/19/10/20/20/20/20/20/20/20/20/20/20/20/20/20		05/29/97 05/20/27 24,468.63	06/26/97 06/20/27 15,328.94	08/18/97 07/20/27 48,456.04	09/29/97 08/20/27 65,005.30	02/26/98 02/20/28 16,502.24	03/26/98 01/20/28 22,010.45	04/29/98 04/20/28 21,570.94 26/06/06 25/00/28 27/003/24					02/2/1/04 03/01/04 810 196 48	02/27/04 03/01/04 76,685.16	02/27/04 03/01/04 9,970.85	
Current Beginning	Purchase Maturity Carrying Value Market Va Date Date 02/29/04 02/29/0	03/01/04 0.08 03/01/04 0.52 09/30/29 8.98	1,782,749,76 1,782,749,76 1,782,74	03/01/04 670.50 67	02/27/04 03/01/04 5.69	09/00/29 20/393.20 04/01/26 23 121.37	06/27/96 05/01/26 13,703.61	07/15/96 06/01/26 19,005.68	07/30/96 06/01/26 14,025.95	08/15/96 07/01/26 26,621.43	08/29/96 08/01/26 19,302.16	10/01/26 34 713.40	12/23/96 11/01/26 31.459.33	03/27/97 01/01/27 16.013.71	07/15/97 03/01/27 3.851.63	09/29/97 07/01/27 16,517.69	07/30/96 07/20/26 102,076.14 1	03/28/96 03/20/26 32,083.45	08/15/96 07/20/26 101,899.45 1	04/20/26 47,702.44	05/15/96 05/20/26 86,720.51	05/30/96 05/20/26 67,487.41	06/1//96 06/20/26 100/3/45	06/29/90 06/20/20 31,121.11	00/20/20 120/20 120/20 10	09/16/96 09/20/26 57.649.17	09/26/96 09/20/26 41,222.41	10/30/96 10/20/26 132,165.29	11/26/96 11/20/26 79,368.34	12/20/26 39,909.87	01/16/97 12/20/26 72,302.22	01/30/97 01/20/27 53,959.30	02/13/97 02/20/27 48,046.20	UZIZUIZI ZO,210.00		05/29/97 05/20/27 24,468.63	06/26/97 06/20/27 15,328.94	08/18/97 07/20/27 48,456.04	09/29/97 08/20/27 65,005.30	02/26/98 02/20/28 16,502.24	03/26/98 01/20/28 22,010.45	04/20/28 21,070/34 04/00/28 37 023 24					03/01/04 810 196 48	02/27/04 03/01/04 76,685.16	02/27/04 03/01/04 9,970.85	
Current Current Beginning	Interest Purchase Maturity Carrying Value Market Va Rate Date Date 02/29/04 02/29/0	02/27/04 03/01/04 0.08 02/27/04 03/01/04 0.52 11/14/96 09/30/29 8.98	Total 1,782,749,76 1,782,749,76 1,782,74	02/27/04 03/01/04 670.50 67	Rtng) 1.05 02/27/04 03/01/04 5.69	11/14/90 US/30/29 20,393.20	(1983 Rfnd) 6.15 06/27/96 05/01/26 13,703.61	(1983 Rfng) 6.15 07/15/96 06/01/26 19,005.68	Rfng) 6.15 07/30/96 06/01/26 14,025.95	Rfng) 6.15 08/15/96 07/01/26 26,621.43	Rfng) 6.15 08/29/96 08/01/26 19,302.16	US/10/30 00/01/20 10/00/12 40/30/06 10/01/26 34 713 40	6 15 12/23/96 11/01/26 31.459.33	(1000 2010) 6 15 03/27/97 01/01/27 16.013.71	6.15 07/15/97 03/01/27 3.851.63	(1983 Rfnd) 6.15 09/29/97 07/01/27 16,517.69	Rfna) 6.15 07/30/96 07/20/26 102,076.14 1	(1983 Rfng) 6.15 03/28/96 03/20/26 32,083.45	Rfng) 6.15 08/15/96 07/20/26 101,899.45 1	6.15 04/29/96 04/20/26 47,702.44	(1983 Rfng) 6.15 05/15/96 05/20/26 86,720.51	(1983 Rfng) 6.15 05/30/96 05/20/26 67,487.41	Rfng) 6.15 06/1//96 06/20/26 150,003.48	(1983 Ring) 6.15 06/28/96 06/28/29 31,123.17	00/10/08 00/20/20 120/10/20 08 716 46	(1903 Neig) 0.10 00.2000 00.2020 07.001	(1983 Rfm) 6.15 09/26/96 09/20/26 41,222.41	Rfno) 6.15 10/30/96 10/20/26 132,165.29	Rfng) 6.15 11/26/96 11/20/26 79,368.34	Rfng) 6.15 12/23/96 12/20/26 39,909.87	Rfng) 6,15 01/16/97 12/20/26 72,302.22	Rfrig) 6.15 01/30/97 01/20/27 53,959.30	Rfng) 6.15 02/13/97 02/20/2/ 48,848.25	Ring) 6.15 0.2/2/19/ 0.2/2012/ 23,913:00		Rino) 6.15 05/29/97 05/20/27 24,468.63	Rfng) 6.15 06/26/97 06/20/27 15,328.94	6.15 08/18/97 07/20/27 48,456.04	Rfng) 6.15 09/29/97 08/20/27 65,005.30	A&B SF (1983 Rfng) 6.15 02/26/98 02/20/28 16,502.24	A&B SF (1983 Ring) 6.15 03/26/98 01/20/28 22/010/49	A&B SF (1983 Rtng) 6.15 U4/28/98 U4/20/26 21,370.34		A&B SF (1983 Klig) 0.10 U/110/90 U0/20/20 20,413-01	A&B SF (1983 RINg) 0.10 09/10/30 01/20/20 00/01/34	0,15 11/19/30 10/20/20 00/014/19	02/2/1/04 03/01/04 810 196 48	1.05 02/27/04 03/01/04 76.685.16	1.05 02/27/04 03/01/04 9,970.85	

											·																																									
Recognized	Gain	0.00	0.00	0.00	00.0	0.00	0.00	0000	00.0	0.00	0.00	0,00	0.00	0.00	0.00	0.00	0.00	000	000	0.00	0.00	0.00	00'0	0.00	0.00	0.00	0.00	00.0	00.0	0.00	0.00	00.0	00.0	0.00	0.00	0.00	0.00	0.00	00'0	0.00	0.00	000	0.00	0.00	00.0	0.00	0.00	0.00	0.00	0.00	0000	
Change in In Market	Value	57 1G	72.33	28,39	4.25	79.52	194.43	100.15	59.18	18.91	76.59	4.48	79.98	8.81	35.49	52.52	(10.54)	40.01	374 19	318.43	61,06	207.65	139.35	85.44	566.76	162.43	1,186,60	00.225 00.225	183.37	88.27	313.77	51.43	233.77	496.28	3 105.68	2,642.92	506.77	1,723.42	1,156.56	709.12	4,703.96	1,348.16	9,848.41	2,679,81 1 060 54	1,000.04	2.299.27	3.654.42	2,797.68	1,966.35	1,075.25	11.4.9.4	
Ending Market Value	02/29/04	2,115,975.16 # e21 e1	7 686 26	8,795.56	83,423.01	8,411.13	98,665.38	77,U30.09 36 873 18	20,023.10 42 293.96	23.058.64	34,794.85	3,686.84	22,305.15	18,055.68	9,853.05	5,659.23	46,712.00	00.128.0	23 924 15	20.358.17	3,969,59	13,272.74	9,065.55	5,557.68	36,257.60	10,385.60	77,114.58	22,000.92	11 789 01	5.564.95	20,183.34	3,306.23	15,031.61	31,907.36	0,/10.01 109 663 86	168,966.87	32,946.27	110,160.13	75,241.17	46,127.33	300,927.82	86,197.93	640,029.07	183,166.09 ce 1ec 10	00,100.1U	147.015.00	233,610,58	188,999.99	125,729.68	70,150.25	20010101017	
hie	02/29/04	2,115,975.16 E 254 68	00.400°U	8,381.75	79,431.57	8,015,41	93,944.66 To 0.11 40	73,345.10 25 044 60	40,270,37	24 955 38	33,130.06	3,513,38	21,237.94	17,191.79	9,381.62	5,390.51	44,493.55	0,096.30 17 101 1E	12, 104, 10 23, 334, 26	19.856.21	3,872,76	12,945.48	8,844,44	5,422.13	35,363.61	10,129.53	75,213.19	242.42	0,019.30 11 507 76	5,439,41	19,701.83	3,227.35	14,673.00	31,146:15	6,564.5U 1D3 667 07	164,800.71	32,142.70	107,443.95	73,406.02	45,002.27	293,507.94	84,072.58	624,248.08	178,796.31	00,000.41	143.390.10	227.850.52	184,339.88	122,629.60	68,439.27 267 067 06	an' 100' 107	
	Transfers																																																			
	Maturities	108 000	(00.06)	(1,427.84)	(6,722.04)	(32.38)	(3,857.59)	(4, 127.58) (4, 127.58)	(1,241.10) (2,175.72)	(1 474 87)	(1 187.21)	(787.43)	(93.74)	(1,284.42)	(37.99)	(30.73)	(5,702.84)	(1,437.39)	(20.06)	(92.60)	(18.49)	(56.01)	(52.27)	(31.01)	(204.87)	(48.78)	(2,481.72)	(2,497.44)	(54-13)	(25.93)	(102.47)	(13.20)	(66.22)	(133.05)	(40.63)	(768.53)	(153.44)	(464.86)	(433.85)	(257.43)	(1,700.39)	(404.84)	(20,597.64)	(20,728.04)	(283.26)	(107.50) (699.58)	(1 023.65)	(18,098.47)	(602.46)	(737.36)	(10,090,0)	
Amortizations/	Sales					·																																														
Accretions/	Purchases	309,578.72																																																		
Beginning Market Value	02/29/04	1,806,396.44	5,600.25 7 650 45	10.195.01	90,140.80	8,363.99	102,328.54	81,058.12	37,507.47	24 F10.00	35,905.47	4,469.79	22,318.91	19,331.29	9,855.55	5,637.44	52,501.41	8,404.75	12,712.29	20,001.34	3 927.02	13,121.10	8,978.47	5,503.25	35,895.71	10,271.95	78,409.70	24,243.48	8,123.7U	5,502,61	19.972.04	3,268.00	14,864.06	31,544.13	6,650.18	167 092 48	32.592.94	108,901.57	74,518.46	45,675.64	297,924.25	85,254.61	650,778.30	201,214.32	67,407.84	26,341,99 445 445 34	230 070 84	204,300.78	124,365.79	69,812.36	278,302.61	
Beginning Carrying Value	02/29/04	1,806,396.44	5,385,48	9,809,59	86,153.61	8,047.79	97,802.25	77,472.68	37,192.45 47 448 00	93 420 2E	34.317.27	4,300.81	21,331.68	18,476.21	9,419.61	5,421,24	50, 196.39	8,035.75	12,154.17	440,0440,04	3 891 25	13.001.49	8,896,71	5,453.14	35,568,48	10,178,31	77,694.91	24,039.86	8,053,49 41 EEE 40	5 465 34	19.804.30	3,240.55	14,739.22	31,279.20	6,605.13	165,569,24	32,296,14	107,908,81	73,839.87	45,259.70	295,208.33	84,477.42	644,845,72	199,524,35	66,841.69	26,120.75	009'00'++1 714 874	202.438.35	123,232.06	69,176,63	275,765.57	
Current Maturity	Date	03/01/04	01/01/28	05/01/28	01/20/28	09/01/28	03/20/28	05/20/28	06/20/30	07/07/20	09/20/28	11/01/28	11/20/28	11/20/28	10/20/28	11/01/28	02/20/29	02/20/29	05/20/29	01/20/29	08/01/20	09/20/29	12/01/29	12/01/29	10/20/29	11/20/29	12/20/29	01/20/30	01/20/30	02/20/50	04/20/30	04/20/30	05/20/30	09/20/30	06/01/30	07/20/29	08/01/29	09/20/29	12/01/29	12/01/29	10/20/29	11/20/29	12/30/29	01/20/30	01/20/30	02/20/30	02/02/00	08/20/29	09/20/29	11/01/29	10/20/29	
Current Purchase	Date	02/27/04	02/20/98	08/12/20	02/20/98	11/30/98	03/27/98	05/19/98	07/28/00	08/14/30	09/18/98	03/31/99	11/30/98	11/30/98	11/30/98	05/27/99	02/16/99	03/31/99	05/27/99	00/30/88	00/06/00	09/20/99	12/20/99	01/19/00	10/28/99	11/18/99	12/30/99	01/28/00	02/22/00	00/12/00	04/27/00	00/00/20	06/21/00	09/18/00	07/24/00	01/30/90	06/07/00	09/20/99	12/20/99	01/19/00	10/28/99	11/18/99	12/30/99	01/28/00	02/22/00	03/27/00	00/07/20 66/77/00	08/26/99	09/20/99	12/21/99	10/29/99	
Current Interest	Rate	1.05	6.75	6.25	6.75	6.25	6.25	6.25	5,45	0.25 6 75	6.25 6.25	6.25	6.25	6.25	6.25	6.25	6.25	6.25	6.25	0.40 A A A	0.410 77 72	5.45	5.45	5.45	5.45	5.45	5.45	5.45	5,45	0.40 7.45	5.45	5.45	5.45	5.45	5.45	0.40 R AR	0.40 5.45	5.45	5.45	5.45	5.45	5.45	5.45	5.45	5,45	5.45	0.40	0.40 5.45	5,45	5.45	5.45	
·	lssue	1994 A&B SF (1983 Rfng)	1994 A&B SF (1983 Rfng)	1994 A&B SF (1983 Rfng) +004 A&D SE (+083 Efnc)	1994 A&R SF (1983 Rfnn)	1994 A&B SF (1983 Rfng)	1994 A&B SF (1983 Rfng)	1994 A&B SF (1983 Rfng)	1994 A&B SF (1983 Rfng)	1994 A&B SF (1983 King)	1994 A&B SF (1983 MIIG) 1994 A&B SF (1983 Rfno)	1994 A&B SF (1983 Rfnd)	1994 A&B SF (1983 Rfng)	1994 A&B SF (1983 Rtng)	1994 A&B SF (1983 King)		1994 A&R SF (1983 Rfnd)	1994 A&B SF (1983 Rfnd)	1994 A&B SF (1983 Rfng)	1994 A&B SF (1983 Rtng)	1994 A&B SF (1963 King) 1004 A&B SF (1983 Pfnd)	1004 A&R SF (1083 Rfnd)	1994 A&B SF (1983 Rfnd)	1994 A&B SF (1983 Rfng)	1994 A&B SF (1983 Rfng)	1994 A&B SF (1983 Rfng)	1994 A&B SF (1983 King) 4004 A&B SF (1083 Dfnd)	1994 A&D OF (1995 Kind) 1004 A&D OF (1982 Rfnd)	1994 A&B SF (1983 Rfnd)	1994 A&B SF (1983 Rfng)	1994 A&B SF (1983 Rfng)	1994 A&B SF (1983 RIng)	1994 A&B SF (1983 Rfng)	1994 A&B SF (1983 Rfng)	1994 A&B SF (1983 Rfng)	.1994 A&B SF (1983 Rfng)	1994 A&B SF (1983 Rfng)	1994 A&B SF (1983 King)	1994 A&B ST (1903 Rfnd) 1994 A&B SF (1983 Rfnd)	1994 A&B SF (1983 Rhg)	1994 A&B SF (1983 Rfng)	1994 A&B SF (1983 Ring)										

	Current	Current	Current	Beginning	Beginning Market Value	Accessione	Amortivetions/			Ending	Ending Market Value	Change in In Market	Recognized
Issue	Rate	Date	Date	02/29/04	02/29/04	Purchases	Sales	Maturities	Transfers	02/29/04	02/29/04	Value	Gain
1994 A&B SF (1983 Rfng)	5.45	11/18/99	11/20/29	327,073.98	330,083.06			(21,968.11)		305,105.87	312,818.95	4,704.00	0.00
1994 A&B SF (1983 Rfng)	5.45	12/30/99	12/20/29	407,329.31	411,076.74			(1,908.60)		405,420.71	415,669.75	6,501.61	0.00
1994 A&B SF (1983 Rfng)	5.45	01/28/00	01/20/30	320,485.86	323,200.38			(9,761.90)		310,723.96	318,318.05	4,879.57	0.00
1994 A&B SF (1983 Rfng)	5.45	02/22/00	01/20/30	210,096.96	211,876.48			(1,178.66)		208,918.30	214,024.26	3,326.44	0.00
1994 A&B SF (1983 Rfng)	5.45	03/27/00	02/20/30	95,047.12	95,852.17			(395.97)		94,651.15	96,964.42	1,508.22	00.0
1994 A&B SF (1983 Rfng)	5.45	02/23/00	01/01/30	39,663.07	40,027.57			(227.74)		39,435.33	40,421.21	621.38	00.00
1994 A&B SF (1983 Rfng)	5.45	07/28/00	06/20/30	308,686.91	311,301.49			(10,356.05)		298,330.86	305,622.07	4,676.63	0,00
1994 A&B SF (1983 Rfng)	5.45	03/27/00	02/20/30	69,786.35	70,377.44			(288.82)		69,497.53	71,196.05	1,107.43	0.00
1994 A&B SF (1983 Rfng)	5.45	04/27/00	03/01/30	45,361.11	45,670.47			(215.28)		45,145.83	46,187.80	732.61	0.00
1994 A&B SF (1983 Rfng)	5.45	04/27/00	04/20/30	164,370.03	165,762.24			(850.48)		163,519.55	167,515,97	2,604.21	0.00
	5.45	05/30/00	04/20/30	26,895.40	27,123.20			(109.60)		26,785,80	27,440.44	426.84	0.00
	5.45	06/21/00	05/20/30	122,331.39	123,367.54			(549.61)		121,781.78	124,758.13	1,940.20	000
1994 A&B SF (1983 Rfng)	5.45	09/18/00	09/20/30	259,608.72	261,807.61			(1,104.30)		258,504.42	264,822.27	4,118.96	0.00
1994 A&B SF (1983 Ring)	5.45	07/24/00	06/01/30	54,820.39	55,194.27			(337.21)		54,483,18	55,740.65	883.59	0.00
1994 A&B SF (1983 Rfng)	5.45	07/24/00	06/20/30	367,269.00	370,379.77			(11,124.44)		356,144.56	364,848.73	5,593.40	0.00
1994 A&B SF (1983 Rfng)	5,45	08/28/00	08/20/30	51,732.41	52,170.58			(218.84)		51,513.57	52,772.56	820.82	0.00
1994 A&B SF (1983 Rfng)	5,45	03/27/00	02/20/30	14,311.45	14,432.67			(29.62)		14,251.83	14,600.14	227.09	0.00
1994 A&B SF (1983 Rfng)	5.45	04/27/00	03/20/30	120,039.68	121,056.42			(531.53)		119,508,15	122,428.93	1,904.04	0.00
1994 A&B SF (1983 Rfng)	5.45	05/30/00	05/20/30	119,036.32	120,044.56			(931.01)		118,105.31	120,991.80	1,878.25	00.00
1994 A&B SF (1983 Rfng)	5.45	06/21/00	06/20/30	219,027.33	220,882.49			(868.06)		218,159.27	223,491.08	3,476.65	0.00
1994 A&B SF (1983 Rfng)	5.45	05/31/00	05/01/30	39,902.60	40,174.74			(167.80)		39,734.80	40,651.88	644.94	0.00
1994 A&B SF (1983 Rfng)	5.45	10/23/00	08/20/30	44,686.65	45,065.15			(172.91)		44,513,74	45,601.66	709.42	0.00
1994 A&B SF (1983 Rfng)	5.45	10/30/00	10/20/30	64,476.53	65,022.65			(331.65)		64,144.88	65,712.58	1,021.58	0.00
1994 A&B SF (1983 Rfng)	5.45	07/24/00	06/01/30	110,811.38	111,567.11			(9,112.34)		101,699.04	104,046.25	1,591.48	0.00
1994 A&B SF (1983 Rfng)	5.45	12/21/00	05/20/30	26,252.38	26,474.74			(129.18)		26,123.20	26,761.65	416.09	00.0
1994 A&B SF (1983 Rfng)	5.45	10/06/00	09/01/30	45,604.45	45,915.47			(188.28)		45,416,17	46,464.38	737.19	0.00
1994 A&B SF (1983 Rfng)	5.45	10/30/00	08/01/30	50,331.93	50,675.19			(287.37)		50,044.56	51,199.59	811.77	0.00
1994 A&B SF (1983 Ring)	5.45	02/12/01	02/01/30	17,014.48	17,170.84			(71.36)		16,943,12	17,366.70	267.22	0.00
1994 A&B SF (1983 Rfng) Total			I	12,428,827.41	12,619,483.86	312,585.05	0.00	(318,017.39)	0.00	12,423,395.07	12,727,691.26	113,639.74	0.00
1995 C SF (1985 A&B Rfng)	1.05	02/27/04	03/01/04	5,075.19	5,075.19	1,775,816.13				1,780,891.32	1,780,891.32		0.00
1995 C SF (1985 A&B Rfng)				105,194.90	105,194.90		(105,194.90)					,	0.00
1995 C SF (1985 A&B Rfng)	1.05	02/27/04	03/01/04	0.45	0.45	208.49				208.94	208.94	1	00.0
1995 C SF (1985 A&B Rfng)	6.08	11/14/96	09/30/29	6,957.95	6,957.95	0.00				6,957.95	6,957.95	-	0.00
1995 C SF (1985 A&B Rfng) Total			I	117,228.49	117,228.49	1,776,024.62	(105,194.90)	00.00	0.00	1,788,058.21	1,788,058.21	0.00	0.00
Total Single Family investment Summary	t Summary			363,560,844.00	373,281,822.61	49,420,329.99	(31,447,680.97) (11,942,136.51)	11,942,136.51)	00.0	369,591,356.51	380,515,911.96 1,203,576.84	1,203,576.84	0.00

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	Recognized Gain 0.00 0.00 0.00 0.00	00'0	000	0.00	0.00	00.0	0.00	0.00	0.00	0.00	0,00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		00.0	0.00	0.00	0.00	0.00	0.00	0.00	000	0.00	000	0.00	0.00	00.0	000	0.00	00'0	0.00	0.00	0.00	0,00	
	Change in In Market Value	0.00			37,290.39	60,382.08	7,163.51	24,033.85	5,957.38	96,181.38	120,855.86	3,209.58	2,107.61	102,842.40	75,032.45	5,404.74	60,491.31	10,952.80	6,521.93	13,135.96	86,385.57	88,234,59	151,243.33	17.054,11	62,003,33 E0 E94 49	00,024.42	5 586 80	6.492.77	56,807.99	46,626.11	36,048.42	9,701.27	5, 1/9, 49	10 510 76	7 257 06	3 750 68	8 261 73	5,875,38	2.690,98	8 320 31	16.505.21	5,199,09	5,112.46	7,650.12	10,251,41	,	
	Ending Market Value 02/29/04 40,485.00 1,537.38 1,498,840.66 34,219.88	1,575,082.92	07 100 007 T	1,911,070,68	2,311,731.31	3,763,344.56	480,956.18	1,515,622.11	371,050.59	6,019,640.30	7,500,360.96	199,936.37	154,482.52	6,382,528.42	4,698,603.82	336,637.56	3,765,359.46	683,032.65	406,578.44	818,815.57	5,382,974.08	5,455,422.63	9,351,821.24	4,822,009.90 5 000 200 64	5,089,390.04	3,132,419.32	122,422.40 210,423,16	395 214 36	3.522.730.21	2,924,564.23	2,264,719.53	591, 112.59	315,559.09	0,047,150,07 667 064 64	002,004,04	NC 010 800	512 202 76 512 202 76	364 311 45	166.960.60	540 142 G5	1 023 186.90	322,654,89	316,896.49	477,504.45	624,062.92	1,158,167.78	
	Ending Carrying Value 02/29/04 40,485,00 1,498,840.66 34,219.88	1,575,082.92		1,103,035.13	2,264,183.46	3,685,939.82	470,446.41	1,483,271.95	362,942,46	5,891,154.23	7,340,269.68	195,567.40	151,106.79	6,246,296.69	4,598,314.58	329,281.41	3,684,989.83	668,107.14	397,693.96	800,922.95	5,268,077.31	5,338,979.49	9,152,211.51	4,723,369.20	4,964,711.69	3,057,099,04	700,030.21	387 294 19	3.450.274.45	2,864,411.59	2,218,138.62	579,266.59	309,235.23	0,012,100-40 626,642,04	400,040,04	10.100,304	504 BET 74	255 848 27	330,010.61 163 526 57	500 033 95	1 002 141 92	316.018.50	310.378.54	467,935,18	611,556,59	1,158,167.78	
	Transfers	0.00																																													
	Maturities	0.00			(10,196.85)	(88,485,30)	(96,716.26)	(00'97'.76	(1,591.24)	(250,421.98)	(118,935.87)	(941.87)	(63,828.49)	(101,484.71)	(203,355.85)	(1,465.85)	(94,158.76)	(5,232.98)	(2, 737, 73)	(5,290.84)	(152,303.15)	(23,862.72)	(42,921.93)	(86,493.80)	(25,404.15)	(14,803.00)	(4,821.79)	(3,003.74) (4 842.03)	(110,206,72)	(134.819.14)	(117,224.92)	(5,129.68)	(2,581.04)	(15,204.02)	(4,093.82)	(2,140.34)	(1,400.00)	(2,387.96)	(11.050.1)	(1,230.44)	(03,437-44) (4 460 04)	(4,403.01) (2,672,60)	(1 259 32)	(1,200.04)	(2 862 86)	(an-200-2)	
ity Affairs ant Summary 4	Amorfizations/ Sales	0.00		(8 104 141 50)	(0, 107, 17, 17, 10, 0)																																										
spartment of Housing and Communit Mortgage Revenue Bonds Investmer For Period Ending February 29,2004	Accretions/ Purchases 3,991.49 0.00 88.67	4,080.16		1,102,933.57																																										86 329 11	
ă <u>r</u>	Beginning Market Value 11/30/03 36,493.51 1,537.38 1,498,840.66 34 131 21	1,571,002.76		101.56 10.015 212 18	01.212,010,01 2.284.637.77	3 791 447 78	570.508.93	1 589 364 26	366,684,45	6,173,880.90	7,498,440.97	197,668.66	216,203.40	6,381,170.73	4,826,927.22	332,698.67	3,799,026.91	677.312.83	402.794.24	810,970,45	5,448,891.66	5,391,050.76	9,243,499.84	4,831,555.48	5,032,711.46	3,096,697.90	715,655,60	337,840.10	20-000-060 20-000-060	3,012,757,26	2.345.896.03	586,541.00	312,960.64	3,603,488.25	645,635.60	436,688.14	226,135.16	506,329.01	360,332.24	165,506.06	C2/6/Z'129	1,U11,14U./U	320,128.40	010,040,000	124,043,420 74 074 07	0 10,0/4.3/ 1 071 838 67	12-12-12-12-12-12-12-12-12-12-12-12-12-1
Texas Residenti	Beginning Carrying Value 11/30/03 36,493.51 1,537.38 1,498,840.66 34.137.21	1,571,002.76		101.56	10,015,212.18 2 274 380 31	2,274,300.31	567,162,87	1 581 047 95	364,533.70	6.141.576.21	7,459,205,55	196,509.27	214,935.28	6,347,781.40	4,801,670.43	330,747.26	3,779,148.59	673 340 12	400.431.69	806,213.79	5,420,380.46	5,362,842.21	9,195,133.44	4,809,863.00	5,010,115.84	3,082,794.50	711,458.00	336,604.76	388,939.22	3,409,3711.17 2 000 230 73	2.335.363.54	584,396.27	311,816.27	3,587,309.48	642,736.86	435,091.35	225,308.28	504,055.72	358,714.44	164,763.01	618,490.46	1,006,600.93	318,691.10	311,637.86	U5-U58,220	614,419.45 4 074 838 67	10,00011101
	Current Maturity Date 03/01/04 03/01/04 03/01/04			03/01/04	01/01/31	05/02/70	04/01/29	04/20/20	05/01/29	05/20/29	06/20/29	07/01/29	08/01/29	07/20/29	08/20/29	08/01/29	09/20/29	10/01/29	10/01/29	11/01/29	10/20/29	11/20/29	12/20/29	01/20/30	01/20/30	03/20/30	01/01/30	02/01/30	04/01/30	04/20/30 06/20/30	06/20/30	05/01/30	06/01/30	08/20/30	10/20/30	06/01/30	07/01/30	12/20/30	12/20/30	08/20/30	11/20/30	11/20/30	11/20/30	12/20/30	08/10/60	12/01/30	03/01/04
	Current Purchase Date 02/27/04 02/27/04	10112120		02/27/04	12/03/98	0//28/00	00/20/00 02/22/00	00/07/700	04/10/99	05/25/99	06/22/99	07/30/99	08/24/99	07/30/99	08/26/99	66/02/60	09/20/99	10/20/00	11/16/99	12/21/99	10/29/99	11/18/99	12/30/99	01/28/00	02/22/00	03/27/00	02/23/00	03/27/00	04/21/00	04/24/00	06/21/00	05/30/00	06/21/00	10/23/00	10/25/00	07/24/00	08/25/00	01/08/01	01/16/01	01/31/01	11/16/00	11/29/00	12/21/00	12/27/00	10/06/00	01/12/01	U2/2//U4
	Current Interest Rate 1.05 1.05	en-1		1.05	5.04	5.35	0.30 7.25	1000	5.35	5.35	5.35	5.35	5.35	5.35	5.35	5.35	5.35	2 2 2 2 2	20,0	22.22	5.35	5.35	5.35	5.35	5.35	5.35	5.35	5.35	5.35	5.35	2-22 2-32	5.35	5.35	5.35	5.35	5.35	5.35	5.35	5.35	5.35	5.35	5.35	5.35	5.35	5.35	5.35	1.05
	Type 1989 A&B RMRB 1989 A&B RMRB 1989 A&B RMRB	1989 A&B KMRB 1989 A&B RMRB Total		1998 A/B RMRB	1998 A/B RMRB	1998 A/B RMRB			1990 A/B RMR5 1908 A/B RMPR						1998 A/B RMBR	1908 A/R PMRR	1998 A/R RMRR				TOOR AND RMRR	1998 A/B RMRB	1998 A/B RMRB	1998 A/B RMRB	1998 A/B RMRB	1998 A/B RMRB	1998 A/B RMRB	1998 A/B RMRB	1998 A/B RMRB	1998 A/B RMRB		1998 A/B RMRB	1998 A/B RMRB	1998 A/B RMRB	1998 A/B RMRB	1998 A/B RMRB	1998 A/B RMRB	1998 A/B RMRB	1998 A/B RMRB	1998 A/B RMRB	1998 A/B RMRB	1998 A/B RMRB	1998 A/B RMRB	1998 A/B RMRB	1998 A/B RMRB	1998 A/B RMRB	1998 A/B RMRB
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	In Market Recognized Value Gain	1,495,786.87 0.00	- 0.00	- 0.00	- 0.00	- 0.00		_			(18.38) U.UU 7.006.40 0.00	405.86 0.00				-	_	5,/45.44 0.00				 • 		6,507.83 0.00	398.07 0.00				~ .	(4,240.77) 0.00 2,668,46 0.00			2,625.26 0.00			4 200 64 0.00				~				1,455.08 0.00		_	1 934 81 0.00	
-	Market Value 02/29/04 186 11	i.	1,154,557.80	307,407,95 1 871,407,95	4.776,910.72	884,100.71	1,228.19	1,526,844.60	575,826.50	129,089.23	505,367.55 4 824 E46 04	1,661,040.91 105 533 86	391.975.06	1,453,620.82	79,774.50	479,040.82	365,836.55	2,094,025.22 704 600 62	1 458.549.01	449,610.74	458,867.29	799,681.85	479,020.61	1,688,100.42 244.EE4 02	347,177,50	891,616.09	132,804.99	701,196.12	2,211,313.70	137,119.76 een een 7n	1.795.766.60	477,199.50	694,991.11	1,836,373.39	216,294.54	302,709.90 2 550 648 36	308.854.71	637,533.18	1,696,200.57	387,878.83	456,906.21	458,984.37	475,207.83	375,525.89	44/,000.42 1 075 418 46	371,330.35	505.819.05	
Ending	Carrying Value 02/29/04 4 oc 44	95,253,764.81	1,154,557.80	301,120-01 1 871 407 95	4.776.910.72	884,100.71	1,228.19	1,452,195.69	547,673.79	122,777.93	480,659.63	1,/42,000.81	372.811.02	1,382,551.89	75,874.26	455,620.06	347,950.46	1,991,646.29 670.066.94	1 387 239 13	427.628.84	436,432.83	760,584,64	455,600.83	1,605,567.55	330.203.65	848,024,10	126,312.02	666,913.97	2,103,200.42	130,415.83 666 064 46	1.707.969.83	453,868,74	661,012.32	1,746,591.32	205,719.70	201,910.13 2 425 944 68	293.754.51	606,363.55	1,613,271.68	368,915,06	434,912,58	436,544.18	451,974,45	357,166.06	420,000.3/ 1 878 838 33	353, 175, 63	481.089.07	
	Transfers	00.00						÷																																								
	Maturities	(1,961,059.88)						(179,126.26)	(88,378.44)	(413.00)	(43,490.42)	(7,680.73)	(1.239.01)	(99,113.61)	(294.41)	(80,731.19)	(63,826.13)	(56,798.34) 10 704 6E)	(5,12,1.00) (5,113,67)	(1.904.08)	(56,238.09)	(76,004.45)	(1,654.04)	(6,017.53)	(1,090.05)	(139.414.96)	(107,091.30)	(2,495.98)	(194,215.58)	(101,590.60)	(2,232.03) (44 068 32)	(114,711.39)	(3,622.36)	(117,753.79)	(114,039.67)	(187,394.74) (128.207.05)	(97,380,59)	(87,421,21)	(89,979.01)	(45,342.66)	(2,193.17)	(1,404.40)	(1,781.01)	(1, 182-22)	(11,495.61)	(61.007.03)	(0 104 BU)	
	Amortizations/ Sales	(8,162,516.09)			(7.230.219.12)	(459,259.95)	•																														-									-		
·	Accretions/ Purchases	1,189,262.68	2,990.95	30,859.48 1 860 510 34	10:01 0'000'I		0.00																																									
Beginning	Market Value 11/30/03	104,648,322.15	1,151,566.85	336,867,39	12 007 129 84	1.343.360.66	1,228.19	1,708,278.06	666,057.40	129,002.35	548,876.35	1,832,221.15 405 504 86	391 895 49	1.551.561.70	79,761.85	561,653.12	431,201.76	2,145,078.12	/ 14,010.10	449 795 74	515,912.21	876,054.40	478,825.44	1,687,610.12	341,319.23 367 060 48	1 034 020 60	244,413.91	700,988.73	2,405,794,49	242,951.13	1 834 688 03	595,402,38	695,988.21	1,952,293.87	334,843.72	497,726.93	2,014,130,01 Afta 586 54	726.513.43	1.783,599.98	433,799.94	454,524,10	458,608.40	475,160.96	375,253.03	447,333,89	433 721 36		
Beglaning	Carrying Value 11/30/03	58,560,70 104,188,078,10	1,151,566.85	336;867.39 40 809 84	12 DDT 129 84	1.343,360.66	1,228.19	1,631,321.95	636,052.23	123,190.93	524,150.05	1,749,681.54	374 050 03	1.481.665.50	76,168.67	536,351.25	411,776.59	2,048,444.63	6/2///8/40	479 532 92	492,670.92	836,589.09	457,254.87	1,611,585.08	325,943.18 254 374 70	987 439 06	233,403.32	669,409.95	2,297,416.00	232,006.43	658,204.04	568.580.13	664,634,68	1,864,345.11	319,759.37	475,304.87	2,004,242.00	693,784,76	1.703.250.69	414,257.72	437,105.75	437,948.58	453,755.46	358,348.28	427,181.98	1,900,473.02 414 182 66		
Current	Maturity Date	03/01/04	03/01/04	03/01/04	12/31/32	03/01/04	03/01/04	02/20/31	02/20/31	01/20/31	02/20/31	02/20/31	02/20/31 03/20/31	03/20/31	03/20/31	03/20/31	03/20/31	04/20/31	04/20/31	04/20/31	05/20/31	05/20/31	04/20/31	04/20/31	05/20/31	05/20/31	05/20/31	05/20/31	05/20/31	05/20/31	06/20/31 06/20/31	06/20/31	06/20/31	07/20/31	06/20/31	07/20/31	00/20/31	08/20/31	08/20/31	08/20/31	02/01/31	10/20/31	10/20/31	11/20/31	08/20/31	09/20/31	20200	
Current	Purchase Date	02/27/04	02/27/04	02/27/04	10/26/00	02/27/04	02/27/04	02/22/01	02/14/01	02/14/01	03/07/01	03/07/01	03/12/01	03/15/01	03/29/01	03/29/01	04/16/01	04/16/01	04/30/01	04/30/01	02/10/01	05/10/01	05/22/01	05/22/01	05/22/01	05/30/01	05/30/01	06/18/01	06/18/01	06/18/01	06/29/01	06/29/01	07/25/01	07/25/01	07/25/01	08/08/01	10/00/00	00/00/01	08/31/01	08/31/01	02/14/01	11/29/01	11/29/01	11/29/01	09/25/01	09/25/01	10/07/20	
Current	Interest Rate	1.05	1.05	1.05	50.1 6 9	10.1	1.05	6.10	6.10	6.10	6.10	6.10	0,10	0.10 6.10	6,10	6.10	6.10	6.10	6.10	0.0	6.10	6.10	6.10	6.10	6.10 6.40	6.10 6.10	6.10	6.10	6.10	6.10	6.10 6.40	6.10 6.10	6.10	6.10	6.10	6.10	0.1U	0.10 A 10	0.10 0.10	6.10	6.10	6.10	6.10	6.10	6.10	6.10 2.10	0.0	
	Issue	1998 A/B RMRB 1998 A/B RMRB Tota l	2000 BCDE RMRB	2000 BCDE RMRB	2000 BCUE KMKB 2000 PCDE BMPP		2000 BCDE RMRB	2000 BCDE RMRB	2000 BCUE KNIKB 2000 BCUE EMBB	2000 BCDE RMRB	2000 BCDE RMRB	2000 BCUE KINKB 2000 PCDE PMER	2000 BCDE RMRB	2000 BCDE RMRB	2000 BCDE RMRB	2000 BCDE RMRB	2000 BCDE RMRB	2000 BOUE RINKS	2000 BCDE RMRB	2000 BCDE RMRB	2000 BCDE RMRB	2000 BCDE RMRB	2000 BCDE RMRB	2000 BCDE RMRB 2000 RCDF RMRB	2000 BCDE RMRB	2000 BCDE RMRB	2000 BCDE RMRB	2000 BCDE RMRB	2000 BCDE RMKB	2000 BCDE RWRB	2000 BCDC IMIND 2000 BCDF RMRB	2000 BCDE RMRB	2000 BCDE RMRB															
	Type	· •	^N	.4 (• 0		. ev	• • •	. N	**	.46		4 C)			. 1	• •					. 1				• • •	. 4										- v	• • •								1	

