



**Auditor of State  
Betty Montgomery**



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**Auditor of State  
Betty Montgomery**

**INDEPENDENT ACCOUNTANT'S REPORT**

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

We have audited the financial statements of the Single Family Mortgage Revenue Program Fund, Multi-Family Mortgage Revenue Program Fund, General Fund, and Federal Program Fund of the Ohio Housing Finance Agency, State of Ohio, as of and for the year ended June 30, 2004. These financial statements are the responsibility of the Ohio Housing Finance Agency's management. Our responsibility is to express opinions on these financial statements based on our audit. The prior year summarized comparative information has been derived from the Ohio Housing Finance Agency's fiscal year 2003 financial statements and, in our report dated September 30, 2003, we expressed unqualified opinions on the respective financial statements.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinions.

As discussed in Note 1, the financial statements present only the Ohio Housing Finance Agency's Single Family Mortgage Revenue Program Fund, Multi-Family Mortgage Revenue Program Fund, General Fund, and Federal Program Fund activity and are not intended to present fairly the financial position of the State of Ohio and the results of the State of Ohio's operations and cash flows of its proprietary fund types in conformity with accounting principles generally accepted in the United States of America.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Ohio Housing Finance Agency as of June 30, 2004, and the results of its operations and the cash flows of its Single Family Mortgage Revenue Program Fund, Multi-Family Mortgage Revenue Program Fund, General Fund, and Federal Program Fund for the year then ended in conformity with accounting principles generally accepted in the United States of America.

In accordance with *Government Auditing Standards*, we have also issued our report dated September 30, 2004 on our consideration of the Ohio Housing Finance Agency's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts, and grants. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* and should be read in conjunction with this report in considering the results of our audit.

Management's Discussion and Analysis is not a required part of the financial statements, but is supplementary information the Governmental Accounting Standards Board requires. We applied limited procedures, consisting principally of inquiries of management regarding the methods of measurement and presentation of the supplementary information. However, we did not audit the information and express no opinion thereon.

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

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

**BETTY MONTGOMERY**  
Auditor of State

September 30, 2004

## OHIO HOUSING FINANCE AGENCY

Management's Discussion and Analysis

June 30, 2004

Unaudited

This section of the annual financial report for the Ohio Housing Finance Agency presents our discussion and analysis of financial performance during the fiscal year ended on June 30, 2004 in relation to June 30, 2003. The selected financial data presented were derived from the financial statements of the Agency that were audited by the Auditor of State. This information is being presented to provide additional information regarding the activities of the Agency and to meet certain disclosure requirements of Government Accounting Standards Board Statement No. 34, *Basic Financial Statements – and Management Discussion Analysis – for State and Local Governments*. The Agency is a self-supporting entity and follows enterprise fund reporting and accordingly, the financial statements are presented using the economic resources measurement focus and the accrual basis of accounting. Enterprise fund statements offer short-term and long-term financial information about the Agency's activities. The Report of the Independent Accountants, financial statements, accompanying notes and supplementary information should be read in conjunction with the following discussion.

### Financial Highlights

The following is a comparative analysis between the years ended June 30, 2004 and June 30, 2003 (as restated). The items presented are key financial aspects of the Agency's operations.

	FY 2004	FY 2003	\$ Change	% Change
Total assets	\$ 2,290,940,627	\$ 2,853,203,649	\$ (562,263,022)	-19.7%
Total liabilities	2,070,330,054	2,571,424,505	(501,094,451)	-19.5%
Long-term liabilities	1,986,684,606	2,498,969,434	(512,284,828)	-20.5%
Other liabilities	83,645,448	72,455,071	11,190,377	15.4%
Net assets	220,610,573	281,779,144	(61,168,571)	-21.7%
Net assets, restricted	118,869,758	182,420,014	(63,550,256)	-34.8%
Net assets, unrestricted	100,740,746	98,382,266	2,358,480	2.4%
Cash	31,344,588	63,134,233	(31,789,645)	-50.4%
Investments, at fair value	536,701,717	702,740,552	(166,038,835)	-23.6%
Mortgage-backed securities, at fair value	1,236,305,002	1,605,871,570	(369,566,568)	-23.0%
Capital assets	1,000,069	976,864	23,205	2.4%
Bonds payable	1,708,174,160	2,247,458,456	(539,284,296)	-24.0%
Operating Revenue	121,540,612	282,237,834	(160,697,222)	-56.9%
Change in fair value of investments (GASB 31)	(58,733,886)	75,615,814	(134,349,700)	-177.7%
Operating Expenses	182,709,183	208,650,166	(25,940,983)	-12.4%
Net income	(61,168,571)	73,587,668	(134,756,239)	-183.1%
Prior period adjustment	\$ 11,155,677	\$ -	\$ 11,155,677	-

#### Comments:

- Total assets decreased by approximately \$562.2 million that included a cash decrease of \$31.7 million, a decrease in short-term investments of \$166.0 million, a decrease in mortgage-backed securities of \$ 369.5 million and other net increases of \$5.0 million. The fair value of investments decreased by approximately \$58.7 million due to current conditions as required by Government Accounting Standards Board Statement No. 31, Accounting and Financial Reporting for Certain Investments and for External Investment Pools (GASB 31). See Note to the Financial Statement # 5 for a description of the fair value adjustment.
- Total liabilities decreased by approximately \$501.0 million, primarily due to an increase in accounts payable of \$35.2 million; a decrease in bonds payable of \$539.2 million; and other net increases of \$3.0 million.
- The cash balance decrease of \$31.7 million reflects the increase in the allotment of \$10.7 million for 2004 in the HDAP of the General Fund and a decrease in cash in the Single Family Demand Draw series fund which had \$41.5 million in cash at June 30, 2003 for a bond call payable on July 1, 2003.

- Investments decreased by approximately \$166.0 million (23.6%) of which the Single Family Mortgage Revenue Program funds decreased \$169.8 million due to GNMA prepayments received in 2003 being used to call bonds in 2004.
- Mortgage-backed securities decreased \$369.5 million (23.0%) as a result of the principal collected from mortgages exceeding purchases by \$310.8 million and a decrease of \$58.7 million in the book fair value reserve as the amount of GNMA's outstanding decreased and the relative market rate of return increased during 2004. Principal collected included an increase in prepayments caused by the market mortgage interest rates being less than the borrowers mortgage rate of interest.
- Capital assets increased by the normal purchase of office equipment and leasehold improvements offset by the respective increases in depreciation and amortization. See Note # 7.
- Bonds payable decreased \$539.2 million (24.0%) due to bonds issued of \$149.9 million being exceeded by the scheduled bond calls and the increase in redemptions from prepayments in the Single Family Mortgage Revenue Program. Total bond redemptions during 2004 were \$692.2 million.
- Operating revenue decreased \$160.6 million as Single Family Mortgage Revenue Program mortgage-backed securities interest income decreased \$21.3 million as the underlying amount of the GNMA assets outstanding decreased from prepayments; the change in the fair value of investments (primarily GNMA's) decreased \$134.3 million due to the increase in market interest rates and the increase in mortgage prepayments reducing the amount of GNMA's outstanding; and other net revenue decreases of \$5.0 million.
- Operating expenses decreased \$25.9 million as interest expense decreased \$23.7 million as Single Family Mortgage Revenue Program bonds outstanding decreased as they were redeemed due to prepayments and scheduled bond calls; general and administrative expense decreased \$.8 million; trustee and agency fee expenses decreased \$.9 million; and other net expense decreases of \$.5 million.
- Net income in 2004 decreased \$134.7 million from 2003 as the decrease in mortgage-backed securities interest income of \$21.3 million and the decrease in the fair value of investments of \$134.3 million exceeded the decrease in the interest expense of \$23.7 million and other net decreases of \$2.8 million.
- The Agency recorded a prior period adjustment that increased net assets by \$11.1 million to correct intercreditor stripping and to achieve indenture-wide compliance for all Single Family series under the General Indenture. See Note # 16.

## Operating Activities

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

The Agency's Revenues and Expenses were:

	June 2004	June 2003	\$ Change	% Change
<b>Operating Revenues:</b>				
Loan interest income	\$ 12,409,094	\$ 13,033,341	\$ (624,247)	-4.8%
Mortgage-backed securities interest income	77,596,886	98,965,134	(21,368,248)	-21.6%
Investment income	12,633,647	15,586,094	(2,952,447)	-18.9%
Federal financial assistance programs	56,397,016	56,265,125	131,891	0.2%
Other income	21,237,854	22,772,326	(1,534,472)	-6.7%
Change in fair value of investments (GASB 31)	(58,733,886)	75,615,814	(134,349,700)	-177.7%
<b>Total Operating Revenues</b>	<b>121,540,611</b>	<b>282,237,834</b>	<b>(160,697,223)</b>	<b>-56.9%</b>
<b>Operating Expenses:</b>				
Interest expense	99,817,915	123,538,615	(23,720,700)	-19.2%
Servicer fees	3,252,220	4,201,079	(948,859)	-22.6%
General and administrative	8,973,745	9,842,349	(868,604)	-8.8%
Federal financial assistance programs	56,397,016	56,265,125	131,891	0.2%
Other expense	14,268,287	14,802,998	(534,711)	-3.6%
<b>Total Operating Expenses</b>	<b>182,709,183</b>	<b>208,650,166</b>	<b>(25,940,983)</b>	<b>-12.4%</b>
<b>Net Income</b>	<b>\$ (61,168,572)</b>	<b>\$ 73,587,668</b>	<b>\$ (134,756,240)</b>	<b>-183.1%</b>



**Debt Administration**

The Agency recorded a decrease in bonds payable of approximately \$539.2 million (24.0%) over the prior year, representing the excess in bonds called over new issues. See Notes to the Financial Statement # 8, 9, 10 and 11.

**New Business**

OHFA issued \$138.1 million in Single Family Residential Mortgage Revenue Bonds and \$11.8 million in Multi-Family Revenue Bonds. Three Multi-Family bonds defaulted and the FHA insurance proceeds were received. Subsequent items were the expected issuance by the Agency of two Single Family bonds and the retirement of two Multi-Family bonds. See Note # 11.

**Single Family**

OHFA's Single Family programs and investment income are the main sources of revenues for the Agency.

**Budget**

The Agency is self-supporting, but the State of Ohio appropriates spending authority for operations, grants and loans and equipment in the General Fund.

**Conclusion**

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

OHIO HOUSING FINANCE AGENCY

Statement of Net Assets

June 30, 2004

	Single Family Mortgage Revenue Program Fund	Multi-Family Mortgage Revenue Program Fund
<b>ASSETS</b>		
Current assets		
Cash	\$ 103,277	\$ 262,996
Current portion of investments, at fair value	415,612,945	4,603,184
Current portion of mortgage-backed securities, at fair value	49,859,219	596,669
Accounts receivable	4,434,373	-
Interest receivable on investments and mortgage-backed securities	9,511,850	113,177
Current portion of loans receivable	305,950	2,938,305
Interest receivable on loans	69,289	256,018
Current portion of unamortized bond issue costs	766,456	49,429
Prepaid insurance and other	15,609	-
<b>Total current assets</b>	<b>480,678,968</b>	<b>8,819,778</b>
Non-current assets		
Non-current portion of investments, at fair value	-	-
Non-current portion of investments, principally restricted for debt service, at fair value	1,109,856	-
Non-current portion of mortgage-backed securities, at fair value	1,171,105,755	14,743,359
Non-current portion of loans receivable	5,715,611	176,533,805
Non-current portion of unamortized bond issue costs	12,073,561	576,316
Office equipment, and leasehold improvement, net of accumulated depreciation and amortization	-	-
<b>Total non-current assets</b>	<b>1,190,004,783</b>	<b>191,853,480</b>
<b>Total assets</b>	<b>\$ 1,670,683,751</b>	<b>\$ 200,673,258</b>

See accompanying notes to the financial statements.

	General Fund	Federal Program Fund	Total FY 2004	Restated Total FY 2003
\$	30,977,329	\$ 986	\$ 31,344,588	\$ 63,134,233
	88,228,741	6,968,593	515,413,463	690,993,710
	-	-	50,455,888	64,562,846
	3,665,356	841,846	8,941,575	4,498,091
	233,923	-	9,858,950	12,588,703
	90,374,027	-	93,618,282	78,762,864
	1,432,946	-	1,758,253	1,826,405
	-	-	815,885	1,104,168
	578,066	-	593,675	841,579
	215,490,388	7,811,425	712,800,559	918,312,599
	20,178,398	-	20,178,398	10,524,161
	-	-	1,109,856	1,222,681
	-	-	1,185,849,114	1,541,308,724
	175,103,338	-	357,352,754	364,108,392
	-	-	12,649,877	16,750,228
	1,000,069	-	1,000,069	976,864
	196,281,805	-	1,578,140,068	1,934,891,050
\$	411,772,193	\$ 7,811,425	\$ 2,290,940,627	\$ 2,853,203,649

(continued)

OHIO HOUSING FINANCE AGENCY

Statement of Net Assets

June 30, 2004

	Single Family Mortgage Revenue Program Fund	Multi-Family Mortgage Revenue Program Fund
<b>LIABILITIES AND NET ASSETS</b>		
Current liabilities		
Current portion of accounts payable and other	\$ 15,001,413	\$ 224,850
Interest payable	23,214,972	1,789,130
Current portion of bonds payable	20,816,814	2,860,518
Deposits held	2	843,559
Current portion of deferred revenue	3,239,165	-
Total current liabilities	62,272,366	5,718,057
Non-current liabilities		
Non-current portion of accounts payable and other	-	-
Non-current portion of bonds payable	1,491,384,278	193,112,550
Non-current portion of deferred revenue	-	-
Total non-current liabilities	1,491,384,278	193,112,550
Total liabilities	1,553,656,644	198,830,607
Net assets		
Invested in capital assets, net of related debt	-	-
Restricted - Bond Funds	117,027,107	1,842,651
Unrestricted	-	-
Total net assets	117,027,107	1,842,651
Total liabilities and net assets	\$ 1,670,683,751	\$ 200,673,258

*See accompanying notes to the financial statements.*

	General Fund	Federal Program Fund	Total FY 2004	Restated Total FY 2003
\$	38,326,280	\$ 7,811,425	\$ 61,363,968	\$ 41,919,993
	-	-	25,004,102	33,301,397
	-	-	23,677,332	74,319,977
	32,604,750	-	33,448,311	23,908,604
	2,157,253	-	5,396,418	1,668,368
	<u>73,088,283</u>	<u>7,811,425</u>	<u>148,890,131</u>	<u>175,118,339</u>
	236,943,095	-	236,943,095	221,088,034
	-	-	1,684,496,828	2,173,138,479
	-	-	-	2,079,653
	<u>236,943,095</u>	<u>-</u>	<u>1,921,439,923</u>	<u>2,396,306,166</u>
	<u>310,031,378</u>	<u>7,811,425</u>	<u>2,070,330,054</u>	<u>2,571,424,505</u>
	1,000,069	-	1,000,069	976,864
	-	-	118,869,758	182,420,014
	<u>100,740,746</u>	<u>-</u>	<u>100,740,746</u>	<u>98,382,266</u>
	<u>101,740,815</u>	<u>-</u>	<u>220,610,573</u>	<u>281,779,144</u>
\$	<u>411,772,193</u>	\$ <u>7,811,425</u>	\$ <u>2,290,940,627</u>	\$ <u>2,853,203,649</u>