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	Recognized Gain	0.00	000	0.00	0.00	0.00	0.00	0.00	0.00		000	000	00.0	000	0.00	0.00	0.00	00.0	0.00	0.00	0.00	0.00	00.0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00.0	000	0.00	000	0.00	00.00	0.00	00.00	0.00	0.00	0.00	00.0	0.00	
Change in	in Market Visitus	1 100 30	676.58	1.171.26	4,372.32	1,375.78	4,506.10	(/96.27)	3,125.31	4,048.00	(5 021 00)	1 469 04	(2 711 25)	(2 505 39)	(910.15)	194.00	1,835,88	819.96	2.946.12	3,362.00	3,066,04	6,617.90	1.949.19	864.39	1,865,14	1,964.71	4,253,06	7,807.49	3.223.50	(4,875.71)	(531.37)	5,121.88	1,252.47	6,194.84	736.75	4,359.26	2,978.67	(3,182.30)	1,758.07	1,206.61	120.80	00 FLC		545 71	524.20	2.093.60	1.035.02	4.718.77	125.77	449.35	1,046.35	651.06 379.40	870.29	319.14	
Ending	Market Value	200 507 54	170 120 120	304 313 74	434,550.24	366,614.19	447,354.86	488,784.50	310,148.57	401,090.42	242,010,025	301 906 06	435 135 13	606 867 87	398 764 51	48.751.51	1 586, 158, 27	811.451.21	742,620,33	854,833.63	769.792.64	1 663.839.73	490.367.69	951.550,87	468,463,38	494,412.01	2.105,292.42	1,968,738.73	815.767.53	987,453,13	921,176,67	1,891,752.43	1,940,326.28	1,559,956.46	902,488.20	657,797.21	754,984.00	136,460.39	446,258.28	304,270.68	184,818.10	07'RNS'0/	101,000.89	442 010 74	135 200 81	528.885.20	261,610,66	474.251.17	505,675.82	112,311,25	261,665.14	162,744.28	94,000.09 218 264 02	79,803,68	•
	lue	50 FOC FOC	166 004 67	789.435.55	413,632.74	348,690.07	425,821.01	464,878.47	295,219.26	429,608.39	10.000,010	370 738 78	012,130.20 A13 A53 A4	562 784 66	379 261 28	46.367.47	1 508 580 64	771.763.83	706 299 42	813.024.45	732,142,73	1 582 462 74	466 384 22	905 011 33	445,551,23	470,230.74	2.002.324.35	1,872,449.39	775,869.03	939,157,65	876.122.70	1.799,228.43	1,845,426.58	1,483,660.32	858,348.27	626,133.56	718,058.39	129,786.24	424,432.14	289,389.06	175,778.81	66,870.49	90,091.64	00,4441,00 495.079.57	10,010,01	503 003 44	248 808 38	451 306 10	480,929.87	106,815.13	248,860.18	154,780.15	89,974.03 207 582 96	75.898.37	
		Ifansiers																																																					
		Maturities	(9/5,41) (574,46)	(01-456 (0) (1-456 10)	(1.560.96)	(2,102.94)	(1,482.73)	(59,656.82)	(996.49)	(1,479.33)	(77, 199, 177)	(103,429.11)	(0;001.40) (05 607 68)	(00-170'EA)		(25 PPF)	(100 740 01)	(53,557,23)	(7 389 97)	(3 373.23)	(2,220,26)	(4 001 55)	(4,931.00)	(1,447.00) (64 868 99)	(1.366.69)	(1.521.58)	(93.816.39)	(6.397.52)	(-2,100,0) (2,807,66)	(189,893.57)	(91 848.43)	(56.691.37)	(143,103,49)	(4.889.20)	(63,286.36)	(59,059.30)	(2,780.12)	(79,508.29)	(1,698.22)	(989.89)	(858.31)	(285.33)	(982.98)	(16.001)	(000.00)	(120-19) (1 904 90)	(054.20)	(7 RGR 41)	(41,638.75)	(303.45)	(718.61)	(440.95)	(264.11) (662.43)	(002.43)	· · · · · · · · · · · · · · · · · · ·
	Amortizations/	Sales																																																					
	Accretions/	Purchases																																																					
Beginning	Market Value	11/30/03	309,303.65	174,287.28	431 738 88	367,341,35	444,331,49	549,237.59	308,019.75	448,526.22	925,988.82	476,069.44	393,518.48	533,474.06	813,520.52	403,879.98	40,101,04 1 EQ4 067 AD	964 109 48	242001,500	144,004.10 854 844 86	00.440,400 760 0 40 0 60	1 00,940.00	1,002,213.30	408'8'D'00	45,000,010,1 AB7,064,03	407,504.93	7 104 866 75	1 067 328 76	01.020,100,1	010,441.09	1 012 556 47	1 943 321 97	2 082 177 30	1 558 650 82	965.037.81	712,497.25	754,785.45	219,150.98	446,198.43	304,053.96	184,955.61	70,318.43	102,169.98	38,268.76	142,307.10	135,396.76 £25 606 60	00.050,020	201,028,833	412,400.01 547 188 80	112,165.35	261,337.40	162,534.17	94,489.60	218,046,16 70 703 49	/9,/03.10
Beginning	Carrying Value	11/30/03	295,369.84	166,435.83	290,000.74 415 193 70	350,793.01	427,303.74	524,535.29	296,215.75	431,337.72	884,341.89	454,657,91	375,819.74	509,480.72	//6,931.92	433,403.20	40,011,44	1,000,024,000 00,025,000	200,020,000	1U0,009.35	00.150,010	/34,302,99	1,587,454.29	467,881.60	20'0'0'0'0'0'0'	440,911.32	4/1,/JC.32	2,030,140.74 1 878 846 01	1,010,040.21	1 400 051 00	1,123,001.22	301,311.13 1 855 010 80	1 088 530 07	1 488 540 52	921.634.63	685,192.86	720,838.51	209,294.53	426,130.36	290,378.95	176,637,12	67,155.82	97,574.82	36,547.60	135,906.74	129,304.72	104,300.04	249,752.67	404, 1/4.01 527 568 67	107,118.58	249,578.79	155,221.10	90,238,14	208,235.39	76,117.01
Current	Maturity	Date	09/20/31	08/20/31	10/20/31	12/20/31	04/01/31	02/20/32	04/01/31	05/01/31	05/20/32	05/20/32	02/20/32	04/20/32	04/20/32	05/20/32	75/07/20	08/20/32	70/20/20	06/20/32	06/20/32	06/20/32	06/20/32	07//20/32	07/07/20	26/02//0	01//20/32	76/07/20	10/20/32	10/20/32	00/20/32	75/02/60	10/20/32	10/2012	11/20/32	06/01/31	10/20/32	11/20/32	11/20/32	11/20/32	11/20/32	06/20/32	09/20/32	11/20/32	12/20/32	01/20/33	01/20/00	02/20/33	15/10/60	02/20/33	03/20/33	03/20/33	04/20/33	04/20/33	04/20/33
Current	Purchase	Date	10/17/01	11/15/01	11/15/01 03/16/01	01/22/02	05/10/01	02/25/02	05/30/01	07/12/01	05/15/02	05/24/02	03/21/02	04/17/02	04/29/02	05/15/02	20/61/60	20/62/90	20/20/00	06/10/02	20/81/00	06/25/02	07/05/02	07/15/02	20/22//0	20/67/70	20/10/20	20/21/20	70/23/02	11/12/02	20/21/60	20/61/60	20/07/01		20/12/01	08/31/01	11/05/02	11/19/02	11/26/02	11/26/02	12/12/02	12/19/02	12/30/02	12/30/02	01/07/03	01/23/03	01/23/03	02/12/03	10//1/01	02/27/03	03/24/03	04/02/03			04/24/03
Current	Interest	Rate	6.10	6.10	6.10 e.10	9 0 9 10	6.10	6.10	6.10	6.10	6.10	6.10	6.10	6.10	6.10	6.10	6.10	6.10 0.10	0.10	6.10	6.10	6.10	6.10	6.10	6.10 0.40	6.10	6.10 2.12	6.10 0.10	6.10	6.10	6,1U 6,40	6.10	0.0	0,0	0.10 6.10	6.10	6.10	6.10	6.10	6.10	6.10	6.10	6.10	6.10	6.10	6.10	0.10	6.10	6.10	0.10 6.10	6.10	6.10	6.10	6.10	6.10
		Type Issue	2000 BCDE RMRB	2000 BCDE RMRB	2000 BCDE RMRB		2000 BCDE RMRB	2000 BCDE RMRB	2000 BCDE RMRB	2000 BCDE RMRB	2000 BCDE RMRB	2000 BCDE RMRB	2000 BCDE KWKB	2000 BCDE RMRB	2000 BCDE RMRB	2000 BCDE RMRB	2000 BCDE RMRB	2000 BCDE RMRB	2000 BCDE RMRB	2000 BCDE RMRB	2000 BCDE RMRB	2000 BCDE RMRB	2000 BCDE KMKB	2000 BCDE RMRB	2000 BCDE RMRB	2000 BCDE RMRB	2000 BCUE KMKB	2000 8005 5005	2000 BCDE KMIRB	2000 BCDE RMRB 2000 BCDF RMPR	2000 BCDE RMRB	2000 BCDE RMRB	2000 RCDF RMRB	2000 BCDE RMRB	2000 BCDE RMRB	2000 BCDE RMRB	2000 BCDE KNIKB	2000 BCDE RMRB	2000 BCDE RMRB	2000 BCDE RMRB 2000 BCDE RMPR	2000 BCDE RMPR	2000 BCDE RMRB	2000 BCDE RMRB	2000 BCDE RMRB	2000 BCDE RMRB										

	Recognized		000	0000	0.00	0.00	0.00	0.00	0.00	000	00.0	0.00	0.00	0.00	000	000	0.0	0000	0.00	0000	0000	0.00	0.00	0.00	00.0	00.0	0.00	000	00.0	000	000	0.00	0.00	00.00	00.0	00.00	0.00	0.00	0.00	0.00	0000	0.00	0.00	0.00	00.00	00'0	0.00	0.00	0.00	0.00	0.00	000	0.00	0.00		
Change in	In Market	value	Z, 303. 12 (7 021 87)	313.81	845.25	635,98	(1,965.51)	1,423.88	546.24 600 90	297.02	2 555 26	02.000,2	213 47	1 882 00	G88.61	102458	9 407 94	57.104'7	900.45	00 174,1	00.110 0 160 57	70,001,2	52.005	1,041.01	1,3/2,65 305 p7	700.00	0,292.93 1 064 90	5,001.39 7,410.02	247.89	8 445 11	599.62	8,160.43	206.85	9,085.02	11,388.25	9,905,59	29,573.00	28,789,22	5,500.10	37,659.94	1 301 07	6.077.56	1,925.41	3,808,42	632.88	3,424.86	2,736.53	2,756.87	2,572.19	2,609.93	0,750,75	6,761.04				
Ending	Market Value	12/20/04	0/0,120.10 141 203 88	78,400.63	211,397.97	159,011.98	146,912.64	355,701.30	136,758,64	1/3,/01.30	01.610 828	216 365 87	53 301 05	A74 376 08	247 166 85	256 700 03	200,100,1000 2EU 387 AE	200,000 40	220,050.15	51.047,216	00 011 112	044,110,09	88,090.68	465,501.12	352,233.15 oc 275 52	20,020,00	303,201.02 201.02,000	104 030.01	63 505 4A	566 719 99	150 142 03	533,425,72	51,616.63	348,622.15	437,004.02	380,109.86	1,134,812.68	1,104,736.41	210,902.63	1,444,078.58	3/0,421.09	124 192 83	191.070.90	403 693 47	376,673.35	362,078.35	287,169.16	289,232.18	269,996.23	283,088.76	160,973.70	269,009.76 240.106.82	20-001 (0±2	14.133.917.02		
Ending	Carrying Value	02/29/04	041,931.00 134 270 28	74 563 08	201,052.91	151,230.50	139,723.27	338,294,56	130,066.17 155 prg 58	100,258.65	123,040.40 607 270 6A	40'0'5'100	50,000,000	00,054,00 1 A B 761 07	235 071 30	011 0,002	0071717447	200,004.002	213,133.07	504,504.27 200 #01 70	51.091,8U2	10,1491,07	84,356.19	442,726.87	334,996,13	21.110,118	345,UZ3.25 254 000 00	201,930.92	00,224,101 R0,482,24	561 051 3R	142 794 61	519.524.76	49,090,69	339,537.13	425,615.77	370,204.27	1,105,239.68	1,075,947.19	205,402.53	1,406,418.64	3/0,42/.69	01, 900.49 118 115 77	181 873 52	384,239.24	358,521,24	344,629.59	273,317.25	275,280.73	256,972.65	269,433.65	153,208.96	262,250.93	02.002.347	14.133.917.02		
		I ransters																																																						
		Maturities	(1,554.42) /25 206 08)	(00,082,00) (9)0,13)	(582.55)	(434.23)	(54,590.81)	(944.83)	(388.89)	(520.04)	(339.98)	(1,119.17)	(1,130.04)	(04-200 17)	(B) 2000(19)	(60.0.09)	(000'00)	(1,404.04)	(AG-/AC)	(1,437.99)	(/13.88)	(1,818.11)	(231-86)	(1,568.60)	(1,727.92)	(249.80)	(1,254.77)	(682.23)	(374,03)	(010.74 83)	(00-4-10-1-2)	(1 758.79)	(132.38)	(1,041.83)									(613 34)	(1.575.72)	(73,491.03)	(1,190.30)	(780.77)	(769.59)	(751.27)	(2,932.85)						
	Amortizations/	Sales																																																				(5 840 127 60)	(~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	
	Accretions/	Purchases																																	425.615.77	370,204.27	1,105,239.68	1,075,947.19	205,402.53	1,406,418.64	370,427.69	51,983.49 440 445 37	17.011.011								153,208.96	262,250.93	242,935.58	0.79		
Beainnina	Market Value	11/30/03	575,374,45	198,610.61 78,625, 65	211,135,27	158, 810.23	203,468.96	355,222,25	136,601,29	173,589.18	129,201.67	637,786.24	316,311,56	53,227,U3	4/0,///.8/	246,852.13	200,431,83	249,344.88	226,582.33	372,712.05	220,427.58	543,776,43	88,573.31	465,227.91	352,588.40	96,189.46	351,243.66	264,514.71	159,599.29	63,658.28 500 040 74	000,048.71	577 024 08	51 542 18	340.578.96									100 750 93	404 460 77	449.531.50	359,843,79	285,213.40	287,244.90	268,175.31	283,411,68				10 074 044 74		
Beainnina	Carrying Value	11/30/03	549,486.08	189,674.34	201.635.46	151,664.73	194,314.08	339,239.39	130,455.06	165,778.72	123,388.38	609,089.71	302,0/9.46	50,832.14	449,595.71	235,745.28	243,935.94	239,789.44	216,387.50	355,942.26	210,509.67	519,309.78	84,588.05	444,295.47	336,724.05	91,861.52	347,278.02	252,613.15	157,797.16	60,794.04 *** 1 222 24	12.020,466	501 083 55	49 223 D7	340.578.96	020000000								00 207 001	285 814 06	432.012.27	345.819.89	274,098.02	276,050.32	257,723.92	272,366.50				10 024 044 24	19,874,0 44 .71	
Current	Maturity	Date	04/20/33	04/20/33	05/20/33	04/20/33	05/20/33	06/20/33	06/20/33	06/20/33	07/20/33	07/20/33	07/20/33	07/20/33	07/20/33	08/20/33	08/20/33	10/01/31	08/20/33	08/20/33	08/20/33	09/20/33	08/20/33	09/20/33	09/20/33	09/20/33	10/20/33	10/20/33	10/20/33	08/20/33	11/20/33	11/20/33	10/20/33	10/20/33	11/20/03	12/20/33	12/20/33	12/20/33	01/20/34	01/20/34	01/20/34	01/20/34	12/20/33	76/10/20	07/01/32	10/01/32	03/01/33	05/01/33	08/01/33	- 08/01/33	10/01/33	11/01/33	01/01/34	03/01/04	04/01/04	
Currant	Purchase	Date	04/29/03	05/08/03	05/22/03	05/29/03	06/10/03	06/19/03	06/19/03	06/26/03	02/03/03	07/10/03	07/17/03	07/24/03	07/30/03	08/01/03	08/14/03	12/27/01	08/21/03	08/28/03	09/04/03	09/18/03	09/18/03	09/29/03	10/09/03	10/16/03	10/23/03	10/23/03	10/30/03	10/30/03	11/13/03	11/13/03	11/20/03	11/26/03	12/04/03	12/11/03	12/18/03	12/23/03	01/08/04	01/15/04	01/22/04	01/29/04	02/02/04	70/01/00	01/21/10	10/29/02	04/10/03	02/03/03	08/14/03	09/04/03	12/04/03	12/11/03	01/29/04	02/27/04	10/22/01	
Current	Interest	Rate	6.10	6.10	6.10 6.10	6.10	6.10	6.10	6.10	6.10	6.10	6.10	6.10	6.10	6.10	6.10	6.10	6.10	6.10	6.10	6.10	6.10	6.10	6.10	6.10	6.10	5.40	6.10	5.40	6.10	5.40	6.10	0.40	0.10 5.40	0.40 F.40	5.40	5.40	5.40	5.40	5.40	5.40	5.40	6.10	0.1U 6.40	0.10 6.10	6.10	6.10	6.10	6.10	6.10	6.10	5.40	5.40	1.05	0.10	
		Type Issue	2000 BCDE RMRB	2000 BCDE RMRB	2000 BCDE RMRB 2000 BCDE RMPB	2000 BCUC NWAR 2000 BCUE RMRB	2000 BCDE RMRB	2000 BCDE RMRB	2000 BCDE RMRB	2000 BCDE RMRB	2000 BCDE RMRB	2000 BCDE RMRB	2000 BCDE RMRB	2000 BCDE RMRB	2000 BCDE RMRB	2000 BCDE RMRB	2000 BCDE RMRB	2000 BCDE RMRB	2000 BCDE RMRB	2000 BCDE RMRB	2000 BCDE RMRB	2000 BCDE RMRB	2000 BCDE RMRB	2000 BCDE RMRB	2000 BCDE RMRB	2000 BCDE RMRB	2000 BCDE RMRB	2000 BCDE RMRB	2000 BCDE RMRB	2000 BCDE RMRB	2000 BCDE RMRB	2000 BCUE KMRB				2000 BCCE RMRB	2000 BCDE RMRB	2000 BCDE RMRB		2000 BCDE KWIKB 2000 BCDE PMDB		2000 BCDE RMRB	2000 BCDE RMRB	2000 BCDE RMRB	2000 BCDE RMRB											

Recognized Gain 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6
Change in In Market Value 770.22 350.39 1,252.45 946.97 946.97 946.97 946.97 823.69 2,459.10 2,393.92 457.36 3,131.57 115.75 562.02 562.02 562.064 366,095.19	2,287,77 2,287,77 2,165,33 356,64 880,40 1,017,42 1,002,44 1,002,47 1,002,44 1,002,4
Ending Market Value 02/29/04 8.58 8.58 29,543,00 13,440,62 47,140,62 47,140,62 47,140,62 31,607,55 94,356,33 58,338,50 31,607,55 94,356,32 91,862,92 91,862,92 91,862,92 17,537,34 17,537,54 17,537,557,557,557,557,557,557,557,557,55	73,307,45 2,970.05 2,970.05 32,322,50 1,086,725,82 1,037,61 1,037,61 1,037,61 0,96 93,116,10 8,184,110,86 93,116,10 8,184,110,86 93,116,10 8,184,110,86 1,030,15 1,030,15 1,030,15 2,009,096,59 5,15,009,15 4,16,671,26 1,44,05 1,44,05 1,44,05 1,44,05 1,44,05 1,44,05 1,44,05 1,44,05 1,44,05 1,44,05 1,44,05 1,44,05 1,44,05 2,900,09 1,53,33 2,21,537,96 1,53,335,12 2,920,69 1,53,335,12 2,920,69 1,53,335,12 2,920,69 1,53,335,12 2,920,69 1,53,335,12 2,920,69 1,53,335,12 2,920,69 1,53,335,12 2,920,69 1,53,335,12 2,93,65 1,53,335,12 2,920,69 1,53,335,12 2,920,69 1,53,335,12 2,920,69 1,53,335,12 2,920,69 1,53,335,12 2,920,69 1,53,335,12 2,920,69 1,53,335,12 2,920,69 1,53,335,12 2,920,69 1,53,335,12 2,920,69 1,53,335,12 2,920,69 1,53,335,12 2,920,69 1,53,335,12 2,920,69 1,53,335,12 2,920,69 1,53,335,17 2,920,69 1,53,335,17 2,920,69 1,53,335,17 2,920,69 1,53,335,17 2,920,69 1,53,335,17 2,920,69 1,53,335,17 2,920,59 1,53,335,17 2,920,59 1,53,335,17 2,920,59 2,920,69 1,53,335,17 2,920,59 2,920,
Ending Carrying Value 0229004 8.58 28.772.78 13,090.13 45,096.58 43,200.41 35,391.53 30,773 35,391.53 30,779.98 91,904.79 89,469.00 17,079.98 91,904.79 89,469.00 17,079.98 21,807.14 4,322.62 21,807.14 21,807.14	73,307,45 2,970.05 32,322.50 1,086,725.82 1,07.61 1,07.61 1,07.61 93,116,10 8,184,110,85 93,116,10 8,184,06 93,116,10 8,184,06 93,116,10 8,184,06 93,116,10 8,184,06 131,057,59 181,168.03 337,554,74 131,057,59 181,168.03 337,554,74 131,057,59 181,168.03 337,554,74 133,057,59 181,168.03 318,677,67 337,559,53 318,677,67 36,474,61 196,014,61 196,014,61 196,014,61 196,014,61 196,014,61 169,014,61 169,014,61 169,014,61 169,014,61 177,116,76 260,699,00 126,304,71 455,445,74 574,152.86 370,259,55 17,322,295 17,322,295 17,322,235 17,322,235 17,322,235 17,322,235 17,322,235 17,322,235 17,322,431 169,014,61 169,014,61 17,55,559,55 17,559,55 17,556,520,55 17,556,520,55 17,556,520,55 17,556,520,55 17,556,520,55 17,556,520,55 17,556,520,55 17,556,550,55 17,556,550,55 17,556,550,55 17,556,550,55 17,556,550,55 17,556,550,55 17,556,550,55 17,556,550,55 17,556,550,55 17,556,550,556 17,556,550,556 17,556,550,556 17,556,550,556 17,556,550,556 17,556,550,556 17,556,550,556 17,556,550,555 17,556,550,555 17,556,550,555 17,556,552,556 17,556,550,555 17,556,555,556,555 17,556,550,555 17,5556,555 17,5556,5555 17,5556,5555 17,5556,5555 17,5556,55555 17,5556,55555 17,5556,55555 17,5556,555555 17,555555 17,555555555 17,5555555 17,555555555 17,5555555555
Transfers 0.00	
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Amortizations/ Sales (13,529,606.76)	(23,453.24) (7,076,504.00)
Accretions/ Purchases 0.00 35,391.53 30,783.86 91,904.79 89,469.00 89,469.00 89,469.00 89,469.00 89,469.00 21,807.14 232.62 21,807.14 8,140,831.82	13,595,17 7,59 1,086,700,43 0,11 0,11 2,28,00 2,20 0,00 0,00
Beginning Market Value 11/30/03 8.58 29,026,95 13,189,36 46,307,59 43,346.66 28,320,41 28,320,41	59,712.28 2,962.46 55,775.74 25,392.46 55,775.74 25,39 25,39 0.26 88,647.10 7,961.24 7,961.24 7,961.24 1,314.90 82,374.90 82,374.90 82,374.90 82,374.90 82,374.90 82,374.90 82,374.90 82,374.90 82,374.90 82,374.90 82,374.91 421,293.76 183,566.88 233,127.74 183,566.88 233,127.74 183,710.78 183,566.88 239,46.32 183,567.43 183,710.78 183,710.78 183,710.78 183,710.78 183,710.78 183,710.78 183,710.78 183,710.78 253,602.43 646,735.85 290,672.76 1337,776.70 563,602.43 646,735.85 290,672.76 1337,776.70 563,602.43 646,735.85 290,672.76 1337,776.70 563,602.43 646,735.85 290,672.76 1337,776.70 563,602.43 646,735.85 290,672.43 1,776.70 563,602.43 646,735.77 1,377,776.70 563,602.43 646,735.77 1,377,776.70 563,602.43 646,735.77 1,377,776.70 563,602.43 646,735.77 1,377,776.70 563,603.30 2,617,4135 1,377,776.70 563,603.30 2,617,4135 1,377,776.70 563,603.30 2,617,4135 1,377,776.70 563,603.30 2,617,4135 1,377,776.70 563,502.43 646,735.77 646,735 1,473,505.57 1,377,776.70 563,502.43 646,735.77 1,377,776.70 563,502.43 646,735.77 646,735.77 1,377,776.70 563,502.43 646,735.77 1,377,776.70 563,502.43 646,735.77 1,377,776.70 563,502.43 646,735.77 1,377,7435 1,377
Beginning Carrying Value 11/30/03 8.58 29,026,95 13,189,36 43,346,56 28,320,41 28,320,41 19,249,740,95	 59,712.28 59,712.28 56,775.74 2.962.46 55,775.74 2.962.46 56,775.74 2.9920,614.86 88,647.10 7.961.24 7.961.24 7.901.096.55 472.943.78 472.943.78 501,392.78 512,497.16 512,497.16 512,497.16 512,497.16 512,497.16 512,497.16 512,497.16 512,497.16 501,533.27 501,533.24 501,533.24 501,533.24 501,533.24 501,535.25.02 397,655.02 397,655.02
Current Maturity Date 03/01/04 10/20/33 10/20/33 11/20/33 11/20/33 11/20/33 11/20/33 01/20/33 01/20/33 01/20/33 01/20/33 01/20/34 01/20/33 01/20/34	03/01/04 03/01/04 03/01/04 03/01/04 03/01/04 03/01/04 03/01/04 03/01/03 07/01/33 07/01/20/15 07/01/5 00/02/01/5 00/02/01/5 00/02/01/5 00/02/01/5 00/02/01/5 00/02/01/5 00/02/01/5 00/02/01/5 00/02/01/5 00/02/01/5 00/02/01/5 00/02/01/5 00/02/01/5 00/02/01/5 00/02/01/5 00/02/01/5 00/02/01/5 00/00/00 00/00/00 00/00/00 00/00/00 00/00/
Currient Purchase Date 02/27/04 10/20/03 11/20/03 11/20/03 11/20/03 11/20/03 11/20/03 11/20/03 11/20/03 12/14/03 12/14/03 01/01/04 01/22/04 01/22/04 01/22/04 01/22/04	02/27/04 02/27/04 02/27/04 02/27/04 02/27/04 02/27/04 02/27/04 02/27/04 02/27/04 07/25/90 07/25/90 07/25/90 07/25/90 07/25/90 07/190 07/25/90 07/190 07/27/90 07/190 07/27/90 07/22/90 07/27/90 00/27/90
Current Interest Rate 1.05 9.40 9.40 9.40 9.40 9.40 9.40 9.40 9.40	1, 100 100 100 100 100 100 100 100 100 100
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Change in	in Market Value	(7,027.93)	542.46	943.99	1,049.08	2, /1/.11	423,00 (387 06)	205.52	1 159 96	69163	1 693 47	319.78	1,017.49	596.30	1,484,89	(8,999.62)	230.89	1,355.51	630.31	1 676 79	(3 030 27)	504.77	(206.21)	480.43	908.67	245.77	543.24	(1,045.05) 1 ABD 53	907.72	750.98	(2,185.16)	(65.81)	(358.05)	134.75	(0,2/3-30) 1 511 02	376.55	1,915.33	3,827.39	9,206.35	28,825.72	7,128.84	29,830,77	20,041,99	21 670 35	3 244 17	21,865.93	34,874.11	3,604.29	44,319.10	Z,320.30	54,835.11
Ending	Market Value 02/29/04	796,712.74	106,775.19	205,626.41	207,176.82	636,716.13	189,000.04 77 460 00	E8 042 57	247 056 01	136 519 76	478 190 57	160.409.81	259,997.78	294,230.21	300,876.55	675,836.77	51,550.17	292,640.21	278,799.29	163,004.43	504,000.00 50 816 50	224,990.71	769,752.83	94,737.16	192,761.10	52,958.02	235,299.90	119,070.86 225 817 84	223,106.51	232,336,37	507,916.90	532,480.59	487,394.41	28,070.67	191,124.00 676 087 34	73,698,85	828,435.75	587,151.57	615,438.41	1,357,026.28	476,423.82	1,410,214.40 000 420 41	968,130.12 401 664 33	401,004.00 1 616 010 58	216 808 81	1.020.759.92	2,433,715.35	240,959.03	2,087,513.46	155,471.84	2,582,965.55
	Carrying Value N 02/29/04	720,216.03	99,221.21	185,883.10	192,519.70	575,581.59	1/9,002.42	01,000.00 52 036 21	12,005,000	126 R61 43	341 878 47	151.920.29	235,033.99	278,658.42	279,590.47	610,946.09	47,903.15	264,542.23	264,044.19	151,528.14	341,504.05 A7 170 8A	713.083.36	686,804.84	88,034.80	174,253.05	47,873.16	222,846.96	107,638.18	204 514 22	208.208.83	458,760.63	494,300.47	460,751.54	25,353.97	1//,420.4/ EA2 ED8 EA	66.671.80	767,191.72	559,777.13	595,357.68	1,343,849.01	460,878.90	1,396,520.66	958,/29.20 476.616.73	410,010.10 4 EE3 485 04	1,000,400,01	1.010.847.94	2,354,307.26	233,096.95	2,067,242.89	150,399.05	2,557,883.93
	Transfers																																	·																	
	Maturities	(117,391.76)	(1,421.59)	(2,641.51)	(2,807.65)	(10,244.43)	(2,845.17)	(60°677'11)	(703.32) (7 015 73)	(1 845 54)	(1,040.04) // 287.0()	(3 165.25)	(5,106.18)	(5,620.62)	(4,632.54)	(130,046.68)	(1,131.38)	(3,638.42)	(4,086.30)	(2,730.78)	(5,840.74) 747 252 00)	(47,500.09) (3,371,52)	(46,805.23)	(1,273.71)	(2,238.16)	(653.80)	(3,234.99)	(17,491.40)	(4 003-01) (4 212 54)	(1 482 80)	(51,876.31)	(47,394.05)	(35,673.29)	(325.62)	(91,365.55) /** 675.08)	(756 73)	(43.728.83)	(7,063.90)	(2,220.53)	(7,143.71)	(1,608.71)	(5,717.86)	(3,641.01)	(20.028,1)	(140,000.02)	(131.01) (3915.90)	(92,960.61)	(880.63)	(8,960.75)	(523.86)	(10,853.15)
	Amortizations/ Sales																																																		
	Accretions/ Purchases																																																		
Beginning	Market Value 11/30/03	921 132 43	107,654.32	207,323.93	208,935.39	644,243.45	191,490.26	84,335.54	58,510.57	246,011.20	13/,0/3.0/	301, 104 1U 163 365 28	264 DR6 47	299.254.53	304,024.20	814,883.07	52,450.66	294,923.12	282,255.28	165,005.80	389,026.76	101,199.85 277 267 46	806 764 27	95,530.44	194,090.59	53,366.05	237,991.65	137,607.31	329,167.12	220,411.33 223 068 10	561.978.37	579,940.45	523,425.75	28,261.54	287,763.47	582,145-50 74 070 03	R70 249 25	590,388.08	608,452.59	1,335,344.27	470,903.69	1,385,996.49	951,223.14	486,128.94	1,/3/,62/.05	214,295.65 1 000 000 1	2 491 801 85	238,235,37	2,052,155.11	153,669.32	2.538.983.59
Beginníng	Carrying Value	837 607 79	100.642.80	188,524,61	195,327.35	585,826.02	181,907.59	78,842.75	54,699.73	700 200 02	128,/00.9/	347,100.47 165 085 54	240.140.17	284.279.04	284,223.01	740,992.77	49,034.53	268, 180.65	268,130.49	154,258.92	353,751.33 5 - 757 55	94,525.93 746 454 90	233.610.07	89,308.51	176,491.21	48,526.96	226,081.95	125,129.58	299,094.98	205,726.76 205,621,62	510 636.94	541,694.52	496,424.83	25,679,59	268,786.02	551,183.72 e7 Ang Fa	01,440.33 810,020,55	566,841,03	597,578.21	1,350,992.72	462,487.61	1,402,238.52	962,370.21	477,440.75	1,706,571.83	210,465.72	2 AAT 267 87	233,977,58	2,076,203.64	150,922.91	2 568 737 08
Current	Maturity	04/20/15	05/20/15	05/20/15	05/20/15	05/20/15	05/20/15	06/20/15	06/20/15	\$L/07//0	0//20/15	02/20/15	08/20/15	08/20/15	08/20/15	08/20/15	08/20/15	09/20/15	09/20/15	09/20/15	09/20/15	08/20/16	10/20/15	10/20/15	11/20/15	10/20/15	11/20/15	11/20/15	01/20/16	02/20/16	02/20/20	02/20/16	04/20/16	04/20/16	04/20/16	09/20/17	11/02/10	09/20/17	01/20/32	02/20/32	05/20/32	05/20/32	05/20/32	05/20/32	02/20/32	02/20/32	04/20/32	03/20/32	04/20/32	04/20/32	04/20/22
Current	Purchase	05/20/90	06/28/90	06/28/90	06/28/90	06/28/90	06/28/90	07/25/90	09/13/90	09/13/90	09/13/90	09/13/90	03/12/30	09/28/90	09/28/90	09/28/90	10/31/90	10/31/90	10/31/90	10/31/90	10/31/90	10/28/91	11/28/90	12/21/90	12/21/90	02/25/91	01/25/91	01/28/91	02/25/90	03/28/91	04/29/91	04/29/91	04/29/91	04/26/91	04/26/91	10/23/92	76/02/11	10/30/92	02/25/02	02/25/02	05/15/02	05/15/02	05/24/02	05/24/02	03/21/02	03/21/02	03/27/02	04/17/02	04/17/02	04/29/02	04/29/02
Current	Interest	Nate 0 40	7 19	0	7.19	8.19	6.19	7.19	7.19	8.19	7.19	9 0 0	b D D D	6.19 6.19	7.19	8.19	7.19	8.19	6.19	7.19	8,19	7,19	0.19 0.10	7.19	8,19	8.19	6.19	8.19	8,10 - 10	8.19 9.15	0,10 0,10	2.19	6.19	8.19	7.19	6.19	8.19 7.10	6.00	5.45	4.95	5.45	4,95	4.95	5.45	5.45	5.45	4.95	5.45	4,95	5.45	4 95 A
		anssi	RMRR		RMRB	IRB	1RB	1RB	IRB	/RB	RMRB	ARB DD			188 188	RB 1	IRB	IRB	IRB	ARB	ARB	ARB		17.0 17.1 17.1 17.1 17.1 17.1 17.1 17.1	IRB	IRB	IRB	ARB .	ARB	RB DD	176 100	188 188	ARB .	ARB	ARB	/RB	AKB DD		(RB	ARB	ARB ARB	ARB	/RB	ARB	/RB	ARB	VIRB		ARB	ARB	
		11 <	2001 A-E RIMRB 2001 A-E RMRB	2001 A-E PMRB	2001 A-E RM	2001 A-E RMRB	2001 A-E RMRB	2001 A-E RMRB	2001 A-E RMRB	2001 A-E RMRB	2001 A-E RM	2001 A-E RMRB	2001 A-E KWRB	2001 A-E RIMP	2001 A-F RMRB	2001 A-F RMRB	2001 A-E RMRB	2001 A-E RMRB	2001 A-E RMKB	2001 A-F RMRB	2001 A-E RMRB	2001 A-E RMRB	2001 A-E RMRB	2001 A-E RMRB	2001 A-E RMRB	2001 A-E RMRB	2001 A-E KMKB 2001 A-E EMBB	2001 A-F RMRB	2001 A-E RMRB	2001 A-E RMRB	2001 A-E RMRB	2001 A-E RMRB	2001 A-E RMRB	2001 A-E RIVINE	2001 A-E RMRB	2001 A-E RMRB	2001 A-E RMRB	2001 A-E RMRB	2001 A-E RMRB	2001 A-E RMRB	2001 A-E RMRB	2001 A-E RMRB	2001 A-E RMRB	2001 A-E KMKB 2001 A-E PMPB	2001 A-E RMRB	2001 A-E RMRB	2001 ALE PMRB				

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5.45 11/12/02 11/2/02 5.45 09/12/02 08/20/32 5.45 09/12/02 08/20/32 5.45 09/12/02 08/20/32 5.45 09/12/02 08/20/32 5.45 09/12/02 08/20/32 5.45 09/12/02 08/20/32 5.45 09/12/02 09/20/32 5.45 09/12/02 09/20/32 5.45 01/10/02 09/20/32 5.45 10/10/02 09/20/32 5.45 10/10/02 09/20/32 5.45 10/20/02 11/20/32 5.45 10/20/02 10/20/32 5.45 11/16/02 10/20/32 5.45 11/16/02 10/20/32 5.45 11/16/02 10/20/32 5.45 11/16/02 10/20/32 5.45 11/16/02 10/20/32 5.45 11/16/02 10/20/32 5.45 11/16/02 10/20/32 5.45 11/16/02 11/20/32					704 774 31	728 545 54	10 892 16	0.00
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4.95 09/12/02 08/26/32 5.45 09/19/02 09/20/32 5.45 09/19/02 09/20/32 5.45 09/19/02 09/20/32 5.45 09/19/02 09/20/32 5.45 09/20/02 09/20/32 5.45 10/10/02 09/20/32 5.45 10/10/02 09/20/32 5.45 10/29/02 10/20/32 5.45 10/29/02 10/20/32 5.45 10/29/02 10/20/32 5.45 11/165/02 10/20/32 5.45 11/19/02 10/20/32 5.45 11/19/02 10/20/32 5.45 11/19/02 11/20/32 5.45 11/19/02 11/20/32 5.45 11/19/02 11/20/32 5.45 11/19/02 11/20/32 5.45 11/19/02 11/20/32 5.45 11/19/02 11/20/32 5.45 11/16/02 11/20/32			(2,409.20)		70 470 47	77 010 007	16,455,75	000
5.45 0919/02 09/20/32 5.45 0919/02 09/20/32 5.45 09/26/02 09/20/32 5.45 09/26/02 09/20/32 5.45 10/10/02 09/20/32 5.45 10/10/02 09/20/32 5.45 10/10/02 09/20/32 5.45 10/21/02 10/20/32 5.45 10/21/02 10/20/32 5.45 10/21/02 10/20/32 5.45 10/21/02 10/20/32 5.45 11/05/02 11/20/32 5.45 11/05/02 10/20/32 5.45 11/05/02 10/20/32 5.45 11/05/02 10/20/32 5.45 11/05/02 10/20/32 5.45 11/05/02 10/20/32 5.45 11/05/02 11/20/32 5.45 11/05/02 11/20/32 5.45 11/05/02 11/20/32 5.45 11/05/02 11/20/32 5.45 11/05/02 11/20/32 5.45 11/05/02 11/20/32 5.45 11/05/02 11/20/32 5.45 11/05/02 11/20/32 5.45 11/05/02 11/20/32 5.45 11/20/32 <td></td> <td></td> <td>(2,000.09)</td> <td></td> <td>11.U.11,121</td> <td>994 Deg 15</td> <td>1 400 24</td> <td>000</td>			(2,000.09)		11.U.11,121	994 Deg 15	1 400 24	000
4.95 09/19/02 09/20/32 5.45 09/26/02 09/20/32 5.45 09/26/02 09/20/32 5.45 10/10/02 09/20/32 5.45 10/10/02 09/20/32 5.45 10/10/02 09/20/32 5.45 10/20/02 11/20/32 5.45 10/21/02 11/20/32 5.45 10/21/02 10/20/32 5.45 10/21/02 10/20/32 5.45 11/05/02 10/20/32 5.45 11/16/02 10/20/32 5.45 11/19/02 11/20/32 5.45 11/19/02 11/20/32 5.45 11/19/02 11/20/32 5.45 11/19/02 11/20/32 5.45 11/19/02 11/20/32 5.45 11/19/02 11/20/32 5.45 11/19/02 11/20/32 5.45 11/19/02 11/20/32 5.45 11/19/02 11/20/32 5.45 11/19/02 11/20/32 <td></td> <td></td> <td>(17,000,121)</td> <td></td> <td>210,000,612</td> <td>51.000,122</td> <td>1,2001,1</td> <td>000</td>			(17,000,121)		210,000,612	51.000,122	1,2001,1	000
5.45 08/26/02 09/20/32 4.95 09/26/02 09/20/32 5.45 10/10/02 09/20/32 5.45 10/10/02 09/20/32 5.45 10/10/02 09/20/32 5.45 10/21/02 10/20/32 5.45 10/21/02 10/20/32 5.45 11/26/02 10/20/32 5.45 11/05/02 10/20/32 5.45 11/105/02 10/20/32 5.45 11/105/02 10/20/32 5.45 11/105/02 10/20/32 5.45 11/105/02 10/20/32 5.45 11/105/02 10/20/32 5.45 11/105/02 11/20/32 5.45 11/105/02 11/20/32 5.45 11/105/02 11/20/32 5.45 11/105/02 11/20/32 5.45 11/105/02 11/20/32 5.45 11/105/02 11/20/32 5.45 11/105/02 11/20/32 5.45 11/105/02 11/20/32			(3,879.40)		027227.020	10.011.601	10,100,41	0.00
4.95 09/26/02 09/26/02 09/20/32 5.45 10/10/02 09/20/32 1/3 5.45 10/10/02 09/20/32 1/3 5.45 10/10/02 09/20/32 1/3 5.45 10/21/02 10/20/32 1/3 5.45 10/21/02 10/20/32 1/3 5.45 10/29/02 11/20/32 1/3 5.45 11/05/02 10/20/32 1/320/32 5.45 11/05/02 10/20/32 1/20/32 5.45 11/05/02 10/20/32 1/20/32 5.45 11/05/02 10/20/32 1/1/20/32 5.45 11/05/02 1/1/20/32 1/1/20/32 5.45 11/05/02 1/1/20/32 1/1/20/32 5.45 11/16/02 1/1/20/32 1/1/20/32 5.45 1/1/9/02 1/1/20/32 1/1/20/32	897,677,49 914,012.90		(3,422.94)		894,254.55	924,416.71	13,826.75	0.00
5.45 10/10/02 09/20/32 1, 95 10/10/02 09/20/32 1, 95 10/10/02 09/20/32 1, 92/02 10/20/32 1, 92/02 10/20/32 1, 92/02 10/20/32 1, 92/02 10/20/32 1, 92/02 10/20/32 1, 92/02 11/20/32 11/20/32 1, 92/03 11/20/32 1, 92/03 11/10/02 10/20/32 1, 92/03 11/10/02 11/20/32 1, 92/03 11/10/02 11/20/32 11/20			(1,801.77)		482,246.02	486,974.73	10,335.41	00.0
4.95 10/10/02 09/20/32 4.95 10/10/02 09/20/32 5.45 10/20/02 10/20/32 5.45 10/29/02 11/20/32 5.45 10/29/02 11/20/32 5.45 11/10/02 10/20/32 5.45 11/10/02 10/20/32 5.45 11/19/02 11/20/32 5.45 11/19/02 11/20/32 5.45 11/19/02 11/20/32 5.45 11/19/02 11/20/32 5.45 11/19/02 11/20/32 5.45 11/19/02 11/20/32 5.45 11/19/02 11/20/32 5.45 11/19/02 11/20/32 5.45 11/19/02 11/20/32 5.45 11/20/32 5.45 11/19/02 11/20/32 5.45 5.45 11/20/32 5.45 5.45 5.45 5.45 5.45 5.45 5.45 5.4			(100,079.16)		1,100,459.80	1,137,577.04	15,270.53	0.00
5.45 10/1002 0/20/022 5.45 10/21/02 10/20/032 5.45 10/29/02 11/20/032 5.45 10/29/02 11/20/032 5.45 10/29/02 11/20/032 5.45 11/05/02 10/20/032 5.45 11/105/02 10/20/032 5.45 11/19/02 10/20/032 5.45 11/19/02 11/20/032 5.45 11/19/02 11/20/032 5.45 11/19/02 11/20/032 5.45 11/19/02 11/20/032 5.45 11/19/02 11/20/032 5.45 11/19/02 11/20/032 5.45 11/19/02 11/20/032			(1 831 03)		467.088.67	471,668.74	10,011.55	0.00
5.45 10/2/02 10/20/32 5.45 10/2/02 10/20/32 5.45 10/29/02 11/20/32 5.45 11/05/02 10/20/32 5.45 11/05/02 10/20/32 5.45 11/05/02 10/20/32 5.45 11/19/02 11/20/32 5.45 11/19/02 11/20/32 5.45 11/19/02 11/20/32 5.45 11/26/02 11/20/32			(78 88)		267 326 56	276,343,19	4,135,86	0.00
4.95 10/20/32 4.95 10/20/32 5.45 10/29/02 11/20/32 6.45 11/05/02 10/20/32 5.45 11/05/02 10/20/32 5.45 11/105/02 10/20/32 5.45 11/19/02 11/20/32 5.45 11/19/02 11/20/32 5.45 11/19/02 11/20/32 5.45 11/19/02 11/20/32 5.45 11/16/02 11/20/32 5.45 11/16/02 11/20/32	-		(10:100)		AAG 634 31	451 013 83	0 571 AA	0.00
5.45 10/29/02 11/20/32 5.45 10/29/02 11/20/32 5.45 11/05/02 10/20/32 5.45 11/19/02 11/20/32 4.95 11/19/02 11/20/32 5.45 11/19/02 11/20/32 5.45 11/20/02 11/20/32 5.45 11/20/02 11/20/32	-		(na-1-2a-1-)					000
4.95 10/29/02 11/20/32 5.45 11/05/02 10/20/32 5.45 11/19/02 10/20/32 5.45 11/19/02 11/20/32 5.45 11/19/02 11/20/32 4.65 11/26/02 11/20/32			(15.26)		11/200,201	00.000,101	17.010,12	
5.45 11/05/02 10/20/32 4.95 11/05/02 10/20/32 5.45 11/19/02 11/20/32 4.95 11/19/02 11/20/32 5.45 11/26/02 11/20/32 4.65 11/26/02 11/20/32			(2/11/2)		340,000,036	217700,200	00,140,7	000
4.95 11/05/02 10/20/32 5.45 11/19/02 11/20/32 4.95 11/19/02 11/20/32 5.45 11/26/02 11/20/32 5.45 11/26/02 11/20/32			(1,536.19)		139.51	400,103,04	0,000.00	00.0
5.45 11/19/02 11/20/32 4.95 11/19/02 11/20/32 5.45 11/26/02 11/20/32 4.65 11/26/02 11/20/32	271,352.84 268,209.79		(1,086.60)		270,266.24	2/2,916.3/	0,/93.15	0.00
4.95 11/19/02 11/20/32 5.45 11/26/02 11/20/32 4.95 11/26/02 11/20/32	228,955.09 233,121.48		(758.76)		228,196.33	235,893.12	3,530.40	00.0
5.45 11/26/02 11/20/32 4 ex 11/26/02 11/20/32	77,299.81 76,404.45		(277,31)		77,022.50	77,777,75	1,650.61	0.00
A D5 11/26/02 11/20/32	чо 		(1,845.65)		557,437.54	576,239.27	8,624.22	0.00
			(307.33)		83,226.45	84,042.54	1,783.66	0.00
	e,		(1,163.65)		353,103.84	365,013.63	5,463.03	0.00
			(734.19)		198,941.56	200,892.28	4,263.57	0.00
			(2,348,83)		540,486.07	558,716.03	8,351.77	0.00
			(4,905,61)		438,063.89	452,839,30	6,714,49	0.00
Zenzizi Zukizi chek.c			(245.25)		68,554.72	69,226.94	1,469.13	0.00
4.95 20/2/11 20/2/121 66.4	×		(1 690 41)		457.972.98	473,419.89	7,082.21	0.00
5,45 12/30/02 12/20/32			(3E2 02)		107 281 18	110.899.65	1.659.82	00.0
12/30/02 12/20/32			(20.200)		434 K36 73	135 855 95	2 884 37	0.00
2001 A-E RMRB 4.95 12/30/02 12/20/32 135,	135,125.13 133,559.98		(040.900)		0.000,40	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~		

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Change in	In warket Value	1,785.35	7,347.40	8,532.92	3,007.84	1,296.54	1.720.57	5,056.77	5,379.83	2,919.50	1,492.17	3,114.5U 773 75	4 347 27	5,196,93	4,671.15	3,713.89	2,022.89	922.27	3,090.40	3 281 33	3,332.68	2,492.06	4,628.12	4,282.60	2,759.56 3 664 61	1 749 73	805.44	1,994.59	804.54	847.55	1,668.35	929.39	1,520.40 1 664 57	876.41	2,783.81	812.22	834.36.	003.94	2,200.24 8 690 36	4,020,06	2,126,96	1,222.11	1	1,834.46	1,613.65	1,034.10 5 275 36	4,656.07	3,824.76	5,431.19	4,357.50	
Ending	market value 02/29/04	119,911,61	490,860.85	401,444.99	200,823.77	61,019.53 210,002.24	80.982.77	338,333.52	253, 164.50	195,189.65	99,617.25	44,700,841 54 FCG FR:	201,031,03 204,514,18	347.272.00	219,797.30	248,063.96	135,334.82	61,569.41	240,411.24 224 660 08	154 445 82	156,865.09	166,462.63	308,957.42	285,899.19	184,384.73	116 946 13	53,765.83	133, 143.93	53,707.15	56,576.35	111,367.28	62,142.58	88,142.30 110 012 80	58 499.83	130,714.74	54,214.06	55,692.23	50,720,70 50,770,07	266,807.75	108 163 45	65,301.13	130,102.19	524,980.67	56,320.88	55,588.05 52,500,72	311 065 80	223.019.80	183,174.90	260,456.21	257,563.80	
Ending	Carrying Value 02/29/04	115,999.11	474,872.71	397,622.34	194,282.59	60,438.48	300,/46.44 80.211.64	327,313.44	250,753.81	188,832.00	96,372.54	147,915.43 40 046 80	49,940.09 202 566 76	335,960.78	217,704.35	239,984.10	130,926.74	59,563.99	C4/300'772 717 322 72	152 975 16	155,371.40	161,040.68	298,894.17	276,587.00	178,379.03	113 137 01	52,014,58	128,807.21	51,957.82	54,733.57	107,739.86	60,118.49 25 225 10	85,2/1,42 107 201 16	56,594,38	129,470.05	52,448.22	53,878.24	55,658.42 £7,042,03	01,013.03 258 117 30	60'11'007	63,174,17	128,880.08	524,980.67	54,486.42	53,8/4.21	304,475,03	221.856.17	182,219.17	259,097.26	250,731,51	
	Transfers	235																																																	
	Materitias	(894.20)	(1,811.99)	(1,723.43)	(641.20)	(19.222)	(1, (37, 30) (283.64)	(1,665.20)	(975.57)	(841.04)	(309.15)	(038.70) (464.43)	(104.13) (Rost G6)	(1.347.54)	(880.28)	(873.77)	(656.92)	(189.92)	(90,210,1) (90,26)	(536.23)	(541.04)	(592.99)	(946.12)	(882.10)	(701.20)	(01.0.10,1)	(162.89)	(400.97)	(163.54)	(170.37)	(336.42)	(273.01)	(263.60) /224.03)	(174 11)	(1,018.66)	(160.35)	(164-65)	(169.89)	(000.000)							(1 702 35)	(1.384.36)	(1,172.05)	(1,204.51)	(855.02)	
	Amortizations/ Salas	2000							·																															-											
	Accretions/ Purchases																																						760 117 30	60,111,002	63,174,17	128,880.08	524,980.67	54,486.42	53,874.21	54,475.63					Daga 10
Beginning	Market Value 11/20/03	119.020.46	485,325.44	394,635.50	198,457.13	59,945.90	307,440.96 79.545.84	334,941.95	248,760.24	193,111.19	98,434.23	146,851.39	18.220,16	343 422.61	216,006.43	245,223.84	133,968.85	60,837.06	237,833.43	154 700 72	154.073.45	164,563.56	305,275.42	282,498.69	182,326.37	243, 100.03 115, 870, 40	53,123.28	131,550.31	53,066.15	55,899.17	110,035.35	61,486.20	87,085.76 100 506 76	57 797 53	128,949.59	53,562.19	55,022.52	56,840.30	61,899.45								207,902.00 219,748,09	180,522.19	256,229.53	254,061.32	Ĺ
Beginning	Carrying Value	116,893,31	476,684.70	399,345.77	194,923.79	60,661.39	301,946.34 80,495,28	328,978.64	251,729.38	189,673.04	96,681.69	148,604.18 F0 111 02	20.111,UC	337,308.32	218,584.63	240,857.87	131,583.66	59,753.91	233,599.04	153 511 20.03	155,912,44	161,633.67	299,840.29	277,469.10	179,080.23	10.0110.01	52.177.47	129,208.18	52,121.36	54,903.94	108,076.28	60,391.50	83,535.28 107 695 10	56 768 49	130,488.71	52,608.57	54,042.89	55,828.31	51,899.46							20 000 00	304,982.65 273.240.53	183.391.22	260,301.77	251,586.53	
Current	Maturity	12/20/32	01/20/33	01/20/33	01/20/33	01/20/33	01/20/32	01/20/33	02/20/33	02/20/33	02/20/33	02/20/33	10/20/33	02/20/33	02/20/33	03/20/33	03/20/33	03/20/33	04/20/33	04/20/33	04/20/33	04/20/33	05/20/33	05/20/33	06/20/33	06/20/33	06/20/33	07/20/33	07/20/33	07/20/33	07/20/33	08/20/33	08/20/33	01/20/33	09/20/33	10/20/33	10/20/33	10/20/33	06/20/33	11/20/33	12/20/33	01/20/34	01/20/34	12/20/33	11/20/33	11/20/33	03/01/32 04/01/32	06/01/32	06/01/32	08/01/32	
Current	Purchase	01/09/03	01/23/03	01/23/03	01/23/03	01/23/03	01/30/03	02/12/03	02/12/03	02/20/03	02/27/03	02/27/03	03/12/03	03/20/03	03/20/03	04/02/03	04/10/03	04/17/03	04/29/03	05/08/03	05/15/03	05/22/03	05/29/03	06/10/03	06/19/03	00/19/03	07/10/03	07/17/03	07/24/03	02/30/03	08/07/03	08/28/03	09/04/03	50/01/80	09/29/03	10/23/03	11/13/03	11/20/03	11/26/03	12/04/03	12/04/03	01/15/04	01/22/04	01/22/04	01/29/04	02/12/04	04/1//02 05/15/02	06/10/02	07/22/02	09/19/02	
Current	Interest Both	5 45 5 45	5,45	4.95	5,45	4.95	5,45 4 95	5,45	4.95	5,45	5,45	4.95	5.45 4 OE	4,90 5,45	4.95	5.45	5.45	5.45	5.45	0.40 A 05	4.95	5.45	5.45	5.45	54.0 1	0.40 74 74	0.40 5.45	5.45	5,45	5,45	5.45	5.45	5,45 7,45	0.40 7 An	4.95	5,45	5,45	5.45	5,45	0.40 4 0F	4.90 5.45	4.95	4.95	5.45	5.45	5,45	0.45 7 05	4.95	4,95	5,45	
		ype 2001 A_F RMRR	2001 A-E RMRB	2001 A-E RMRB	2001 A-E RMRB	2001 A-E RMRB	2001 A-E KMKB 2001 A-E RMPB	2001 A-E RMRB	2001 A-E KMKB	2001 A-E KWKB 2001 A-F RMPR	2001 A-E RMRB	2001 A-E RMRB	2001, A-E RMRB	2001 A-E RMRB	2001 A-E RMRB		2001 ALF RMRR	2001 A-E RMRB	2001 A-E RMRB	2001 A-E RMRB	2001 A-E RMRB	2001 A-E KINKB 2001 A E BNDB	2001 A-E KMRB 2001 A-F RMRB	2001 A-E RMRB	2001 A-E KMKB		2001 A-E RMRB	2001 A-E RMRB	2001 A-E RMRB	2001 A-E RMRB	2001 A-E RMRB	2001 A-E KMKB	ZUUT A-E KMKB 2001 A-E RMRB	2001 A-E RMRB	2001 A-E RMRB	2001 A-E RMRB	2001 A-E RMRB	2001 A-E RMRB	2001 A-E KMKB	2001 A-E RMRB	2001 A-E RMRB	2001 A-E RMRB									