**OHIO HOUSING FINANCE AGENCY**

**Statement of Revenues, Expenses**

**and Changes in Net Assets**

**Year Ended June 30, 2004**

	Single Family Mortgage Revenue Program Fund	Multi-Family Mortgage Revenue Program Fund
<b>OPERATING REVENUES</b>		
INTEREST AND INVESTMENT INCOME:		
Loans	\$ 888,176	\$ 7,206,301
Mortgage-backed securities	76,613,410	983,477
Investments	11,333,283	143,664
Net increase (decrease) in the fair value of investments and mortgage-backed securities	(57,664,154)	(677,882)
<b>Total interest and investment income</b>	<b>31,170,715</b>	<b>7,655,560</b>
OTHER INCOME:		
Administrative fees	-	-
Federal financial assistance programs	-	-
Service fees and other	832,506	-
HTF grant and loan revenue	-	-
<b>Total other income</b>	<b>832,506</b>	<b>-</b>
<b>Total operating revenues</b>	<b>32,003,221</b>	<b>7,655,560</b>
<b>OPERATING EXPENSES:</b>		
Interest Expense	91,400,113	8,417,802
Payroll and benefits	-	-
Contracts	-	-
Maintenance	-	-
Rent or lease	-	-
Purchased services	-	-
Federal financial assistance programs	-	-
Trustee expense and agency fees	3,033,979	88,205
Mortgage servicing and administration fees	40,090	20,069
Insurance and other	203,017	5,762
HTF grant and loan expense	-	-
<b>Total operating expenses</b>	<b>94,677,199</b>	<b>8,531,838</b>
<b>Net income (loss)</b>	<b>(62,673,978)</b>	<b>(876,278)</b>
Net assets, beginning of year	168,545,408	2,718,929
Prior period adjustment	11,155,677	-
<b>Restated net assets, beginning of year</b>	<b>179,701,085</b>	<b>2,718,929</b>
<b>Net assets, end of year</b>	<b>\$ 117,027,107</b>	<b>\$ 1,842,651</b>

*See accompanying notes to the financial statements.*

	General Fund	Federal Program Fund	Total FY 2004	Restated Total FY 2003
\$	4,314,617	\$ -	\$ 12,409,094	\$ 13,033,341
	-	-	77,596,887	98,965,134
	1,156,700	-	12,633,647	15,586,094
	(391,850)	-	(58,733,886)	75,615,814
	5,079,467	-	43,905,742	203,200,383
	6,385,484	-	6,385,484	6,826,421
	-	56,397,016	56,397,016	56,265,125
	1,537,654	-	2,370,160	5,356,978
	12,482,210	-	12,482,210	10,588,927
	20,405,348	56,397,016	77,634,870	79,037,451
	25,484,815	56,397,016	121,540,612	282,237,834
	-	-	99,817,915	123,538,615
	6,254,186	-	6,254,186	6,210,845
	1,043,587	-	1,043,587	1,204,312
	149,339	-	149,339	133,304
	596,220	-	596,220	575,324
	930,413	-	930,413	1,718,564
	-	56,397,016	56,397,016	56,265,125
	69,877	-	3,192,061	4,116,073
	-	-	60,159	85,006
	1,577,298	-	1,786,077	6,743,033
	12,482,210	-	12,482,210	8,059,965
	23,103,130	56,397,016	182,709,183	208,650,166
	2,381,685	-	(61,168,571)	73,587,668
	99,359,130	-	270,623,467	208,191,476
	-	-	11,155,677	-
	99,359,130	-	281,779,144	208,191,476
\$	101,740,815	\$ -	\$ 220,610,573	\$ 281,779,144

**OHIO HOUSING FINANCE AGENCY**

**Statement of Cash Flows**

**Year Ended June 30, 2004**

	Single Family Mortgage Revenue Program Fund	Multi-Family Mortgage Revenue Program Fund
<b>CASH FLOWS FROM OPERATING ACTIVITIES:</b>		
Cash collected from mortgage-backed securities principal	\$ 438,714,733	\$ 182,234
Cash collected from program loans principal	3,015,153	27,662,772
Cash received from investment interest and mortgage-backed securities interest	96,109,740	1,136,366
Cash received from program loan interest	804,704	7,090,297
Cash received from commitment fees	2,025,000	-
Cash received from administrative fees	-	-
Cash received from service fees and other	21,840,674	342,603
Cash received from HTF grants and loans	-	-
Cash received from transfer in	-	-
Payments to purchase mortgage-backed securities	(128,487,561)	-
Payments to purchase program loans	-	(11,800,000)
Payments for new GNMA/loan premium (discount)	(1,044,880)	-
Payments for bond interest payable	(90,851,469)	(8,419,939)
Payments for trustee expense and agency fees	(2,998,869)	(91,170)
Payments for mortgage servicing and administration fees	(41,217)	(20,656)
Payments for payroll and benefits	-	-
Payments for contracts	-	-
Payments for maintenance	-	-
Payments for rent or lease	-	-
Payments for purchased services	-	-
Payments for insurance and other	(23,040,009)	(265,418)
Payments for HTF grants and loans	-	-
Payments for transfer out	-	-
Net cash provided (used) by operating activities	316,045,999	15,817,089
<b>CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES:</b>		
Cash received from bonds issued	138,151,337	11,800,000
Payments to redeem bonds	(663,485,000)	(28,730,000)
Payments for bond issue costs, unamortized	(1,475,803)	-
Net cash provided (used) by noncapital financing activities	(526,809,466)	(16,930,000)
<b>CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES:</b>		
Cash received from sale of capital assets	-	-
Payments to acquire capital assets and leasehold improvements	-	-
Net cash provided (used) by capital and related financing activities	-	-
<b>CASH FLOWS FROM INVESTING ACTIVITIES:</b>		
Purchase of investments	-	-
Proceeds from sale and maturities of investments	-	-
Interest and dividends on investments	-	-
Net cash provided (used) by investing activities	-	-
Net increase (decrease) in cash and cash equivalents	(210,763,467)	(1,112,911)
Cash and cash equivalents, beginning of year	626,479,688	5,979,091
Cash and cash equivalents, end of year	\$ 415,716,221	\$ 4,866,180

*See accompanying notes to the financial statements.*



	General Fund	Federal Program Fund	Total FY 2004	Restated Total FY 2003
\$	-	\$ -	\$ 438,896,967	\$ 457,774,892
	75,711,536	-	106,389,461	99,570,934
	1,140,057	67,451	98,453,614	125,237,146
	3,946,945	-	11,841,946	13,677,748
	-	-	2,025,000	1,847,989
	6,212,318	-	6,212,318	9,386,287
	40,095,495	58,303,393	120,582,165	87,438,520
	12,048,925	-	12,048,925	-
	7,882,527	-	7,882,527	12,697,599
	-	-	(128,487,561)	(180,922,395)
	(102,423,648)	-	(114,223,648)	(109,313,315)
	-	-	(1,044,880)	(995,228)
	-	-	(99,271,408)	(120,220,664)
	(63,268)	-	(3,153,307)	(6,774,740)
	-	-	(61,873)	(87,776)
	(6,254,186)	-	(6,254,186)	(6,210,845)
	(1,049,187)	-	(1,049,187)	(1,203,712)
	(149,339)	-	(149,339)	(133,304)
	(596,220)	-	(596,220)	(575,324)
	(930,413)	-	(930,413)	(1,718,564)
	(2,821,235)	(56,360,348)	(82,487,010)	(79,609,828)
	(12,048,925)	-	(12,048,925)	-
	(7,882,527)	-	(7,882,527)	(12,698,782)
	12,818,855	2,010,496	346,692,439	287,166,638
	-	-	149,951,337	378,439,000
	-	-	(692,215,000)	(557,503,595)
	-	-	(1,475,803)	(1,883,052)
	-	-	(543,739,466)	(180,947,647)
	3,175	-	3,175	-
	(279,954)	-	(279,954)	(158,684)
	(276,779)	-	(276,779)	(158,684)
	(35,159,610)	-	(35,159,610)	(10,060,993)
	25,113,523	-	25,113,523	11,744,257
	-	-	-	-
	(10,046,087)	-	(10,046,087)	1,683,264
	2,495,989	2,010,496	(207,369,893)	107,743,571
	116,710,081	4,959,083	754,127,943	646,384,372
\$	\$ 119,206,070	\$ 6,969,579	\$ 546,758,050	\$ 754,127,943

(continued)

OHIO HOUSING FINANCE AGENCY

Statement of Cash Flows

Year Ended June 30, 2004

	Single Family Mortgage Revenue Program Fund	Multi-Family Mortgage Revenue Program Fund
<b>Reconciliation of operating income to net cash provided (used) by operating activities</b>		
Operating income	\$ (62,673,978)	\$ (876,278)
Adjustments to reconcile operating income to net cash provided (used) by operating activities:		
Amortization of bond issue costs	9,484,929	107,908
Amortization of bond discount (premium)	(810,452)	62,890
Amortization of GNMA/loan (discount) premium	-	14,952
Net (increase) decrease in the fair value of investments and mortgage-backed securities	58,592,102	677,882
Office equipment depreciation and leasehold amortization	-	-
(Gain) loss on disposal of equipment	-	-
Amounts loaned under agency programs	-	(11,800,000)
Amounts collected - program loans	2,899,375	27,738,310
Purchases - mortgage-backed securities	(128,487,561)	-
Principal received on mortgage-backed securities	438,714,733	182,234
Decrease (increase) in accounts receivable	21,533,023	-
Decrease (increase) in interest receivable on investments and mortgage-backed securities	2,737,165	9,224
Decrease (increase) in interest receivable on loans	49,520	97,704
Decrease (increase) in prepaid insurance and other	4,977	-
Increase (decrease) in accounts payable and other	1,589,634	(27,684)
Increase (decrease) in interest payable	(8,125,832)	(171,467)
Increase (decrease) in deposits	(7,937,797)	(198,586)
Increase (decrease) in deferred revenue	(11,523,839)	-
Net cash provided (used) by operating activities	\$ 316,045,999	\$ 15,817,089

See accompanying notes to the financial statements.

	General Fund	Federal Program Fund	Total FY 2004	Restated Total FY 2003
\$	2,381,685	\$ -	\$ (61,168,571)	\$ 73,587,668
	-	-	9,592,837	9,761,019
	-	-	(747,562)	(637,421)
	-	-	14,952	29,694
	391,850	-	59,661,834	(72,258,454)
	302,302	-	302,302	233,308
	(48,728)	-	(48,728)	(15,310)
	(102,423,648)	-	(114,223,648)	(109,313,315)
	75,469,766	-	106,107,451	97,309,425
	-	-	(128,487,561)	(180,922,395)
	-	-	438,896,967	457,774,892
	(1,638,841)	169,630	20,063,812	2,187,462
	(16,643)	-	2,729,746	3,782,143
	(79,071)	-	68,153	795,945
	242,155	-	247,132	379,590
	26,554,247	1,840,866	29,957,063	8,212,574
	-	-	(8,297,299)	(5,872,515)
	10,486,333	-	2,349,950	(1,448,834)
	1,197,448	-	(10,326,391)	3,581,162
\$	12,818,855	\$ 2,010,496	\$ 346,692,439	\$ 287,166,638

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## **NOTE 1 · AUTHORIZING LEGISLATION AND FUNDS**

The Ohio Housing Finance Agency was created under the State of Ohio Amended Substitute House Bill Number 1 on January 20, 1983. The bill empowers the Agency, among other authorized activities, to finance the acquisition, construction, rehabilitation, remodeling and ownership of housing intended for occupancy or ownership, or both, by families of low or moderate income. Mortgage loans are generally made with the proceeds of notes, bonds or other debt obligations issued by the Agency. The notes, bonds and other debt obligations do not constitute a debt, grant or loan of credit of the State of Ohio or any political subdivision thereof, but are limited obligations of the Agency payable solely from the revenue and other assets of the Agency. The Agency is exempt from income taxes.

The Ohio Housing Finance Agency (OHFA) is an agency within the Ohio Department of Development operating under a separate Board of Directors. The OHFA is a part of the primary government of the State of Ohio with certain funds and accounts included in the Ohio Comprehensive Annual Financial Report.

The accounts are organized on the basis of funds, which are set up in accordance with the authorizing bill and the various note and bond resolutions. Various trustees administer all cash, short-term investments, mortgage-backed securities and bonds payable in the Single Family Mortgage Revenue Program Fund and the Multi-Family Mortgage Revenue Program Fund. The Agency reports the following major funds:

### Single Family Mortgage Revenue Program Fund

The Single Family Mortgage Revenue Program (the Single Family Program) accounts for proceeds of five bond series under separate closed indentures and of 23 bond series issued under an open indenture dated June 1994. The assets, liabilities, revenues and expenses reported in the Single Family Program Fund reflect the use of tax-exempt financing (see Note 9).

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

### Multi-Family Mortgage Revenue Program Fund

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

### General Fund

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

### Federal Program Fund

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

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

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

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

The Agency eliminated intra-Agency excess revenue receivables and deposits held in the Single Family Mortgage Revenue Program on the Supplemental Information using elimination entries that reduce series accounts receivables and deposits by \$7,652,493.

The financial statements include summarized prior year comparative information. Such information does not include sufficient financial detail and disclosure to constitute a presentation in conformity with accounting principles generally accepted in the United States of America. Accordingly, such prior year summary information should be read in conjunction with the Agency's financial statements for the year ended June 30, 2003, from which such summarized information was derived.

### ASSETS

#### Cash

Cash consists of cash on hand, cash held by depository institutions and trustees (see Note 3).

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

### Investments

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

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

Securities Lending - GASB Statement No. 28, *Accounting and Financial Reporting for Securities Lending Transactions*, requires disclosure of assets and liabilities arising from lending transactions. The cash allocated from the Housing Trust Fund (HTF) is held in Fund 646 and reported in the Housing Development Assistance Program (HDAP) Fund. The cash held in Fund 646 and Operating Funds 380 and 445 is invested by the Treasurer of State and is subject to securities lending. Security lending by the State of Ohio of cash in this fund includes cash held in Fund 646 of \$12,427,437 and Operating Funds 380 and 445 of \$67,924. The securities lending collateral for the Operating Funds 380 and 445 is held in payables and for 646 Fund is in deposits held (see Note 2). The state requires that lent securities be collateralized at no less than 102% of market value. STAR Ohio investments are subject to lending transactions by the Treasurer of State. The STAR Ohio Fund issues a separate audited financial report and resulting assets and liabilities are not reported on the Agency's Statement of Net Assets. Bond documents prohibit the lending of securities pledged to bondholders.

### Excess Revenue Fund

The excess revenue account in the General Trust fund receives money transferred from the individual Single Family Mortgage Revenue Program series that qualifies as excess revenue under the General Indenture. The money in the excess revenue fund can be used to redeem bonds, or upon delivery of a Cash Flow Certificate, pay extraordinary trustee fees or transfer moneys to the Program Fund of the General Fund.

### Restricted Assets

Short-term investments in the Single Family and Multi-Family Mortgage Revenue Program Funds are restricted primarily for debt service. Other short-term investment account restrictions are for bond acquisition, bond revenue, bond proceeds, special funds, commitments, cost of issuance, capital reserves, mortgage reserves, mortgage prepayment, debt service reserves, construction and expenses. The Agency does not use restricted investments to fund unrestricted program costs. Restricted investments used to fund current operations are classified as current assets.

### Mortgage-Backed Securities

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

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

### Capital Assets

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

#### Bond Issue Cost

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

#### LIABILITIES

##### Accounts Payable

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

##### Debt Refunding

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

##### Arbitrage Liability

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

##### Deposits Held

Fees paid by the participating lenders are held as deposits in the Participation Fee Escrow account until contributed to a new series. In the Single Family Mortgage Revenue Program these contributions are held as a deposit until the loans are originated and the GNMA's are purchased. The deposits held in the Multi-Family Mortgage Revenue Program Fund are primarily money received in the series, which is owed to the project owners and will be used to pay future project expenses. The deposits in the General Fund include \$1,807,547 in fees remitted by lenders of recent Single Family mortgage bond issues, allocated loans or grants of \$30,794,444 under the Housing Trust Fund Programs for subsequent disbursement and miscellaneous deposits of \$2,759. The \$30,794,444 of deposits held in the Housing Trust Fund includes \$12,427,437 in collateral for the state securities lending program.