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Recoonized	Gain	0.00	00.0	00.0	0.00	0.00	0.0	0.00	00'0	0.00	0.00	00.0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	000	00.0	0.00	0.00	0.00	00.00	0.00	0.00	0.00	0.00	0.00	00.0	000	0.00	0.00	0.00	0.00	0,00	0.00	00.0	000	00.0	0,00	0.00	0.00	00'0	0.00	0.00	0.00	0.00	0.00	
Change in In Market	Value	6,146.82 5 500 00	0,009.9U 5 006 68	1,246.72	2,683.33	3	. ,	,	,		10 001	723 14	264.26	273.68	1,626.12	1,299.33	222.37	53.76	047.14 207.40	277.59	636 78	240.71	904.05	768.81	611.03	508.27	465.77	330.04	834.44	182.58	207 #8	497.90	80.89	253.03	414.44	515.60	333.34	1,815.34	013.10	100.07	441.52	253.81	258.35	739.35	196.22	347.35	302.86	260.24	830.20	1,077.97	
Ending Market Value	02/29/04	294,969.77	244 255 48	73,376.15	101,156.51	140,782.09 1 267 082 20	127.123.77	936,258.41	174,579.16	588.56	0,263.01	60.193.22	11,913.25	18,567.54	73,313.28	88,155.54	10,023.58	13,041.68	24,000,42	10.260.10	43 197 61	16,329,84	40,758.89	52,181.02	27,548.24	34,509.79	20,999.82	22,389.26	37,549.50	12,390.42	76 070 86	22 447 94	5,492.90	11,407.13	28,114.84	34,987.21	15,029.50	81,717.98	40'77'00 47 474 40	43,471,40 42,800,31	30.018.07	11,443.68	17.524.76	33,335.77	13,309.69	23,764.77	13,655.94	11, 301,63	56,354.24	48,597.36	
Ending Carrying Value	02/29/04	293,430,76	047 941 17	71,429.73	98,473.18	140,782.09 1 267.082.09	127,123,77	936,258.41	174,579.16	588.56	0,000.30 17 325 06	58.154.79	11,887.80	17,938.76	73,156.66	85,170.17	10,002.17	12,600.03	24,010.14 12 EO1 EO	10 238 18	41 734 73	15,776.83	40,671.82	50,413.92	27,489.39	33,341.12	20,954.96	21,631.05	37,469.29	11,9/0.85	76.057.50	22,399.98	5,306.89	11,382.77	27,162.74	33,802.38	14,997.40	81,543.40 F6 200 20	00,090,00 A1 201 00	41,302.00	29,001,51	11,419.24	16,931,28	33,264.56	12,858.96	22,959.99	13,626.77	11.708.70	54,445.82	48,493,54	
	Transfers																																																		
	Maturities	(1,104.79) (1.604.47)	(1,034.47) (1,341.63)	(230.53)							(10.00)	(8.501.32)	(42.73)	(57.76)	(262.65)	(275.01)	(38.14)	(40.7cV,1)	(06.30)	(36.81)	(131.17)	(49.77)	(146,56)	(177.60)	(98.50)	(126.96)	(75.15)	(67.36)	(213.74)	(10,85) (10,86)	(8165)	(79.57)	(19.82)	(41.76)	(85.06)	(112.49)	(53.26)	(432.69)	(04-C47) (16-A-38)	(04-20)	(141.02)	(40.34)	(52,59)	(116.91)	(39.50)	(221.49)	(47.70)	(41.73)	(195.87)	(176-89)	
Amortizations/	Sales					(1 494 R16 R0)	famo at at a	(637,907.68)																																											
Accretions/	Purchases				98,473.18	140,782.09	329.31		452,27	1.70												·																													uç
Beginning Market Value	11/30/03	289,927.74 226,920,49	240 500 43	72,359.96		2 761 809 DI	126,794.46	1,574,166.09	174,126.89	586.86	0,202.01 12,619,44	67.971.40	11,691.72	18,351.62	71,949.81	87,131.22	9,839.35	20,045.75	24,2U3,24 13,807 07	10.069.32	42,692,00	16,138,90	40,001,40	51,589.81	27,035.71	34,128.48	20,609.20	22,127.08	36,928.80	10,241.04	26 654 93	22,029,61	5,431.83	11,195.86	27,785.46	34,584.10	14,749.42	80,335.33 54 700 50	04,702.30 AD 745 67	12 752 53	29.717.57	11,230.21	17.319.00	32,713.33	13,152.97	23,638.91	13,400.78	11.515.25	55,719.91	47,696.28	ć
Beginning Carrying Value	11/30/03	294,535.55 222 875 E7	944 377 70	71,660.26		2 761 899 DO	126,794.46	1,574,166.09	174,126.89	586.86	0, 101,44 12,375,25	66,656,11	11,930.53	17,996.52	73,419.31	85,445,18	10,040.31	10.100,81	24,7 US.00 13 620 06	10 274 99	41.865.90	15,826.60	40,818.38	50,591.52	27,587.89	33,468.08	21,030.11	21,698.91	37,683.03	11 050 71	26 139 15	22.479.55	5,326.71	11,424.53	27,247.80	33,914.87	15,050.66	81,9/6.09 52 54 52	00,044,00 A1 EA7 24	42 505 76	29.142.53	11,459.58	16.983.87	33,381.47	12,898.46	23,181.48	13,674.47	11.750.43	54,641,69	48,670.43	
Current Maturity	Date	09/01/32	09/01/32	01/01/33	11/01/33	09/01/33 03/01/04	03/01/04	03/01/04	03/01/04	03/01/04	02/20/33	03/20/33	03/20/33	03/20/33	04/20/33	04/20/33	03/20/33	04/20/33	04/20/33	03/20/33	05/20/33	05/20/33	04/20/33	05/20/33	04/20/33	05/20/33	05/20/33	05/20/33 05/00/33	05/20/33 06/20/33	00/20/33	06/20/33	06/20/33	06/20/33	06/20/33	06/20/33	06/20/33	06/20/33	06/20/33	02/02/10	07/20/33	07/20/33	06/20/33	08/20/33	07/20/33	08/20/33	08/20/33	08/20/33	09/20/33	09/20/33	09/20/33	
Current Purchase	Date	09/26/02	07/24/03	09/18/03	12/04/03	02/26/04	02/27/04	02/27/04	02/27/04	02/27/04	03/20/03	04/02/03	04/02/03	04/10/03	04/10/03	04/17/03	04/17/03	04/24/03	04/24/03	04/29/03	05/08/03	05/15/03	05/15/03	05/22/03	05/22/03	05/29/03	05/29/03	06/10/03	06/10/03	06/19/03	06/19/03	06/19/03	06/26/03	06/26/03	60/20/20	07/10/03	07/10/03	50//1//0	0/124/03	07/30/03	08/07/03	08/07/03	08/14/03	08/14/03	08/21/03	08/28/03	08/28/03	09/04/03	09/18/03	09/18/03	
Current Interest	Rate	4,95 F 45	4.95	5.45	5.45	4.95	1.05	1.05	1.05	1.05	0.48 5.49	5.49	4.80	5.49	4.80	5.49	4.80	0.44	4,0U	4.80	5.49	5,49	4,80	5.49	4.80	5.49	4.80	5.49	4,80	0.49	549	4.80	5.49	4.80	5.49	5.49	4.80	4.80	0.8.0	5.49	5.49	4.80	5.49	4.80	5.49	5,49	4.80	-0.43 4.80	5.49	4.80	
	ipe Issue	2001 A-E RMKB 2001 A E DMADE	2001 A-F RMRB	2001 A-E RMRB	2001 A-E RMRB	2001 A-E KMKB 2001 A-F RMRB	2001 A-E RMRB	2001 A-E RMRB	2001 A-E RMRB	2001 A-E RMRB	2001 A-F RMRB	2001 A-E RMRB	2001 A-E RMRB	2001 A-E RMRB	2001 A-E RMRB	2001 A-E RMRB	2001 A-E RMKB	2001 A-E KWIKB 2001 A E RMED	2001 A-E RMRR 2001 A-E RMRR	2001 A-F RMRB	2001 A-E KMKB	ZUUTA-E RINKB 2001 A E DMDD	2001 A-E RMRR 2001 A-E RMRR	2001 A-E RMRB	2001 A-E RMKB	2001 A-E KMKB	2001 A-E KIMNB 2001 A.E BMBR	2001 A-F RMRR	2001 A-E RMRB	2001 A-E RMRB 2001 A F PMPB	2001 A-E RMRB	2001 A-E RMRB	2001 A-E RMRB																		
	~																																																		

2.12 31,756.24 (66.83) 2.13 71,755.55 (61.44) 2.15 05.613 (11.371.60) 2.25 05.613 (21.371.60) 2.26 05.613 (21.377.60) 2.27 05.655.57 (21.377.60) 2.26 17.305.50 (21.377.60) 2.27 05.655.57 (21.377.60) 2.27 05.665.57 (21.377.60) 2.28 105.555.47 (21.377.60) 2.29 11.307.10 (21.71) 2.25 56.164.35 (20.71) 5.244.75 55.164.35 (20.71) 5.244.75 55.164.35 (20.71) 5.244.75 55.164.35 (20.71) 5.244.75 55.164.35 (20.71) 5.244.75 55.164.35 (20.71) 5.244.75 55.243.50 (20.71) 5.244.75 55.243.50 (20.71) 5.244.75 55.243.50 (20.71) 5.244.75 55.244.75 (24.91.60) 5.244.75 55.243.50 (20.71) 5.244.75 55.244.75 (24.91.60) 5.244.75 55.247.75 (24.91.60) 5.244.75 55.247.75 (24.91.60) 5.244.75	Current Interest Rate	Current Current Purchase Maturity Date Date		Beginning Carrying Value 11/30/03	Beginning Market Value 11/30/03	Accretions/ Purchases	Amortizations/ Sales	Maturities	Transfers	Ending Carrying Value 02/29/04	Ending Market Value 02/29/04	Change in In Market Value	Recognized Gain
$ \begin{array}{cccccccccccccccccccccccccccccccccccc$	63	0/33		31,122.12	31,736.24			(66.83)		31,025.29	32,112.78	473.37	0.00
7/05758 7/05758 (7,20,35) (9,0,1) (7,1,1) (7,0,1)		0/33		17,689.61	17,335.55			(61.44)		17,628.17	17,665.91	391.80	0.00
100000000 1000000000 1000000000000000000000000000000000000	09/29/03 09/20/33	0/33		69,312.28 04 000 00	70,679.98			(320.55)		57.191.72 64 840 12	11,513.53 64 787 53	1,004.09	000
1005002 (1005102 (177.06) (1005102 234,005 2000 12,00521 (127.02)	09/29/03 09/20/33	0/33		04,330.23 10,376.55	10,581.31			(31.67)		10,344.88	10,707.49	157,85	0.00
2 355		0/33		109,539.92	109,539.92			(377,69)		109,162.23	109,162.23	1	0.00
$ \begin{array}{cccccccccccccccccccccccccccccccccccc$	10/20/33			286,333.98	286,333.99			(1,387.80)		284,946,18	284,946.18	(0.01)	0.00
No.00001 (100001) (100001) (100001) (100001) (100001) (100001) (100001) (100001) (100001) (100001) (100010)	10/20/33			21,825.02	21,825.02			(21.20)		21,/22.80 145 DE2 11	21,122.3U 148 364 57	0.00	0.00
100,005:05 100,005	11/13/U3 10/20/33			140,140.34 5 830 73	5 945 27			(35.90)		5.794.33	5,997,43	88.06	00.0
0.664.57 0.644.56 0.644.56 0.644.56 0.56.981.7 0.56.981.7 0.56.981.7 0.56.981.7 0.56.981.7 0.56.981.7 0.56.981.7 0.56.981.7 0.56.981.7 0.56.981.7 0.56.981.7 0.56.981.7 0.56.981.7 0.56.981.7 0.56.981.7 0.56.981.7 0.56.981.7 0.57.24.3 0.05.19 0.56.981.7 0.56.981.7 0.56.981.7 0.56.981.7 0.56.981.7 0.56.981.7 0.56.981.7 0.56.981.7 0.56.981.7 0.56.981.7 0.56.981.7 0.56.981.7 0.56.981.7 0.57.71.4 0.77.71.2.0 0.27.71.4.0 0.27.66.7 0.26.96.8 0.56.981.7 0.27.56.7 0.27.56.7 0.27.56.7 0.27.56.7 0.27.56.7 0.27.71.4 0.77.71.2 0.27.71.4.0 0.27.66.7 0.27.66.7 0.27.66.7 0.27.66.7 0.27.66.7 0.27.66.7 0.27.66.7 0.27.66.7 0.26.67.7 0.26.67.7 0.26.67.7 0.26.67.7 0.26.67.7 0.26.77.4 0.26.67.7 0.26.77.4 0.26.67.7 0.26.77.7 0.26.77.7 0.26.77.7 0.26.77.7 0.26.77.7 0.26.77.7 0.26.77.7	11/20/33		-	0,000.20	0,0455.45			(1,108.42)		179,747.03	179,747.03	1	0.00
6,06,25 5,244.79 5,244.79 5,598.23 11,94.55 5,144.35 5,124.45 5,124.45 5,124.45 5,144.35 5,124.45 5,124.45 5,124.45 5,124.45 5,144.35 5,514.43 5,927.13 0,122.44 5,927.13 0,122.44 5,927.13 0,122.44 5,927.13 0,122.44 5,927.13 0,122.44 5,927.14 0,122.44 0,123.44 0,123.44 0,123.44 0,123.44 0,123.44 0,123.44 0,123.44 0,123.44 0,123.44 0,123.44 0,123.44 0,123.44 0,123.44 0,124.15 0,124.15 0,124.15 0,124.15 0,124.15 0,124.15 0,124.15 0,124.15 0,124.15 0,124.15 0,124.15 0,124.15 0,124.15 0,124.15 0,124.15 0,124.15 0,124.15 0,125.14 0,124.15 0,124.15 0,124.15 0,124.15 0,124.15 0,124.15 0,124.15 0,124.15 0,124.15 0,124.15 0,124.15 0,124.15 0,124.16 0,124.16 0,124.16 0,124.16 0,124.16 0,124.16 0,124.16	10/20/33			6,864.37	6,864.37			(20.71)		6,843.66	7,083.54	239.88	0.00
91,264,25 91,264,45 5,24,45 6,428,35 6,428,35 6,428,35 6,428,45 1,264,45 1,264,45 1,264,45 1,264,45 1,264,45 1,264,45 1,264,45 1,264,45 1,264,45 1,264,45 1,264,45 1,264,45 1,264,45 1,264,45 1,264,45 1,264,45 1,266,44 1,264,45 1,264,45 1,264,45 1,264,45 1,264,45 1,264,45 1,264,45 1,264,45 1,266,44 1,264,45 1,266,44 1,266,44 1,266,44 1,266,44 1,266,44 1,266,44 1,266,44 1,266,44 1,266,44		0/33		56,088.29	56,088.29			(249.56)		55,838.73	55,958.28	119.55	0.00
Science Science <t< td=""><td></td><td>0/33</td><td></td><td></td><td></td><td>91,284.25 5 244 70</td><td></td><td></td><td></td><td>91,284.25 5 244 79</td><td>91,284.25 5 428 63</td><td>- 183 84</td><td>0.00</td></t<>		0/33				91,284.25 5 244 70				91,284.25 5 244 79	91,284.25 5 428 63	- 183 84	0.00
$ \begin{array}{cccccccccccccccccccccccccccccccccccc$	12/04/03 11/20/33 12/11/03 12/20/33	0/33				55.194.35				55,194.35	55,194.35	1	0.00
5,82,12 5,82,12 5,82,12 6,682,12 6,683,01 205,16 17,671,24 12,197,00 13,741,40 000 10,400,00 23,741,40 55,039,69 65,069,69 65,069,10 10,400,00 23,741,40 20,002 55,030,54 42,10770 42,10770 42,10770 42,10770 42,10770 65,039,69 55,039,69 55,049,69 56,069,13 1,565,30 23,44,40 25,030,54 21,500,54 21,670,50 42,10770 42,10770 42,1072 27,553,50 22,338,05 22,338,05 22,338,05 22,338,05 1,565,39 25,046,173 24,66,078 23,66,173 26,66,173 21,569,43 1,555,43 27,056,03 32,41,56 13,564,44 51,736 1,556,44 1,556,44 27,66,03 36,066 10,656,01 22,336,05 22,336,05 1,556,34 27,66,03 32,41,400 10,666,07 24,056,07 1,556,44 1,556,44 27,569,43 12,569,43 12,569,43 <	-	0/33				11,326.14				11,326.14	11,723.14	397,00	0,00
$ \begin{array}{cccccccccccccccccccccccccccccccccccc$		0/33				5,882,12				5,882.12	6,088.30	206.18	0.00
$ \begin{array}{cccccccccccccccccccccccccccccccccccc$		0/33				47,671,24				47,671.24	47,773.30	102.06	0.00
$ \begin{array}{cccccccccccccccccccccccccccccccccccc$		0/33				12, 197, 60				12,197.60	12,625.15	427.55	0.00
$ \begin{array}{cccccccccccccccccccccccccccccccccccc$		0/33		·		33,741.40				33,/41.40	00:00	(33,741.40)	0.00
42,107.75 42,107.75 42,107.75 42,107.75 42,107.75 42,107.75 42,107.75 42,107.75 42,107.75 42,107.75 42,107.75 42,107.75 42,107.75 42,107.75 42,107.75 42,107.75 42,107.75 42,107.75 41,156.83 75,80 40,165.07 42,107.76 42,107.75 40,056.07 42,005.07 44		0/33				10,450.00 56 000 80				10,400.00 56 ABG 60	58 050 13	22.40 1 969 44	000
$ \begin{array}{cccccccccccccccccccccccccccccccccccc$	01/15/04 01/20/34 01/20/04 01/20/34	0/34				42.107.70				42,107.70	42,107.72	0.02	0.00
$ \begin{array}{cccccccccccccccccccccccccccccccccccc$		0/34				40,735.30				40,735.30	40,816.75	81.45	0.0
$ \begin{array}{cccccccccccccccccccccccccccccccccccc$		0/34				21,530.54				21,530.54	22,286.53	755.99	0.0
$ \begin{array}{cccccccccccccccccccccccccccccccccccc$	•	0/33				8,868.41				8,868.41	8,887.40	18.99	0.0
$ \begin{array}{cccccccccccccccccccccccccccccccccccc$		0/34				22,338.05				22,338.05	22,338.05	1 806 87	0.0
$ \begin{array}{cccccccccccccccccccccccccccccccccccc$	02/12/04 02/20/34 02/26/04 02/20/34	0/34				44 095 07				44.095.07	44.095.07		0.0
$ \begin{array}{cccccccccccccccccccccccccccccccccccc$		0/34				22,926,20				22,926,20	22,926.20	,	0.0
$ \begin{array}{c ccccccccccccccccccccccccccccccccccc$	04/01/33		õ	0,031.74	30,370.59			(94.27)		29,937.47	30,788.44	512.12	0.0
$ \begin{array}{c ccccccccccccccccccccccccccccccccccc$	09/18/03 07/01/33 2		-	4,430.79	23,861.04			(86.90)		24,343,89	24,298.15	524.01	0.00
36,006.31 36,006.31 36,006.31 35,940.66 (67.5) 12,559.43 12,559.43 12,559.43 12,559.43 12,559.43 15,540.55 1,726.11 4,56 $(9,232,631.72)$ $(2,481,585.27)$ 0.00 $84,133,076.27$ $87,047,94.27$ $966,517.36$ 1,726.11 $4,56$ $(31,750.80)$ $33,166.20$ $33,3166.20$ $ 1,726.11 4,56 (31,750.80) 33,166.20 393,166.20 $		1/33				24,692.96				24,692.96	25,394,86	701.90	0.0
94,554,098,86 $3,241,598,04$ $(9,232,681,72)$ $(2,481,588,27)$ 0.00 $84,138,076,27$ $87,047,944,27$ $966,517.36$ $1,726,11$ $4,56$ $(81,760,80)$ $(81,760,80)$ $(81,760,80)$ $(1,730,67)$ $(1,66,17,26)$ $(1,66,17,26)$ $(1,66,17,26)$ $(1,66,17,26)$ $(1,720,67)$ $(1,720,67)$ $(1,720,67)$ $(1,720,67)$ $(1,16,91,5,112)$ $(1,16,91,5,12)$ $(1,16,91,5,12)$ $(1,16,91,5,12)$ $(1,16,91,5,12)$ $(1,16,91,5,12)$ $(1,16,91,5,12)$ $(1,16,91,5,12)$ $(1,16,91,5,12)$ $(1,16,91,5,12)$ $(1,16,91,5,12)$ $(1,16,91,5,12)$ $(1,16,91,5,12)$ $(1,16,91,5,12)$ $(1,16,91,5,12)$ $(1,16,91,5,12)$ $(1,16,91,5,12)$ $(1,16,91,5,12)$ $(1,16,91,5,12)$ $(1,16,91,5,12)$ <td></td> <td>1/33</td> <td></td> <td></td> <td></td> <td>36,008.31</td> <td></td> <td></td> <td></td> <td>36,008.31 42 EED 43</td> <td>35,940.66 17 550 42</td> <td>(67.65)</td> <td>00</td>		1/33				36,008.31				36,008.31 42 EED 43	35,940.66 17 550 42	(67.65)	00
$ \begin{array}{cccccccccccccccccccccccccccccccccccc$	UZ/Z0/U4 U1/U1/34	l	32.61	0.748.22		3,241,596.04	1	2,481,586.27)	0.00	84,138,076.27	87,047,944.27	966,517.36	
$ \begin{array}{cccccccccccccccccccccccccccccccccccc$						•							
1,726,11 4.56 $1,730,10$ $1,730,00$	03/01/04		~	10,668.67	210,668.67	56,079.05				266,747.72	266,747.72	·	0.0
41,30,71,00 $(81,7,00,0)$ $(81,7,00,0)$ $395,100,20$ $395,100,20$ $295,100,20$ $295,100,20$ $295,100,20$ $295,100,20$ $295,100,20$ $295,100,20$ $295,100,20$ $295,100,20$ $295,323,85$ $1,46$ $1,46$ $1,46$ $1,46$ $1,46$ $1,46$ $1,46$ $1,46$ $1,46$ $1,46$ $1,46$ $1,46$ $205,323,85$ $1,205,323,85$ $1,205,323,85$ $1,260,326,345$ $29,44$ $1,46$ $1,46$ $1,46$ $1,46$ $1,46$ $1,46$ $1,46$ $205,323,85$ $1,35,323,85$ $1,35,323,85$ $1,26,323,85$ $1,26,323,85$ $1,26,323,85$ $1,26,323,85$ $1,26,323,85$ $1,26,323,85$ $1,26,323,85$ $1,26,323,85$ $1,26,323,85$ $1,26,323,85$ $1,26,323,85$ $1,26,323,85$ $1,26,323,85$ $1,26,323,85$ $1,26,323,85$ $1,26,323,85$ $1,26,323,85$ $1,26,323,123$ $1,26,323,123$ $1,26,323,123$ $1,26,323,123$ $1,26,323,123$ $1,26,323,123$ $1,26,323,123$ $1,26,323,123$ $1,26,323,123$ $1,26,323,123$ $1,26,323,123$ $1,26,323,123$ $1,26,323,123$ $1,26,323,123$ $1,26,323,123$ $1,26,323,123$ <th< td=""><td>03/01/04</td><td></td><td></td><td>1,726.11</td><td>1,726.11</td><td>4.56</td><td>too one roo</td><td></td><td></td><td>11,/30.67</td><td>10.067,1</td><td></td><td></td></th<>	03/01/04			1,726.11	1,726.11	4.56	too one roo			11,/30.67	10.067,1		
$4_{130,21}$ $2u_{4311,50}$ $c_{100,366,48$ $130,233,337$ $509,678,37$ $509,678,37$ $509,678,37$ $509,678,37$ $509,678,37$ $509,678,37$ $509,678,37$ $509,678,37$ $509,678,37$ $509,678,37$ $509,678,37$ $509,678,37$ $509,678,37$ $509,678,37$ $509,678,37$ $509,678,37$ $509,678,37$ $509,678,37$ $500,678,37$ $500,672,00$ $67,200$	08/01/04		4	4,917,00	4/4,91/.00		(01,700.60)			02.001 (080 206 0 48 06	02.001 100.20	•	
TG2, 720 T_5, 720 T_5, 720 T_5, 720 T_6, 720 T_7, 710	03/01/04		Ľ	4,130.21	4,130.21	207/01/202				200,840.00 200,879,27	500,040,000 500 £ 78 37		
$ \begin{array}{cccccccccccccccccccccccccccccccccccc$	03/01/04		2 F	8,358,03 r 700 00	508,358-03	1,320.34	(0) 000 000/			308,010,01 126,272,85	10.010,900		
57.36 9.84 67.20 67.21 67.20 67.21 67.21 67.21 67.21 67.21 67.21 67.21 67.21 67.21 67.21 67.21 <th6< td=""><td>12/18/UZ U4/U1/34 / 3: 02/04/04 03/01/04</td><td></td><td>č</td><td>0,120.35</td><td>50.121,001</td><td>000</td><td>(04.050,020)</td><td></td><td></td><td>1 46</td><td>146</td><td></td><td></td></th6<>	12/18/UZ U4/U1/34 / 3: 02/04/04 03/01/04		č	0,120.35	50.121,001	000	(04.050,020)			1 46	146		
499,662,96 (178,915.12) 320,747.84 320,747.84 - 845.52 1.00 846.52 846.52 846.52 - 100,155.31 (131.58) 1,569.23 43,026.31 534.22 - 103,155.31 (321.09) (131.58) 10,583.10 104,372.66 1,538.44 103,155.619.32 (321.09) 100,583.10 104,372.66 1,538.44 103,155.619.32 (324.09) 475,375.28 492,038.02 5,911.19 95,571.81 (324.10) 174,65 97,714.62 97,732.66 1,538.44 150,01207 (472.12) 146,637.13 151,777.02 2,237.07 2,237.07 588,140.17 (2,146.99) 598,005.31 599,285.56 13,292.38 10,521.10 712,237.66 (311.84) 81,760.81 81,560.81 10,521.10 10,521.10 80,422.376 (311.84) 81,760.81 81,563.84 1,817.73		1/04		57.36	57.36	9.84				67.20	67.20	1	0.00
55.61 1.00 846.52 846.52 846.52 846.52 - 42,523.67 103,155.31 (131.58) 41,569.23 43,026.31 634.22 103,155.31 (321.09) (131.58) 41,569.23 43,026.31 634.22 555.619.32 (321.09) (131.58) 47,5037.28 492,038.02 5111.19 555.619.32 (69,492.49) 475,375.28 492,038.02 5111.19 95,571.81 (74.212) (74.212) 146,537.13 151,777.02 2,237.07 588,140.17 (2,145.99) 598,005.31 599,285.56 13,292.38 70,521.10 712,237/66 (2,248.08) 696,207.38 70,610.68 10,521.10 80,429.56 (311.84) 81,760.81 81,535.84 1,817.73	08/01/04		100	R87 06	A00 667 06		(178 915 12)			320.747.84	320,747,84	,	0.00
0.45.32 (131.58) 41,569.23 43,026.31 634.22 103,155.31 103,155.31 (321.09) 100,838.10 104,372.66 1,538.44 155.5(19.32 (321.09) 100,838.10 104,372.66 1,538.44 555,619.32 (59,492.49) 97,174.62 97,382.65 5191.19 95,571.81 (59,492.49) 97,174.62 97,382.65 2,315.99 103,155.31 (47.2.12) 146,637.13 151,777.02 2,327.07 588,140.17 (2,248.08) 696,207.38 70,610.68 10,621.10 712,237,66 (311.84) 81,760.81 81,935.84 1,817.73	40/10/00		604	002.00	06-700'00t	1 20	171.000 0 11 h			BAR 60	846.52		
103,155,31 $(321,03)$ $(321,03)$ $(321,03)$ $(321,03)$ $(321,03)$ $(321,03)$ $(321,03)$ $(323,16)$ $(323,16)$ $(323,16)$ $(323,16)$ $(323,16)$ $(323,16)$ $(323,16)$ $(323,16)$ $(323,16)$ $(323,12)$ $(323,13)$ $(323,13)$ $(323,12)$ $(323,13)$ $(332,12)$ $(332,12)$ $(332,13)$ $(332,12)$ $(332,13)$ $(33$	02/01/04 03/01/04		×	840.02	040.04 10 E02 67	200,1		1131 581		41 569 23	43.026.31	634 22	0.00
5103,130,331 (22,133) (22,133) (22,133,02) (31,19) 95,571,81 (37,12,02) (37,12,02) (37,13,02) (31,19) 95,571,81 (37,12,02) (37,12,02) (37,13,02) (31,19) 95,571,81 (37,12,02) (37,12,02) (37,12,02) (37,12,02) (37,12,02) 150,012,07 (2,146,99) 598,005,31 599,005,31 599,285,56 13,292,38 712,237,66 (2,248,08) 696,207,38 720,610,68 10,651,10 80,429,55 (311,84) 81,760,81 81,935,84 1,817,73	03/20/33		4 6	1,100.01	10,070,24			(00,101)		100 838 10	10/4 372 66	1 538 44	
05.571.81 (09,452.14) 97,174.62 71,262 2,159.99 05.571.81 (172.12) (172.12) 97,174.62 7,326.65 2,237.07 150,012.07 (172.12) 146,637.13 151,777.02 2,237.07 588,140.17 (2,146.99) 598,005.31 599,285.56 13,292.38 712,237.66 (2,248.08) 696,207.38 720,610.68 10,551.10 80,429.95 (311.84) 81,760.81 81,935.84 1,817.73	02/20/33		~ U	01,159,15	103,100.31			(80.126) (80.402)		475,375,28	492 038 02	5 911 19	000
B0,01207 Control Control Control Control Control Control 150,01207 (372,12) 146,657,13 151,777.02 2,237,07 588,140,17 (2,146,99) 598,005,31 599,285,56 13,292,38 712,237,66 (2,248,08) 696,207,38 720,610,68 10,621,10 80,426,95 (311,84) 81,760.81 81,935,84 1,817,73		0/33		044,601.11	000(019.3Z			(00,402,40) (010,15)		97 174 62	472,000.04 97 389 65	2 159 09	000
588,140.17 (2,146.99) 598,005.31 599,285.56 13,292.38 712,237,66 (2,248.08) 696,207.38 720,610.68 10,521.10 80,429.55 (311.84) 81,760.81 81,935.84 1,817.73	04/10/2/03 03/20/33 04/10/03 03/20/33	0133		91,043.11 117 100 25	30,571,61 150,012,07			(472.12)		146.637.13	151.777.02	2,237.07	00.0
712,237,66 (2,248,08) 696,207.38 720,610.68 10,521.10 80,429.95 (311.84) 81,760.81 81,935.84 1,817.73		0/33		600,152.30	588,140.17			(2, 146.99)		598,005.31	599,285.56	13,292.38	0.00
80,429.95 (311,84) 81,760.81 81,935.84 1,817.73		0/33		698,455.46	712,237.66			(2, 248.08)		696,207.38	720,610.68	10,621.10	0.00
	04/17/03 03/20/33	0/33		82,072.65	80,429.95			(311,84)		81,760.81	81,935.84	1,817.73	0.00

Type

Recognized	Gain	0.00	0.00	0.00	0.00	000	0.00	0.00	0.00	0.00	0.00	0,00	0.00	00.0	0.00	0.00	000	0.0	0.00	0.00	0.00	00.0	0.00	0.00	0.00	000	0.00	00.0	0.00	000	00.0	0.00	0.00	0.00	0.00	0.00	0.00	000	0.00	0.00	0.00	0.00	0.00	0.00	000	0.00	000))))
Change in In Market	Value	439.42 4 470 65	1.695.95	1,860.26	5,205,08	1,967,63 7 300.06	6 284 45	4,994.74	4,154.67	3,807.44	2,697.80	6,821.05 4 403 64	2,000.71	3,249.89	4,069.89	661.35	2,068.36	4 214 77	2,724.89	14,839.13	6,647.29	1,521.73 1,553.64	3,608.98	2.074.74	2,111.74	0,043.07 1 603 01	2,839.44	2,475.75	2,082.37	2,127.39 6 786 30	8,811.61	3,869.52	3,202.69	8,616.45 11 755 02	1,290.33	(00)	0.00	0.01 26 663 19	719.80	1	1,960.87	977.20	0.01	1,502.76	(0.01) 3 245 22	1,685,37	834.26	24-100
Endińg Market Value	02/29/04	106,606.71 201 647 50	114 995.48	83,869.30	353,110.75	133,485.32 232 475 82	426.544.00	225,187.85	282,093.87	171,659,15	183,016.71	306,941.40	90,206.51	220,468.19	183,496.37	44,900.78	93,245.42 220 840 60	285 996.42	122,855.77	667,988.21	451,797.06	339,000.51 \$05 443 07	245,377.12	93,544.20	143,252.75	2/2,49/.UU 108 797 57	194,260.52	111,627.96	141,430.66	95,915.28 AGD 667 46	397,250.03	262,499.84	144,406.59	584,573.78 520 503 54	87,526.35	892,326.09	2,329,238.99	177,569.80 1 105 617 19	49.024.89	1,469,308.22	57,903.14	457,420.41	746,185.80	44,375.37	451,175.79 of 828.74	49 767 72	300 513 80	220,313,000
Ending Carrying Value	02/29/04	102,996.51	201,210.73	83,690.13	341,152.75	128,964.88 222 464 06	A12 000 20	224,706.78	272,540.83	171,292.44	176,818.90	306,285.68	90.013.80	213,002.09	183,104.38	43,380.23	93,046.23 777 026 77	276.311.22	122,593.32	666,561.20	436,497.06	338,276.29 101 872 26	237,067.48	93,344.36	138,401.54	2/1,914.86	187,681.93	111,389.49	136,641.15	95,710.38 *** 057 13	396,401,38	253,610.37	144,098.10	564,777.36 529 Ac7 43	84,562.29	892,326.09	2,329,239.00	177,569.79	1,133,030,00	1,469,308.22	55,942.27	456,443.22	746,185.79	42,872.61	451,175.80 01 502 40	32,000.40 48 087 35	40,002.30 280 670 63	202 12 20 20 20 20 20 20 20 20 20 20 20 20 20
	Transfers																																	·											÷			
	Maturities	(57,692.90)	(718.97) (306.7K)	(300.69)	(1,072.07)	(406.82)	(1,190.00) (1,154.61)	(805.22)	(1,037.74)	(614.30)	(554.74)	(1,747.24)	(325.51) (318.03)	(667.45)	(650.42)	(162.03)	(341.32)	(090.31) (010.53)	(435.38)	(3,536.96)	(2,006.07)	(1,343.73) /353 76)	(1,152.66)	(329.81)	(429.88)	(955.59)	(322.02) (1.810.65)	(389.98)	(551.50)	(341.25) (4 004 43)	(1, bU1.17) (1 445 81)	(791.59)	(502.23)	(1,802.88)	(258.90)	(3,087.35)	(11,344.32)	(834.73)	(0,404.12) (203 45)	(9,060.61)	(169.30)	(2,040.02)						
Amortizations/	Sales	·											,								·																											
Accretions/	Purchases																																										746,185.79	42,872.61	451,175.80	92,583.49 48.000.05	48,082.35	
Beginning Market Value	11/30/03	163,860.19	197,893.92	82.309.73	348,977.74	131,924-51	326,983.83	720 998 33	278,976.94	168,466.01	180,873.65	301,867.59	100,116.06 88 #23 83	217.885.75	180,076.90	44,401.46	91,518.38	227,127.07	120.566.26	656,686.04	447,155.84	332,822.49	242.920.80	91,799.27	141,570.89	267,408.92	107,516.48 103 231 73	109,542.19	139,899.79	94,129.14	455,471.93 380 884 23	259,421.91	141,706.13	577,760.21	18.002,02d 86.494.92	895,413.44	2,340,583.31	178,404.52	1,175,533.11	40,090,04	56,111.57	458,483.23						
Beginning Carrvino Value	11/30/03	160,689.41	201,935.70	83 990.82	342,224.82	129,371.70	333,662.12	413,550.90 225,512 00	273,578.57	171,906.74	177,373.64	308,032,92	98,178.76 on 331 83	213,669.54	183,754.80	43,542.26	93,387.55	222, 732.03	123 028.70	670,098.16	438,503.13	339,620.02	102,220.02 238,220.14	93,674.17	138,831.42	272,870.45	105,435.98 180 AQ7 ER	111,779.47	137,192.65	96,051.63	446,658.30 307 847 10	254,401.96	144,600.33	566,580.24	530,825.35 84 821 19	895,413.44	2,340,583.32	178,404.52	1,199,542.12	478.368.83	56,111.57	458,483.24						
Current Maturity			04/20/33	04/20/33 03/20/33	05/20/33	05/20/33	04/20/33	05/20/33	05/20/33	05/20/33	05/20/33	05/20/33	06/20/33	06/20/33	06/20/33	06/20/33	06/20/33	06/20/33	06/20/33 06/20/33	06/20/33	07/20/33	07/20/33	07/20/33	06/20/33	08/20/33	07/20/33	08/20/33 08/20/33	08/20/33	08/20/33	09/20/33	09/20/33	09/20/33	09/20/33	09/20/33	09/20/33	10/20/33	10/20/33	10/20/33	10/20/33	11/20/33	10/20/33	11/20/33	12/20/33	11/20/03	12/20/33	09/20/33	12/20/33	
Current Purchase	Date	04/24/03	04/24/03	04/29/03	05/08/03	05/15/03	05/15/03	05/22/03	05/29/03	05/29/03	06/10/03	06/10/03	06/19/03	06/19/03	06/19/03	06/26/03	06/26/03	07/03/03	07/10/03	07/17/03	07/24/03	07/24/03	07/030/03	08/07/03	08/14/03	08/14/03	08/21/03	08/28/03	09/04/03	09/04/03	09/18/03	09/18/03	09/18/03	09/29/03	09/29/03	10/30/03	10/30/03	11/13/03	11/13/03	11/20/03	11/26/03	11/26/03	12/04/03	12/04/03	12/11/03	12/11/03	12/18/03	
Current Interest	Rate	5,49	4.80	5,49 A RO	5.49	5.49	4.80	5.49	5.49	4.80	5.49	4.80	5.49	4.00	4.80	5.49	4.80	5.49	5.49 A.80	4.80	5.49	4.80	5.49	4.80	5.49	4.80	5,49	0.43 4.80	5.49	4.80	5.49	4.00 5.49	4.80	5.49	4.80	5,49	4.80	5.49	4.80	5.49 4 RU	5.49	4.80	4.80	5.49	4.80	5.49	5.49	
	Stip																																															
	Tvne	2002 RMRB	2002 RMRB	2002 RMRB	2002 RMRB	2002 RMRB	2002 RMRB	2002 RMRB	2002 RMRB	2002 RMRB	2002 RMRB	2002 RMRB	2002 RMRB	2002 KMKB	2002 RMRB	2002 RMRB	2002 RMRB	2002 RMRB	2002 RMRB	2002 RMRB	2002 RMRB	2002 RMRB	2002 RMRB	2002 RMRB	2002 RMRB	2002 RMRB	2002 RMRB	2002 RMRB	2002 RMRB	2002 RMRB	2002 RMRB	2002 KMKB 2002 RMRB	2002 RMRB	2002 RMRB	2002 RMRB	2002 RMRB 2002 RMRB	2002 RMRB	2002 RMRB	2002 RMRB	2002 RMRB	2002 KIVIND 2002 PMBR	2002 RMRB	2002 RMRB	2002 RMRB	2002 RMRB	2002 RMRB	2002 RMRB	