##### Deferred Revenue

Yield reductions resulting from Intercreditor Agreements for interest rate strips on previously refunded series are recorded as an investment and deferred revenue in the General Indenture of the Single Family Mortgage Revenue Program Fund until needed for a new issue.

The tax credit reservation and compliance monitoring fee accounting was changed during the fiscal year to better match the recording of income to when the fees are earned by deferring the unearned amount in the Bond Depository fund of the General Fund. The unearned and deferred reservation and compliance monitoring fee amount at June 30, 2004 was \$1,324,686.

##### Compensated Absences

The OHFA is an agency within the Department of Development. The State of Ohio, which governs employee leave benefits and policies, pays compensation to separated employees for leave balances accumulated during the employee's term of service. In accordance with GASB Statement No. 16, *Accounting for Compensated Absences*, the compensated absence liability calculated for Agency employees at June 30, 2004 was included as a liability in the Ohio Comprehensive Annual Financial Report.



OPERATIONS AND OTHER

Operating Revenues

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

HTF Grant and Loan Revenue and Expense

The Agency in the fiscal year 2004 renamed the line item Amortized Deferred Revenue to HTF Grant and Loan Revenue and added a new expense line named HTF Grant and Loan Expense. The HTF Grant and Loan revenue or expense amounts offset each other and primarily represent the draws paid to HTF projects.

Interest Expense

The Agency records bond interest, amortized bond discounts and premiums and amortized bond issue costs in interest expense. A summary for fiscal year 2004 follows:

	<b>Single Family Mortgage Revenue Program Fund</b>	<b>Multi-Family Mortgage Revenue Program Fund</b>
<b>Not Under General Indenture</b>		
Bond Interest	\$ 2,441,947	\$ 8,247,004
Amortized bond discount or (premium)	-	62,890
Amortized bond issue costs	112,204	107,908
<b>Total interest expense not under general indenture</b>	<b>\$ 2,554,151</b>	<b>\$ 8,417,802</b>
<b>Under General Indenture</b>		
Bond Interest	\$ 80,283,688	\$ -
Amortized bond discount or (premium)	(810,452)	-
Amortized bond issue costs	9,372,726	-
<b>Total interest expense under general indenture</b>	<b>\$ 88,845,962</b>	<b>\$ -</b>
<b>Total Interest Expense</b>	<b>\$ 91,400,113</b>	<b>\$ 8,417,802</b>

Interest Rate Swaps

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

Non-exchange Transactions

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

**OHIO HOUSING FINANCE AGENCY**  
**Notes to the Financial Statements**  
**June 30, 2004**

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Building Lease

The Agency occupies a leased office and the rent is charged to rent or lease expense in Funds 380 and 445 in the General Fund (see Note 14).

Pass-Through Grants

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

Use of Estimates

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

**NOTE 3 • CASH AND INVESTMENTS**

Cash

Cash includes the Agency's bank deposits for all funds as well as security lending cash held in the amount of \$12,495,361. The bank balance of the Agency's deposits at June 30, 2004 is \$18,849,227. Of the bank balance, \$300,000 is insured by federal deposit insurance, \$18,382,954 is collateralized with securities held by the pledging financial institution's trust department or agent in the Agency's name, and \$166,273 is collateralized with securities held by the pledging financial institution's trust department or agent but not in the Agency's name.

Investments

The Agency is authorized to invest as provided in any resolution authorizing the issuance of bonds or in trust agreements securing the bonds. Investments in other funds may be made in the same manner as those in bond funds. The Agency's investments are categorized to give an indication of the level of risk assumed by the Agency at year-end.

Category 1 includes investments that are insured or registered or for which the securities are held by the Agency or its agent in the Agency's name. Category 2 includes uninsured or unregistered investments for which the securities are held by the counterparty's trust department or agent in the Agency's name. Category 3 includes uninsured and unregistered investments for which the securities are held by the counterparty or its trust department or agent but not in the Agency's name. The fair value of the Agency's investments at June 30, 2004 is as follows:

	Category	Fair Value
Mortgage-Backed Securities	3	\$ 1,236,305,002
Investment Agreements	3	401,147,780
Government Securities	3	39,052,606
Investments not subject to categorization:		
Investment in STAR Ohio		56,261,303
Investment in Government Pools		40,240,028
<b>Total Investments</b>		<b>\$ 1,773,006,719</b>

STAR Ohio and Government Pool investments are unclassified investments since they are not evidenced by securities that exist in physical or book entry form.

**NOTE 4 • DEBT SERVICE RESERVES**

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

These additional reserves at June 30, 2004 were as follows:

	Required Reserve	Actual Reserve
Single Family Mortgage Revenue Program Fund	\$ 4,076,319	\$ 4,079,215
Multi-Family Mortgage Revenue Program Fund	2,072,451	1,246,309
	\$ 6,148,770	\$ 5,325,524

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

The Multi-Family Mortgage Revenue Bond trust indentures represented may also require letters of credit from the projects. The Sun Pointe project required reserve of \$950,000 under a forbearance agreement dated May 1, 2000 exceeded its actual reserve of \$86,812, or a deficit of \$863,188.

**NOTE 5 • FAIR VALUE OF INVESTMENTS**

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

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

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

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

*Debt Securities* - Within the Single Family and the Multi-Family Programs, qualified loans are securitized by the Government National Mortgage Association (GNMA). The resulting securities are considered by GASB No. 31 to be investments and must be carried at fair value. At June 30, 2004, the trustees have provided a market price as reported by recognized pricing firms. Certain other money was invested in federal obligations, which were also reported at the fair value as reported by the trustee. Investments with less than one year to maturity at purchase are carried at amortized cost. The net decrease in fair value of \$58,733,886 is reported in the operating statement.

The net increase in the Single Family Mortgage Revenue Program Fund cash flow statement adjustments that reconcile operating income to net cash used by operating activities for the net decrease in the fair value of investments and mortgage-backed securities of \$58,592,102 is different from the net decrease in the fair value of investments and

**OHIO HOUSING FINANCE AGENCY**  
**Notes to the Financial Statements**  
**June 30, 2004**

mortgage-backed securities reported on the statement of revenues and expenses of \$57,664,154 by the amount of cash received for commitment fees and program enhancement income.

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

Single Family and Multi-Family mortgage-backed securities held at June 30, 2004 valued at fair value and principal outstanding are as follows:

<b>Series</b>	<b>Fair Value</b>	<b>Principal Outstanding</b>
<b>Not Under General Indenture:</b>		
1991E-G	\$ 1,372,170	\$ 1,210,383
1992A2	2,748,099	2,618,983
Subtotal	4,120,269	3,829,365
<b>Under General Indenture:</b>		
1994A	8,876,324	8,066,977
1994B	8,235,763	7,771,787
1995A	9,390,772	8,887,727
1996A	44,264,409	44,184,876
1996B	18,355,035	17,742,905
1997A1	41,192,605	40,231,082
1996B/1997C	55,044,763	54,981,097
1997D	5,315,115	4,798,146
1998A	83,083,043	84,091,403
1997B/1998B	101,268,244	102,216,279
1998C	10,795,228	9,776,220
1999A	93,755,658	93,817,040
1999B	7,787,470	7,053,268
1999C&D	115,829,432	110,977,457
2000A&B	71,129,855	67,933,736
2000C-G	76,648,295	72,184,609
2001A&B	47,633,902	47,032,489
2001C-E	124,241,897	120,804,822
2002A-C	135,200,872	133,619,170
2002D-E	36,096,416	36,135,678
2003A	43,129,313	44,772,153
2003B&C	57,345,078	59,153,767
2004A&B	22,225,216	23,310,425
Subtotal	1,216,844,705	1,199,543,114
Total Single Family	\$ 1,220,964,974	\$ 1,203,372,479
Oakleaf Toledo Refunder	7,306,148	6,403,285
Wind River	8,033,880	8,371,915
Total Multi-Family	\$ 15,340,028	\$ 14,775,199
Grand Total	\$ 1,236,305,002	\$ 1,218,147,678

## NOTE 6 · LOANS RECEIVABLE

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

All loans made under the Single Family Mortgage Revenue Program are secured by first mortgages and insured under mortgage pool insurance arrangements (subject to policy limitations). The loans in the Single Family Series 1987A Program are additionally secured by a limited guarantee provided by the OHFA with a pledge from the Ohio Department of Commerce Division of Unclaimed Funds. Some loans in the Single Family Series 1993A Program may be insured by funds held by the Agency in the General Fund.

During the fiscal year, the Agency elected to write-off the collection of one HDF HOME loan. Principal and interest amounts of \$62,968 and \$4,251 respectively, owed the Agency from the Rudwick Partners, LTD., were determined to be not collectable. Efforts to collect on this loan were not successful.

## NOTE 7 · CAPITAL ASSETS

Capital asset activity in the General Fund for the year ended June 30, 2004 was as follows:

	<b>Beginning Balance</b>	<b>Increases</b>	<b>Decreases</b>	<b>Ending Balance</b>
Equipment	\$ 1,399,606	\$ 239,548	\$ 11,893	\$ 1,627,261
Leasehold Improvements	353,217	40,406	-	393,623
<b>Total</b>	<b>\$ 1,752,823</b>	<b>\$ 279,954</b>	<b>\$ 11,893</b>	<b>\$ 2,020,884</b>
Less Accumulated Depreciation				
Equipment	\$ 708,283	\$ 264,960	\$ 57,446	\$ 915,797
Leasehold Improvements	67,676	37,342	-	105,018
<b>Total</b>	<b>\$ 775,959</b>	<b>\$ 302,302</b>	<b>\$ 57,446</b>	<b>\$ 1,020,815</b>
<b>Net Capital Assets</b>	<b>\$ 976,864</b>	<b>\$ (22,348)</b>	<b>\$ (45,553)</b>	<b>\$ 1,000,069</b>

Depreciation of equipment and amortization of leasehold improvements are expensed in the General Fund. The Agency recorded net capital asset adjustments in excess of disposals of \$45,553.

**NOTE 8 · LONG-TERM LIABILITIES**

Changes in long-term liabilities for the year ended June 30, 2004 are as follows:

	July 1, 2003	Increases	Decreases	June 30, 2004
<b>Single Family Program Fund</b>				
Arbitrage Payable (as restated)	\$ 5,830,404	\$ 3,845,688	\$ 331,417	\$ 9,344,675
Bonds Payable	2,041,298,000	135,000,000	663,485,000	1,512,813,000
Unamortized Premium and Deferred Costs on Refunding	(6,680,193)	3,151,337	(2,916,948)	(611,908)
<b>Total</b>	<b>\$ 2,040,448,211</b>	<b>\$ 141,997,025</b>	<b>\$ 660,899,469</b>	<b>\$ 1,521,545,767</b>
<b>Multi-Family Program Fund</b>				
Bonds Payable	\$ 212,656,000	\$ 11,800,000	\$ 28,730,000	\$ 195,726,000
Unamortized Premium, Discount and Deferred Costs	184,649	62,420	-	247,069
<b>Total</b>	<b>\$ 212,840,649</b>	<b>\$ 11,862,420</b>	<b>\$ 28,730,000</b>	<b>\$ 195,973,069</b>
<b>General Fund</b>				
Housing Development Accounts Payable to Commerce and Development	\$ 245,680,574	\$ 57,957,920	\$ 34,472,724	\$ 269,165,770
<b>Total Long-Term Liabilities</b>	<b>\$ 2,498,969,434</b>	<b>\$ 211,817,365</b>	<b>\$ 724,102,193</b>	<b>\$ 1,986,684,606</b>

The total liabilities of \$2,070,330,054 on the financial statement includes \$83,645,448 of current accounts payable, accruals, deposits and deferred revenue for the net long-term liability reported above of \$1,986,684,606. The long-term liabilities will be liquidated using funding sources existing within the respective major funds.

Debt service on interest rate swap agreements at June 30, 2004:

Interest calculations were based on rates as of June 30, 2004. As rates vary, variable-rate bond interest payments and net swap payments will vary (see Note 10). Using rates as of June 30, 2004, debt service requirements of the variable-rate debt and net swap payments are as follows:

Fiscal Year Ending June 30	Variable-Rate Bond		Interest Rate	Total
	Principal	Interest	Swap, Net	
2005	\$ 5,875,000	\$ 641,885	\$ 1,596,698	\$ 8,113,583
2006	8,215,000	553,975	1,378,275	10,147,250
2007	8,145,000	444,545	1,105,217	9,694,762
2008	7,840,000	337,738	838,422	9,016,160
2009-2012	19,325,000	430,117	1,056,866	20,811,983
<b>Total</b>	<b>\$ 49,400,000</b>	<b>\$ 2,408,260</b>	<b>\$ 5,975,478</b>	<b>\$ 57,783,738</b>

**OHIO HOUSING FINANCE AGENCY**  
**Notes to the Financial Statements**  
**June 30, 2004**

Debt service on long-term bonds payable at June 30, 2004 is as follows:

	<b>Principal</b>		<b>Interest</b>		<b>Total</b>
<b>Single Family Bonds Payable</b>					
2005	\$ 20,950,000		\$ 71,146,228		\$ 92,096,228
2006	23,520,000		70,626,905		94,146,905
2007	25,310,000		69,568,929		94,878,929
2008	140,653,000		67,646,162		208,299,162
2009	27,570,000		66,101,728		93,671,728
2009-2014	179,605,000		306,947,871		486,552,871
2014-2019	249,320,000		252,093,605		501,413,605
2019-2024	291,440,000		181,863,474		473,303,474
2024-2029	347,005,000		95,737,098		442,742,098
2029-2034	156,875,000		22,595,674		179,470,674
2034-2039	50,565,000		2,109,571		52,674,571
<b>Total</b>	<b>\$ 1,512,813,000</b>		<b>\$ 1,206,437,245</b>		<b>\$ 2,719,250,245</b>
<b>Multi-Family Bonds Payable</b>					
2005	\$ 2,845,000		\$ 9,393,216		\$ 12,238,216
2006	3,170,000		9,271,748		12,441,748
2007	3,345,000		9,131,223		12,476,223
2008	3,765,000		8,985,737		12,750,737
2009	3,960,000		8,811,734		12,771,734
2009-2014	23,415,000		41,255,539		64,670,539
2014-2019	26,020,000		35,240,781		61,260,781
2019-2024	21,980,000		27,001,322		48,981,322
2024-2029	34,980,000		19,020,105		54,000,105
2029-2034	51,466,000		5,584,094		57,050,094
2034-2039	21,400,000		3,667,764		25,067,764
2039-2044	380,000		18,038		398,038
<b>Total</b>	<b>\$ 196,726,000</b>		<b>\$ 177,381,301</b>		<b>\$ 374,107,301</b>

See related Notes 9, 10, 11 and 14.