t Type

Re			•			0.00						- 00.0			0.00 v	_			, 0.00	96 0.00	- 0.00	- 0.00	÷ 0.00	- 0.00	- 0.00	- 0.00						0.00 20) 0.00								24 U.UU 200											44 0.00		
Change in In Market		7 3,494.90			16,0	(0.01) T COE 20	q				13,044.68			-	4 4,283.37 4 6,727.64				0	4 304,700.96	5	4	80		8							4 (2,244.56)			(4)	(Ċ)			2		1 (b,241.19) 7 /2 060.22)	_				`	5		~	-			
Ending Market Value	02/29/04	103,201.97	275,812.81	85,691.28	474,593.40	344,201.62	10:040:000	72 649 28		162,598.15	384,557.47	300,440.01	187,405.87	251,674,19	198,620.64	203 700 10	102 664 65	15.191.395.12	8,073.60	41,504,770.34	826,394,83	3,491,079.04	0.28		80,377.08		-	127,686,48	312,625.56	174,754.46	835,730.17	13/,548.14	500 583 37	143.889.86	287,581.90	242,415.48	165,853.06	136,271.35	2,216,542.46	126,101.26	208,202,11	401,140.16 205 628 07	244,85374	185 764 04	61 486 27	321 416 33	001141100	278 401 69	149 232 05	136,453,95	166,992.59	92 704 17	36, 104, 11
Ending Carrying Value	02/29/04	99,707.07	275,812.81	85,508.22	458,494.59	344,201.63	342,903.00	20' / AA'O/ I		182,598.15	371,512.79	360,446.81	187,405.87	244,718.07	198,994.54 204 847 07	201 242 422 14	102 664 64	15.191.395.12	8,073,60	41,197,966.60	826,394.83	3,491,079,04	0.28		80,377.08			116,092.41	284,046.76	162, 159. 75	759,331,49	124,974.11	300,904.01 AFA 822 25	130.736.13	261,292.50	220,254.96	153,899.92	123,814.08	1,991,655.52	113,307.23	18/,0/8.28	300,440.40	217 180 26	188 817 77	55 213 58	307 F30 01	19,000,000	258 138 37	124 007 73	125 533 17	149.956.33	82.000,0F	03,240.03
•	Transfers																			0.00																		•									·						
	Maturities													(770.56)	(710.33)					(204,980.68)								(822.25)	(2,705.52)	(1,715.95)	(7,139.82)	(33,432.64)	(34,310.43) (76 207 43)	(1 184 57)	(63,303,51)	(55,183.80)	(1,293.56)	(1,351.58)	(54,993.21)	(1,941.52)	(64,685.21)	(50,341.59) (4 545 72)	(1,019.72)	(2,734.0U) (1 848 70)	(1,010,1)	(450.40) (45 208 23)	(42,700,33) (44,059,00)	(41,258.68) /9 556 87)	(3,000.02)	(10.008,40) (1 5 5 5 05)	(1,010,20)	(1) (1) (1) (1)	(601.44)
Amortizations/	Sales															•		(5 378 803 67)		(6,257,866.07)				(37.58)	(11,282,750.96)	(46.41)	(480,309.16)																										
Accretions/	Purchases	99,707.07	275,812.81	85,508.22	458,494.59	344,201.63	332,983.08	175,997.32	12,493.18	182,598.15	371,512.79	360,446.81	187,405.87			201,847.97	204'040'14 100 004 04	10/100/201	20.90	5,576,850.48	826 394 83	3.486.312.67	0.28																														
Beginning Market Value	11/30/03													248,258.63	195,047,60			20,568,108,70	£0,000,100.10 8.052.70	42,086,065.65		4 768 37		37.58	11,363,128.04	46.41	480,309.16	127,760.12	313,577.30	175,457.37	838,172.98	173,225.34	462,898.63	144 781 25	354.961.19	301.205.42	166, 161, 53	136,874,58	2,269,106.09	127,775.54	279,128.51	455,438.03	206,654.78	244,019.60	13/, U04.US	61,726.22	374,991.63	273,825.44	280,453.27	187,440.87	137,6008,80	10/,001.18	03 010 03
Beginning Carrying Value	11/30/03													245,488.63	199,704.87			20 559 109 70	20,000,190.79 8.052.70	42,083,962.87		4 766 37		37.58	11,363,128.04	46.41	480,309.16	116,914.66	286,752.28	163,875.70	766,471.31	158,406.75	423,299.80	461,214.68	324 596 01	275.438.76	155,193.48	125,165.66	2,046,648.73	115,248.75	251,763.49	410,788.07	186,394.88	219,974.86	105,031.30	55,643.98	350,239.24	250,400.98	261,995.14	168,971.24	124,049,42	151,041.37	23 BEA 13
Current Maturity	Date	12/20/33	12/20/33	12/20/33	01/20/34	01/20/34	01/20/34	01/20/34	11/20/33	01/20/34	02/20/34	02/20/34	02/20/34	04/01/33	07/01/33	11/01/33	11/01/33	01/01/04	03/01/04		10110120	02/01/32	03/01/04		07/01/32			01/20/21	06/20/20	06/20/20	07/20/20	05/20/20	09/20/20	08/20/20	02/02/10	09/20/20	09/20/20	10/20/20	09/20/18	10/20/18	09/20/18	11/20/18	12/20/18	01/20/19	04/20/19	05/20/19	11/20/20	11/20/20	02/20/21	08/20/19	09/20/19	09/20/19	00/00/00
Current Purchase	Date	12/23/03	12/23/03	01/08/04	01/15/04	01/22/04	01/22/04	01/29/04	01/29/04	02/12/04	02/12/04	02/26/04	02/26/04	05/29/03	09/18/03	12/04/03	01/15/04	40/02/20	20/01/21		NULCICO	19/03/90	02/27/04		12/02/99			04/01/91	08/01/90	08/01/90	09/04/90	07/02/90	11/01/90	09/04/90	11/04/30	11/01/90	11/01/90	12/03/90	12/28/89	11/30/89	11/30/89	01/01/90	01/01/90	02/27/90	05/29/90	06/28/90	02/01/91	02/25/91	05/02/91	09/28/90	10/23/90	11/28/90	10/10/00
Current Interest	Rate	5.49	4.80	4.80	5.49	5.49	4.80	5.49	4.80	4.80	5.49	4.80	5.49	5.49	4.80	5.49	4.80	4.60	1.03	2011	цс т	07 B	1.05	001	6.40			8.18	8.18	7.18	8.18	8.18	8.18	8.18 8.18	0.10	8.18 8.18	7.18	8,18	8.75	8.75	8.75	8.75	8.75	8.75	8.75	8.75	7.18	8.18	7.18	8.75	8.75	8.75	9 <u>7</u> 0
	je Issue	2002 RMRB	2002 RMRB	2002 RMRB	2002 RMRB	2002 RMRB	2002 RMRB	2002 RMRB	2002 RMRB	2002 RMRB	2002 RMRB	2002 RMRB	2002 RMRB	2002 RMRB	2002 RMRB	2002 RMRB	2002 RMRB	2002 KMKB	2002 KMKB	2002 RMRB Total		1999 D-D KINKB 4000 D D DMDD	4000 B_N DMPR	1999 R-D RMRB	1999 B-D RMRB	1999 B-D RMRB	1999 B-D RMRB	1999 B-D RMRB	1999 B-D RMRB	1999 B-D RMRB	1999 B-D RMRB	1999 B-D RMRB	1999 B-D RMRB	1999 B-D RMRB	1999 B-U KIMKB		1909 B-D RMRB	1999 B-D RMRB	1999 B-D RMRB	1999 B-D RMRB	1999 B-D RMRB	1999 B-D RMRB	1999 B-D RMRB	1999 B-D RMRB	1999 B-D RMRB	1999 B-D RMRB	1999 B-D RMRB	1999 B-D RMRB	1999 B-D RMRB	1999 B-D RMRB	1999 B-D RMRB	1999 B-D RMRB	

Type

	Current	Current	Current	Beginning	Beginning					Ending	Ending		
	Interest	Purchase	~	Carrying Value	Market Value	Accretions/	Amortizations/	a state of the second	Tensefare	Carrying Value	Market Value n2/29/n4	un market Value	recognizea Gain
(pe Issue	Rate	Date	Date	11/30/03 7/ /66 10	11/30/U3 82 503 50	Furchases	04140	(531.47)		73,923.63	82,321.92	259.89	0,00
1999 B-D RMKB	0./0 7	16/77/20	61/07/71	401 800 75	113 031 94			(742.15)		101,157.60	112,652.98	363.22	0.00
1999 B-U KMKB	0.1.0	10/20/20	10/20/20	01.430.37	101 434 25			(3,732.15)		87,707.17	97,671.41	(30.69)	0.00
1999 B-D RMRB	0.70 8 18	05/09/91 05/09/01	12/02/20	473 275 96	517.178.82			(64,013.67)		409,262.29	450,135.02	(3,030.13)	0.00
	01 a	07/28/00	07/20/30	2.676.532.44	2,789,856.82			(146,651.07)		2,529,881.37	2,648,052.13	4,846.38	0.00
1999 B-D RMRB	6.10	04/28/00	04/01/30	332,650.67	344,356.65			(89,780.89)		242,869.78	254,005.36	(570.40) 47.96	000
1999 B-D RMRB	6.10	04/20/00	04/20/30	2,219,722.35	2,313,705.39			(207,285.96) (170,424,53)		2,012,430.39 1 003 406 31	2,100,437.29 2,086,518,32	11.00	000
1999 B-D RMRB	6.10	04/27/00	04/20/30	2,272,830.84	2,369,062.50			(219,424.00) (134,610,97)		3 157 436 86	3 304 920 74	(4 603.78)	0.00
1999 B-D RMRB	6.10	06/26/00	06/20/30	3,592,056.13	3,744,143.79 5 5 70 477 20			(100,001,221)		3.324.542.77	3.479,832.16	10,256.09	0,00
1999 B-D RMRB	6.10	05/30/00	03/20/30	3,423,444.00	3,3/0,4/1,30			(7 491 67)		303, 119, 17	317,017,18	3,143.56	0,00
1999 B-D RMRB	6.10 2.10	05/30/00	05/01/30	305,010.64 107 607 48	510,300.23			(932.11)		106,765.07	111,660.25	1,105.32	0.00
1999 B-D RMRB	6,10 r 40	06/26/00	06/01/30	F DER DAA 54	K 282 625 55			(256.615.97)		4,811,428.57	5,036,170.40	10,160.82	0.00
1999 B-D RMKB	6.10 a 10	10/14/00	06/20/30	9,000,044.04 1 849 035 79	1.927.323.97			(164,422.35)		1,684,613.44	1,763,301.73	400.11	0.00
	0.0 010	10/23/00	10/20/30	584,685,68	609,441.27			(2,358.21)		582,327.47	609,527.99	2,444.93	0.00
	6.10 6.10	10/27/00	10/20/30	280,263.97	292,130.35			(1,739.73)		278,524.24	291,534.11	1,143.49	0.00
1999 B-D RMRB	6.10	10/30/00	10/20/30	564,545.90	588,448.77			(157,763.51)		406,782.39	425,783.20	(4,902.06)	0.00
1999 B-D RMRB	6.10	07/24/00	02/101/30	123,020.19	127,349.27			(491.77)		122,528.42	128,146.35	1,288,85	0.00
1999 B-D RMRB	6.10	01/16/01	12/20/30	248,258.61	258,769.88			(1,265.44)		246,993.17	200,030.22 4ED DEC 05	1,020.10 EAE 63	0.00
1999 B-D RMRB	6.10	01/29/01	12/20/30	144,812.15	150,943,50			(982.286)		10723-01 408 PED 75	112 705 23	770.61	0.00
1999 B-D RMRB	6.10	11/16/00	11/20/30	113,473.66	118,278.13			(4,822.91)		740 665 70	CD.C21,C11	10.012	000
1999 B-D RMRB	6.10	12/21/00	11/20/30	779,671.57	812,682.86			(68,006.29)		1 (U,003.40 375 D31 85	303 AD1 63	1 564 09	0.00
1999 B-D RMRB	6.10	12/27/00	12/20/30	377,791,45	393,787.14					010,00,000 078,601,14	201,251,000	1 132 98	000
1999 B-D RMRB	6.10	02/20/01	01/20/31	279,569.48	291,367.31			(940.34) (216.060.09)		276.553.72	289.388.58	(7,953.44)	0,00
1999 B-D RMRB	6.10	03/15/01	03/20/31	492,613.81 407 895 89	513,402.11 205 871 62			(654.64)		196,880.98	206,018.23	801.25	0.00
1999 B-D RMRB	6.10	03/29/01	03/20/31	1 155 879 75	1.204.657.88			(4,320.62)		1, 151, 559.13	1,205,002.99	4,665.73	0.00
1999 B-U KMKB 1000 D DIVDD	2 Q 4	0/01/10/0	08/01/30	1.287.721.82	1.333,036.75			(7,070.87)		1,280,650.95	1,339,368.80	13,402.92	0.00
1999 D-U KINKO 1000 D DMDR	0.0	10/06/00	10/01/30	153.919.17	159,335.59			(1,123.81)		152,795.36	159,801.03	1,589.25	0.00
	6.10	05/30/01	05/20/31	502,870,16	524,091.28			(1,835.71)		501,034.45	524,287.46	2,031.89	0.00
1999 B-D RMRB	6.10	06/18/01	04/20/31	281,998.61	293,898.95			(48,866.39)		233,132.22	243,951.89	(1,080.67)	0.00
1999 B-D RMRB	6,10	07/25/01	06/20/31	796,506.79	830,119.38			(2,852.00)		/93,654.79 764 647 70	8:30,488.31 9:26 605 00	3,220.93	0.00
1999 B-D RMRB	6.10	08/31/01	08/20/31	794,398.02	827,921.62			(2,580.29)		191,011.13 24 070 76	020,000.55 355 566 77	0,224.00 102.48	000
1999 B-D RMRB	6.10	12/27/00	11/01/30	437,497.76	452,893.31			(20-919-02)		338,910.14 107 337 68	2013 156 36	2 023 25	0.00
1999 B-D RMRB	6.10	01/12/01	12/01/30	193,106.78	199,902.21 332 085 57			(1 777.79)		319,018.89	333,645.91	3,338.18	0.00
1999 B-D RMRB	6.10	10/00/20	10/10/10	340,730.00 68 640 88	71 537 53			(237.94)		68,402.94	71,577.52	277.93	0.00
1999 B-U KINKB	0.10	10/12/21	08/20/31	491.113.87	511 838.88			(61,930.17)		429,183.70	449,102.12	(806.59)	0,00
	0.10 A 10	09/28/01	09/20/31	279,900.99	291 712.81			(863.84)		279,037.15	291,987.26	1,138.29	0.00
	6.10	10/17/01	09/20/31	189,566.49	197,566.20			(642.12)		188,924.37	197,692.35	768.27	0.00
1999 B-D RMRB	6,10	10/30/01	05/20/31	44,847.09	46,739.64			(205.17)		44,641,92	46,713.75	107 G/L	0.0
1999 B-D RMRB	6.10	03/15/01	02/01/31	384,902.72	398,447.45			(1,4/9.81)		303,442.91 466 603 03	401,002.60	756.98	000
1999 B-D RMRB	6.10	01/22/02	12/20/31	186,170.40	194,026.79			(0C.) /C) (87 030 Te)		100,000.06 170 587 85	187 926 11	(2 930.47)	0.00
1999 B-D RMRB	6.10	01/30/02	01/20/32	267,538.63	2/8,801.30			(100,363,68)		1.486.242.70	1,555,248.95	2,178.39	0.00
1999 B-D RMRB	6.10 5.17	02/25/02	02/20/32	1,000,000.30 78,625,83	81 937 55			(441.66)		78 184.17	81,814.26	318.37	0.00
	0 0 €	05/27/02	05/20/32	332 669.31	346.681.34			(1,147.03)		331,522.28	346,914.86	1,380.55	0.00
	0.0	00174100	03/20/32	1 072 014 46	1 117 167.71			(84,024.22)		987,990.24	1,033,862.63	719.14	00.00
	0.10 01.6	01/17/02	03/20/32	1.286.358.09	1,340,539.49			(174,564.08)		1,111,794.01	1,163,414.61	(2,560.80)	0.00
1999 B-D RMRB	6.10	04/29/02	04/20/32	799,898.18	833,589.89			(97,898-22)		701,999.96	734,593.82	(397.997)	0000
1999 B-D RMRB	6.10	05/15/02	04/20/32	100,276.49	104,500.14			(303.01)		98'8'3'40 101 817 64	E14 653 73	2 055 60	000
1999 B-D RMRB	6.10	06/03/02	05/20/32	493,340.22	514,119.71			(319.63)		106.056.83	110,981.05	443,64	0.00
1999 B-D RMRB	6.10	06/10/02	05/20/32	106,376.46 242 170 24	325,328,30 325,328,30			(1,063.92)		311,115.39	325,560.48	1,296.10	0.00
1999 B-D RMRB	6.10	06/19/02	04/20/32	514,179.51 65,304.10	68,054.71			(65,304.10)				(2,750.61)	0.00
1999 B-D RMRB	6.10	06/28/02	06/20/32	224,517.49	233,974.17			(785.30)		223,732.19	234,120.08	931.21	0.00

Type

Recognized Gain 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	0.00 0.00 0.00	00.0	0.00	0.00	0.00	00'0	00.0	0.00	0.00	0.00	0.00	0.00	000	000	0.00	0.00	00.0	0.00	0.00	0.00	00'0	0.00	0.00	0.00	0.00	00.0	0.00	0.00	
Change in In Market Value 361.80 361.80 420.99 420.99 420.71 428.09 469.35 469.35 469.33 307.79 1,881.13 307.79 307.79 307.79 307.79	56,635.27	E J	8 1		679.01 (22.947.91)	(1,069.86)	(784.38)	3,836.97 (5,967.62)	1,002.95	029.73 (3,423.10)	(1,U53.26) (4,056.94)	(2,020.29)	(2,278:51)	499.29 1 444 08	3,731.65	1,494.37	2,701.10	855.64	599.94 777 89	(1,322.00)	1,423.48	922.99	2,102.43	1,474.00	(628.47)	(11,572.05)	(1,338.02)	(1,796.50)	
Ending Market Value 02/29/04 90,434.39 105,231.33 78,831.66 100,167.96 101,263.64 117,253.64 117,253.64 117,253.64 76,708.37 188,668.65 76,708.37 188,668.65 78,377 14 286,956.17 286,956.17	2.69 54,273,936.47	274,210.16	1,262,495.21 2,343,271.42	0.47 31,878.27	1,107,852.77 3 928.976.33	1,522,487.21	1,209,404.53 769,404.53	425,746.99 308 895 10	388,258.30	1,303,537.75 533,537.75	950,211.20 375,923.50	518,964.69	514,432,81	191,784.29 554 544 95	707,559.50	165,561.45 205 055 00	598,792.39	329,691.89	230,843.79 708 710 15	392,675.18	431,335.32	102,744.38	808,528.31	840 568 70	641.455.29	1,023,761.55	574,665.61	336,508.56	
Ending Carrying Value 02/25/04 86,421,82 100,562,23 75,333,91 96,727,38 112,061,11 111,489,80 73,302,73 180,443,88 274,445,92 36,643,46 273,445,92 376,644,46	2.69 51,581,173.38	274,210.16	1,262,495.21 2,343,271.42	0.47 31.878.27	1,051,542.66 3.729.273.72	1,445,102.00	730,297.12	404,825.60 293 194 53	368,705.83	1,23/ 663.07 506,419.01	901,913./2 356,816.00	492,829.92	488,526.26	182,126.14 526,618 38	672,789.73	157,425.69	568,637.34	313,088.79	219,218.63 283 201 00	372,805.31	410,139.32	97,695.48	767,811.28	778 705,300	609.151.96	972,205.49	545,725.77	319,562.18	
Transfers	0.00																												
Maturities (253.56) (255.05) (963.71) (283.38) (283.38) (283.38) (283.38) (210.55) (1,839.26) (1,839.26) (1,839.26) (1,839.26) (1,839.26)	(3,602,692.38)				(56,205.15) (704.229.35)	(117,125.65)	(64,043.49) (64,043.49)	(1,462.74) (138.270.74)	(1,322.52)	(101,741.86)	(80,777.26) (104,443.32)	(68,810.92)	(01,350.00) (73,713.08)	(576.05) /1 657 96)	(65,334.29)	(514-57)	(1,839.83) (1,839.83)	(1,043.75)	(713.93) (865.75)	(47,938.13)	(60,075.08)	(423-57)	(2,477.88)	(ca-60/'Z)	(47 776.00)	(287,082.53)	(58,260.97)	(110,143.34)	
Arrioritizations/ Sales	(6,759.00) (11,769,903.11)	(15,430.62)	(4,091,716.00)															·											
Accretions/ Purchases	0.00 4,312,707.78	710.37	1,262,468.30	0.13 1.016.00																									•
Beginning Market Value 1130/03 90,326,15 105,105,39 79,511,28 100,037,79 101,096,85 117,106,85 117,106,85 116,520,17 76,611,13 78,646,64 284,946,50 38,071,09	6,759.00 2.69 65,277,188.91	73,499.79 15,430.62	26.91 6,434,987.42	0.34 30.862.27	1,163,378.91 4 656 153 69	1,640,682.72	1,315,523.69 834,232.40	423,372.76 453 133 46	388,577,87	1,368,655,56 638,702.71	1,032,041.72 484,423.76	589,795.90 676 FF6 60	590,424,40	191,861.05 554 758 83	769,162.14	164,581,65	304,154.10 599,075.19	329,880.00	230,957.78 208 207 02	441,835,31	489,986.92	102,244.96	808,903.76	685,989.38 044 200 74	814,390.71 689.859.76	1,322,416.13	634,264.60	rb5,402.00 392.628.30	•
a W	65,277	273,499.79 15,430.62	6,434,	ЭС	1,16		مى تە	ৰ ব	· ເว ·	τ Γ	- -		,		~		סופי		00	14	48	102	8						
Beginning B Carrying Value Ma 11/30/03 86,675.38 100,857.28 76,297.62 97,010.76 112,373.67 111,808.56 73,513.28 182,533.43 167,53.34.38 162,283.14 275,513.28	65,27	(4	26.91 6,434,987.42 6,434,	0.34 30.862.27 30	1,107,747.81 1,16 4 433 503 07 4 65		794,340.61 8	406,288.34 4 431 465 27 4		-	982,690.98 1,0 461,259.32 4			182,702.19 528.276.34			570.477.17 5		219,932.56 2 211 066 75 2						870,740.49 656 977 96	1,259,288.02	603,986.74	7,28,894,12 373,885,42	
~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	62,641,061.09 65,27	273,499.79 2 15,430.62				1,562,227.65			370,028.35	1,303,208.43 608,160.87	÷,	561,640.84	562,239.34		738,124.02	157,940.26		314,132.54		420,743.44	470,214.40		770,289.16	1 558,016.04	12/20/31 010,140.49			10/20/31 / 28,864.12 11/20/31 373,885.42	
Beginning Carrying Value 1113003 32 86,675.38 86,675.38 100,857.28 32 100,857.28 32 97,010,76 32 97,010,76 33 111,808.56 33 73,513.28 31 118,278,34,38 33 73,513.28 31 182,283,14 31 275,334,38 33 73,513.28 31 275,334,38 33 73,513.28 33 73,513.57 33 74,513.57 33 74,513.57 34 75,513.57 57,513.57 57,513.57 57,513.57 57,513.57 57,513.57 57,513.57 57,513.57 57,513.57 57,513.57 57,513.57 57,513.57 57,513.57 57,513.57 57,513.57 57,513.57 57,513.57 57,513.57 57,513.57 57,513.57 57,513.57 57,513.57 57,513.57 57,513.57 57,513.57 57,513.57 57,513.57 57,513.57 57,513.57 57,513.57 57,513.57 57,513.57 57,513.57 57,513.57 57,513.57 57,513.57 57,513.57 57,513.57 57,513.57 57,513.57 57,513.57 57,513.57 57,513.57 57,513.57 57,513.57 57,513.57 57,513.57 57,513.57 57,513.57 57,513.57 57,513.57 57,513.57 57,513.57 57,513.57 57,513.57 57,513.57 57,513.57 57,513.57 57,513.57	6,759.00 03/01/04 6,759.00 62,641,001.09 65,27	. 03/01/04 273,499.79 2 15,430.62	26.91 6,434,987.42	0.34 30.862.27	1,107,747.81 4 433 503 07	09/20/30 1,562,227.65	794,340.61	406,288.34 431 465 27	01/20/31 370,028.35	11/20/30 1,303,208.43 11/20/30 608,160.87	982,690.98 1, 461,259.32	01/20/31 561,640.84	06/20/31 562,239.34	182,702.19 528,276,34	08/01/30 738,124.02	09/01/30 157,940.26	570.477.17	03/20/31 314,132.54	219,932.56 214 066 76	08/20/31 420,743,44	111/01/30 470,214.40	01/01/31 98,119.05	11/20/31 770,289.16	11/20/31 558,U16.04		09/20/31	10/20/31		
Current Beginning Maturity Carrying Value Date 11/30/03 2 09/20/32 100,857.28 2 10/20/32 100,857.28 1 1/20/32 102,957.29 2 11/20/32 95,994.50 3 01/20/33 111,808.56 3 01/20/33 111,808.56 3 01/20/33 73,513.28 1 09/01/31 112,283.14 1 09/01/31 275,334.38 2 00/20/33 73,513.28 1 00/01/31 275,334.38 2 00/20/33 73,513.28 1 00/01/31 275,334.38 2 00/20/33 73,513.28 1 00/01/31 275,334.38 2 00/20/33 73,513.28 2 00/20/33 74,500.28 2 00/20/33 75,500.28 2 00/20/33 75,500.28 2 00/20/33 75,500.28 2 00/20/33 75,500.28 2 00/20/33 75,500.28 2 00/20/32 75,500.28 2 00/20/32 75,500.28 2 00/20/32 75,500.28 2 00/20/32 75,500.28 2 00/20/32 75,500.28 2 00/20/20,500.28 2 00/20/32 75,500.28 2 00/20/20	6,759.00 02/27/04 03/01/04 62.64 2.69 62.641,061.09 66.27	02/27/04 03/01/04 273,499.79 2 15,430.62	03/01/04 26.91 07/01/31 6,434,987.42	03/01/04 0.34 07/01/31 30.862.27	07/28/00 07/20/30 1,107,747.81 08/14/00 08/20/30 4 433 503 07	10/16/00 09/20/30 1,562/227.65 10/16/00 09/20/30 1,562/227.65	10/20/30 1,252,011.44 10/20/30 794,340.61	06/01/30 406,288.34 12/20/30 431 465 27	01/29/01 01/20/31 370,028.35	11/16/00 11/20/30 1,303,208.43 11/29/00 11/20/30 608,160.87	11/20/30 982,690.98 1, 11/20/30 461,259.32	02/20/01 01/20/31 561,640.84	06/20/31 562,239.34	02/20/31 182,702.19 04/20/31 528,276,34	09/11/00 08/01/30 738,124.02	10/06/00 09/01/30 157,940.26	10/01/30 291,680.52 05/30/31 570,477.17	06/18/01 03/20/31 314,132.54	07/16/01 06/20/31 219,932.56	08/20/31 420,743,44	12/27/00 11/01/30 470,214.40	02/05/01 01/01/31 98,119.05	11/29/01 11/20/31 770,289.16	12/17/01 11/20/31 558,016.04	00/20/31	09/28/01 09/20/31 1	10/17/01 10/20/31	11/20/31	
Current         Current         Current         Beginning           Purchase         Maturity         Carrying Value           Date         Date         11390/3           09/26/02         09/20/32         86,675.38           01/21/02         09/20/32         86,675.38           01/21/02         09/20/32         86,675.38           01/22/02         09/20/32         700,857.28           01/11/2/02         10/20/32         70,00.76           01/11/2/02         11/20/32         70,00.76           01/20/03         01/20/32         71,12,37.567           01/30/03         01/20/32         71,2,37.57           01/30/03         01/20/33         71,2,37.58           01/30/03         01/20/33         73,513.28           01/17/01         09/10/31         182,283.14           01/17/01         09/10/31         182,283.14           01/17/01         09/10/31         182,283.14           01/17/01         09/10/31         182,283.14           01/17/02         01/20/33         73,513.28           01/17/01         09/10/31         182,283.14           01/17/02         01/20/33         73,513.28           01/17/101         09/10	RMRB 6,759.00 RMRB 1.05 02/27/04 03/01/04 2.69 RMRB Total 62,641,061.09 66,27	1.05 02/27/04 03/01/04 273,499.79 2 15,430.62	02/27/04 03/01/04 26.91 05/01/00 07/01/31 6,434,987.42	02/27/04 03/01/04 0.34 05/01/00 07/01/31 30.862.27	6.45 07/28/00 07/20/30 1,107,747.81 8.45 08/14/00 08/20/30 4.433.503.07	6.45 10/16/00 09/20/30 1,562,227,65	10/23/00 10/20/30 1,252/01/.44 10/30/00 10/20/30 794,340.61	07/28/00 06/01/30 406,288.34 01/08/01 12/20/30 431 465 27	6.45 01/29/01 01/20/31 370,028.35	6.45 11/16/00 11/20/30 1,303,208.43 6.45 11/29/00 11/20/30 608,160.87	12/21/00 11/20/30 982,690.98 1, 12/27/00 11/20/30 461,259.32	6.45 02/20/01 01/20/31 561,640.84	6.45 0.2/28/01 0.6/20/31 562,239.34 6.45 03/15/01 0.6/20/31 552,239.34	03/29/01 02/20/31 182,702.19 04/30/01 04/20/31 528 276 34	6.45 09/11/00 08/01/30 738,124,02	6.45 10/06/00 09/01/30 157,940.26	05/30/01 05/30/31 570.477.17	6.45 06/18/01 03/20/31 314,132.54	6.45 07/16/01 06/20/31 219,932.56 c	08/31/01 08/20/31 420,743.44	6.45 12/27/00 11/01/30 470,214.40	02/05/01 01/01/31 98,119.05	6.45 11/29/01 11/20/31 770,289.16	6.45 12/17/01 11/20/31 558,016.04	12/20/21 12/20/31	6.45 09/28/01 09/20/31 1	6.45 10/17/01 10/20/31	10/30/01 10/20/31 11/15/01 11/20/31	