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

**NOTE 9 · BONDS PAYABLE**

Bonds issued by the Agency consist of fully registered bonds with or without coupons. The floating interest rate bonds are pegged to a percent of base lending rate of a designated bank or a specified index. The net proceeds of the bonds issued were used to purchase eligible residential mortgage loans or mortgage-backed securities, provide interim and permanent financing for multi-family construction projects, and establish debt service reserves as required by the various bond trust indentures. Such indentures generally provide pledges of all loans acquired, all revenues and collections with respect to such loans, all funds established by the indenture and by such other guarantees as may be required under each specific indenture for the payment of principal and interest. The bond indentures also contain various covenants with which management believes all bonds are in compliance at June 30, 2004. The Single Family Mortgage Revenue Series 1987A is guaranteed under the bond insurance policy issued by the Municipal Bond Insurance Association that unconditionally guarantees the payment of principal and interest on the respective payment dates. The Series 1991 10 Wilmington Place and the Series 1996 Westlake are guaranteed under bond insurance policies issued by Financial Security Insurance. The Series 2000 Tyler's Creek, the Series 1999 Pebble Brook, and the Series 1999CD Timberlake are guaranteed under the bond insurance policies issued by Sunamerica Incorporated. These policies are issued concurrently with the delivery of the bonds.



**OHIO HOUSING FINANCE AGENCY**  
**Notes to the Financial Statements**  
**June 30, 2004**

Single Family Mortgage Revenue Bonds outstanding at June 30, 2004 are as follows:

<b>Series</b>	<b>Composite Interest Rate</b>	<b>Maturity Date</b>	<b>Principal Amount at June 30, 2004</b>	<b>Carrying Amount at June 30, 2004</b>
<b>Not Under General Indenture:</b>				
1987A	6.249%	2016, 2017	\$ 2,160,000	\$ 2,160,000
1991E-G	7.140%	2023	1,000,000	1,000,000
1992A2	6.323%	2004-2027	2,645,000	2,645,000
1993A	7.900%	2014	5,195,000	5,195,000
2002 Demand Draw	1.312%	2007	113,188,000	113,188,000
Subtotal Not Under General Indenture			124,188,000	124,188,000
<b>Under General Indenture:</b>				
1994A	6.173%	2004-2025	9,130,000	9,130,000
1994B	6.486%	2004-2025	5,095,000	5,095,000
1995A	6.387%	2004-2026	8,365,000	8,365,000
1996A	5.688%	2004-2027	47,960,000	47,960,000
1996B	5.866%	2004-2028	21,305,000	21,305,000
1997A 1	5.900%	2004-2029	45,965,000	45,965,000
1996B3/1997C	5.481%	2004-2028	61,255,000	61,255,000
1997D	5.008%	2004-2020	4,075,000	3,834,596
1998A	5.109%	2004-2029	91,405,000	91,405,000
1997B/1998B	5.143%	2004-2030	111,110,000	111,110,000
1998C	5.000%	2019	10,450,000	9,909,299
1999A	4.916%	2004-2030	106,790,000	106,790,000
1999B	4.650%	2020	7,220,000	6,876,211
1999C&D	5.325%	2004-2030	133,555,000	131,308,304
2000A&B	5.971%	2004-2031	79,580,000	79,359,611
2000C-G	5.614%	2004-2032	81,265,000	80,074,331
2001A&B	5.020%	2004-2034	52,260,000	52,260,000
2001C-E	4.222%	2004-2033	139,385,000	140,477,036
2002A-C	4.417%	2004-2034	153,630,000	153,630,000
2002DE	4.172%	2004-2034	39,255,000	39,255,000
2003A	4.005%	2004-2034	44,615,000	44,615,000
2003B&C	4.303%	2005-2034	59,955,000	61,406,221
2004A&B	3.070%	2005-2035	75,000,000	76,627,483
Subtotal Under General Indenture			1,388,625,000	1,388,013,092
			<b>\$ 1,512,813,000</b>	<b>\$ 1,512,201,092</b>

The difference between the Principal Amount and the Carrying Amount, \$611,908, is the amount of Unamortized Premium and Deferred Costs on Refunding that can be found in Note 8.

**OHIO HOUSING FINANCE AGENCY**  
**Notes to the Financial Statements**  
**June 30, 2004**

Multi-Family Mortgage Revenue Bonds outstanding at June 30, 2004 are as follows:

<b>Series</b>		<b>Composite Interest Rate</b>	<b>Maturity Date</b>		<b>Principal Amount at June 30, 2004</b>	<b>Carrying Amount at June 30, 2004</b>
1985	Lincoln Park	1.892%	2015	\$	8,600,000	\$ 8,600,000
1991B	10 Wilmington Place	1.358%	2026		8,945,000	8,945,000
1994A&B	Fairwood Village Refunder	6.492%	2004-2029		2,865,000	2,869,247
1994A-C	Oakleaf Village Refunder	5.627%	2004-2026		4,085,000	4,085,000
1996A&B	Detroit Terrace Refunder	5.653%	2006-2012		1,735,000	1,735,000
1996A&B	Beehive and Doan Refunder	6.315%	2004-2026		1,085,000	1,079,870
1996A&B	Club at Spring Valley	2.370%	2029		10,800,000	10,800,000
1996	Westlake	1.705%	2028		9,810,000	9,810,000
1997A-D	Willow Lake	1.468%	2009-2029		7,060,000	7,060,000
1997A&B	Wind River	5.613%	2004-2032		8,390,000	8,390,000
1998B	Courtyards of Kettering	5.464%	2008-2040		3,580,000	3,642,347
1998A1/A2	Assisted Living Concepts	1.370%	2018		10,105,000	10,105,000
1999	Sunpointe	6.750%	2019		8,850,000	8,850,000
1999A&B	Pebble Brooke	5.822%	2008-2031		15,000,000	15,000,000
1999C&D	Timber Lake	6.507%	2007-2031		15,250,000	15,250,000
1999E	Hunters Glen Refunder	6.350%	2029		10,740,000	10,740,000
2000A&B	Tyler's Creek	6.166%	2013-2033		15,135,000	15,135,000
2001A&B	Asbury Woods/Towne Square Refunder	5.348%	2004-2026		3,590,000	3,576,857
2001A&B	Park Trails	5.873%	2019-2034		13,125,000	13,125,000
2002	Pine Crossing Refunder	1.350%	2036		5,670,000	5,670,000
2002A-E	Oakleaf Toledo Refunder	6.847%	2004-2027		7,055,000	7,253,747
2002F	Chambrel	1.126%	2032		12,451,000	12,451,000
2003A	Shannon Glen	1.126%	2036		11,800,000	11,800,000
				\$	195,726,000	\$ 195,973,068

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

The difference between the Principal Amount and the Carrying Amount, \$247,069, is the amount of Unamortized Premium, Discount and Deferred Cost that can be found in Note 8.

**NOTE 10 · INTEREST RATE SWAPS**

The Agency has entered into interest rate swap agreements with various counterparties. The swaps are hedging tools, which allows the Agency to reduce its exposure to changes in variable interest rates on bonds financing fixed-rate mortgages. Under the swap agreements, the Agency has agreed to make certain payments to the counterparties based on a fixed rate of interest, and the counterparties have agreed to make certain payments to the Agency based on a floating rate of interest. The bonds remarketing agents generally set the bond-floating rates of interest to approximate The Bond Market Association Municipal Swap Index™ (BMS) plus .05%. Merrill Lynch & Co. and George K. Baum & Co. are the respective remarketing agents for bond series 2002 B1,2,3 and 2002 E.

The swap agreements provide for reductions in the notional amounts to coincide with expected reductions of outstanding amounts of the associated bonds. The notional amounts and terms of the swap agreements associated with variable rate bonds at June 30, 2004 are as follows:

<b>Bond Series</b>	<b>Notional Amount</b>	<b>Effective Date</b>	<b>Termination Date</b>	<b>Fixed Rate</b>	<b>Bond Floating Rate</b>	<b>Counterparties</b>
2002B1	\$ 9,215,000	12/1/02	9/1/10	4.406%	1.20%	(1)
2002B2	\$ 14,545,000	1/6/03	9/1/10	4.610%	1.20%	(1)
2002B3	\$ 11,250,000	2/9/03	9/1/10	4.485%	1.40%	(1)
2002E	\$ 14,390,000	3/1/03	3/1/12	4.970%	1.50%	(2)

*Fair value.* Because interest rates have declined since execution of the swap agreements, the swap agreements have a negative fair value of \$2,934,250 as of June 30, 2004. Because the coupons on the Agency's variable-rate bonds adjust to changing interest rates, the bonds do not have a corresponding fair value increase. The fair value was estimated using the counterparties' proprietary valuation models on the basis of estimated mid-market levels.

*Basis risk and termination risk.* The swaps are cost of fund based swap agreements whereby the basis risk is eliminated. The swap agreements provide for early termination by the Agency upon at least five (and not more than twenty) business days notice to the counterparties. The early termination could result in the Agency being exposed to increasing variable interest rates and the payment of a settlement amount.

*Credit risk.* Exposure does exist related to nonperformance by the counterparties and to non-origination of mortgages or unanticipated mortgage prepayments. Normal prepayment rates were assumed in the terms of the swaps. The swap agreements provide a net settlement method for any payments made on early termination due to an event of default by the counterparties. The agreements also provide for early termination if the counterparties' credit ratings fall below Baa3/BBB-. The counterparties and their credit ratings are:

<b>Counterparties</b>	<b>Rating</b>	<b>Notional Amount</b>
(1) Lehman Brothers Financial Products Inc.	Aaa/AAA	\$ 35,010,000
(2) Salomon Swapco Inc.	Aaa/AAA	\$ 14,390,000

See Note 8 for debt service on interest rate swap agreements.

## NOTE 11 · CURRENT ISSUES AND DEFEASANCE

### SINGLE FAMILY BONDS

#### Issuance

During the fiscal year ended June 30, 2004, the Agency issued \$138,151,337 of Residential Mortgage Revenue Bonds. Those issues included:

The 2003 Series B&C bonds totaling \$61,507,081 included original fixed rate Series B bonds of \$45,000,000, original variable rate Series C bonds of \$15,000,000 and premium on bond of \$1,507,081. \$50,000 of the proceeds will be used to call bonds for non-origination; \$59,945,727 of the proceeds was used to originate mortgages.

The 2004 Series A&B bonds totaling \$76,644,256 included original fixed rate Series A bonds of \$55,000,000, original variable rate Series B bonds of \$20,000,000 and premium on bond of \$1,644,256. The net proceeds of 2004 Series A&B bonds are being used to finance newly originated mortgage loans.

The Demand Draw Bonds, Series 2002 totaling \$300,000,000 was issued under a separate indenture as a single draw down bond to refund certain of the Agency's outstanding bonds issued under prior programs and to preserve bond issuance authority and thereby preserve sources of funds to be used to finance newly originated mortgages. The proceeds of the first draw for \$75,565,000 were used to refund the 2001 Series E note maturing on August 15, 2002, the second draw for \$69,821,000 was used to replace the proceeds of various bonds maturing or redeemable on September 1, 2002, the third draw for \$15,694,000 was used to redeem the 2000 Series D&E bonds on October 31, 2002 and the fourth draw for \$79,238,000 was used to replace the proceeds of various bonds maturing or redeemable on March 1, 2003. The four draws total \$240,318,000, leaving an available balance of \$59,682,000 to be drawn. The drawn amount is expected to be used in future issues to originate new mortgages. No draws were made during fiscal year 2004. In fiscal year 2004, proceeds from 2003 A were used to call \$41,150,000 from the 2002 Demand Draw Bonds on July 1, 2003. Proceeds from 2003 Series B were used to call \$54,080,000 from the 2002 Demand Draw Bonds on October 15, 2003. Proceeds from 2004 A&B were used to call \$31,900,000 from the 2002 Demand Draw Bonds on May 3, 2004.

#### Defeasance

During the year ended June 30, 2002, the Agency defeased the 1985 Series A Single Family Mortgage Revenue Bonds by placing the proceeds from the sale of the mortgages in an irrevocable trust to provide for all future debt service payments on the remaining bonds. In fiscal year 1995, the Agency deposited assets into a similar irrevocable trust to provide for debt service on all remaining 1985 Series B bonds. The trust account assets and liability for the defeased bonds are not included in the Agency's financial statements. As of June 30, 2004, the escrowed assets and remaining bonds for each were:

Series	Assets		Liabilities
	Cost	Market	
1985A	\$ 262,989	\$ 318,409	\$ 198,443
1985B	\$ 32,378,301	\$ 87,094,558	\$ 58,608,974

#### Retirements

2000 Series B bonds were retired from the 2000 Series A&B on March 1, 2004, using funds from prepayments received.

#### Subsequent Events

Subsequent to June 30, 2004, the Agency expects to issue \$137,241,693, which includes: the 2004 C&D bonds totaling \$76,118,883, which will be issued July 15, 2004 and 2004 E&F bonds totaling \$61,122,810, which will be issued on or about September 14, 2004.

On July 27, 2004, the OHFA directed JP Morgan (trustee) to liquidate and transfer funds currently invested in the 2000 Series B Revenue and Prepayment accounts to the Excess Revenue account under the General Indenture. The 2000 Series B GNMA pools will also be transferred to the Excess Revenue account under the General Indenture.

In addition, the Agency expects to transfer \$10,763,701 from the Single Family Series 1998 Series C, 1999 Series B, 1999 Series C&D, 2000 Series C1, 2000 Series D-G and 2002 Series A-3 to the Excess Revenue Fund under the General Indenture. These funds are expected to be used to retire the 1994 Series A&B on September 1, 2004.

## **MULTI-FAMILY BONDS**

### Issuance

During the fiscal year ended June 30, 2004, the Agency issued \$11,800,000 of Multi-Family Revenue Bonds.

The Shannon Glen – 2003 Series A variable rate bonds totaling \$11,800,000 was issued October 15, 2003. The net proceeds were used to finance the acquisition, construction and equipping of a Multi-Family rental housing facility, located in Columbus, Ohio, to be known as Shannon Glen Apartments.

### Defaulted Issues

There were three issues that defaulted in fiscal year 2004: Beehive – Series 1996 A, Bridgeview Villas – Series 1992, and Ravenwood – Series 1998 – A1/A2. These series were covered by FHA Mortgage Insurance and funds were received to retire the bonds.

### Retirements

The Agency retired the 1987 Series Mortgage Revenue bonds that financed the East Park Retirement Multi-Family Housing Project. Also, the 1985 Series Mortgage Revenue bonds that financed the Kenwood Congregate Multi-Family project was retired.

### Other

Bonds were tendered in June 2004 for Tylers Creek – Series 2000 A1, A2&B, Pebblebrook – Series 1999A&B and Timber Lake – Series 1999 C&D, due to the release of the Credit Enhancer. Simultaneously the bonds were purchased by Sun America, Inc.

### Subsequent Events

The Fairwood Village Refunder – Series A&B Multi-Family Housing Project bonds will be retired September 1, 2004. OHFA approved the issuance of \$5,270,000 of bonds to finance the acquisition and rehabilitation of Robin Springs.

## **NOTE 12 • PENSION PLANS**

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

OPERS administers three separate pension plans as described below:

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

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

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

Regular employees who participate in the defined benefit plan (TP) or the combined plan (CO) may retire after 30 years of credited service regardless of age, at age 55 or after with 25 years of credited service, or at age 60 or after with five years of credited service. Regular employees retiring before age 65 with less than 30 years of service credit receive a percentage reduction in benefit amounts. Employees who participate in the defined contribution plan (MD) may retire at age 55.

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

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

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

Employer and member required contributions to OPERS are established under the Ohio Revised Code and are based on percentages of covered employees' gross salaries, which are calculated annually by the retirement system's actuaries. Contribution rates for the fiscal year 2003, which were consistent across all three plans (TP, MD and CO), were 13.31% for employers and 8.5% for members. The Agency contributions to OPERS for the years ending June 30, 2002, 2003 and 2004 were \$590,292, \$606,600 and \$627,155, respectively, equal to 100% of the dollar amount billed the Agency.

OPERS issues a stand-alone financial report, copies of which may be obtained by making a written request to: Ohio Public Employees Retirement System, 277 East Town Street, Columbus, Ohio 43215-4642, or by calling (614) 466-6705 or 1-800-222-7377.

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

### Public Employees Retirement System

The Ohio Public Employees Retirement System (OPERS) administers three separate pension plans: The Traditional Pension Plan (TP) – a cost-sharing multiple-employer defined benefit pension plan; the Member-Directed Plan (MD) – a

defined contribution plan; and the Combined Plan (CO) – a cost-sharing multiple-employer defined benefit pension plan that has elements of both a defined benefit and defined contribution plan.

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

In order to qualify for post-employment health care coverage, age and service retirees must have 10 or more years of qualifying Ohio service credit. Health care coverage for disability recipients and primary survivor recipients is available. The health care coverage provided by the Retirement System is considered an Other Post-employment Benefit (OPEB) as described in GASB Statement No. 12.

A portion of each employer's contribution to OPERS is set aside for the funding of post-employment health care. The Ohio Revised Code provides statutory authority for employer contributions. The 2003 employer contribution rate for state employers was 13.31% of covered payroll, of which 5.00% was used to fund health care for the year. The Ohio Revised Code provides the statutory authority to require public employers to fund post retirement health care through their contributions to OPERS.

All age and service retirees who are members of the defined benefit (TP) or combined (CO) plans with 10 or more years of service credit qualify for healthcare coverage under OPERS. Members hired after January 1, 2003 with no prior service credit vest according to length of service. Members with 10 years of service credit have a 25 percent vested interest. Vested interest increases with service credit until members attain a 100 percent vested interest after reaching 30 years of service credit. Members hired after January 1, 2003 can also choose various coverage options.

Members of the defined contribution plan (MD) may access a Retired Medical Account upon retirement. An employee's interest in the medical account for qualifying healthcare expenses vests on the basis of length of service, with 100 percent vesting attained after 10 years of service credit. Employers make no further contributions to a member's medical account after retirement, nor do employers have any further obligation to provide post-employment healthcare benefits.

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

OPEBs are advanced-funded on an actuarial determined basis. An entry-age, normal actuarial cost method of valuation is used in determining the present value of OPEB. The difference between assumed and actual experience (actuarial gains and losses) becomes part of the unfunded actuarial accrued liability. The assumptions and calculations below are based on the System's latest Actuarial Review performed as of December 31, 2002 (the latest information available). The investment assumption rate for 2002 was 8.00 percent. The individual annual pay increase assumption was 4.00 percent compounded annually for inflation (assuming no change in the number of active employees), and annual pay increases, over and above the 4.00 percent base increase, were assumed to range from .50 percent and 6.30 percent. Healthcare premiums were assumed to increase 4.00 percent annually.

The actuarial value of the Retirement System's net assets available for OPEB at December 31, 2002 was \$10.0 billion. The actuarially accrued liability and the unfunded actuarial accrued liability, based on the actuarial cost method used, were \$18.7 billion and \$8.7 billion, respectively. All investments are carried at market value. For the actuarial valuation purposes, a smoothed market approach is used. Under this approach, assets are adjusted annually to reflect 25 percent of unrealized market appreciation or depreciation on investment assets. At year-end 2003, the number of active contributing participants in the Traditional (TP) and Combined (CO) Plans totaled 364,881.

The portion of OHFA's contributions in fiscal year 2004 to OPERS that were used to fund post-employment benefits was \$235,622.

**OHIO HOUSING FINANCE AGENCY**  
**Notes to the Financial Statements**  
**June 30, 2004**

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The OPERS Board adopted a new Health Care “Choices” Plan in December 2001 in response to the continuing rise in cost of health care. The Choices Plan will be offered to all persons hired in an OPERS covered-position after January 1, 2003, with no prior service credit accumulated toward health care coverage. Choices, as the name suggests, will incorporate a cafeteria approach, offering a more broad range of health care options. The plan uses a graded scale from ten to thirty years to calculate a monthly health care benefit. This is in contrast to the ten-year “cliff” eligibility standard for the present plan.

The benefit recipient will be free to select the option that best meets their needs. Recipients will fund health care costs in excess of their monthly health care benefit. The plan will also offer a spending account feature, enabling the benefit recipient to apply his or her allowance toward specific medical expenses, much like a Medical Spending Account.

In response to the adverse investment returns experienced by OPERS from 2000 through 2002 and the continued staggering rate of health care inflation, the OPERS Board, during 2003, considered extending “Choices” type cost cutting measures to all active members and benefit recipients. As of this date, the Board has not determined the exact changes that will be made to the health care plan. However, changes to the plan are expected to be approved by the summer of 2004.

**NOTE 14 • COMMITMENTS**

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

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Available for non-origination bond calls:

Series 2003BC	\$	54,273
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Available for purchasing mortgage-backed securities:

Series 2003BC	\$	376,076
Series 2004AB	\$	51,675,939

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The OHFA uses office space leased by the Ohio Department of Administrative Services (DAS). On July 1, 2004 an Addendum to the lease for FY 2005 was prepared to increase space at the prevailing rate. The lease term is two years with the option to renew for three successive terms. The OHFA pays the monthly rent to the lessor. The following states the DAS future annual office lease commitment:

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Fiscal years 2005	\$	777,982
Fiscal years 2006 and 2007	\$	832,752
Fiscal years 2008 and 2009	\$	874,572
Fiscal years 2010 and 2011	\$	901,363

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Designated other commitments of the Agency are:

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Gap financing related to the low-income housing tax credit award for the year 2004	\$	12,715,410
HUD financial adjustment factor draws		2,876,936
<b>Total</b>	<b>\$</b>	<b>15,592,346</b>

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

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

#### **NOTE 15 · NET ASSETS**

The Restricted Net Assets of the Single and Multi-Family Mortgage Revenue Programs are restricted for future bond retirements or other requirements under the indentures.

The Agency recorded a prior period adjustment in the Single Family Mortgage Revenue Program Fund during the fiscal year 2004 that increased income by \$11,155,677 for the fiscal years 1998 through 2003. Net mortgage-backed securities income was increased after the recalculation of bond and loan yields for all Single Family series starting with series 1994A (see Note 16).

#### **NOTE 16 – PRIOR PERIOD ADJUSTMENT**

In fiscal year 2004, the Agency’s bond counsel and financial advisor recalculated the bond and loan yields for all Single Family series starting with 1994A. The yields were recalculated under updated assumptions applied consistently to each series. The resulting net effect was a correction that reduced the amount of the intercreditor stripping necessary to achieve indenture-wide compliance. The correction resulted from the misinterpretation of bond arbitrage expense and increased net mortgage-backed securities income for the years 1998 through 2003 by \$11,155,677 (see Note 15).

The following Single Family Mortgage Revenue Program Fund beginning year net asset balance has been restated on the financial statement presented for the year ending June 30, 2004:

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Statement of Net Assets:

Net assets, beginning of year (as reported June 30, 2003)	\$ 168,545,408
Prior period adjustment recorded in fiscal year 2004	<u>11,155,677</u>
Net assets, beginning of year (as restated)	<u><u>\$ 179,701,085</u></u>

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The Single Family Mortgage Revenue Program Fund financial statements provided by series in the Supplemental Information have been restated to reflect the prior period adjustment.

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SUPPLEMENTARY INFORMATION

**OHIO HOUSING FINANCE AGENCY**  
**Single Family Mortgage Revenue Program**  
**Statement of Net Assets**  
**June 30, 2004**

	Series 1987A	Series 1991E-G
<b>ASSETS</b>		
Current assets		
Cash	\$ 2,668	\$ 266
Current portion of investments, at fair value	1,015,855	120,098
Current portion of mortgage-backed securities, at fair value	-	72,219
Accounts receivable	59,711	-
Interest receivable on investments and mortgage-backed securities	199,418	8,066
Current portion of loans receivable	117,679	-
Interest receivable on loans	8,070	-
Current portion of unamortized bond issue costs	6,343	2,094
Prepaid insurance and other	5,124	-
Total current assets	1,414,868	202,743
Non-current assets		
Non-current portion of investments, principally restricted for debt service, at fair value	1,109,856	-
Non-current portion of mortgage-backed securities, at fair value	-	1,299,951
Non-current portion of loans receivable	1,388,735	-
Non-current portion of unamortized bond issue costs	54,452	30,683
Total non-current assets	2,553,043	1,330,634
Total assets	\$ 3,967,911	\$ 1,533,377

	Series 1992A2	Series 1993A	Series Draw Bond	Total Not Under the General Indenture
\$	- \$	4,318 \$	- \$	7,252
	3,049,251	573,285	113,295,312	118,053,801
	134,053	-	-	206,272
	1,919	182,867	3,783	248,280
	86,590	6,279	90,075	390,428
	-	188,271	-	305,950
	-	61,219	-	69,289
	1,866	-	-	10,303
	-	10,485	-	15,609
	3,273,679	1,026,724	113,389,170	119,307,184
	-	-	-	1,109,856
	2,614,046	-	-	3,913,997
	-	4,326,876	-	5,715,611
	28,718	-	-	113,853
	2,642,764	4,326,876	-	10,853,317
\$	5,916,443 \$	5,353,600 \$	113,389,170 \$	130,160,501

(continued)

**OHIO HOUSING FINANCE AGENCY**  
**Single Family Mortgage Revenue Program**  
**Statement of Net Assets**  
**June 30, 2004**

	Series 1987A	Series 1991E-G
<b>LIABILITIES AND NET ASSETS</b>		
Current liabilities		
Current portion of accounts payable and other	\$ 1,957	\$ 510
Interest payable	32,808	4,292
Current portion of bonds payable	-	-
Deposits held	2	-
Current portion of deferred revenue	-	-
Total current liabilities	34,767	4,802
Non-current liabilities		
Non-current portion of accounts payable and other	-	-
Non-current portion of bonds payable	2,160,000	1,000,000
Non-current portion of deferred revenue	-	-
Total non-current liabilities	2,160,000	1,000,000
Total liabilities	2,194,767	1,004,802
Net assets		
Invested in capital assets, net of related debt	-	-
Restricted - Bond Funds	1,773,144	528,575
Unrestricted	-	-
Total net assets	1,773,144	528,575
Total liabilities and net assets	\$ 3,967,911	\$ 1,533,377

	Series 1992A2	Series 1993A	Series Draw Bond	Total Not Under the General Indenture
\$	242,350	\$ 216,055	\$ 115,815	\$ 576,687
	56,124	102,601	85,355	281,180
	40,000	-	-	40,000
	-	-	-	2
	-	-	-	-
	338,474	318,656	201,170	897,869
	-	-	-	-
	2,605,000	5,195,000	113,188,000	124,148,000
	-	-	-	-
	2,605,000	5,195,000	113,188,000	124,148,000
	2,943,474	5,513,656	113,389,170	125,045,869
	-	-	-	-
	2,972,969	(160,056)	-	5,114,632
	-	-	-	-
	2,972,969	(160,056)	-	5,114,632
\$	\$ 5,916,443	\$ 5,353,600	\$ 113,389,170	\$ 130,160,501

(continued)

**OHIO HOUSING FINANCE AGENCY**  
**Single Family Mortgage Revenue Program**  
**Statement of Net Assets**  
**June 30, 2004**

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	Series 1994A	Series 1994B
<b>ASSETS</b>		
Current assets		
Cash	\$ -	\$ -
Current portion of investments, at fair value	1,823,280	3,249,924
Current portion of mortgage-backed securities, at fair value	432,992	393,909
Accounts receivable	17	-
Interest receivable on investments and mortgage-backed securities	69,047	97,382
Current portion of loans receivable	-	-
Interest receivable on loans	-	-
Current portion of unamortized bond issue costs	7,304	4,363
Prepaid insurance and other	-	-
Total current assets	2,332,640	3,745,578
Non-current assets		
Non-current portion of investments, principally restricted for debt service, at fair value	-	-
Non-current portion of mortgage-backed securities, at fair value	8,443,332	7,841,854
Non-current portion of loans receivable	-	-
Non-current portion of unamortized bond issue costs	88,291	50,341
Total non-current assets	8,531,623	7,892,195
Total assets	\$ 10,864,263	\$ 11,637,773



	Series 1995A	Series 1996A	Series 1996B	Series 1997A1
\$	-	-	-	-
	2,184,450	7,683,031	5,933,368	10,840,876
	438,479	1,952,842	793,031	1,687,069
	23,760	373,950	35,777	-
	78,181	291,949	186,406	382,932
	-	-	-	-
	-	-	-	-
	6,382	34,645	17,231	26,807
	-	-	-	-
	2,731,252	10,336,417	6,965,813	12,937,684
	-	-	-	-
	8,952,293	42,311,567	17,562,004	39,505,536
	-	-	-	-
	80,795	468,400	257,741	401,637
	9,033,088	42,779,967	17,819,745	39,907,173
\$	11,764,340	53,116,384	24,785,558	52,844,857

(continued)

**OHIO HOUSING FINANCE AGENCY**  
**Single Family Mortgage Revenue Program**  
**Statement of Net Assets**  
**June 30, 2004**

	Series 1994A	Series 1994B
<b>LIABILITIES AND NET ASSETS</b>		
Current liabilities		
Current portion of accounts payable and other	\$ 7,520	\$ 3,476,951
Interest payable	189,577	110,829
Current portion of bonds payable	210,000	125,000
Deposits held	-	-
Current portion of deferred revenue	-	-
<b>Total current liabilities</b>	<b>407,097</b>	<b>3,712,780</b>
Non-current liabilities		
Non-current portion of accounts payable and other	-	-
Non-current portion of bonds payable	8,920,000	4,970,000
Non-current portion of deferred revenue	-	-
<b>Total non-current liabilities</b>	<b>8,920,000</b>	<b>4,970,000</b>
<b>Total liabilities</b>	<b>9,327,097</b>	<b>8,682,780</b>
Net assets		
Invested in capital assets, net of related debt	-	-
Restricted - Bond Funds	1,537,166	2,954,993
Unrestricted	-	-
<b>Total net assets</b>	<b>1,537,166</b>	<b>2,954,993</b>
<b>Total liabilities and net assets</b>	<b>\$ 10,864,263</b>	<b>\$ 11,637,773</b>

	Series 1995A	Series 1996A	Series 1996B	Series 1997A1
\$	256,535	\$ 17,044	\$ 17,182	\$ 436,206
	178,970	917,783	418,170	912,635
	180,000	960,000	405,000	710,000
	-	-	-	-
	-	-	-	-
	615,505	1,894,827	840,352	2,058,841
	-	-	-	-
	8,185,000	47,000,000	20,900,000	45,255,000
	-	-	-	-
	8,185,000	47,000,000	20,900,000	45,255,000
	8,800,505	48,894,827	21,740,352	47,313,841
	-	-	-	-
	2,963,835	4,221,557	3,045,206	5,531,016
	-	-	-	-
	2,963,835	4,221,557	3,045,206	5,531,016
\$	11,764,340	\$ 53,116,384	\$ 24,785,558	\$ 52,844,857

(continued)

**OHIO HOUSING FINANCE AGENCY**  
**Single Family Mortgage Revenue Program**  
**Statement of Net Assets**  
**June 30, 2004**

	Series 1996B/1997C	Series 1997D
<b>ASSETS</b>		
Current assets		
Cash	\$ 2,613	\$ 378
Current portion of investments, at fair value	10,187,392	3,753,617
Current portion of mortgage-backed securities, at fair value	2,331,092	372,957
Accounts receivable	12,714	-
Interest receivable on investments and mortgage-backed securities	385,162	107,296
Current portion of loans receivable	-	-
Interest receivable on loans	-	-
Current portion of unamortized bond issue costs	32,711	6,420
Prepaid insurance and other	-	-
Total current assets	12,951,684	4,240,668
Non-current assets		
Non-current portion of investments, principally restricted for debt service, at fair value	-	-
Non-current portion of mortgage-backed securities, at fair value	52,713,671	4,942,158
Non-current portion of loans receivable	-	-
Non-current portion of unamortized bond issue costs	484,172	47,060
Total non-current assets	53,197,843	4,989,218
Total assets	\$ 66,149,527	\$ 9,229,886