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	Recognized Gain	0.00	0.00	0.00	0.00	00.0	000	0.00	0.00	0.00	0.00	0.00	0000	0.00	00.00	0.00	0.00	0.00	0.00	0.00	000	80	000	000	0.00	0.00	00'0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	000	000	0.00	0.00	0.00	0.00	0000	0.00	0.00	0.00	
Change in	In Market Value	3,002.72	(4,742.92)	(3,029.15)	(3,621.86)	2,016.50	671 65	(8,650,69)	1,725.85	443.09	216.46	154.38	200.09	109.33	197.32	425.17	187.90	237.69	206.72	143.58	207.7A	00.012	244.41 AAR 18	(4 045 87)	2,100.83	(1,889.36)	1,993.10	1,172.49	ł	- 00000	(53,618.66)	* 1	ł	1	00.0	1,113.51	5,099.18	966.93	1,367.87	395.70	470.48	(580.84)	785.05	776.66	(185.65)	(5,189.00)	2,224.72	2 682.98	(960.41)	
Ending	Market Vatue	339,755.48	835,723.08	144,484.66	2,038,189.47	225,8/1.89	91,000,21	529.746.32	588,631.24	150,144.45	73,329.60	52,290.98	58,919.72	50.327.20	66,806.26	143,999.42	63,735.48	80,352.89	70,024.35	48,523.01	77 620 40	00.850,21	60,320.99 455 540 70	714 444 46	234,789,86	77,194,16	228,035.31	131,898.80		14,729.24	35,424,586.82	1,022,273.70 95.58	1.008.444.54	71,153,258.36	73,184,072.18	617,310.65	1,514,247.63	358,328.49	1,0/0,/42.96	142,579.20 846.096.42	156 609 0B	410,404.77	151,422.76	276,061.85	444,753.60	260,863.30	455,846.06	523,652,20	114,120.11	
Ending	Carrying Value	323,059.75	793,749.60	137,208.49	1,935,823.14	214,835.78	70,128,28 20,120,60	503.140.26	559,067.74	142,603.57	69,646.59	49,664.71	66,408.06 74 506 82	47 799 56	63.450.97	136,767.17	60,534.42	76,317.23	66,507,44	46,085.98	122,870.84	68,991.53 64 747 54	81,043.51 447 744 20	704 066 60	223,318.01	73.324.11	216,893.49	125,455.41		14,729.24	33,838,121.85	1,022,273.70 95.58	1.008.444.54	71,153,258.36	73,184,072.18	569,638.47	1,397,308.97	321,972.98	988,054.21	128,113.31 Eog 201 24	140 710 74	378.710.98	139,728.99	247,898.50	410,464.37	234,250.55	420,701.54	200,999,002 781,080,072	105,321.75	
	Transfore	613611911																													00'0				0.00															
		(2.576.71)	(147,544.07)	(68,363.42)	(199,743.76)	(789.58)	(2/6:50)	(207 251 56)	(1,835.91)	(410.46)	(199.32)	(141.60)	(184.07)	(603.08) (927.13)	(179.39)	(389.33)	(178.08)	(208.38)	(189.89)	(124.98)	(333.25)	(185.86)	(234.33)	(411/14)	(14-3,2-39-3-9) (708-34)	(42,746,28)	(1.818.43)	(371.72)			(3,431,005.37)				0:00	(32,308.68)	(48,640.03)	(3,607.87)	(63,326.31)	(1,334.76)	(0,420.00)	(38,560.39)	(1.306.72)	(2,650.09)	(36,357.43)	(56,690.38)	(5,964.00)	(3,501.62) /# 200 80)	(21.159.21)	
	Amortizations/	salpo																											(2,815.37)	- !	(4,116,403.45) ()		(1 753 167 56)		(1,753,167.56)															
	Accretions/	rucuases										-																			1,264,194.80	0.00	00.00	0,00	95.58															
Beginning	Market Value	330 320 47	988.010.07	215.877.23	2,241,555.09	224,644.97	97,823.44	233,098.81 745 649 67	588,741.30	150,111.82	73,312.36	52,278.20	69,897.10	75,846.80	01,140.00 RA 788 33	143,963.58	63,725.66	80,323.58	70,007.52	48,504.41	129,318.71	72,610.66	85,310.85	155,520.95	301,129.92	10,100,002	777 RED 64	131.098.03	2,815.37	21,170.70	41,761,419.50	1,022,273.70	2 761 612 1D	71,153,258,36	74,937,144.16	648,505.82	1,557,788.48	360,969.43	1,132,701.40	143,518.26	649,237.49	151,274.99 AAG 546 00	151 944 43	277,935.28	481,296.68	322,742.68	459,585.34	287,533.57	626,170.11 136 239 73	
Beginning	Carrying Value	11/30/03 225 636 46	941 293 67	205 571 91	2,135,566.90	215,625.36	93,198.02	222,077.32	560,903.65	143,014,03	69,845,91	49,806.31	66,592.13	72,260.51	60'1 KU-US 63 630 36	137,156,50	60,712.50	76,525.61	66,697.33	46,210.96	123,204.09	69,177.39	81,277.84	148,168.81	347,206.28 774,776,25	224,U2U-33	0110,011	125 827 13	2,815.37	21,170.70	40,121,335.87	1,022,273.70	7 781 817 10	71 153.258.36	74,937,144.16	601,947.15	1,445,949.00	325,580.85	1,051,380.52	129,448.07	602,626.30	141,656.13	141 095 71	250.548.59	446,821.80	290,940.93	426,665.54	259,201.17	488,480.96 176 480 06	
Current		Date Date	01/20/32	12/20/31	02/20/32	06/01/31	04/20/32	05/20/32	03/20/32	04/20/32	03/20/32	04/20/32	08/20/32	05/20/32	02/00/20	11/20/32	08/20/32	10/20/32	10/20/32	11/20/32	11/20/32	12/20/32	01/20/33	01/20/33	09/01/31	10/10/20	14/01/31	03/01/32		03/01/04		02/01/05	03/01/04	02/01/05		07/20/18	09/20/18	09/20/18	10/20/18	09/20/18	11/20/18	11/20/18	01/07/07	02/20/19	01/20/19	01/20/19	03/20/19	03/20/19	04/20/19	
Current	Purchase	Date 09/20/04	03/23/07	01/30/07	02/25/02	10/21/20	05/15/02	05/24/02	04/17/02	04/29/02	05/15/02	08/29/02	08/29/02	06/03/02	20/00/10	11/12/02	09/12/02	10/21/02	10/29/02	11/26/02	12/19/02	12/30/02	01/23/03	01/23/03	09/28/01	L0// L/01	50/07/20	10/12/23		02/27/04		08/20/03	02/21/04	08/20/03		08/31/89	10/31/89	10/31/89	11/30/89	11/30/89	01/01/90	01/01/90	06/10/10	05/28/90	03/30/90	06/02/20	04/26/90	04/26/90	05/29/90	00/2000
Current	Interest	Rate	0.40	6.45	6.45	6.45	6.45	6.45	0.45 6.45	6.45	6.45	6.45	6.45	6.45	6,45 0,45	6,45 6,45	6.45	6,45	6.45	6.45	6.45	6.45	6.45	6.45	6.45	0.40	0.40 71 0	0.40 R. /F		1.05		1.22	60.1 5	4.15 7.7	-	7.50	7,50	8.75	7.50	8.75	7.50	8.75	7 50	8 75	7.50	8.75	7.50	8.75	7.50	00.1
			2000 A RWIRB 2000 A DMDD		2000 A RMRB	2000 A RMRB	2000 A RMRB	2000 A RMRB	200U A KMKB 2000 A RMRB	2000 A RMRR	2000 A RMRB	2000 A RMRB	2000 A RMRB	2000 A RMRB	2000 A KMKB	2000 A KMIKB 2000 A RMER	2000 A RMRB	2000 A RMBB	2000 A RMRB	2000 A RMRB	2000 A RMRB	2000 A RMRB	2000 A RMRB	2000 A RMRB	2000 A RMRB	2000 A RMRB	2000 A KMRB	2000 A KWKB 2000 A BMBB	2000 A RMRB	2000 A RMRB	2000 A RMRB Total	2003A RMRB	2003A RMRB	2003A RINKE 2003A DMDB	2003A RMRB Total	1999 A RMRB	1999 A RMRB	1999 A RMRB	1999 A RMRB	1999 A RMRB	1999 A RMRB	1999 A RMRB				1999 A RMRB	1999 A RMRB	1999 A RMRB	1999 A RMRB	
		It Type																											nt	ut			μţ																	

		Current	Current	Current	Beginning	Beginning	•		×		Ending Carryton Value	Ending Market Value	Change in In Market	Recognized
		Interest	Purchase	Maturity	Carrying Value	Market Value	Accretions/ Purchases	Amortizations/ Sales	Maturities	Transfers	02/29/04	02/29/04	Value	Gain
t Type	e issue -	Rate	Date	alen					(72 556 4B)		106.207.91	118,274.01	(7,474.03)	0.00
	1999 A RMRB	8.75	06/28/90	04/20/19	178,764.39	198,304.02			(925 22)		81 201 82	87,985.24	452.24	0.00
	1999 A RMRB	7.50	10/31/90	07/20/19	82,057.04	88,388.22			(27.000)		54 308 66	58 943 00	305.59	0.00
	1999 A RMRB	7,50	12/21/90	08/20/19	54,937.56	59,176.31			(00.000)		20.000,FC	26.26F QA	110.86	0.00
	1999 A RMRB	8.75	12/21/90	08/20/19	32,833.53	36,422.47			(267.39)		52,000,14 AE 074 AD	48 830 80	258.23	0.00
	1999 A RMRB	7.50	03/28/91	11/20/19	45,455.83	48,963.00			(381.41)		40,014,442	20,000,04	698.00	0.00
	1999 A RMRB	8,75	04/26/91	01/20/20	208, 739.74	231,543.77			(1,942.76)		100,120,20 120,270,87	180,824,68	585 33	0.00
	1999 A RMRB	8.75	04/29/91	02/20/20	163,542.88	181,409.36			(10/0/1/1)		102,312,01	163 080 84	RED 19	0.00
	1999 A RMRB	7,50	04/29/91	12/20/19	151,817.20	163,530.80			(1,301.15)		00.010,001	62 013 AA	040 50	00 0
	1999 A RMRB	5.35	01/31/01	08/20/30	61,197.19	61,473.19			(428-72)		90,101,94 4F0 470 00	460 510 44	7 503 81	000
	1999 A RMRB	5,35	01/31/01	01/20/31	460,978.14	462,863.54			(1,848.24)		408,128.90	10000000	2 040 44	0.00
	1999 A RMRB	5,35	03/15/01	01/20/31	125,354.90	125,867.60			(508.53)		10.040,421	04 008 010	3 003 20	0.00
	1999 A RMRB	5.35	05/10/01	04/20/31	245,234.30	246,237.31			(10.126)		244'313.29 FT 000 4 4	249,300.00 E9 757 63	033.11	000
	1000 A PMRR	5.35	06/22/01	05/20/31	57,306.65	57,541.03			(216.51)		57,030.14	155 024 84	2 482 80	000
	1999 A RMRB	5.35	06/29/01	05/20/31	152,546.86	153,170.78			(11.020)		2010/2010/20	10.720,001	1 249 81	00.0
	1999 A RMRB	5.35	06/18/01	03/01/31	74,229.60	74,422.60			(404.21)		80'070'0/	13,201,50	850 17	000
	1000 A PARPR	5.35	03/18/02	02/20/32	41,616.90	41,798.35			(145.96)		41,410,34	12,011,00	11.000	0000
ŧ					3,005.35	3,005.35		(3,005.35)					•	0000
		1.05	02/27/04	03/01/04	401,199.23	401,199.23	0.00				401 199.23	62.881,104		0.00
Ħ	1999 A RMRB Total	2			9,950,019.68	10,642,239.55	0.00	(3,005.35)	(413,531.20)	0.00	9,533,483.13	10,258,714,26	33,011.26	00.0
,	Total Residential Mortgage Revenue Bonds Investment Summary	3onds Investmen	t Summary		547,353,093.70	558,585,871.59	23,729,619.34	(54,825,150.11) (16,432,482.09)	6,432,482.09)	0.0	499,825,080.84	514,226,986.98	3,169,128.25	0.0

Texas Department of Housing and Community Affairs Collateralized Home Mortgage Revenue Bonds Investment Summary For Period Ending February 29,2004

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		Recognized	Gain	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	000	0.00	0.00	0.00	00.0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0,00	0.00	0.00	0.00	00.0	0.00	0.00	000	0.00	0.00	0.00	0.00	0.00	0.00	00.00	0,00	0.00	0.00	0.00
	Change in	in Market	Value	•	٠	,	* *	0.00	1		0,00	,	'	487.02	(2,451.20)	2,265.40	14,044.53	3,975.24	3,366.69	8,890.30	1,125.63	(5,240.51)	1,583.06	1,472.43	(6,127.84)	(5, 328, 88)	(9,578.65)	121.89	(1,757.6U)	107.101	(79.108/2)	(3,133,14) (7,717,05)		•	'	1,475.84	(15,815.28)	(4,796.82)	128.36	(18,997.61)		(45,228.61)	(45,228.61)
	Ending	Market Value	02/29/04	45,719.99	73,924,46	23.20	204,217,51	323,885,16	96,474.91	6,431.34	102,906.25	754,812.51	18,214.30	80,360.52	263,759.89	403,891.20	2,505,092.40	1,961,666.53	648,601.82	1,554,182.60	1,892,327.73	609,367.64	599,024.47	569,546.36	713,428.65	507,951.16	147,689.80	65,600.19	831,167,90	61,303.12	1,160,774.80	1,000,190,40	100.20	99,999.97	960,501.60	263,025.72	1,760,088.33	4,302,255.40	3,731,774.89	5,314,026.50	10,052.21	34,503,057.02	34,929,848.43
	Ending	Carrying Value	02/29/04	45,719.99	73,924.46	23.20	204,217.51	323,885,16	96,474.91	6,431.34	102,906.25	754,812.51	18,214.30	74,635.27	244,968.47	375,207.30	2,330,165.91	1,824,686.59	603,311.02	1,445,656.59	1,761,837.65	565,258.91	556,096.36	528,730,77	662,301.94	471,549.67	137,105.86	60,899.06	71,603.60	/ 200 520 23	1,0/9,500.51	1 242 641 20	100.20	26'666'66	960,501.60	244,286.59	1,633,954.46	4,001,023.25	3,470,486.23	4,941,952.92	10,052.21	32,208,325.59	32,635,117.00
			Transfers					0.00			0.00																	·														0.00	0.00
			Maturities					0.00			0.00			(464.07)	(59,582:65)	(4,370.05)	(20,767.37)	(118,882.54)	(9,316.98)	(10,298.51)	(156,158.62)	(96,145.00)	(4,473.83)	(4,697.21)	(113,974.46)	(94,244.83)	(136,265.37)	(1, 187.95)	(59,819.40)	(90.689)	(92,655.38)	(114,747.70) (160,283,38)				(3,213.62)	(290,639.87)	(265,519.82)	(170,514.37)	(510,217.54)		(2,508,425.66)	(2,508,425.66)
4		Amortizations/	Sales					0.00			0.00		(6,299,837.15)																					(0.03)	(2,601,570.91)							(8,901,408.09)	(8,901,408.09)
For Period Ending February 29,2004		Accretions/	Purchases	118.45	191.47	0.00	528.94	838.86	249.86	16.68	266.54	753,776.92		·																			100.20								26.02	753,903.14	755,008.54
For Period Endlr	Beginning	Market Value	11/30/03	45,601.54	73,732.99	23.20	203,688.57	323,046.30	96,225.05	6,414.66	102,639.71	1,035.59	6,318,051.45	80,337.57	325, 793. 74	405,995.85	2,511,815.24	2,076,573.83	654,552.11	1,555,590.81	2,047,360.72	710,753.15	601,915.24	572,771,14	833,530.95	607,524.87	293,533.82	66,666.25	892,744.90	82,180.93	1,256,231.85	1,4/4,0/7.40		100,000.00	3,562,072.51	264,763.50	2,066,543.48	4,572,572.04	3,902,160.90	w.	10,026.19	45,204,216.24	45,629,902.25
	Beginning	Carrying Value	11/30/03	45,601.54	73,732.99	23.20	203,688.57	323,046.30	96,225.05	6,414.66	102,639.71	1,035.59	6,318,051.45	75,099.34	304,651.12	379,577.35	2,350,933.28	1,943,569.13	612,628.00	1,455,955.10	1,917,996.27	661,403.91	560,570.19	533,427.98	776,276.40	565,794.50	273,371.23	62,087.01	831,423.00	76,535,99	1,172,155.89	1,3/3,961.32		100,000.00	3,562,072.51	247,500.21	1,924,594.33	4,266,543.07	3,641,000.60	5,452,170.46	10,026.19	42,864,256.20	43,289,942.21
	Current	Maturity	Date	03/01/04	03/01/04	03/01/04	03/01/04		03/01/04	03/01/04		03/01/04	07/02/24	12/01/23	05/01/23	06/01/23	02/01/25	03/01/25	03/01/25	05/01/25	05/01/25	12/20/22	01/20/23	04/20/23	07/20/23	08/20/23	09/20/23	09/20/23	12/20/23	05/20/23	04/20/25	05/02/25 06/20/25	03/01/04	07/02/24	07/02/24	06/01/23	03/20/23	01/20/25	02/20/25	03/20/25	03/01/04		
	Current	Purchase	Date	02/27/04	02/27/04	02/01/04	02/27/04		02/27/04	02/27/04		02/27/04	06/29/92	06/30/95	06/30/95	06/30/95	06/30/95	06/30/95	06/30/95	06/30/95	06/30/95	06/30/96	06/30/95	06/30/95	06/30/95	06/30/95	06/30/95	06/30/95	06/30/95	06/30/95	06/30/95	06/30/90	02/27/04	06/29/92	06/29/92	04/28/95	04/28/95	04/28/95	04/28/95	04/28/95	02/27/04		
	Current	Interest	Rate	1.05	1.05	0.55	1.05		1.05	1.05		1.05	609	6.91	6.91	6.91	6.91	6.91	6.91	6.91	6.91	6.91	6.91	6.91	6.91	6.91	6.91	6.91	6.91	6.91	6.91	6.91 6.01	1.05	6.09	6.09	6.91	6.91	6.91	6.91	6.91	1,05		ient Summary
				1990 A&B CHMRB Total	1991 A CHMRB	1991 A CHMRB	1991 A CHMRB Total	1992 A-C CHMRB	1992 A-C CHMKB 1002 A C CUMED	1992 A-C CHMRB Total	Total CHMRB Investment Summary																																
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Texas Department of Housing and Community Affairs Multi Family Investment Summary For Period Ending February 29,2004

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Recognized Gain 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0	0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0		0.0 00.0 00.0 00.0 00.0 00.0 00.0
Change in In Market Value	00.0 00.0	000	0000 · · · · · · · · · 0000 · ·	0.00
Ending Market Value 02/23/14/18.92 2111.418.92 106.957.84 86.743.95 86.743.95 86.777,671.25 1177,500.00 145.710.55 18.325.58 18.325.58	1,835,089.33 0.02 1.00	249.46 81,783.97 83.89 3.38 82,041.81 19,124.72 192,709.62 39,474.45	251,308.79 219,427.75 15.16 9,600.83 31,178,99 117,950.93 37,129.14 543,402.40	16,581.42 3.29 77,543.23 3,878.36 1.24 72,927.91 170,936.45
Ending Carrying Value 02/29/04 02/14/18/92 106,957.84 833.33 86,743.95 86,743.95 777,671.25 177,500.00 145,104.55 147,704.55 147,704.55 147,750.00	1,835,089.33 0.02 1.00	249.46 81,788.97 3.38 82,041.81 19,124.72 192,709.62 39,474.45	251,308.79 219,427.75 15,15 9,600.83 128,099.61 31,178.99 117,950.93 37,129.14 543,402.40	16,581.42 3.29 77,543.23 3,878.36 1.24 72,927.91 170,935.45
Transfers	00.0	0.00	00.00	000
Maturities	0.00	0.00	0.00	0.00
Amortizations/ Sales (39,436,63) (39,436,63) (191,642,43) (21,532,07) (47,541,30)	(326,110,32) (56,261,91) (118,561,32) (202,885,00) (1.75) (219,072,37) (2,000,00) (508,840,98) (508,840,98) (508,840,98) (508,840,98) (508,840,98) (508,840,98) (508,840,98) (6,027) (859,931,00) (0,277) (859,931,00)	(76,973.15) (146,548.32) (223,521.47) (7,183.00) (64,788.56) (100,056.01)	(172,027.57) (66,137.48) (16 <u>,985.59)</u> (182,123.07)	(6,339.56) (239,596.00) (245,935.56)
Accretions/ Purchases 20,001.00 833.32 0.00 0.00 0.00	97,767.95 0.00 0.00	249.46 0.00 249.46 33.51	33.51 15.63 0.00 17,674.79 21,343.34 96,416.80 135,450.56	3.29 4.43 0.00 59.519.36 59.527.08
Beginning Market Value 11/30/03 11/30/03 86,0,985,55 86,0,985,55 86,743,95 86,743,95 86,743,95 777,671,25 177,500,00 336,746,98 33,857,65 80,297,60	2,063,431.70 56,261.91 118,561.32 202,885.00 1.76 219,079.37 2,000.00 508,840.98 0.02 1.00 1.00 2,069,749.00 2,069,749.00 2,069,749.00 2,069,749.00 2,069,749.00 2,069,749.00 2,069,749.00 2,069,749.00		423,302.85 219,412.12 15.15 75,738.31 110,424.82 9,835.65 21,534.13 21,534.13 153,114.73 590,074.91	22,920.98 317,139.23 3,873.93 3,873.93 1.24 13,408.55 357,343.93
Beginning Carrying Value 1/130/03 250,855 55 86,956,84 86,743.95 86,743.95 777,670.00 366,746.95 336,746.95 336,746.95 336,746.98 336,746.98 336,746.98 336,746.98 336,746.98 336,746.98	2,063,431.70 56,261.91 118,561.32 8.13 202,885,00 1.76 219,079.37 2,000,00 508,840.98 0.02 1.00 1.00 2,069,749,00 2,069,749,00 2,069,749,00 4,037,319,78	76,973,15 228,337,29 305,313.82 26,307,72 64,788,56 39,440,94 39,440,94	423,302.85 219,412.12 15.15 75,78.31 110,424.82 9,835.65 21,534.13 21,534.13 1153,114,73 590,074.91	22,920.98 317,139.23 3,873.93 3,873.93 1.24 13,408.55 357,343.93
Current Maturity Date 07/01/26 03/01/04 03/01/26 07/01/26 07/01/26 07/01/26 07/01/26 07/01/26	03/01/04	03/01/04 07/31/18 03/01/04 03/01/04 12/01/30 03/01/04	03/01/04 03/01/04 03/01/04 03/01/04 03/01/04 03/01/04	03/01/04 03/01/04 01/01/31 03/01/04 03/01/04
Current Purchase Date 02/01/04 02/01/04 11/05/96 11/05/96 11/12/96 11/12/96	02/01/04 11/21/96	02/01/04 12/18/97 02/01/04 02/01/04 02/01/04 02/01/04	02/01/04 02/01/04 02/01/04 02/01/04 02/01/04 02/01/04 02/01/04	02/01/04 02/01/04 05/14/98 02/01/04 02/01/04 02/01/04
Current Interest Rate 6.25 0.44 0.44 6.75 6.75 6.75 6.75 6.75 5.90 5.90 5.90	at 6.70	0.44 5.45 0.44 0.44 5.20 0.44	0.55 0.55 0.55 0.55 0.55 0.55 0.55	0.44 0.44 5.22 0.44 0.44
1996 A-D MrF(Harbors/Plumtree) 1996 A-D MrF(Harbors/Plumtree)	<ul> <li>1996 A-D M/F(Harbors/Plumtree) Total</li> <li>1996 A&amp;B M/F(NHP Project)</li> </ul>	1997 M/F (Meadow Ridge) 1997 M/F (Meadow Ridge) 1997 M/F (Meadow Ridge) 1997 M/F (Meadow Ridge) 1997 M/F (Meadow Ridge) 1998 M/F (Pebble Brook) 1998 M/F (Pebble Brook) 1998 M/F (Pebble Brook)	<ol> <li>1998 M/F (Pebble Brook) Total</li> <li>1998 M/F (Residence Oaks Proj)</li> </ol>	1998 M/F (Volente Project) 1998 M/F (Volente Project)
t Type Id	वे वे वे वे वे वे वे वे	ਤ ਕੁੱਕੇ ਕੱਕੇ	<u>द्रद्रद्रद्रद्रद्रद्रद्रद्र</u> द्	