	Series 1998A	Series 1997B/1998B	Series 1998C	Series 1999A
\$	178	\$ -	\$ -	-
	11,899,260	13,927,875	5,196,271	20,941,698
	3,449,164	4,087,747	736,803	3,729,332
	1,304,329	-	-	1,638,983
	507,683	601,033	128,171	691,108
	-	-	-	-
	-	-	-	-
	54,403	72,319	11,834	63,034
	-	-	-	-
	17,215,017	18,688,974	6,073,079	27,064,155
	-	-	-	-
	79,633,879	97,180,497	10,058,425	90,026,326
	-	-	-	-
	835,794	1,150,480	87,202	920,091
	80,469,673	98,330,977	10,145,627	90,946,417
\$	97,684,690	\$ 117,019,951	\$ 16,218,706	\$ 118,010,572

(continued)

**OHIO HOUSING FINANCE AGENCY**  
**Single Family Mortgage Revenue Program**  
**Statement of Net Assets**  
**June 30, 2004**

	Series 1996B/1997C	Series 1997D
<b>LIABILITIES AND NET ASSETS</b>		
Current liabilities		
Current portion of accounts payable and other	\$ 258,264	\$ 64,150
Interest payable	1,127,719	67,823
Current portion of bonds payable	1,135,000	151,132
Deposits held	-	-
Current portion of deferred revenue	-	-
Total current liabilities	2,520,983	283,105
Non-current liabilities		
Non-current portion of accounts payable and other	-	-
Non-current portion of bonds payable	60,120,000	3,683,464
Non-current portion of deferred revenue	-	-
Total non-current liabilities	60,120,000	3,683,464
Total liabilities	62,640,983	3,966,569
Net assets		
Invested in capital assets, net of related debt	-	-
Restricted - Bond Funds	3,508,544	5,263,317
Unrestricted	-	-
Total net assets	3,508,544	5,263,317
Total liabilities and net assets	\$ 66,149,527	\$ 9,229,886

	Series 1998A	Series 1997B/1998B	Series 1998C	Series 1999A
\$	593,263	\$ 148,722	\$ 17,445	\$ 204,095
	1,586,134	1,926,441	174,167	1,769,579
	1,680,000	1,915,000	440,384	2,000,000
	-	-	-	-
	-	-	-	-
	3,859,397	3,990,163	631,996	3,973,674
	-	-	-	-
	89,725,000	109,195,000	9,468,915	104,790,000
	-	-	-	-
	89,725,000	109,195,000	9,468,915	104,790,000
	93,584,397	113,185,163	10,100,911	108,763,674
	-	-	-	-
	4,100,293	3,834,788	6,117,795	9,246,898
	-	-	-	-
	4,100,293	3,834,788	6,117,795	9,246,898
\$	97,684,690	\$ 117,019,951	\$ 16,218,706	\$ 118,010,572

(continued)

**OHIO HOUSING FINANCE AGENCY**  
**Single Family Mortgage Revenue Program**  
**Statement of Net Assets**  
**June 30, 2004**

	Series 1999B	Series 1999C&D
<b>ASSETS</b>		
Current assets		
Cash	\$ -	\$ -
Current portion of investments, at fair value	2,365,341	35,810,666
Current portion of mortgage-backed securities, at fair value	526,201	5,440,226
Accounts receivable	-	-
Interest receivable on investments and mortgage-backed securities	76,727	1,008,778
Current portion of loans receivable	-	-
Interest receivable on loans	-	-
Current portion of unamortized bond issue costs	7,051	70,494
Prepaid insurance and other	-	-
Total current assets	2,975,320	42,330,164
Non-current assets		
Non-current portion of investments, principally restricted for debt service, at fair value	-	-
Non-current portion of mortgage-backed securities, at fair value	7,261,269	110,389,206
Non-current portion of loans receivable	-	-
Non-current portion of unamortized bond issue costs	59,431	963,217
Total non-current assets	7,320,700	111,352,423
Total assets	\$ 10,296,020	\$ 153,682,587



	Series 2000A&B	Series 2000C-G	Series 2001A&B	Series 2001C-E
\$	3,803	\$ -	\$ -	-
	21,229,931	17,594,754	8,316,397	21,230,645
	2,728,374	3,472,093	1,764,360	5,078,075
	79,370	3,502,578	-	4,782,009
	698,708	885,124	320,658	831,079
	-	-	-	-
	-	-	-	-
	50,059	51,754	37,303	63,256
	-	-	-	-
	24,790,245	25,506,303	10,438,718	31,985,064
	-	-	-	-
	68,401,481	73,176,202	45,869,542	119,163,822
	-	-	-	-
	760,425	626,253	652,821	878,107
	69,161,906	73,802,455	46,522,363	120,041,929
\$	93,952,151	\$ 99,308,758	\$ 56,961,081	\$ 152,026,993

(continued)

**OHIO HOUSING FINANCE AGENCY**  
**Single Family Mortgage Revenue Program**  
**Statement of Net Assets**  
**June 30, 2004**

	Series 1999B	Series 1999C&D
<b>LIABILITIES AND NET ASSETS</b>		
Current liabilities		
Current portion of accounts payable and other	\$ 19,664	\$ 1,451,342
Interest payable	111,910	2,438,629
Current portion of bonds payable	268,535	1,796,785
Deposits held	-	-
Current portion of deferred revenue	-	-
<b>Total current liabilities</b>	<b>400,109</b>	<b>5,686,756</b>
Non-current liabilities		
Non-current portion of accounts payable and other	-	-
Non-current portion of bonds payable	6,607,676	129,511,519
Non-current portion of deferred revenue	-	-
<b>Total non-current liabilities</b>	<b>6,607,676</b>	<b>129,511,519</b>
<b>Total liabilities</b>	<b>7,007,785</b>	<b>135,198,275</b>
Net assets		
Invested in capital assets, net of related debt	-	-
Restricted - Bond Funds	3,288,235	18,484,312
Unrestricted	-	-
<b>Total net assets</b>	<b>3,288,235</b>	<b>18,484,312</b>
<b>Total liabilities and net assets</b>	<b>\$ 10,296,020</b>	<b>\$ 153,682,587</b>

	Series 2000A&B	Series 2000C-G	Series 2001A&B	Series 2001C-E
\$	3,446,314	\$ 2,485,856	\$ 270,465	\$ 976,319
	1,585,950	1,640,615	883,991	2,410,548
	1,151,387	689,114	565,000	2,864,635
	-	-	-	-
	-	-	-	-
	6,183,651	4,815,585	1,719,456	6,251,502
	-	-	-	-
	78,208,224	79,385,217	51,695,000	137,612,401
	-	-	-	-
	78,208,224	79,385,217	51,695,000	137,612,401
	84,391,875	84,200,802	53,414,456	143,863,903
	-	-	-	-
	9,560,276	15,107,956	3,546,625	8,163,090
	-	-	-	-
	9,560,276	15,107,956	3,546,625	8,163,090
\$	93,952,151	\$ 99,308,758	\$ 56,961,081	\$ 152,026,993

(continued)

**OHIO HOUSING FINANCE AGENCY**  
**Single Family Mortgage Revenue Program**  
**Statement of Net Assets**  
**June 30, 2004**

	Series 2002A-C	Series 2002D&E
<b>ASSETS</b>		
Current assets		
Cash	\$ 223	\$ -
Current portion of investments, at fair value	22,809,043	3,258,349
Current portion of mortgage-backed securities, at fair value	4,806,158	1,268,629
Accounts receivable	-	34,968
Interest receivable on investments and mortgage-backed securities	858,070	191,336
Current portion of loans receivable	-	-
Interest receivable on loans	-	-
Current portion of unamortized bond issue costs	15,157	19,009
Prepaid insurance and other	-	-
Total current assets	28,488,651	4,772,291
Non-current assets		
Non-current portion of investments, principally restricted for debt service, at fair value	-	-
Non-current portion of mortgage-backed securities, at fair value	130,394,714	34,827,787
Non-current portion of loans receivable	-	-
Non-current portion of unamortized bond issue costs	1,072,068	376,748
Total non-current assets	131,466,782	35,204,535
Total assets	\$ 159,955,433	\$ 39,976,826

	Series 2003A	Series 2003BC	Series 2004AB	Total Under the General Indenture
\$	-	\$ 29,870	\$ 58,960	\$ 96,025
	1,760,668	1,893,870	54,164,038	288,054,744
	1,478,032	1,941,426	743,956	49,652,947
	97	-	-	11,788,552
	193,626	303,396	223,665	9,117,517
	-	-	-	-
	-	-	-	-
	26,955	33,353	44,309	756,153
	-	-	-	-
	3,459,378	4,201,915	55,234,928	359,465,938
	-	-	-	-
	41,651,281	55,403,652	21,481,260	1,167,191,758
	-	-	-	-
	469,571	613,636	615,427	11,959,708
	42,120,852	56,017,288	22,096,687	1,179,151,466
\$	\$ 45,580,230	\$ 60,219,203	\$ 77,331,615	\$ 1,538,617,404

(continued)

**OHIO HOUSING FINANCE AGENCY**  
**Single Family Mortgage Revenue Program**  
**Statement of Net Assets**  
**June 30, 2004**

	Series 2002A-C	Series 2002D&E
<b>LIABILITIES AND NET ASSETS</b>		
Current liabilities		
Current portion of accounts payable and other	\$ 135,475	\$ 43,336
Interest payable	2,171,472	466,261
Current portion of bonds payable	2,245,000	325,000
Deposits held	-	-
Current portion of deferred revenue	-	-
<b>Total current liabilities</b>	<b>4,551,947</b>	<b>834,597</b>
Non-current liabilities		
Non-current portion of accounts payable and other	-	-
Non-current portion of bonds payable	151,385,000	38,930,000
Non-current portion of deferred revenue	-	-
<b>Total non-current liabilities</b>	<b>151,385,000</b>	<b>38,930,000</b>
<b>Total liabilities</b>	<b>155,936,947</b>	<b>39,764,597</b>
Net assets		
Invested in capital assets, net of related debt	-	-
Restricted - Bond Funds	4,018,486	212,229
Unrestricted	-	-
<b>Total net assets</b>	<b>4,018,486</b>	<b>212,229</b>
<b>Total liabilities and net assets</b>	<b>\$ 159,955,433</b>	<b>\$ 39,976,826</b>

	Series 2003A	Series 2003BC	Series 2004AB	Total Under the General Indenture
\$	30,257	\$ 46,503	\$ 16,500	\$ 14,419,408
	595,233	785,138	464,218	22,933,792
	300,000	557,555	102,287	20,776,814
	-	-	-	-
	85,491	-	1,431,516	1,517,007
	1,010,981	1,389,196	2,014,521	59,647,021
	-	-	-	-
	44,315,000	60,848,666	76,525,196	1,367,236,278
	-	-	-	-
	44,315,000	60,848,666	76,525,196	1,367,236,278
	45,325,981	62,237,862	78,539,717	1,426,883,299
	-	-	-	-
	254,249	(2,018,659)	(1,208,102)	111,734,105
	-	-	-	-
	254,249	(2,018,659)	(1,208,102)	111,734,105
\$	\$ 45,580,230	\$ 60,219,203	\$ 77,331,615	\$ 1,538,617,404

(continued)

**OHIO HOUSING FINANCE AGENCY**  
**Single Family Mortgage Revenue Program**  
**Statement of Net Assets**  
**June 30, 2004**

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	Total Series
<b>ASSETS</b>	
Current assets	
Cash	\$ 103,277
Current portion of investments, at fair value	406,108,545
Current portion of mortgage-backed securities, at fair value	49,859,219
Accounts receivable	12,036,832
Interest receivable on investments and mortgage-backed securities	9,507,945
Current portion of loans receivable	305,950
Interest receivable on loans	69,289
Current portion of unamortized bond issue costs	766,456
Prepaid insurance and other	15,609
Total current assets	478,773,122
Non-current assets	
Non-current portion of investments, principally restricted for debt service, at fair value	1,109,856
Non-current portion of mortgage-backed securities, at fair value	1,171,105,755
Non-current portion of loans receivable	5,715,611
Non-current portion of unamortized bond issue costs	12,073,561
Total non-current assets	1,190,004,783
Total assets	\$ 1,668,777,905



Elimination Entries		Series	Total	Restated
Debits	Credits	General Trust	FY 2004	Total FY 2003
\$ -	\$ -	\$ -	103,277	\$ 41,182,080
-	-	9,504,400	415,612,945	585,297,608
-	-	-	49,859,219	63,956,785
-	(7,652,493)	50,034	4,434,373	1,460,100
-	-	3,905	9,511,850	12,249,022
-	-	-	305,950	611,806
-	-	-	69,289	118,808
-	-	-	766,456	1,049,380
-	-	-	15,609	20,585
-	(7,652,493)	9,558,339	480,678,968	705,946,174
-	-	-	1,109,856	1,222,681
-	-	-	1,171,105,755	1,525,714,640
-	-	-	5,715,611	8,309,130
-	-	-	12,073,561	16,072,360
-	-	-	1,190,004,783	1,551,318,811
\$ -	\$ (7,652,493)	\$ 9,558,339	\$ 1,670,683,751	\$ 2,257,264,985

**OHIO HOUSING FINANCE AGENCY**  
**Single Family Mortgage Revenue Program**  
**Statement of Net Assets**  
**June 30, 2004**

---

		Total Series
<b>LIABILITIES AND NET ASSETS</b>		
Current liabilities		
Current portion of accounts payable and other	\$	14,996,095
Interest payable		23,214,972
Current portion of bonds payable		20,816,814
Deposits held		2
Current portion of deferred revenue		1,517,007
Total current liabilities		60,544,890
Non-current liabilities		
Non-current portion of accounts payable and other		-
Non-current portion of bonds payable		1,491,384,278
Non-current portion of deferred revenue		-
Total non-current liabilities		1,491,384,278
Total liabilities		1,551,929,168
Net assets		
Invested in capital assets, net of related debt		-
Restricted - Bond Funds		116,848,737
Unrestricted		-
Total net assets		116,848,737
Total liabilities and net assets	\$	1,668,777,905

Elimination Entries		Series	Total	Restated
Debits	Credits	General Trust	FY 2004	Total FY 2003
\$ -	\$ -	\$ 5,318	\$ 15,001,413	\$ 1,731,715
-	-	-	23,214,972	31,340,802
-	-	-	20,816,814	70,168,613
(7,652,493)	-	7,652,493	2	748,040
-	-	1,722,158	3,239,165	1,527,673
(7,652,493)	-	9,379,969	62,272,366	105,516,843
-	-	-	-	5,518,210
-	-	-	1,491,384,278	1,964,449,194
-	-	-	-	2,079,653
-	-	-	1,491,384,278	1,972,047,057
(7,652,493)	-	9,379,969	1,553,656,644	2,077,563,900
-	-	-	-	-
-	-	178,370	117,027,107	179,701,085
-	-	-	-	-
-	-	178,370	117,027,107	179,701,085
\$ (7,652,493)	\$ -	\$ 9,558,339	\$ 1,670,683,751	\$ 2,257,264,985

**OHIO HOUSING FINANCE AGENCY**  
**Single Family Mortgage Revenue Program**  
**Statement of Revenues, Expenses**  
**and Changes in Net Assets**  
**Year Ended June 30, 2004**

	Series 1987A	Series 1991E-G
<b>OPERATING REVENUES</b>		
INTEREST AND INVESTMENT INCOME:		
Loans	\$ 217,276	\$ -
Mortgage-backed securities	-	113,666
Investments	145,594	7,645
Net increase (decrease) in the fair value of investments and mortgage backed securities	(112,826)	(35,134)
Total interest and investment income	250,044	86,177
OTHER INCOME:		
Service fees and other	-	-
Total other income	-	-
Total operating revenues	250,044	86,177
<b>OPERATING EXPENSES:</b>		
Interest expense	240,065	127,766
Trustee expense and agency fees	4,969	753
Mortgage servicing and administration fees	10,472	-
Insurance and other	10,369	-
Total operating expenses	265,875	128,519
Income over (under) expenses before transfer	(15,831)	(42,342)
Transfer in (out)	-	-
Net income (loss)	(15,831)	(42,342)
Net Assets, beginning of year	1,788,975	570,917
Prior period adjustment	-	-
Restated net assets, beginning of year	1,788,975	570,917
Net assets, end of year	\$ 1,773,144	\$ 528,575

	Series 1992A2	Series 1993A	Series Draw Bond	Total Not Under the General Indenture
\$	- \$	670,900 \$	- \$	888,176
	198,069	-	-	311,735
	(321)	30,955	1,464,183	1,648,056
	(99,254)	-	-	(247,214)
	98,494	701,855	1,464,183	2,600,753
	-	-	31,744	31,744
	-	-	31,744	31,744
	98,494	701,855	1,495,927	2,632,497
	259,363	462,775	1,464,183	2,554,152
	4,353	42,471	31,744	84,290
	-	29,618	-	40,090
	159,352	22,542	-	192,263
	423,068	557,406	1,495,927	2,870,795
	(324,574)	144,449	-	(238,298)
	-	-	-	-
	(324,574)	144,449	-	(238,298)
	3,297,543	(304,505)	-	5,352,930
	-	-	-	-
	3,297,543	(304,505)	-	5,352,930
\$	2,972,969 \$	(160,056) \$	- \$	5,114,632

(continued)

**OHIO HOUSING FINANCE AGENCY**  
**Single Family Mortgage Revenue Program**  
**Statement of Revenues, Expenses**  
**and Changes in Net Assets**  
**Year Ended June 30, 2004**

	Series 1994A	Series 1994B
<b>OPERATING REVENUES</b>		
INTEREST AND INVESTMENT INCOME:		
Loans	\$ -	\$ -
Mortgage-backed securities	649,679	631,760
Investments	133,895	229,716
Net increase (decrease) in the fair value of investments and mortgage backed securities	(282,849)	(285,153)
<b>Total interest and investment income</b>	<b>500,725</b>	<b>576,323</b>
OTHER INCOME:		
Service fees and other	-	-
<b>Total other income</b>	<b>-</b>	<b>-</b>
<b>Total operating revenues</b>	<b>500,725</b>	<b>576,323</b>
<b>OPERATING EXPENSES:</b>		
Interest expense	799,627	584,822
Trustee expense and agency fees	25,145	23,718
Mortgage servicing and administration fees	-	-
Insurance and other	-	-
<b>Total operating expenses</b>	<b>824,772</b>	<b>608,540</b>
<b>Income over (under) expenses before transfer</b>	<b>(324,047)</b>	<b>(32,217)</b>
Transfer in (out)	-	-
<b>Net income (loss)</b>	<b>(324,047)</b>	<b>(32,217)</b>
Net Assets, beginning of year	1,861,213	6,262,210
Prior period adjustment	-	(3,275,000)
Restated net assets, beginning of year	1,861,213	2,987,210
<b>Net assets, end of year</b>	<b>\$ 1,537,166</b>	<b>\$ 2,954,993</b>

	Series 1995A	Series 1996A	Series 1996B	Series 1997A1
\$	- \$	- \$	- \$	-
	765,234	2,781,118	1,322,911	2,805,361
	1,506	362,078	436,417	239,818
	(460,583)	(2,804,382)	(754,991)	(2,011,944)
	306,157	338,814	1,004,337	1,033,235
	-	-	-	-
	-	-	-	-
	306,157	338,814	1,004,337	1,033,235
	955,321	3,315,384	1,794,116	3,409,660
	28,013	56,129	58,997	100,518
	-	-	-	-
	-	-	-	-
	983,334	3,371,513	1,853,113	3,510,178
	(677,177)	(3,032,699)	(848,776)	(2,476,943)
	-	-	-	-
	(677,177)	(3,032,699)	(848,776)	(2,476,943)
	3,641,012	7,254,256	3,893,982	8,007,959
	-	-	-	-
	3,641,012	7,254,256	3,893,982	8,007,959
\$	2,963,835 \$	4,221,557 \$	3,045,206 \$	5,531,016

(continued)

**OHIO HOUSING FINANCE AGENCY**  
**Single Family Mortgage Revenue Program**  
**Statement of Revenues, Expenses**  
**and Changes in Net Assets**  
**Year Ended June 30, 2004**

	Series 1996B/1997C	Series 1997D
<b>OPERATING REVENUES</b>		
INTEREST AND INVESTMENT INCOME:		
Loans	\$ -	\$ -
Mortgage-backed securities	3,413,272	485,739
Investments	269,316	194,167
Net increase (decrease) in the fair value of investments and mortgage backed securities	(3,432,320)	(207,471)
<b>Total interest and investment income</b>	<b>250,268</b>	<b>472,435</b>
OTHER INCOME:		
Service fees and other	-	-
<b>Total other income</b>	<b>-</b>	<b>-</b>
<b>Total operating revenues</b>	<b>250,268</b>	<b>472,435</b>
<b>OPERATING EXPENSES:</b>		
Interest expense	3,952,176	613,908
Trustee expense and agency fees	135,258	22,867
Mortgage servicing and administration fees	-	-
Insurance and other	-	-
<b>Total operating expenses</b>	<b>4,087,434</b>	<b>636,775</b>
<b>Income over (under) expenses before transfer</b>	<b>(3,837,166)</b>	<b>(164,340)</b>
Transfer in (out)	-	-
<b>Net income (loss)</b>	<b>(3,837,166)</b>	<b>(164,340)</b>
Net Assets, beginning of year	7,345,710	3,482,969
Prior period adjustment	-	1,944,688
Restated net assets, beginning of year	7,345,710	5,427,657
<b>Net assets, end of year</b>	<b>\$ 3,508,544</b>	<b>\$ 5,263,317</b>



	Series 1998A	Series 1997B/1998B	Series 1998C	Series 1999A
\$	- \$	- \$	- \$	-
	4,850,201	5,940,485	827,106	5,836,990
	110,012	527,454	215,296	622,371
	(5,703,588)	(6,675,193)	(186,556)	(5,635,790)
	(743,375)	(207,254)	855,846	823,571
	-	-	-	-
	-	-	-	-
	(743,375)	(207,254)	855,846	823,571
	5,585,203	6,733,248	961,605	6,232,752
	196,546	238,426	38,479	223,404
	-	-	-	-
	-	-	-	-
	5,781,749	6,971,674	1,000,084	6,456,156
	(6,525,124)	(7,178,928)	(144,238)	(5,632,585)
	-	-	-	-
	(6,525,124)	(7,178,928)	(144,238)	(5,632,585)
	10,625,417	11,013,716	5,940,985	14,879,483
	-	-	321,048	-
	10,625,417	11,013,716	6,262,033	14,879,483
\$	4,100,293 \$	3,834,788 \$	6,117,795 \$	9,246,898

(continued)

**OHIO HOUSING FINANCE AGENCY**  
**Single Family Mortgage Revenue Program**  
**Statement of Revenues, Expenses**  
**and Changes in Net Assets**  
**Year Ended June 30, 2004**

	Series 1999B	Series 1999C&D
<b>OPERATING REVENUES</b>		
INTEREST AND INVESTMENT INCOME:		
Loans	\$ -	\$ -
Mortgage-backed securities	497,881	8,568,804
Investments	122,693	517,886
Net increase (decrease) in the fair value of investments and mortgage backed securities	(174,607)	(4,321,303)
<b>Total interest and investment income</b>	<b>445,967</b>	<b>4,765,387</b>
OTHER INCOME:		
Service fees and other	-	-
<b>Total other income</b>	<b>-</b>	<b>-</b>
<b>Total operating revenues</b>	<b>445,967</b>	<b>4,765,387</b>
<b>OPERATING EXPENSES:</b>		
Interest expense	701,531	10,410,592
Trustee expense and agency fees	25,463	275,308
Mortgage servicing and administration fees	-	-
Insurance and other	-	-
<b>Total operating expenses</b>	<b>726,994</b>	<b>10,685,900</b>
<b>Income over (under) expenses before transfer</b>	<b>(281,027)</b>	<b>(5,920,513)</b>
Transfer in (out)	-	-
<b>Net income (loss)</b>	<b>(281,027)</b>	<b>(5,920,513)</b>
Net Assets, beginning of year	2,684,805	22,089,929
Prior period adjustment	884,457	2,314,896
Restated net assets, beginning of year	3,569,262	24,404,825
<b>Net assets, end of year</b>	<b>\$ 3,288,235</b>	<b>\$ 18,484,312</b>

	Series 2000A&B	Series 2000C-G	Series 2001A&B	Series 2001C-E
\$	- \$	- \$	- \$	-
	5,588,956	6,052,185	3,119,319	8,217,319
	705,146	2,066,688	430,527	1,133,088
	(2,980,508)	(2,571,265)	(2,272,605)	(5,048,543)
	3,313,594	5,547,608	1,277,241	4,301,864
	-	-	-	-
	-	-	-	-
	3,313,594	5,547,608	1,277,241	4,301,864
	7,551,164	8,980,482	3,491,495	8,290,512
	182,109	193,354	115,899	299,295
	-	-	-	-
	-	-	-	10,754
	7,733,273	9,173,836	3,607,394	8,600,561
	(4,419,679)	(3,626,228)	(2,330,153)	(4,298,697)
	-	-	-	-
	(4,419,679)	(3,626,228)	(2,330,153)	(4,298,697)
	13,000,408	12,262,735	5,825,458	11,030,219
	979,547	6,471,449	51,320	1,431,568
	13,979,955	18,734,184	5,876,778	12,461,787
\$	9,560,276 \$	15,107,956 \$	3,546,625 \$	8,163,090

(continued)

**OHIO HOUSING FINANCE AGENCY**  
**Single Family Mortgage Revenue Program**  
**Statement of Revenues, Expenses**  
**and Changes in Net Assets**  
**Year Ended June 30, 2004**

	Series 2002A-C	Series 2002D&E
<b>OPERATING REVENUES</b>		
INTEREST AND INVESTMENT INCOME:		
Loans	\$ -	\$ -
Mortgage-backed securities	8,750,659	2,123,088
Investments	762,021	73,806
Net increase (decrease) in the fair value of investments and mortgage backed securities	(6,212,659)	(1,785,841)
<b>Total interest and investment income</b>	<b>3,300,021</b>	<b>411,053</b>
OTHER INCOME:		
Service fees and other	-	78,140
<b>Total other income</b>	<b>-</b>	<b>78,140</b>
<b>Total operating revenues</b>	<b>3,300,021</b>	<b>489,193</b>
<b>OPERATING EXPENSES:</b>		
Interest expense	8,755,478	2,083,738
Trustee expense and agency fees	411,329	117,001
Mortgage servicing and administration fees	-	-
Insurance and other	-	-
<b>Total operating expenses</b>	<b>9,166,807</b>	<b>2,200,739</b>
<b>Income over (under) expenses before transfer</b>	<b>(5,866,786)</b>	<b>(1,711,546)</b>
Transfer in (out)	-	-
<b>Net income (loss)</b>	<b>(5,866,786)</b>	<b>(1,711,546)</b>
Net Assets, beginning of year	9,853,568	1,923,775
Prior period adjustment	31,704	-
Restated net assets, beginning of year	9,885,272	1,923,775
<b>Net assets, end of year</b>	<b>\$ 4,018,486</b>	<b>\$ 212,229</b>

	Series 2003A	Series 2003BC	Series 2004AB	Total Under the General Indenture
\$	- \$	- \$	- \$	-
	1,723,222	1,239,462	110,924	76,301,675
	156,837	202,932	131,429	9,645,099
	(358,839)	(2,048,121)	(1,201,829)	(57,416,940)
	1,521,220	(605,727)	(959,476)	28,529,834
	281,579	219,181	221,862	800,762
	281,579	219,181	221,862	800,762
	1,802,799	(386,546)	(737,614)	29,330,596
	1,644,032	1,545,128	453,987	88,845,961
	78,945	86,985	16,501	2,949,689
	-	-	-	-
	-	-	-	10,754
	1,722,977	1,632,113	470,488	91,806,404
	79,822	(2,018,659)	(1,208,102)	(62,475,808)
	-	-	-	-
	79,822	(2,018,659)	(1,208,102)	(62,475,808)
	174,427	-	-	163,054,236
	-	-	-	11,155,677
	174,427	-	-	174,209,913
\$	254,249 \$	(2,018,659) \$	(1,208,102) \$	111,734,105

(continued)

**OHIO HOUSING FINANCE AGENCY**  
**Single Family Mortgage Revenue Program**  
**Statement of Revenues, Expenses**  
**and Changes in Net Assets**  
**Year Ended June 30, 2004**

	Total Series
<b>OPERATING REVENUES</b>	
INTEREST AND INVESTMENT INCOME:	
Loans	\$ 888,176
Mortgage-backed securities	76,613,410
Investments	11,293,155
Net increase (decrease) in the fair value of investments and mortgage backed securities	(57,664,154)
<b>Total interest and investment income</b>	<b>31,130,587</b>
OTHER INCOME:	
Service fees and other	832,506
<b>Total other income</b>	<b>832,506</b>
<b>Total operating revenues</b>	<b>31,963,093</b>
<b>OPERATING EXPENSES:</b>	
Interest expense	91,400,113
Trustee expense and agency fees	3,033,979
Mortgage servicing and administration fees	40,090
Insurance and other	203,017
<b>Total operating expenses</b>	<b>94,677,199</b>
<b>Income over (under) expenses before transfer</b>	<b>(62,714,106)</b>
Transfer in (out)	-
<b>Net income (loss)</b>	<b>(62,714,106)</b>
Net Assets, beginning of year	168,407,166
Prior period adjustment	11,155,677
Restated net assets, beginning of year	179,562,843
<b>Net assets, end of year</b>	<b>\$ 116,848,737</b>

Elimination Entries		Series	Total	Restated
Debits	Credits	General Trust	FY 2004	Total FY 2003
\$ -	\$ -	\$ -	\$ 888,176	\$ 1,106,213
-	-	-	76,613,410	97,906,277
-	-	40,128	11,333,283	13,768,167
-	-	-	(57,664,154)	74,155,093
-	-	40,128	31,170,715	186,935,750
-	-	-	832,506	1,641,384
-	-	-	832,506	1,641,384
-	-	40,128	32,003,221	188,577,134
-	-	-	91,400,113	114,157,841
-	-	-	3,033,979	4,004,546
-	-	-	40,090	54,655
-	-	-	203,017	761,396
-	-	-	94,677,199	118,978,438
-	-	40,128	(62,673,978)	69,598,696
-	-	-	-	-
-	-	40,128	(62,673,978)	69,598,696
-	-	138,242	168,545,408	110,102,389
-	-	-	11,155,677	-
-	-	138,242	179,701,085	110,102,389
\$ -	\$ -	\$ 178,370	\$ 117,027,107	\$ 179,701,085

**OHIO HOUSING FINANCE AGENCY**  
**Single Family Mortgage Revenue Program**  
**Statement of Cash Flows**  
**Year Ended June 30, 2004**