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Recognized Gain 0.00 0.00 0.00 0.00 0.00 0.00	0000 0000 0000 0000 0000 0000 0000 0000 0000	0,00 0,00 0,00 0,00 0,00 0,00 0,00 0,0	0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0	00.0 00.0 00.0 00.0 00.0 00.0 00.0 00.	0.00 0.00 0.00 0.00 0.00 0.00 0.00
Change in In Market Value	0000		0.00	0.00	00.0
Ending Market Value 02/29/04 28,815.91 44,095.80 6,190.74 90,000.86 356,137.63 32,725.92 551,330.86	22,095.00 1.78 0.00 20,752.01 53,192.39 56,798.69 56,708.69 210,045.00 0.16 0.16 362,795.03	22,373.85 67,784.58 82.25 1,926.83 83,941.50 26,161.71 26,161.71 202,270.72	11,512.65 0.08 2.33 11,515.06 50,227.08 106,008.85 675.94 0.04 93,847.62 275,398.21 278,398.21	0.02 79,754,26 79,754,28 9,383,63 1,70 0.25 226,17 9,611,75	17,555.79 103,882.96 10.87 259,72 90,919.39 41,492.34 254,121.07
Ending Carrying Value 02/29/04 28,815.91 44,059,80 6,190.74 90,000.86 350,137.63 350,137.63 350,137.63 350,137.63 350,137.63	22,095.00 1.78 0.00 20,752.01 53,192.39 56,708.69 210,045.00 210,045.00 362,795.03	22,373,85 67,784,58 82,25 1,926,83 83,941,50 26,161,71 26,161,71 202,270,72	11,512,65 0.08 2.33 11,515,06 50,227,08 675,94 675,94 0.04 93,847,52 27,640,78 278,398,21 278,398,21	0.02 79,754.26 79,754.28 9,383.63 1.70 0.25 226.17 9,611.75	17,555.79 103,882.96 10.87 259.72 90,919.39 41,422.34 254,121.07
Transfers 0.00	0.00	0:00	0000	00.0	0.00
Maturities 0.00	0000	0:00	0.00	0.00	0.00
Amortizations/ Sales (80,605.62) (298,366.73) (278,972.35)	(181,244.47) (82,014.58) (263,259.05)	(1,450,32) (13,487,05) (290,432,22) (305,350,19)	(2,506.22) (2,506.22) (125,265.96) (125,265.96) (784.45) (784.45)	0.00 (0.05)	(112.59) (110.798.91) (110.911.50)
Accretions/ Purchases 6, 188, 77 45,000.00 175,027.25 13,401,29 239,657.31	0.00 0.00 1,282 17 42,503.01 157,533.75 201,315.33	0.00 521.81 26,148.08 26,669.89	0.06 0.00 0.08 0.08 0.08 0.00 7.457.59 20,319.68	0.00 76,948.40 76,948.40 1,424.79 0.74 0.74 1,425.53	2,436.71 12,858.88 0.00 0.30 15,295.89
Beginning Market Value 11/36/03 109,421.53 342,426.53 1.97 45,000.86 175,070.38 19,524.63 691,245.90	203,339,47 1.78 102,766,59 51,910,22 14,208,68 52,511,25 52,511,25 52,511,25 424,738,15	23,824.77 81,251,63 82,25 1,405.02 374,373.72 13,63 480,951.02	14,018.87 2.33 14,021.20 175,493.04 93,145.54 93,145.54 0.04 94,631.97 94,631.97 384,128.94	0.02 2,805.86 2,805.88 7,958.84 0.96 0.96 0.30 8,186.27 8,186.27	15,119.08 91,024.08 10.87 259.42 91,031.98 152,291.26 349,736.68
Beginning Carrying Value 1130/03 342,426,53 199,421,53 1.97 45,000.38 175,070.38 19,524.63 691,245,50	203,339,47 1.78 102,766,59 51,910.22 14,208.68 52,611.25 52,611.25 424,738,15	23,824.77 81,251.63 82,251.63 82,255 1,405.02 374,373,72 13.63 480,951.02	14,018.87 2.33 14,021.20 175,493.04 975,16 0.04 94,631.97 20,183.19 20,183.19 384,128.94	0.02 2,805.86 2,805.88 7,958.84 7,958.84 0.30 0.30 8,186.27 8,186.27	15,119.08 91,024.08 10.87 259.42 91,031.98 152,291.25 349,736.68
Current Maturity C Date 03/01/04 03/01/04 03/01/30 09/01/30 09/01/30	03/01/04 03/01/04 01/02/01 03/01/04 03/01/04 03/01/04 03/01/04 03/01/04	03/01/04 03/01/04 03/01/04 03/01/04 03/01/04 03/01/04	03/01/04 03/01/04 03/01/04 03/01/04 03/01/04 03/01/04 03/01/04	03/01/04 06/01/32 03/01/04 03/01/04 03/01/04 03/01/04	03/01/04 03/01/04 03/01/04 03/01/04 03/01/04 03/01/04
Current Purchase Date 02/01/04 02/01/04 03/22/01 09/10/98 03/22/01	02/01/04 02/01/04 07/02/99 02/01/04 02/01/04 02/01/04 02/01/04	02/01/04 02/01/04 02/01/04 02/01/04 02/01/04 02/01/04	02/01/04 02/01/04 02/01/04 02/01/04 02/01/04 02/01/04 02/01/04 02/01/04	02/01/04 05/23/00 02/01/04 02/01/04 02/01/04 02/01/04	02/01/04 02/01/04 02/01/04 02/01/04 02/01/04 02/01/04
Current Interost Rate 0.44 0.44 4.94 4.94 4.94	0.55 0.55 0.55 0.55 0.55 0.55 0.55 0.55	0.55 0.44 0.55 0.55 0.55 0.55 0.55	0.44 0.44 0.44 0.44 0.44 0.44 0.44 0.44	0.44 6.15 0.55 0.55 0.55 0.55 1	0.44 0.44 0.44 0.44 0.44 0.44 Total
C 1998 M/F (Greens-Hickory Trail 1998 M/F (Greens-Hickory Trail	<ul> <li>1999 M/F (Mayfield Aptss)</li> </ul>	1999 M/F (Woodgten Village) 1999 M/F (Woodgten Village)	2000 M/F (Timber Point Apts) 2000 M/F (Timber Point Apts) 2000 M/F (Timber Point Apts) 2000 M/F (Timber Point Apts) Total 2000 A&B M/F (Oaks at Hampton) 2000 A&B M/F (Oaks at Hampton)	2000 M/F (Deerwood Apts) 2000 M/F (Deerwood Apts) 2000 M/F (Deerwood Apts) Total 2000 M/F (Creek Point Apts) 2000 M/F (Creek Point Apts) 2000 M/F (Creek Point Apts) 2000 M/F (Creek Point Apts) 2000 M/F (Creek Point Apts)	2000 M/F (Parks @ Westmoreid) 2000 M/F (Parks @ Westmoreid)
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Change in In Market Value		0.00	0.00	• •	' ' <mark>000</mark>	1	0.00		·	a s	0.00	• •	,	, 1	0.00	۲	ı +	•		0.00	•	۰ <u>.</u> ۱		0.00	ľ		ı		' 00 0	200
Ending Market Value 02/29/04	83,663.33 23,132.94 86,015.53 1.12	191,812.92	56,330.95 56,330.95	3.95 56,666.61	432,598.59 489.269.15	407 960 13	407,960.13	50,546.38 14.72	1,576.43	1,401.15 0.66	53,539,34	730,676.53 16,938.47	58,106.42	3.25 77.694.31	883,418.98	1.33	16,034,10 36,354,12	54,309.53	99,114.47 261,431.62	469,845.23	35,132.14	57.348.00	125,486.55	536,951.80	30,670,90	58,257.78 35,000.00	13,693.85	44,274,65 47,897.40	93,771.70	07'000'070
Ending Carrying Value 02/29/04	83,663,33 23,132,94 85,015,53 1,12	191,812.92	56,330.95	3.95 56,666.61	432,598.59 489.269.15	AD7 980 13	407,960.13	50,546.38 14 72	1,576.43	1,401.15 0.66	53,539.34	730,676.53 16,938,47	58,106.42	3.25 77.694.31	883,418.98	1.33	18, b34, 16 36, 354, 12	54,309,53	99,114.47 261,431.62	469,845.23	35,132.14	47,043.00 57.348.00	125,486.55	536,951.80	30,670.90	58,257.78 35.000.00	13,693.85	44,274,65 47,897,40	93,771.70	07'000'575
C Transfers		0.00	0.00		000		0.00				0.00				0.00					0.00				0.00						00'0
Maturities		0.00	0.00		000	0	0.00				0.00				0.00					0.00				0.00						0.00
Amortizations/ Šales	(15,659.61) (25,008.00)	(40,667.61)	(87,326.95) (87,326.95)	(134,292.84)	(10,291,41) (30,804.41) (175,388,66)	(00,000,071)	0.00		(5,450.34)		(5,450.34)	(5 052 80)	100-200-201	(89,134.25) (06.265.21)	(190,452.26)		(119 160 43)		(276,50)	(119,436.93)		(139,263.48)	(4,346.87)	(143,610.35)				(06 704 80)	(49,920.50)	(145,715.30)
Accretions/ Purchases	3,075.71	3,076.65	0.00	13,333.32	40 000 01	10,000,01	201,459.27	16,500.00	0.00	1.60 0.00	16,501.60	719,015.32	8,854.40		727,869.72	0.00	7,871.20	12,553.40	257 623 50	278,048.10	8,877.03	10 220 01	70'007'01	309.97 22,442.32	8,207.49	2,539.91 21.000.00	0.000	41,081.55		72,828.95
Beginning Market Value 11/30/03	80,587.62 38,792.55 110,023.53	229,403.88	143,657.90 143,657.90	134,296.79 43,333.29	10,291.41 463,403.00	651,524.49	206,500.86	34,046.38	14.72 7,026.77	1,399.55 0.66	42,488.08	11,661.21 24 991 27	49,252.02	89,137.50	346,001.52	1.33	10,762.96 455 514 55	41,756.13	390,390.97 3 808 12	311,234.06	26,255.11	187,106.54	44,032.40 129,833.42	270,832.08 658,119.83	22,463,41	55,717.87	13,693.85	3,193.10	143,692.20	396,452.63
Beginning Carrying Value 11/30/03	80,587.62 38,792.55 110,023.53	0.10 229,403.88	143,657.90 143,657.90	134,296.79 43.333.29	10,291.41 463,403.00	651,324.49	206,500.86	34,046.38	14.72 7,026.77	1,399.55 0.66	42,488.08	11,661.21 24 001 77	49,252.02	89,137.50	346,001.52	1.33	10,762.96	41,756.13	99,390.97 3 808-12	311,234.06	26,255.11	187,106.54	44,092.00 129,833.42	270,832.08 658,119.83	22,463,41	56,717.87	14,000.00 13,603,85	3, 193, 10	143,692.20	396,452.63
Current Maturity C Date	03/01/04 03/01/04 03/01/04	03/01/04	03/01/04	03/01/04 03/01/04	11/01/40		03/01/04	03/01/04	03/01/04 03/01/04	03/01/04 03/01/04		03/01/04	03/01/04	03/01/04	03/01/04	03/01/04	03/01/04	03/01/04	03/01/04	101000	03/01/04	03/01/04	03/01/04 03/01/04	03/01/04	03/01/04	03/01/04	03/01/04	12/01/34	03/01/04 12/01/34	
Current Purchase Date	02/01/04 02/01/04 02/01/04	02/01/04	02/01/04	02/01/04	11/09/00		02/01/04	02/01/04	02/01/04 02/01/04	02/01/04		02/01/04	02/01/04	02/01/04	02/01/04	02/01/04	02/01/04	02/01/04 02/01/04	02/01/04	10/30/20	02/01/04	02/01/04	02/01/04 02/01/04	02/01/04	02/01/04	02/01/04	02/01/04	04/17/03	02/01/04 04/17/03	
Current Interest Rate	0.55 0.55	0.55	0.65 otal	0.44 0.44	6.15		al 0.55 al	0.44	0.44 0.44	0.44		0.44	0.44	0.44	0.44	0.44	0.44	0.44	0.44	0.00 Je	0.44	0.44	0.44	0.44 Total	0.44	0.44	0.44	0.44 5.00	0.44 5.00	
e Issue		2000 M/F (Honey Creek) 2000 M/F (Honey Creek) Total	2000 A-C MF Highland Meadows 2000 A-C MF Highland Meadows Total	2000 A/B MF Greenbridge	2000 A/B MF Greenbridge 2000 A/B MF Greenbridge	2000 A/B MF Greenbridge Total	2000 A-C MF Collingham Park 2000 A-C MF Collingham Park Total	2000 A/B MF Willams Run	2000 A/B MF Willams Run 2000 A/B MF Willams Run	2000 A/B MF Willams Run	2000 A/B MF Willams Run Total	2000 A/B MF Red Hills Villas	2000 A/B MF Red Hils Vitas 2000 A/B MF Red Hils Vitas	2000 A/B MF Red Hills Villas	2000 A/B MF Red Hills Villas 2000 A/B MF Red Hills Villas Total	2001A MF Bluffview Sr. Apts.	2001A MF Bluffview Sr. Apts.	2001A MF Bluffview Sr. Apts. 2001A MF Bluffview Sr. Apts.	2001A MF Bluffview Sr. Apts.	2001A MF Bluffview Sr. Apts. Total 2001A MF Bluffview Sr. Apts. Total	2001A MF Knollwood Villas Apts	2001A MF Knolwood Villas Apts	2001A MF Knoilwood Villas Apts 2001A MF Knoilwood V谐as Apts	2001A MF Knolwood Villas Apts 2001A MF Knolwood Villas Apts Total	2001 A MC Sharen Willse	2001A MF Skyway Villas	2001A MF Skyway Villas	2001A MF Skyway Villas 2001A MF Skyway Villas	2001A MF Skyway Villas 2001A MF Skyway Villas	2001A MF Skyway Villas Total
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Change in In Market Value	, , , , , , , , , , , , , , , , , , , ,	00.00	· · · 00.0		00.00		0000	, , , , , , , , , , , , , , , , , , ,	,
Ending Market Value 02/29/04	12,006.92 10,282.75 29,111.84 3,53 51,293.88 51,293.88 25,594.62 162,773.26	1,953.34 141,952.13 155.46 144,060.93	145.06 0.01 145.07	13,925.93 0.02 179.50 14,105.45	92,682.20 2,617.36 31.62 95,331.18	430,000.00 6,324,51 28,107.77 77,400.55 17,186.39 166.01 559,185.23	100,000.00 8,128,91 43,355.73 121,772.22 31,887,85 37,76 37,76 305,182,47	1.03 15,003.26 0.52 13,227,64 28,232.45	1.63 44.74
Ending Carrying Value 02/29/04	12,006.92 10,282.75 29,111.84 34,479.72 34,479.72 3.53 51,293.88 51,293.88 51,293.88 192,773.26	1,963.34 141,952.13 155.46 144,060.93	145.06 0.01 145.07	13,925,93 0.02 179.50 14,105,45	92,682.20 2,617.36 31.62 95,331.18	430,000,00 6,324,51 28,107,77 77,400,55 17,400,55 17,186,39 166,01 559,185,23	100,000.00 8,128,91 43,355.73 121,772.22 31,887.85 37,78 37,78 305,182.47	1.03 15,003.26 0.52 13,227.64 28,232.45	1.63 44.74
Ťransfers	0.00	0.00	0.00	00.00	0.00	0.00	0.00	00.00	
Maturities	0000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Amortizations/ Sales	(84,584.80) (6.31) (84,591.11)	(1,105.00) (230,877.80) (231,982.80)	(335,081.25) (335,081.25)	(329,807.50) (329,807.50)	(12,183.95) (12,183.95)	(12,667.16) (6,574.42) (98,800.24) (117,941.82)	(13,242.03) (164,331.54) (177,573.86)	0.00	(42,682.99)
Accretions/ Purchases	13.73 2,436.30 8,632.76 58.64 29.26 11,170.69	141,952.13 141,952.13	132.94 0.00 132.94	13,925.93 0.00 117.86 14,043.79	100.02 0.03 100.05	0.00 7,676.21 <u>7,678.60</u>	0.00 11,840.41 577.97 12,418.38	0.00 15,003.26 0.30 3.81 15,007.07	0.00
Beginning Market Value 11/30/03	11,993.19 7,846.45 113,846.45 113,846.64 25,846.96 25,846.96 9.84 51,235.24 256,565.36 236,193.68 236,193.68	3,058.34 231,033.26 234,091,60	12.12 0.01 335,081.25 335,093.38	0.02 61.64 329,807.50 329,869.16	92,582.18 14,801.31 31.59 107,415.08	430,000.00 18,891.67 20,431.56 83,974.97 115,986.63 163.62 669,448.45	100,000.00 21,370.94 31,515.32 121,194.25 196,219.39 38.05 470,337.95	1.03 0.52 13,223.83 13,225.38	42,682,99 1.63 44.74
8			i						
Beginning Carrying Vali 11/30/03	11,993,19 7,846,45 113,696,64 113,696,64 25,846,96 9,84 9,84 9,84 51,235,24 236,193,68 236,193,68	3,058.34 231,033.26 234,091.60	12.12 0.01 335,081.25 335,093.38	0.02 61.64 329,807.50 329,869.16	92,582.18 14,801.31 31.59 107,415.08	430,000.00 18,891.67 20,431.56 83,974.97 115,986.63 163.62 669,448.45	100,000,00 21,370,94 31,515,32 121,194,25 196,219,39 38,05 38,05 470,337,95	1.03 0.52 13,223.83 13,225.38	42,682,99 1.63 44,74
Current Beginning Maturity Carrying Value Date 11/30/03	03/01/04 11,993,19 03/01/04 7,846,45 03/01/04 113,996,64 03/01/04 25,846,96 03/01/04 25,846,96 03/01/04 51,235,24 03/01/04 51,235,24	03/01/04 3,058.34 03/01/04 231,033.26 06/01/34 231,033.26	03/01/04 12.12 03/01/04 0.01 335.093.38 335.093.38	03/01/04 0.02 03/01/04 61.64 03/01/04 81.64 329,807,50 329,869,16	03/01/04 92,582.18 03/01/04 14,801.31 03/01/04 31.59 107,415.08	03/01/04 430,000,00 03/01/04 430,000,00 03/01/04 20,431,55 03/01/04 83,974,97 03/01/04 115,986,63 03/01/04 163,62 03/01/04 609,448,45	03/01/04 100,000,00 03/01/04 21,370,94 03/01/04 31,515,32 03/01/04 121,194,25 03/01/04 196,219,39 03/01/04 470,337.95	03/01/04 1.03 03/01/04 0.52 03/01/04 0.52 03/01/04 13,223.83	42,682,99 03/01/04 1.63 03/01/04 44.74
		33	335,0	329,6	92,5 14,8 107,4		100,0 21,3 31,5 31,5 1,1,1 196,2 196,2	13,22	42,68
Current Maturity Date	03/01/04 03/01/04 03/01/04 03/01/04 03/01/04 03/01/04 03/01/04	0.82 02/01/04 03/01/04 0.44 02/01/04 03/01/04 4.01 09/14/01 06/01/34 23 23	03/01/04 03/01/04 335/0	0.55 02/01/04 03/01/04 0.55 02/01/04 03/01/04 0.55 02/01/04 03/01/04 33/91 0.55 329.5	03/01/04 92,5 03/01/04 14,5 03/01/04 14,7 03/01/04 107,4	03/01/04 03/01/04 03/01/04 03/01/04 03/01/04 03/01/04	03/01/04 100,0 03/01/04 21,3 03/01/04 31,5 03/01/04 121,1 03/01/04 196,2 03/01/04 196,2 03/01/04 196,2	03/01/04 03/01/04 03/01/04 03/01/04 13,22 13,22	42,68 03/01/04 03/01/04 4
Current Current Purchase Maturity Date Date	02/01/04 03/01/04 02/01/04 03/01/04 02/01/04 03/01/04 02/01/04 03/01/04 02/01/04 03/01/04 02/01/04 03/01/04 02/01/04 03/01/04	02/01/04 03/01/04 02/01/04 03/01/04 09/14/01 06/01/34 23 23	02/01/04 03/01/04 02/01/04 03/01/04 335_00 335_00	02/01/04 03/01/04 02/01/04 03/01/04 02/01/04 03/01/04 3391. 329.8	02/01/04 03/01/04 92,4 02/01/04 03/01/04 14,5 02/01/04 03/01/04 14,5	02/01/04 03/01/04 02/01/04 03/01/04 02/01/04 03/01/04 02/01/04 03/01/04 02/01/04 03/01/04 02/01/04 03/01/04	02/01/04 03/01/04 100,0 02/01/04 03/01/04 21,3 02/01/04 03/01/04 21,5 02/01/04 03/01/04 121,1 02/01/04 03/01/04 121,1 02/01/04 03/01/04 196,2 02/01/04 03/01/04 1470,3	02/01/04 03/01/04 02/01/04 03/01/04 02/01/04 03/01/04 02/01/04 03/01/04 13.22 13.22	42,68 02/01/04 03/01/04 42,68 02/01/04 03/01/04 4

Recognized	Gain 0.00 0.00	0.00	0.00	0000	0.00	0.00	0.00	0.00	0.0	0.00	0.0	0.0	0,00	0.00	0,00	0.00	0.00	0.00	00'0	0.00	0.00	0.00	0.00	0.00	0.00	00.00	0,00
Change in In Market	Value -	0.00		ттт	0.00	, ,	00.00	. <b>.</b> .	гэ <b>т</b>	0.00	· 1	. , ,	0.00		• •	00.00			ſ		000		•	• •		00.0	
Ending Market Value	02/29/04 73.48 26.75	146,60	19,622.39	1.06 5,377.45 125,559.82	150,560.72	23,056.27 100,739.38	123,795.65		56,109,42 29,057.25	85,166.67	2,537,057.44 19,851.30	318,079,09 13,898,44 275,568.36	3 166,250.63	1,053,029.68	21,024.34 77,120.74	1,151,974.76	196.26 862,984,45	1,555.67 171 79	9,679,637.96	850,758.80	11 953 850 46	1.024.98	8.20	55,703.62 8 504 72	431,297.93	496,629.45	9,956.86 518,347.37
Ending Carrying Value	02/29/04 73.48 26.75	146.60	19,622.39	1.06 5,377.45 125,559.82	150,560.72	23,056.27 100,739.38	123,795.65		56,109.42 29,057.25	85,166.67	2,537,057.44 19,851.30	519,010,09 13,898.44 275,568.36	3,166,250.63	1,053,029.68	21,524.34	1,151,974.76	196.26 862,984.45	1,555.67 171 79	9,679,637,96	850,758.80	197.52 11 953 850 46	1.024.98	8.20	55,703,62 a cox 72	431,297.93	496,629.45	9,956.86 518,347.37
	Transfers	0.00			0.00		0.00			0.00		'.	0.00			0.00					000	2				0.00	
	Maturities	0.00			0.00		0.00			0.00			0.00			0.00					000	000				0.00	
Amortizations/	Sales (193,507.73)	(236,190.72)	(0.69) (24.81)	(84,855.33) (9,804.01)	(94,684,84)	(127,180.73)	(127,180.73)	(1,221,182.61) (276,050.29)	(200 116 01)	(1,706,349.81)		(4,98/,339.69) (13,206.07) (181.566.66)	(5,182,112.42)	(5.61) (47,612.20)	(950,476.72) (181,253.22)	(1,179,347.75)	(17,807.21)			(328,379.48)	1246 496 601	(240,000 ,040)	(856,704.74)		(233,866.12)	(10,281.47) (1,220,266.18)	(3,250,537.37) (1,064,494.71)
Accretions/	Purchases 0.00	0.00	8,415.93	54,362,83	62,778.76	108,66	108.66		55,754.37 8,419.53	64,173.90	2,537,057.44 19,851.30		2,556,908.74			0.00	0.22	1.78	38,133.32	2,202.32	0.22	40,0300.00	00.0	32.93		32.93	
Beginning Market Value	11/30/03 193,581.21 26.75	236,337.32	0.69 11,206.46 24.81	84,856.39 15,181.46 71.196.99	182,466.80	150,237.00 100,630.72	250,867.72	1,221,182.61 276,050.29	355.05 20,637.72 200,446.04	1,727,342.58		5,307,214.78 27,104.51 457 135.02	5,791,454.31	5.61 1,100,641.88	972,301.06 258,373.96	2,331,322.51	196.04 880.791.66	1,553.89	0,641,504.64	556,145.69 1,179,138.28	197.30	80 VLV F	1,024.30 856,712.94	55,670.69	128,008.57 665,164.05	10,281.47	3,260,494.23 1,582,842.08
Beginning Carrying Value	11/30/03 193,581.21 26.75	236,337.32	0.69 11,206.46 24.81	84,856.39 15,181.46 71.196.99	182,466.80	150,237.00 100,630.72	250,867.72	1,221,182.61 276,050.29	355.05 20,637.72	1,727,342.58		5,307,214,78 27,104,51 457 135 02	5,791,454.31	5.61 1,100,641.88	972,301.06 258,373.96	2,331,322.51	196.04 880.791.66	1,553.89	9,641,504.64	556,145.69 1.179,138.28	197.30	12,209,009,009	1,024,70 856,712.94	55,670.69	128,008.57 665,164.05	10,281.47 1,716,862.70	3,260,494.23 1,582,842.08
Current Maturity	Date 03/01/04 03/01/04		03/01/04	03/01/04 03/01/04 03/01/04		03/01/04 03/01/04			03/01/04 03/01/04		03/01/04 03/01/04	01/01/05 03/01/04 01/01/05		10/01/04	10/01/04 10/01/04		03/01/04 12/31/04	03/01/04	12/31/04	12/31/04 12/31/04	03/01/04		03/01/04	03/01/04	03/01/04 03/01/04	1	09/01/04 09/01/04
Current Purchase	Date 02/01/04 02/01/04		02/01/04	02/01/04 02/01/04 02/01/04	-01070	02/01/04 02/01/04			02/01/04 02/01/04		02/01/04 02/01/04	11/08/02 02/01/04 11/08/02	1000011	11/08/02	11/08/02 11/08/02		02/01/04	02/01/04	02/01/04 11/22/02	11/22/02	02/01/04		02/01/04	02/01/04	02/01/04 02/01/04		02/12/03 02/12/03
Current Interest	Rate 0.44	4	0.44	0,44 0.44 0.44		0.55 0.55			0.44 0.44	tal	0.44 0.44	1.32 0.44		1.32	1.32		0.44	0.44	0,44 1.58	1,58 1,58	0,44		0.44	0.44	0.44 0.44	•	0.01
	e Issue 2002 MF SugarCreek Apts	2002 MF SugarCreek Apts Total	2002 MF West Oaks Apts 2002 MF West Oaks Apts 2007 MF West Oaks Apts	2002 MF West Oaks Apts 2002 MF West Oaks Apts 2002 MF West Oaks Apts	2002 MF West Oaks Apts Total	2002 MF Park Meadows 2002 MF Park Meadows	2002 MF Park Meadows Total	2002 MF Clarkridge Villas Apts 2002 MF Clarkridge Villas Apts	2002 MF Clarkridge Villas Apts 2002 MF Clarkridge Villas Apts	2002 MF Clarkridge Villas Apts 2002 MF Clarkridge Villas Apts Total	2002 MF Hickory Trace Apts 2002 MF Hickory Trace Apts	2002 MF Hickory Trace Apts 2002 MF Hickory Trace Apts	2002 MF Hickory Trace Apts Total	2002 MF Green Crest Apts 2002 MF Green Crest Apts	2002 MF Green Crest Apts 2002 MF Green Crest Apts	2002 MF Green Crest Apts Total	2002 AB MF fron Crossing 2003 AB MF fron Crossing	2002 AB MF Iron Crossing	2002 AB MF Iron Crossing 2002 AB MF Iron Crossing	2002 AB MF fron Crossing	2002 AB MF Iron Crossing	2002 AB MF Iron Crossing Total	2002 MF Woodway Village 2002 MF Wrodway Village	2002 MF Woodway Village	2002 MF Woodway Village 2002 MF Woodway Village	2002 MF Woodway Village 2002 MF Woodway Village Total	2003 AB MF Reading Road 2003 AB MF Reading Road
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	Change in In Market Value	0.00	•	. ,	1	<b>у т</b>	00.0	а <b>в</b>	,			0.00		ı	е в -	00.00		1 1	1	, I	+	00'0	5 1		F	•		0.00	÷		\$		ł	00-00	3 8	3
	Ending Market Vatue 02/29/04 180.333.06	708,637.29	704,141.61	3,486,602.30 61,300.94	25,246.73	91,210.89 15,273.64	4,383,976.17	5,391,285.97 82.989.94	25,562.27	92,470.66 12,432.88	43,393.46	5,648,135.18	1,324,244.50 46.077 827 44	50,556.16	170,320.36 280.381.35	16,903,329.81	55.99 26 70	4,394.04	7,549,100.90	5,563.83 464.782.08	2,628.18	8,026,550.61	1,500,611.00	425.027.00	315.00	5,144,204.00	Z1,900.74 646,977.79	7,747,322.86	32,487.19	981,853.33 78.534.06	9,911,930.26	106,492.00 43 205 25	10,719.14	11, 135, 221.23	276,996.35	9,440,244.97
	Ending Carrying Value 02/29/04 180 333 06	708,637.29	704,141.61	3,486,802.36 61,300.94	25,246.73	91,210.89 15,273.64	4,383,976.17	5,391,285.97 82 989 94	25,562.27	92,470.66 12.432.88	43,393.46	5,648,135.18	1,324,244.50 46 077 827 44	50,556.16	170,320.36 280.381.35	16,903,329.81	55.99	25.59 4.394.04	7,549,100.90	5,563.83 464 782 08	2,628.18	8,026,550.61	1,500,611.00	425.027.00	315.00	5,144,204.00	27,906.74 646,977.79	7,747,322.86	32,487.19	981,853.33 78 534 06	9,911,930.26	106,492.00	10.719.14	11,135,221.23	276,996.35	9,440,244.97
	Transfers	0.00					0.00					0.00				00.0						0.00						0.00						0.00		
	Maturities	0.00					0.00					0.00				0.00						0.00						0.00						0.00		
	Arnortizations/ Sales	(4,315,032.08)		(2,523,013.04)		(299,475.56)	(2,822,488.60)	(4,066,934.37)		(122,266.69)		(4,189,201.06)		(20,412.38)	(ATA K24 30)	(490,933.68)		(256 497 36)	(4,428,384.28)	(43,393.15)	(06:071'101)	(4,889,398.69)				(3,374,448.00)	(2,795.76) (203 566 66)	(3,580,810.42)	(207,192.63)	(79,166.67)	(2.655,239,49)		(272-15)	(2,941,870.94)	(173,946.73)	(1,963,155.03)
·	Accretions/ Purchases	126.43	1,090.29	375 67	25,246.68	2 120 18	28,791,82	22 C H C H C	41,302.35	67 809 F	4,020.43 0.00	71,543.23	1,320,112.57	0.00	169,305.64	1,489,418.21	5.06	1.44			3.00	9,50	0.00	1,157.50 0.00	315.00			1,472.50			/8,534.05	92,361.11	10.81	170,905.98		
	Beginning Market Value 11/30/03	5,023,542,94	703,051.32	6,009,815.40 60,675,97	0.05	390,686.45 43 144 46	7,177,672.95	9,458,220.34	41,637,39	214,737.35	43,393,46	9,765,793.01	4,131.93	15,077,827.44 70.968.54	1,014.72	15,904,845.28	50.93	24.15 260 801 40	11,977,485.18	48,956.98	020,900.90 2.625.18	12,915,939.80	1,500,611.00	1,123.83 425 027 00	463,120,024	8,518,652.00	30,702.50	11,326,660.78	239,679,82	1,061,020.00	12 567 169 75		13,194.44	13,906,186.19	450,943.08	19,290,00 11,403,400.00
	Beginning Carrying Value 11/30/03	180,206.63 5,023,542.94	703,051.32	6,009,815.40	60,9/5.2/ 0.05	390,686.45	7,177,672.95	9,458,220.34	41,637.39 0.02	214,737.35	7,804-45 43.393.46	9,765,793.01	4, 131.93	15,077,827.44 70.968.54	1,014.72	15,904,845.28	50.93	24.15	11,977,485.18	48,956,98	625,905.98 2 625 18	12,915,939.80	1,500,611.00	1,123.83	00,120,624	8,518,652.00	30,702.50	850,544.45 11,326,660.78	239.679.82	1,061,020.00	10 ER7 160 75	14 130.89	13,194.44	13,906,186.19	450,943.08	19,295,54 11,403,400.00
		03/01/04	03/01/04	03/01/04	03/01/04	03/01/04	03/01/04	03/01/04	03/01/04 03/01/04	03/01/04	03/01/04 03/01/04	-	03/01/04	12/31/04 03/01/04	03/01/04	12/31/04	03/01/04	03/01/04	03/01/04 04/15/05	03/01/04	04/15/05 03/01/04	1	04/01/05	03/01/04	04/01/05 03/01/04	04/01/05	03/01/04		03/01/04	04/15/05	03/01/04	03/01/04	03/01/04	03/01/04	01/15/05	01/15/05
	Current Purchase Date	02/01/04	02/01/04	02/01/04	02/01/04	02/01/04	02/01/04	02/01/04	02/01/04 02/01/04	02/01/04	02/01/04	101070	02/01/04	05/13/03 02/04/04	02/01/04	05/13/03	02/01/04	02/01/04	02/01/04 05/23/03	02/01/04	05/23/03	02/01/04	08/15/03	02/01/04	08/15/03	08/15/03	02/01/04	08/15/03	40/10/cn	09/11/03	02/01/04	02/01/04	02/01/04	02/01/04	10/03/03	10/03/03
	Current Interest Rate	0.55	0.55	0.55	0.55	0.55		0.44	0.55 0.55	0.55	0.55 0.55		0.44	1.22	0.44	1.22 Fotal	0.44	0.44	0.44	0.44	1.35		1.10	0.44	1.10	1,10	0.44	1.10 otal		1.31	0.44	0.44	0.44	0.44	1.10	1.10
·		2003 AB MF Reading Road 2003 AB MF Reading Road Total	2003 AB MF North Vista Apts	2003 AB MF North Vista Apts	2003 AB MF North Vista Apts	2003 AB MF North Vista Apts 2003 AB MF North Vista Apts	2003 AB MF North Vista Apts 2003 AB MF North Vista Apts Total	2003 AB MF West Virginia Apts Total	2003AB MF Sphinx @ Murdeaux	2003AB MF Sphinx @ Murdeaux	2003AB MF Sphinx @ Murdeaux	2003AB MF Sphinx @ Murdeaux 2003AB MF Sphinx @ Murdeaux Total	2003 AB MF Primrose Houston	2003 AB MF Printrose Houston	2003 AB MF Primrose Houston 2003 AB MF Primrose Houston	2003 AB MF Primrose Houston	2003 AB MF Primrose Houston	2003 AB MF Primrose Houston 2003 AB MF Primrose Houston Total	2003 AB MF Timber Oaks Apts	2003 AB MF Timber Oaks Apts 2003 AB MF Timber Oaks Apts Total		2003 AB MF Ash Creek	2003 AB MF Ash Creek	2003 AB MF ASIL CLEER 2003 AB MF ASh Creek	2003 AB MF Ash Creek	2003 AB MF Ash Creek 2003 AB MF Ash Creek Total	2003 AB MF Peninsula	2003 AB MF Peninsula 2003 AB MF Peninsula								
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Change in In Market Value	· · · · · · · · · · · · · · · · · · ·	0000	0.00	
Ending Market Value 02/29/04 118.20 50.00 477,081.47 34,957.38 10,229,448.37	0.59 17.63 46,387.33 315,518.18 8,108,577.42 8,470,501.15	2,386,20 619,225,81 32,551,49 11,009,834,60 4,371,22 750,000,00 750,000,00 1,013,265,00 1,013,265,00 1,013,265,00 1,013,265,00 1,013,265,00 1,013,265,00 1,013,265,00 1,013,265,00 1,013,265,00 1,013,265,00 1,013,265,00 1,013,265,00 1,013,265,00 1,013,265,00 1,013,265,00 1,013,265,00 1,013,265,00 1,013,265,00 1,013,265,00 1,013,265,00 1,013,265,00 1,013,265,00 1,013,265,00 1,013,265,00 1,013,265,00 1,013,265,00 1,013,265,00 1,013,265,00 1,013,265,00 1,013,265,00 1,013,265,00 1,013,265,00 1,013,265,00 1,013,265,00 1,013,265,00 1,013,265,00 1,013,265,00 1,013,265,00 1,013,265,00 1,013,265,00 1,013,265,00 1,013,265,00 1,013,265,00 1,013,265,00 1,013,265,00 1,013,265,000 1,013,265,00 1,013,265,00 1,013,265,00 1,013,265,00 1,013,265,00 1,013,265,00 1,013,265,00 1,013,265,00 1,013,265,00 1,013,265,00 1,013,265,00 1,013,265,00 1,013,265,00 1,013,265,00 1,013,265,00 1,013,265,00 1,013,265,00 1,013,265,00 1,013,265,00 1,013,265,00 1,013,265,00 1,013,265,00 1,013,265,00 1,013,265,00 1,013,265,00 1,013,265,00 1,013,265,00 1,013,265,00 1,013,265,00 1,013,265,00 1,013,265,00 1,013,265,00 1,013,265,00 1,013,265,00 1,013,265,00 1,013,265,00 1,013,265,00 1,013,265,00 1,013,265,00 1,013,265,00 1,013,265,00 1,013,265,00 1,014,00 1,014,00 1,014,00 1,014,00 1,014,00 1,014,00 1,014,00 1,014,00 1,014,00 1,014,00 1,014,00 1,014,00 1,014,00 1,014,00 1,014,00 1,014,00 1,014,00 1,014,00 1,014,00 1,014,00 1,014,00 1,014,00 1,014,00 1,014,00 1,014,00 1,014,00 1,014,00 1,014,00 1,014,00 1,014,00 1,014,00 1,014,00 1,014,00 1,014,00 1,014,00 1,014,00 1,014,00 1,014,00 1,014,00 1,014,00 1,014,00 1,014,00 1,000,0000000000	252,855.29 10,994,112.05 903.07 835,495.03 78,960.61 642,496.00 200,000.00 8.24 963,715,68 8.24 963,715,68	24,876,52 319,576,80 349,254,56 349,255,74 349,095,74 349,095,74 199,665,67 199,665,67 199,662,67 206,682,85 209,666,54 199,062,67 209,696,67 209,696,87 209,078,28 198,497,33 198,269,44 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,28 200,078,280,078,280,078,280,078,280,078,280,078,280,078,
Ending Carrying Value 02/29/04 118.20 50.00 477,081.47 34.957.38 10,229,448.37	0.59 17.63 46,387.33 315,518.18 8,108,577.42 8,470,501.15	2,386,20 619,256,81 32,551,49 11,009,834,60 4,371,22 750,000.00 750,000.00 2,623,40 1,013,285,00 1,013,285,00 1,013,285,00 1,013,243,108,61	252,855,29 10,994,112,05 903,07 903,07 835,495,03 78,960,61 542,496,00 200,000,00 200,000,00 263,715,68 13,868,545,97	24,876,52 319,576,80 349,254,50 349,254,50 349,095,74 348,005,72 199,065,67 199,062,67 199,062,67 199,062,67 209,682,88 201,078,28 209,692,84 201,078,28 198,497,33 198,497,33 198,497,33 198,269,44 200,5736,54 480,553,05 658,357,00 658,357,00
Transfers	0.00	0.00	0.00	
Maturities	0.00	0.00	0.00	•
Amortizations/ Sales (2,156,397.30)	(178,311.88) (1,079,949.00) (1,258,265.22)	(308,038.19) (1,627,540.40) (47,572.78) (1,169.11) (1,984,320.48)	00'0	
Accretions/ Purchases 0.40 0.00 169,562.19 79.25 169,741.84	4.639.32 44,639.32 193,715.03 238,358.71	2,385.40 32,551.43 0.00 2,623.10 0.00 37,559.93	252,855,29 10,994,112,05 903,07 835,495,03 78,960,61 542,496,00 200,000,00 200,000,00 200,000,00 203,715,68 13,868,545,97	24,876,52 319,576,80 349,254,50 349,254,50 349,265,72 199,095,74 199,085,00 198,660,67 199,662,67 199,662,67 206,662,86 201,078,28 198,497,33 198,497,33 198,497,33 198,497,33 198,265,54 200,576,65 200,576,54 200,576,54 200,576,54 200,576,54 200,576,54 200,576,54 200,576,54 200,576,54 200,576,55 200,576,55 200,576,55 200,576,55 200,576,55 200,576,55 200,576,55 200,576,55 200,576,55 200,576,55 200,576,55 200,576,55 200,577 200,576,55 200,577 200,575,55 200,575,55 200,575,55 200,575,55 200,575,55 200,575,55 200,575,55 200,575,55 200,575,55 200,575,55 200,575,55 200,575,55 200,575,55 200,575,55 200,575,55 200,575,55 200,575,55 200,575,55 200,575,55 200,575,55 200,575,55 200,575,55 200,575,55 200,575,55 200,575,55 200,575,55 200,575,55 200,575,55 200,575,55 200,575,55 200,575,55 200,575,55 200,575,55 200,575,55 200,575,55 200,575,55 200,575,55 200,575,55 200,575,55 200,575,55 200,575,55 200,575,55 200,575,55 200,575,55 200,575,55 200,575,55 200,575,55 200,575,55 200,575,55 200,575,55 200,575,55 200,575,55 200,575,55 200,575,55 200,575,55 200,575,55 200,575,55 200,575,55 200,575,55 200,575,55 200,575,55 200,575,55 200,575,55 200,575,55 200,575,55 200,575,55 200,575,55 200,575,55 200,575,55 200,575,55 200,575,55 200,575,55 200,575,55 200,575,55 200,575,55 200,575,55 200,575,55 200,575,55 200,575,55 200,575,55 200,575,55 200,575,55 200,575,55 200,575,55 200,575,55 200,575,55 200,575,55 200,575,55 200,575,55 200,575,55 200,575,55 200,575,55 200,575,55 200,575,55 200,575,55 200,575,55 200,575,55 200,575,55 200,575,55 200,575,55 200,575,55 200,575,55 200,575,55 200,575,55 200,575,55 200,575,55 200,575,55 200,575,55 200,575,55 200,575,55 200,575,55 200,575,55 200,575,55 200,575,55 200,575,55 200,575,55 200,575,55 200,575,55 200,575,55 200,575,55 200,575,55 200,575,55 200,575,55 200,575,55 200,575,55 200,575,55 200,575,555,555,555,555,555,555,555,555,5
Beglinning Market Value 11/30/03 50.00 307,419.28 34,878,13 12,216,103.83	178,312,47 13,27 1,748,01 1,21,803,15 9,188,526,42 4,34 9,490,407,66	0,80 927,264.00 0.06 51,944.00 750,000.00 750,000.00 1,013,285.00 1,013,285.00	00 [°] 0	
Beginning Carrying Value 11/30/03 11/30/03 50.00 307,419.28 34,678,13 12,216,103.83	178,312,47 13,27 1,748,01 121,803,15 9,188,526,42 4,34 9,490,407,66	0.80 927,264.00 0.06 12,637,375.00 51,944.00 750,000.00 1,013,285.00 1,013,285.00 1,013,285.00	000	
Current Date 03/01/04 01/15/05 03/01/04 03/01/04	03/01/04 03/01/04 03/01/04 03/01/04 08/27/06	03/01/04 03/15/05 03/01/04 03/15/05 03/15/05 03/15/05 03/15/05 03/15/05 03/15/05 03/15/05	03/01/04 12/01/05 03/01/04 03/01/04 03/01/04 12/01/05 12/01/05 03/01/05 12/01/05	03/01/04 04/01/04 05/10/04 05/10/04 05/10/04 07/07/04 11/1/20/05 03/15/05 03/15/05 04/15/05 04/15/05 04/15/05 05/15/05 01/07/05 03/17/05 03/01/04 05/15/05 03/01/04 03/17/05
Current Purchase Date 02/01/04 10/03/03 02/01/04 02/01/04	02/01/04 02/01/04 02/01/04 02/01/04 08/29/03	02/01/04 11/20/03 02/01/04 11/20/03 11/20/03 11/20/03 02/01/04 11/20/03 02/01/04	02/01/04 12/23/03 02/01/04 02/01/04 12/23/03 12/23/03 12/23/03 02/01/04 12/23/03	02/01/04 01/23/04 01/23/04 01/23/04 01/23/04 01/23/04 01/23/04 01/26/04 01/26/04 01/26/04 01/26/04 01/26/04 01/26/04 01/26/04 01/26/04 01/26/04 01/26/04 01/26/04 01/26/04 01/26/04 01/26/04 01/26/04
Current Interest Rate 0.44 1.10 0.44	0.44 0.44 0.44 7.55 7.55	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	044 131 044 044 044 131 131 131 131	0.44 0.70 0.70 0.80 0.80 0.80 0.80 0.80 0.80
2003 AB MF Peninsula 2003 AB MF Peninsula Total	2003 A MF Evergreen @ Mesquite 2003 A MF Evergreen @ Mesquite Total	2003 AB Arlington Villas 2003 AB Arlington Villas	2003 AB Parkview Twnhms 2003 A	2003 MF NHP-Asmara-Ring 2003 MF NHP-Asmara-Ring
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178.22 2,306.15 500,000.00 6,470,000.00 6,470,000.00 7,713.95 1,2.66 24,312.65 24,312.65 24,312.65 260.79 0.00 7,288,283.44	0000	03/01/04 03/01/04 06/01/05 06/01/05 03/01/04 05/01/05 03/01/04 03/01/05 03/01/05 03/01/05
4,494.46 4,494.46 14,950.00 12,565.85.00 39,866.67 213,411.00 145,183.33 145.33 145.33 145.33 281,650.76 281,650.76 402,243.69 00 633,349.96	0.00 0.00	
213,388.00 12,224,788.78 697,751.20 1,283,917,00 14,419,879.43 8 413,946.95 8 413,946.95	0.00	
11,10,00,00 119,518,50 213,204,02 50,00 8,966,169,47 8,966,169,47 383,815,00 9,280,889,75 250,080,00	00.0	03/01/04 03/01/04 03/01/04 03/01/04 03/01/04 12/31/05 12/31/05 12/31/05

Recognized Gain 0.00 0.00	00.0
Change in In Market Vàlue	00 00
Ending Market Value 02/29/04 02/29/04 2.285/04 2.285/195 155,551.95	10,844,741.70 218,659,535.36
Ending Carring Value 02/29/04 709,137,00 2.285,00 155,551,95	10,844,741.70 218,659,535.36
Transfers	00.0
Maturities	0.00
Amortizations/ Sales	0.00 (49,561,721.92)
Accretions/ Purchases 702,137,00 2,255,00 155,551,95	10,844,741.70 109,377,450.91
Beginning Market Value 11/30/03	0.00 158,843,806.37
Beginning Carrying Value 11/30/03	0.00 158,843,806.37
Current Maturity Date 03/01/04 03/01/04	
Current Purchase Date 02/19/04 02/01/04	
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2004 MF Humble Parkway 2004 MF Humble Parkway 2004 MF Humble Parkway	2004 MF Humble Parkway Total Total Multi-Family Investment Summary
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|       | Current Beginning Beginning                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    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Rate         Date         Date         Date         1113003         113003         Maturity         Carrying Value         M           Rate         Date         Date         Date         1113003         113003         Maturity         Carrying Value         M           1.05         02/27/04         03/01/04         127/239.56         127/239.56         127/239.56         11,95.17         7,392.29         11,1,195.17         7,392.29         11,1,195.17         7,392.29         11,1,195.17         7,392.29         11,05         02/27/04         03/01/04         127/239.56         127/239.56         127/239.56         126,10         127/239.56         126,17         127/239.56         126,17         127/239.56         126,112         127/239.56         126,17         127/239.56         126,17         127/239.56         126,10         127/239.56         126,17         127/239.56         126,17         127/239.56         126,12         127/239.56         126,17         127/239.56         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   105         02277/04         03/01/04         127,239.56         127,239.56           105         02277/04         03/01/04         127,239.56         127,239.56           105         0277/04         03/01/04         127,239.56         127,239.56           106         0207/027         425,308.28         425</td><td>Current         Current         Beginning         Beginning         Amarket Value         Accretions/         Am           Intervast         Purchase         Maturity         Carrying Value         Market Value         Accretions/         Am           Faue         Date         0301004         111,195,17         1166,0227004         0301003         Purchases         Am           105         0227004         0301004         111,195,17         166,843.09         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         1</td><td>Current         Current         <t< td=""><td>Current         Current         <t< td=""><td>Current<br/>False         Current<br/>Date         Current         Current</td><td>Current<br/>Interest<br/>Rate<br/>A         Current<br/>A         Current<br/>A<!--</td--><td>Curveri<br/>Invest         Curveri<br/>Data         Curveri<br/>Dat</td></td></t<></td></t<></td></t<></td></t<> | Current         Current         Current         Current         Current         Current         Purchase         Maturity         Carrying Value         M           Rate         Date         Date         Date         1113003         113003         Maturity         Carrying Value         M           Rate         Date         Date         Date         1113003         113003         Maturity         Carrying Value         M           1.05         02/27/04         03/01/04         127/239.56         127/239.56         127/239.56         11,95.17         7,392.29         11,1,195.17         7,392.29         11,1,195.17         7,392.29         11,1,195.17         7,392.29         11,05         02/27/04         03/01/04         127/239.56         127/239.56         127/239.56         126,10         127/239.56         126,17         127/239.56         126,17         127/239.56         126,112         127/239.56         126,17         127/239.56         126,17         127/239.56         126,10         127/239.56         126,17         127/239.56         126,17         127/239.56         126,12         127/239.56         126,17         127/239.56         126,17         127/239.56         126,17         127/239.56         126,17         127/239.56         126,17 <t< td=""><td>Current         Current         Current         Current         Current         Beginning           Interest         Purchase         Maturity         Carrying Value         Maturity           105         02071/04         03/01/04         7,392.23         1130003           105         020277/04         03/01/04         17,392.23         1130003           105         020277/04         03/01/04         127,239.56         17,392.23           105         02277/04         03/01/04         127,239.56         127,239.56           105         02277/04         03/01/04         127,239.56         127,239.56           105         02277/04         03/01/04         127,239.56         127,239.56           105         02277/04         03/01/04         127,239.56         127,239.56           105         02277/04         03/01/04         127,239.56         127,239.56           105         02277/04         03/01/04         127,239.56         127,239.56           105         02277/04         03/01/04         127,239.56         127,239.56           105         0277/04         03/01/04         127,239.56         127,239.56           106         0207/027         425,308.28         425</td><td>Current         Current         Beginning         Beginning         Amarket Value         Accretions/         Am           Intervast         Purchase         Maturity         Carrying Value         Market Value         Accretions/         Am           Faue         Date         0301004         111,195,17         1166,0227004         0301003         Purchases         Am           105         0227004         0301004         111,195,17         166,843.09         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         1</td><td>Current         Current         <t< td=""><td>Current         Current         <t< td=""><td>Current<br/>False         Current<br/>Date         Current         Current</td><td>Current<br/>Interest<br/>Rate<br/>A         Current<br/>A         Current<br/>A<!--</td--><td>Curveri<br/>Invest         Curveri<br/>Data         Curveri<br/>Dat</td></td></t<></td></t<></td></t<> | Current         Current         Current         Current         Current         Beginning           Interest         Purchase         Maturity         Carrying Value         Maturity           105         02071/04         03/01/04         7,392.23         1130003           105         020277/04         03/01/04         17,392.23         1130003           105         020277/04         03/01/04         127,239.56         17,392.23           105         02277/04         03/01/04         127,239.56         127,239.56           105         02277/04         03/01/04         127,239.56         127,239.56           105         02277/04         03/01/04         127,239.56         127,239.56           105         02277/04         03/01/04         127,239.56         127,239.56           105         02277/04         03/01/04         127,239.56         127,239.56           105         02277/04         03/01/04         127,239.56         127,239.56           105         02277/04         03/01/04         127,239.56         127,239.56           105         0277/04         03/01/04         127,239.56         127,239.56           106         0207/027         425,308.28         425 | Current         Current         Beginning         Beginning         Amarket Value         Accretions/         Am           Intervast         Purchase         Maturity         Carrying Value         Market Value         Accretions/         Am           Faue         Date         0301004         111,195,17         1166,0227004         0301003         Purchases         Am           105         0227004         0301004         111,195,17         166,843.09         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         10.28         1 | Current         Current <t< td=""><td>Current         Current         <t< td=""><td>Current<br/>False         Current<br/>Date         Current         Current</td><td>Current<br/>Interest<br/>Rate<br/>A         Current<br/>A         Current<br/>A<!--</td--><td>Curveri<br/>Invest         Curveri<br/>Data         Curveri<br/>Dat</td></td></t<></td></t<> | Current         Current <t< td=""><td>Current<br/>False         Current<br/>Date         Current         Current</td><td>Current<br/>Interest<br/>Rate<br/>A       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Texas Department of Housing and Community Affairs Single Family Collateralized Home Mortgage Revenue Bonds Series 1993 Investment Summary For Period Ending February 29,2004

0.0 Recognized Gain 3,053.97 603.78 603.78 67.19 (67.18) 2,943.33 2,943.33 2,943.33 260.19 544.11 1,013.42 1,013.42 1,013.42 1,011.56 219.15 264.73 1,091.56 219.15 266.03 1,091.56 219.15 219.15 219.66 219.66 219.66 219.66 210,00 266.03 1,006.57 1,006.57 1,006.57 1,006.57 1,006.57 1,006.57 1,006.57 1,006.57 1,006.57 1,006.57 1,006.57 1,006.57 1,006.57 1,006.57 1,006.57 1,006.57 1,006.57 1,006.57 1,006.57 1,006.57 1,006.57 1,006.57 1,006.57 1,006.57 1,006.57 1,006.57 1,006.57 1,006.57 1,006.57 1,006.57 1,006.57 1,006.57 1,006.57 1,006.57 1,006.57 1,006.57 1,006.57 1,006.57 1,006.57 1,007.57 1,007.57 1,007.57 1,007.57 1,007.57 1,007.57 1,007.57 1,007.57 1,007.57 1,007.57 1,007.57 1,007.57 1,007.57 1,007.57 1,007.57 1,007.57 1,007.57 1,007.57 1,007.57 1,007.57 1,007.57 1,007.57 1,007.57 1,007.57 1,007.57 1,007.57 1,007.57 1,007.57 1,007.57 1,007.57 1,007.57 1,007.57 1,007.57 1,007.57 1,007.57 1,007.57 1,007.57 1,007.57 1,007.57 1,007.57 1,007.57 1,007.57 1,007.57 1,007.57 1,007.57 1,007.57 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7,122.13 117,598.98 171,173.29 229,255.90 406,514.11 Carrying Value Ending 02/29/04 1,550,937.14 118,148.33 Transfers (1,052.42) (81,503.74) (338,829.92) (41,491.41) (6.350.09) (1.635.19) (3.351.85) (3.31.85) (3.31.85) (3.31.99) (546.17) (546.17) (1.110.92) (1.110.92) (1.045.17) (466.41) (466.41) (3.601.29) (3.901.29) (100,657,01) (110,441,48) (110,441,48) (192,281,50) (1,576,24) (1,576,24) (1,576,24) (1,576,24) (1,578,92) (3,577,82) (3,677,82) (601,15) (5,215,63) (601,15) (5,215,63) (602,216,10) (1,267,44) (1,267,42) (1,267,42) (1,267,42) (1,267,42) (1,267,42) (1,267,42) (1,267,42) (1,267,42) (1,267,42) (1,267,42) (1,267,42) (1,267,42) (1,267,42) (1,267,42) (1,267,42) (1,267,42) (1,267,42) (1,267,42) (1,267,42) (1,267,42) (1,267,42) (1,267,42) (1,267,42) (1,267,42) (1,267,42) (1,267,42) (1,267,42) (1,267,42) (1,267,42) (1,267,42) (1,267,42) (1,267,42) (1,267,42) (1,267,42) (1,267,42) (1,267,42) (1,267,42) (1,267,42) (1,267,42) (1,267,42) (1,267,42) (1,267,42) (1,267,42) (1,267,42) 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246,517.64 16.61 558,883.18 166,711.38 349,009.64 292,265.76 346,262.04 ,272,332.56 Market Value 11/30/03 183,915.61 Beginning 558,883.18 263,435.20 826,043.71 178,185.54 447,042.40 462,017.91 16,552.49 71,287,42 1133,242.98 116,087.36 116,087.36 116,087.38 118,1793.88 189,1793.88 189,177,155.58 167,137.21 167,137.21 70,535.97 103,163.16 230,883.48 3,059,253.37 958,885.78 2,854,985.69 359,015.36 863,027,82 684,637,18 684,637,18 238,930,81 510,684,77 13,708,66 665,226,01 61,742,80 126,578,66 11,192,578,66 507,324,64 274,205.20 421,999.31 408,405.22 324,292.06 59,788.54 2,786,135.23 629,647.51 14,038.33 7,103.62 16.61 466,711.38 7.43 327,063.79 519,493.97 528,741.11 172,026.11 **Carrying Value** Beginning 11/30/03 11/01/26 04/01/25 05/01/25 08/01/25 07/01/25 07/01/25 07/01/25 05/01/25 05/01/25 05/01/25 05/01/25 05/01/26 08/01/26 07/01/26 08/01/26 07/01/26 Date 03/01/04 03/01/04 03/01/04 03/01/04 03/01/04 01/01/26 12/01/26 05/20/25 06/20/25 07/20/25 08/20/25 06/20/25 07/20/25 07/20/25 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 1994 SF MRB CHMRB CHMRB
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 4 SF MRB CHMRB 4 SF MRB CHMRB Issue 994 994 t Type *****

Texas Department of Housing and Community Affairs Single Family Collateralized Home Mortgage Revenue Bonds Series 1994 and 1995 Investment Summary For Period Ending February 29,2004

Recognited Gain 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	0,00	0.0 0.00 0.00 0.00	0.00	0.00
	88,183.39	(109,130.03) (8,422.44)	(117,552.47)	(29,369.08)
Ending Market Value 02/29/04 243,274,81 243,285,97 452,542,58 656,813,50 74,426,45 1,552,57 1,552,57 73,423,27 79,90	27,180,799.85		0.00	27,180,799.86
Ending Carrying Value 0229064 0229064 0226,053.78 226,053.78 226,054 480,084.76 422,794.12 613,835.00 74,426.45 1,552.57 1,552.57 79,900	25,387,469.70	0.01	0.00	25,387,469.71
	1,669,085.47	(1,550,937.14) (118,148.33)	0.00 (1,669,085.47)	0.00
Maturities (1,165.17) (1,069.95) (3,795.62) (148,301.65) (2,928.95)	(914,809.45) (2,224,384.86) 1,669,085.47		0.00	(936,013.94) (2,224,384.86)
Amortizations/ Sales	(914,809.45)	(20,209.41) (995.08)	(21,204.49)	(936,013.94)
Accretions/ Purchases 0.00 999.36 0.69 0.00	518,955.24		0.00	518,955.24
Beginning Market Value 11/30/03 272, 533 20 495, 407, 41 608, 799, 65 667, 302, 73 74, 426, 45 553, 21 422, 23 79, 90	28,043,770,06	20,209.42 1,660,067.17 126,570.77 995.08	1,807,842.44	29,851,612.50
Beginning Carrying Value 11/30/03 2255,222.66 464,780.38 571,095.77 616,763.95 74,426.45 553.21 422.58 79.90	26,338,623.30	20,209.42 1,550,937,14 118,148.33 995.08	1,690,289.97	28,028,913.27
Current Maturity Maturity 12/20/26 03/20/27 01/20/27 06/20/27 06/20/27 09/20/27 09/20/27 09/20/27 03/01/04 03/01/04 03/01/04		03/01/04	1	
Current Purchase Date 01/30/97 03/7/97 03/7/97 03/7/97 09/18/97 09/18/97 02/27/04 02/27/04		02/27/04		nmary
Current Interest Rate 7,10 6,72 6,72 6,72 6,72 1,05 1,05		1.05	ų	rvestment Sun
1994 SF MRB CHMRB 1994 SF MRB CHMRB	1994 SF MRB CHMRB Total	1995 A/B SF MR Ring Bonds 1995 A/B SF MR RidgBonds 1995 A/B SF MR RidgBonds 4005 A/B SF MR RidgBonds	1995 A/B SF MR RfdgBonds Total	Total 1994/1995 SF MRB CHMRB Investment Summary
t type			Ħ	

	Recognized Gain 0.00 0.00 0.00 0.00 0.00 0.00 0.00
	Change in In Market Value 0.00
	Ending Market Value 02/29/04 158, 865.28 4,000,000.00 50,000,000 7,470,000,00 13,530,000,00 197,574,865.28 197,574,865.28
	Ending Carrying Value 02/29/04 158,865.28 4,000,000.00 56,000.00 7,470,000.00 13,530,000.00 15,374,865.28 197,574,865.28
	<b>Transfers</b> 0.00
	Maturities 0.00
nity Affairs Y 04	Amortizations! Sales (26,562.53) (26,562.53) (26,562.53)
Department of Housing and Community Affairs Comm Paper Investment Summary For Period Ending February 29,2004	Beginning         Accretions/ Market Value         Accretions/ Purchases           11/30/03         Purchases           185,427.81         0.00           4,000,000,000         0.00           50,000,000,000         0.00           7,470,000,000         13,530,000,00           61,655,427.81         135,946,000,00           61,655,427.81         135,946,000,00
	Beginning Market Value 11/30/03 185,427,81 4,000,000.00 7,470,000.00 7,470,000.00 61,655,427.81 61,655,427.81
Texas	Beglinning Carrying Value 11/30/03 185,427,81 4,000,000.00 50,000,000.00 7,470,000.00 7,470,000.00 61,655,427,81 61,655,427,81
	Current Maturity Date 03/01/04 04/14/04 04/14/04 04/14/04 05/03/04 05/03/04
	Current Purchase Date 02/27/04 10/23/03 10/23/03 10/23/03 12/18/03 12/18/03 02/17/04
	Current Interest Rate 1.05 2.00 1.97 1.97 1.97 1.09 1.09 1.09
	Current Interest Interest Interest Interest Interest Type Commercial Paper 1.05 Commercial Paper 1.05 Commercial Paper 1.97 Commercial Paper 1.97 Commercial Paper 1.99 Commercial Paper 1.19 Commercial Paper 1.19 Commercial Paper 1.19 Commercial Paper 10tal 1.10

Texas Department of Housing and Community Affairs General Fund Investment Summary For Period Ending February 29,2004

0.00 0.00 Recognized Gain 0.00 0.00 Change in In Market Value 2,521,636,18 2,542,612,15 2,173,361,87 2,173,361,87 2,40,802,89 1,007,89 308,976,75 1,007,89 308,976,75 1,007,89 308,976,77 16,776 463,098,55 100,369,39 76,775,35 622,091,77 48,053,04 3933,586,30 9,933,586.30 Ending Market Value 02/29/04 2,521,636,18 2,542,612,15 2,173,361,87 2,173,361,87 2,173,361,87 1,007,89 308,976,75 140,617,06 463,098,55 140,617,06 483,098,55 100,369,39 76,776,35 622,091,75 634,193,43 9,933,586,30 9,933,586.30 **Carrying Value** 02/29/04 Ending 0.00 0.00 Transfers 0.00 0.00 Maturities (28,760.64) (1,624,834.50) (1,759,395.21) (105,800.07) (1,759,395.21) Amortizations/ Sales 6,586.68 5,630.16 800.42 364.26 260.02 8,844.07 1,611.55 73,209.57 104,846.98 104,846.98 6,532.36 1,007.89 Accretions/ Purchases 308,176.33 140,252.80 491,859.19 100,109.37 67,931.28 620,9480.20 1,672,887.54 620,973.86 11,588,134.53 2,515,103.82 2,536,025.47 2,167,731.71 346,602.96 11,588,134.53 Market Value Beginning 11/30/03 308,176,33 140,252,80 491,859,19 100,109,37 67,331,28 620,373,28 620,373,86 11,588,734,63 2,536,025.47 2,167,731.71 2,515,103.82 346,602.96 11,588,134.53 Carrying Value Beginning 11/30/03 03/01/04 03/01/04 03/01/04 03/01/04 03/01/04 03/01/04 03/01/04 03/01/04 03/01/04 03/01/04 03/01/04 03/01/04 03/01/04 Maturity Current Date 02/27/04 02/27/04 02/27/04 02/27/04 02/27/04 02/27/04 02/27/04 02/27/04 02/27/04 02/27/04 Purchase Current Date **Total General Fund Investment Summary** 1.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11.05 11 1.05 interest Current Rate General Fund issue it Type 

Texas Department of Housing and Community Affairs Housing Trust Fund Investment Summary For Period Ending February 29,2004

Recognized Gain 0.00 ŀ 0.00 0.00 Change in In Market Value 552,317,09 613,180.87 156,560.81 1,931,536,15 1,009,927,70 422,864,26 361,969,45 782,780,92 782,780,92 782,780,92 783,299,13 7,838,299,13 7,838,299.13 Market Value 02/29/04 Ending 552,317,09 613,180,87 156,560,81 1,931,536,15 1,009,927,70 422,864,26 361,969,45 782,780,92 782,780,92 7,838,299,13 Carrying Value 02/29/04 7,838,299.13 Ending 0.00 0.00 Transfers 0.00 0.00 Maturities (66,188.70) (183,177.18) (249,365.88) Amortizations/ Sales (249,365.88) Accretions/ Purchases 13,248.46 19,736.14 905.67 1,990.34 5,134.79 53,947.92 8,013.01 4,919.51 53,947.92 Beginning Market Value 11/30/03 539,068.63 539,068.63 796,535.05 148,547.80 1,926,616,64 1,076,116,40 403,128,12 361,065,78 760,790,58 760,709,58 730,205,709 8,033,717,09 8,033,717.09 11/30/03 539.068.63 796,358.05 148,547.80 1,926,616.64 403,1281,2 361,063.78 780,790.58 780,790.58 780,700.50 8,033,717.09 8,033,717.09 Beginning Carrying Value Date 03/01/04 03/01/04 03/01/04 03/01/04 03/01/04 03/01/04 03/01/04 03/01/04 Current Maturity 02/27/04 02/27/04 02/27/04 02/27/04 02/27/04 02/27/04 02/27/04 02/27/04 Purchase Date Current **Total Housing Trust Fund Investment Summary** 1.05 1.05 1.05 1.05 1.05 1.05 1.05 1.05 1.05 Interest Current Rate Housing Trust Fund Total Housing Assistance Fund Housing Trust Fund Issue Housing Trust Fund it Type ÷. Ę, ÷ +.... -<u>ببر</u> <u>بب</u>ه

Texas Department of Housing and Community Affairs Administration Investment Summary For Period Ending February 29,2004

Recognized	Gain	0.00	00'0	0.00
Change in In Market	Value	•	0.00	00.0
Ending Market Value	02/29/04	135,097.00	135,097.00	135,097.00
Ending Carrying Value	02/29/04	135,097.00	135,097.00	135,097.00
	Transfers		0.00	0.00
	Maturities		0.00	0.00
Amortizations/	Sales		0.00	0.00
Accretions/	Purchases	1,188.82	1,188.82	1,188.82
Beginning Market Value	11/30/03	133,908.18	133,908.18	133,908,18
Beginning Carrying Value	11/30/03	133,908.18	133,908.18	133,908.18
Current Maturity			I	
Current Purchase	Date	02/27/04		Summary
Current Interest	Rate	1.05		ion Investment
	Issue	Administration	Administration Total	Total Administration Investment Summary
	t Type		4	

Texas Department of Housing and Community Affairs Compliance Investment Summary For Period Ending February 29,2004

ng Beginning Ending Ending Amortizations' Amortizations' Amortizations' Amortizations' Amortizations' 11/30/03 Purchases Sales Maturities Transfers 02/29/04 110.92 43.2,110.92 (383,640.07) (63,511.05) 398,931.96	Accretions/ Amortizations/ Purchases Sales Maturities Transfers (383,640.07) (63,511.05)	Beginning         Beginning         Beginning         Carrying Value         Market Value         Accretions/         Amortizations/         (1)         (1)         (1)         (1)         (1)         (1)         (1)         (1)         (1)         (1)         (1)         (1)         (1)         (1)         (1)         (1)         (1)         (1)         (1)         (1)         (1)         (1)         (1)         (1)         (1)         (1)         (1)         (1)         (1)         (1)         (1)         (1)         (1)         (1)         (1)         (1)         (1)         (1)         (1)         (1)         (1)         (1)         (1)         (1)         (1)         (1)         (1)         (1)         (1)         (1)         (1)         (1)         (1)         (1)         (1)         (1)         (1)         (1)         (1)         (1)         (1)         (1)         (1)         (1)         (1)         (1)         (1)         (1)         (1)         (1)         (1)         (1)         (1)         (1)         (1)         (1)         (1)         (1)         (1)         (1)         (1)         (1)         (1)         (1)         (1)         (1)         (1)
Beginning         Amortizations/           Market Value         Accretions/         Amortizations/           11/30/93         Purchases         Sales         M           432,110.92         (333,640.07)         462,443.01         (53,511.05)	Beginning         Beginning         Beginning           Carrying Value         Market Value         Accretions/         Amortizations/           11/30/03         11/30/03         Purchases         Sales         A           4         432,110.92         432,110.92         (53,640.07)         A           4         462,443.01         462,443.01         (53,511.05)         A	Current         Current         Beginning         Beginning           Purchase         Maturity         Carrying Value         Market Value         Amortizations/           Purchase         Maturity         Carrying Value         Market Value         Accretions/         Amortizations/           Date         01/20/03         11/30/03         11/30/03         Purchases         Sales         h           02/27/04         03/01/04         432,110.92         432,110.92         (83,540.07)         02/27/04         03/01/04         462,443.01         462,443.01         (63,511.05)
Beginning Market Value / 11/30/03 + 11/30/03 + 11/30/02 + 11/20/02 + 11/20/02 + 15/20/04 + 15/20/04 + 15/20/04 + 15/20/04 + 15/20/04 + 15/20/04 + 15/20/04 + 15/20/04 + 15/20/04 + 15/20/04 + 15/20/04 + 15/20/04 + 15/20/04 + 15/20/04 + 15/20/04 + 15/20/04 + 15/20/04 + 15/20/04 + 15/20/04 + 15/20/04 + 15/20/04 + 15/20/04 + 15/20/04 + 15/20/04 + 15/20/04 + 15/20/04 + 15/20/04 + 15/20/04 + 15/20/04 + 15/20/04 + 15/20/04 + 15/20/04 + 15/20/04 + 15/20/04 + 15/20/04 + 15/20/04 + 15/20/04 + 15/20/04 + 15/20/04 + 15/20/04 + 15/20/04 + 15/20/04 + 15/20/04 + 15/20/04 + 15/20/04 + 15/20/04 + 15/20/04 + 15/20/04 + 15/20/04 + 15/20/04 + 15/20/04 + 15/20/04 + 15/20/04 + 15/20/04 + 15/20/04 + 15/20/04 + 15/20/04 + 15/20/04 + 15/20/04 + 15/20/04 + 15/20/04 + 15/20/04 + 15/20/04 + 15/20/04 + 15/20/04 + 15/20/04 + 15/20/04 + 15/20/04 + 15/20/04 + 15/20/04 + 15/20/04 + 15/20/04 + 15/20/04 + 15/20/04 + 15/20/04 + 15/20/04 + 15/200/04 + 15/200/04 + 15/2000000000000000000000000000000000000	Beginning Beginning Carrying Value Market Value A 11/30/03 11/30/03 F 4 432,110.92 432,110.92 4 462,443.01 462,443.01	Current         Current         Beginning         Beginning           Purchase         Maturity         Carrying Value         A           Date         Date         11/30/03         F           02/27/04         03/01/04         432,110.92         432,110.92           02/27/04         03/01/04         462,443.01         462,443.01
Ing Beginning Value Market Valu 33 11/30/03 110.92 432,110 143.01 462,443	Beginning Carrying Value 11/30/03 4 432,110.92 4 462,443.01	Current Current Beginning Purchase Maturity Carrying Value Date Date 11/30/03 02/27/04 03/01/04 432,110.92 02/27/04 03/01/04 452,443.01
2 2 7 7	44	Current Current Purchase Maturity Date Date 02/27/04 03/01/04 02/27/04 03/01/04

		Current	Current	Current	Beginning	<b>Beginning</b>					Ending	Ending	Change in	
		Interest	Purchase	Maturity	Carrying Value	Market Value	Accretions/	Amortizations/			Carrying Value	Market Value	Market	Recognized
at Type	le lssue	Rate	Date		11/30/03	11/30/03	Purchases	Sales	Maturities	Transfers	02/29/04	02/29/04	Value	Gain
	S/F Interim Col	1.05	02/27/04	03/01/04	434,905.71	434,905.71	1,094,98				436,000.69	436,000.69	,	0.00
	S/F Interim Construction	1.05	02/27/04	03/01/04	362.48	362.48		(19.40)			343.08	343.08	'	0.00
	S/F Interim Construction	1.05	02/27/04	03/01/04	194.42	194.42		(19.61)			174.81	174.81	,	0.00
	Mtg. Credit Certificate	1.05	02/27/04	03/01/04	65,453.48	65,453.48	337.73				65,791.21	65,791.21	*	000
	Low Income Tax Credit Prog.	1.05	02/27/04	03/01/04	475,943.16	475,943.16		(204,463.73)			271,479.43	271,479.43	•	000
	Low Income Tax Credit Prog.	1.05	02/27/04	03/01/04	1,135,804.37	1,135,804.37		(301,879.79)			833,924.58	833,924.58	1	00.0
	Low Income Tax Credit Prog.	1.05	02/27/04	03/01/04	263,845.32	263,845.32		(202,126.02)			61,719.30	61,719.30	,	0.00
	Housing Initiatives Total			1	2,376,508.94	2,376,508.94	1,432.71	(708,508.55)	0.00	00.0	1,669,433.10	1,669,433.10	0.00	0.00
	Total Housing Initiatives Investment Summary	atíves investmer	rt Summary		2,376,508.94	2,376,508.94	1,432.71	(708,508.55)	00.0	0.00	1,669,433.10	1,669,433.10	0.00	0.00
	Total Invesment Summary	ummary			,241,811,181.32 1	1,241,811,181.32 1,267,902,210,79 320,195,750,77	20,195,750.77 (	(149,527,800.22) (	(34,625,006.19)	00.0	1,377,854,125.68	1,408,197,313.74	4,252,158.59	0.00

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Texas Department of Housing and Community Affairs Housing Initiatives Investment Summary For Period Ending February 29,2004

## **EXECUTIVE SESSION**

If permitted by law, the Board may discuss any item listed on this agenda in Executive Session

## **OPEN SESSION**

Action in Open Session on Items Discussed in Executive Session

## **REPORT ITEMS**

**Executive Directors Report** 

2. Bethel Senior Housing – HOME Rental CHDO Contract

- 2. Joint Hearing of the Senate Intergovernmental Relations Committee and the House Urban Affairs Committee and Hearing of the House Urban Affairs Committee on March 24, 2004
- 3. Ex Parte Explanatory Document for the Department's Website
- 4. Pricing of Mortgage Revenue Bond Program 61A

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