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	Series 1987A	Series 1991E-G
<b>CASH FLOWS FROM OPERATING ACTIVITIES:</b>		
Cash collected from mortgage-backed securities principal	\$ -	\$ 856,308
Cash collected from program loans principal	1,406,305	-
Cash received from investment interest and mortgage-backed securities interest	148,140	125,959
Cash received from program loan interest	183,682	-
Cash received from commitment fees	-	-
Cash received from service fees and other	-	488
Cash received from transfer in	-	-
Payments to purchase mortgage-backed securities	-	-
Payments for new GNMA/loan premium (discount)	-	-
Payments for bond interest payable	(213,037)	(96,223)
Payments for trustee expense and agency fees	(3,963)	(454)
Payments for mortgage servicing and administration fees	(11,291)	-
Payments for insurance and other	(41,591)	(488)
Payments for transfer out	-	-
Net cash provided (used) by operating activities	1,468,245	885,590
<b>CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES:</b>		
Cash received from bonds issued	-	-
Payments to redeem bonds	(1,555,000)	(800,000)
Payments for bond issue costs, unamortized	-	-
Net cash provided (used) by noncapital financing activities	(1,555,000)	(800,000)
<b>CASH FLOWS FROM INVESTING ACTIVITIES:</b>		
Purchase of investments	-	-
Proceeds from sale and maturities of investments	-	-
Interest and dividends on investments	-	-
Net cash provided (used) by investing activities	-	-
Net increase (decrease) in cash and cash equivalents	(86,755)	85,590
Cash and cash equivalents, beginning of year	1,105,278	34,774
Cash and cash equivalents, end of year	\$ 1,018,523	\$ 120,364



	Series 1992A2	Series 1993A	Series Draw Bond	Total Not Under the General Indenture
\$	1,539,964	\$ -	\$ -	2,396,272
	-	1,608,848	-	3,015,153
	458,970	33,302	1,666,795	2,433,166
	-	621,022	-	804,704
	-	-	-	-
	-	22,620	31,912	55,020
	-	-	-	-
	-	-	-	-
	-	-	-	-
	(280,927)	(498,325)	(1,604,003)	(2,692,515)
	(5,063)	(10,261)	(31,912)	(51,653)
	-	(29,926)	-	(41,217)
	(161,271)	(120,024)	-	(323,374)
	-	-	-	-
	1,551,673	1,627,256	62,792	5,595,556
	-	-	-	-
	(2,495,000)	(1,800,000)	(127,130,000)	(133,780,000)
	-	-	-	-
	(2,495,000)	(1,800,000)	(127,130,000)	(133,780,000)
	-	-	-	-
	-	-	-	-
	-	-	-	-
	(943,327)	(172,744)	(127,067,208)	(128,184,444)
	3,992,578	750,347	240,362,520	246,245,497
\$	3,049,251	\$ 577,603	\$ 113,295,312	\$ 118,061,053

(continued)

**OHIO HOUSING FINANCE AGENCY**  
**Single Family Mortgage Revenue Program**  
**Statement of Cash Flows**  
**Year Ended June 30, 2004**

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	Series 1987A	Series 1991E-G
<b>Reconciliation of operating income to net cash provided (used) by operating activities</b>		
Operating income	\$ (15,831)	\$ (42,342)
Adjustments to reconcile operating income to net cash provided (used) by operating activities:		
Amortization of bond issue costs	51,833	29,364
Amortization of bond discount (premium)	-	-
Net (increase) decrease in the fair value of investments and mortgage-backed securities	112,826	35,134
Amounts collected - program loans	1,378,309	-
Purchases - mortgage-backed securities	-	-
Principal received on mortgage-backed securities	-	856,308
Decrease (increase) in accounts receivable	(28,037)	-
Decrease (increase) in interest receivable on investments and mortgage-backed securities	2,546	4,648
Decrease (increase) in interest receivable on loans	11,618	-
Decrease (increase) in prepaid insurance and other	3,287	-
Increase (decrease) in accounts payable and other	(23,500)	299
Increase (decrease) in interest payable	(24,806)	2,179
Increase (decrease) in deposits	-	-
Increase (decrease) in deferred revenue	-	-
Net cash provided (used) by operating activities	\$ 1,468,245	\$ 885,590

	Series 1992A2	Series 1993A	Series Draw Bond	Total Not Under the General Indenture
\$	(324,574)	\$ 144,449	\$ -	(238,298)
	31,007	-	-	112,204
	-	-	-	-
	99,254	-	-	247,214
	-	1,521,066	-	2,899,375
	-	-	-	-
	1,539,964	-	-	2,396,272
	(1,919)	(90,539)	167	(120,328)
	20,130	2,347	139,034	168,705
	-	37,902	-	49,520
	-	1,690	-	4,977
	240,382	45,891	63,411	326,483
	(52,571)	(35,550)	(139,820)	(250,568)
	-	-	-	-
	-	-	-	-
\$	1,551,673	\$ 1,627,256	\$ 62,792	\$ 5,595,556

(continued)

**OHIO HOUSING FINANCE AGENCY**  
**Single Family Mortgage Revenue Program**  
**Statement of Cash Flows**  
**Year Ended June 30, 2004**

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	Series 1994A	Series 1994B
<b>CASH FLOWS FROM OPERATING ACTIVITIES:</b>		
Cash collected from mortgage-backed securities principal	\$ 4,513,697	\$ 4,991,611
Cash collected from program loans principal	-	-
Cash received from investment interest and mortgage-backed securities interest	824,450	905,428
Cash received from program loan interest	-	-
Cash received from commitment fees	-	-
Cash received from service fees and other	-	-
Cash received from transfer in	-	-
Payments to purchase mortgage-backed securities	-	-
Payments for new GNMA/loan premium (discount)	-	-
Payments for bond interest payable	(853,251)	(655,050)
Payments for trustee expense and agency fees	(28,580)	167,263
Payments for mortgage servicing and administration fees	-	-
Payments for insurance and other	-	-
Payments for transfer out	-	-
Net cash provided (used) by operating activities	4,456,316	5,409,252
<b>CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES:</b>		
Cash received from bonds issued	-	-
Payments to redeem bonds	(6,210,000)	(7,135,000)
Payments for bond issue costs, unamortized	-	-
Net cash provided (used) by noncapital financing activities	(6,210,000)	(7,135,000)
<b>CASH FLOWS FROM INVESTING ACTIVITIES:</b>		
Purchase of investments	-	-
Proceeds from sale and maturities of investments	-	-
Interest and dividends on investments	-	-
Net cash provided (used) by investing activities	-	-
Net increase (decrease) in cash and cash equivalents	(1,753,684)	(1,725,748)
Cash and cash equivalents, beginning of year	3,576,964	4,975,672
Cash and cash equivalents, end of year	\$ 1,823,280	\$ 3,249,924

	Series 1995A	Series 1996A	Series 1996B	Series 1997A1
\$	7,929,627	\$ 15,651,493	\$ 11,047,779	\$ 18,569,660
	-	-	-	-
	1,093,598	3,231,439	1,878,345	3,574,847
	-	-	-	-
	-	-	-	-
	-	-	-	-
	-	-	-	-
	-	-	-	-
	(1,061,850)	(3,424,967)	(1,874,091)	(3,602,345)
	(33,912)	(62,128)	(68,789)	(114,477)
	-	-	-	-
	-	-	-	-
	-	-	-	-
	7,927,463	15,395,837	10,983,244	18,427,685
	-	-	-	-
	(10,750,000)	(17,525,000)	(15,105,000)	(21,855,000)
	-	-	-	-
	(10,750,000)	(17,525,000)	(15,105,000)	(21,855,000)
	-	-	-	-
	-	-	-	-
	-	-	-	-
	(2,822,537)	(2,129,163)	(4,121,756)	(3,427,315)
	5,006,987	9,812,194	10,055,124	14,268,191
\$	2,184,450	\$ 7,683,031	\$ 5,933,368	\$ 10,840,876

(continued)

**OHIO HOUSING FINANCE AGENCY**  
**Single Family Mortgage Revenue Program**  
**Statement of Cash Flows**  
**Year Ended June 30, 2004**

	Series 1994A	Series 1994B
<b>Reconciliation of operating income to net cash provided (used) by operating activities</b>		
Operating income	\$ (324,047)	\$ (32,217)
Adjustments to reconcile operating income to net cash provided (used) by operating activities:		
Amortization of bond issue costs	73,864	84,157
Amortization of bond discount (premium)	-	-
Net (increase) decrease in the fair value of investments and mortgage-backed securities	282,849	285,153
Amounts collected - program loans	-	-
Purchases - mortgage-backed securities	-	-
Principal received on mortgage-backed securities	4,513,697	4,991,611
Decrease (increase) in accounts receivable	(17)	-
Decrease (increase) in interest receivable on investments and mortgage-backed securities	40,876	43,952
Decrease (increase) in interest receivable on loans	-	-
Decrease (increase) in prepaid insurance and other	-	-
Increase (decrease) in accounts payable and other	(3,418)	190,982
Increase (decrease) in interest payable	(127,488)	(154,386)
Increase (decrease) in deposits	-	-
Increase (decrease) in deferred revenue	-	-
Net cash provided (used) by operating activities	\$ 4,456,316	\$ 5,409,252

	Series 1995A	Series 1996A	Series 1996B	Series 1997A1
\$	(677,177) \$	(3,032,699) \$	(848,776) \$	(2,476,943)
	122,549	218,608	216,036	234,246
	-	-	-	-
	460,583	2,804,382	754,991	2,011,944
	-	-	-	-
	-	-	-	-
	7,929,627	15,651,493	11,047,779	18,569,660
	-	-	-	-
	78,341	88,243	119,017	122,777
	-	-	-	-
	-	-	-	-
	242,619	(5,999)	(9,793)	392,932
	(229,079)	(328,191)	(296,010)	(426,931)
	-	-	-	-
	-	-	-	-
\$	7,927,463 \$	15,395,837 \$	10,983,244 \$	18,427,685

(continued)

**OHIO HOUSING FINANCE AGENCY**  
**Single Family Mortgage Revenue Program**  
**Statement of Cash Flows**  
**Year Ended June 30, 2004**

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	Series 1996B/1997C	Series 1997D
<b>CASH FLOWS FROM OPERATING ACTIVITIES:</b>		
Cash collected from mortgage-backed securities principal	\$ 17,612,284	\$ 3,193,881
Cash collected from program loans principal	-	-
Cash received from investment interest and mortgage-backed securities interest	3,984,876	762,261
Cash received from program loan interest	-	-
Cash received from commitment fees	-	-
Cash received from service fees and other	-	-
Cash received from transfer in	-	-
Payments to purchase mortgage-backed securities	-	-
Payments for new GNMA/loan premium (discount)	-	-
Payments for bond interest payable	(4,111,641)	(348,799)
Payments for trustee expense and agency fees	(147,945)	(26,397)
Payments for mortgage servicing and administration fees	-	-
Payments for insurance and other	-	(884,848)
Payments for transfer out	-	-
Net cash provided (used) by operating activities	17,337,574	2,696,098
<b>CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES:</b>		
Cash received from bonds issued	-	-
Payments to redeem bonds	(19,785,000)	(3,925,000)
Payments for bond issue costs, unamortized	-	-
Net cash provided (used) by noncapital financing activities	(19,785,000)	(3,925,000)
<b>CASH FLOWS FROM INVESTING ACTIVITIES:</b>		
Purchase of investments	-	-
Proceeds from sale and maturities of investments	-	-
Interest and dividends on investments	-	-
Net cash provided (used) by investing activities	-	-
Net increase (decrease) in cash and cash equivalents	(2,447,426)	(1,228,902)
Cash and cash equivalents, beginning of year	12,637,431	4,982,897
Cash and cash equivalents, end of year	\$ 10,190,005	\$ 3,753,995



	Series 1998A	Series 1997B/1998B	Series 1998C	Series 1999A
\$	21,482,279	\$ 25,459,884	\$ 3,757,772	\$ 30,791,752
	-	-	-	-
	5,618,647	6,730,337	1,143,789	6,885,192
	-	-	-	-
	-	-	-	-
	-	-	1,186,105	857,825
	-	-	-	-
	-	-	-	-
	-	-	-	-
	(5,720,223)	(6,846,780)	(690,500)	(6,417,105)
	(212,542)	(258,085)	(42,641)	(244,889)
	-	-	-	-
	-	(357,317)	(185,207)	(772,044)
	-	-	-	-
	21,168,161	24,728,039	5,169,318	31,100,731
	-	-	-	-
	(26,480,000)	(30,095,000)	(4,510,000)	(34,180,000)
	-	-	-	-
	(26,480,000)	(30,095,000)	(4,510,000)	(34,180,000)
	-	-	-	-
	-	-	-	-
	-	-	-	-
	(5,311,839)	(5,366,961)	659,318	(3,079,269)
	17,211,277	19,294,836	4,536,953	24,020,967
\$	11,899,438	\$ 13,927,875	\$ 5,196,271	\$ 20,941,698

(continued)

**OHIO HOUSING FINANCE AGENCY**  
**Single Family Mortgage Revenue Program**  
**Statement of Cash Flows**  
**Year Ended June 30, 2004**

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	Series 1996B/1997C	Series 1997D
<b>Reconciliation of operating income to net cash</b>		
<b>provided (used) by operating activities</b>		
Operating income	\$ (3,837,166)	\$ (164,340)
Adjustments to reconcile operating income to net cash		
provided (used) by operating activities:		
Amortization of bond issue costs	198,662	329,925
Amortization of bond discount (premium)	-	-
Net (increase) decrease in the fair value of investments		
and mortgage-backed securities	3,432,320	207,471
Amounts collected - program loans	-	-
Purchases - mortgage-backed securities	-	-
Principal received on mortgage-backed securities	17,612,284	3,193,881
Decrease (increase) in accounts receivable	-	-
Decrease (increase) in interest receivable on investments		
and mortgage-backed securities	85,528	20,028
Decrease (increase) in interest receivable on loans	-	-
Decrease (increase) in prepaid insurance and other	-	-
Increase (decrease) in accounts payable and other	204,073	(826,052)
Increase (decrease) in interest payable	(358,127)	(64,815)
Increase (decrease) in deposits	-	-
Increase (decrease) in deferred revenue	-	-
Net cash provided (used) by operating activities	\$ 17,337,574	\$ 2,696,098

	Series 1998A	Series 1997B/1998B	Series 1998C	Series 1999A
\$	(6,525,124)	\$ (7,178,928)	(144,238)	\$ (5,632,585)
	309,208	398,854	346,272	373,981
	-	-	-	-
	5,703,588	6,675,193	186,556	5,635,790
	-	-	-	-
	-	-	-	-
	21,482,279	25,459,884	3,757,772	30,791,752
	-	-	752,304	857,825
	126,333	142,588	23,232	153,031
	-	-	-	-
	-	-	-	-
	516,105	(257,166)	322,587	(520,729)
	(444,228)	(512,386)	(75,167)	(558,334)
	-	-	-	-
	-	-	-	-
\$	21,168,161	\$ 24,728,039	\$ 5,169,318	\$ 31,100,731

(continued)

**OHIO HOUSING FINANCE AGENCY**  
**Single Family Mortgage Revenue Program**  
**Statement of Cash Flows**  
**Year Ended June 30, 2004**

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	Series 1999B	Series 1999C&D
<b>CASH FLOWS FROM OPERATING ACTIVITIES:</b>		
Cash collected from mortgage-backed securities principal	\$ 3,168,892	\$ 56,126,051
Cash collected from program loans principal	-	-
Cash received from investment interest and mortgage-backed securities interest	814,753	10,457,611
Cash received from program loan interest	-	-
Cash received from commitment fees	-	-
Cash received from service fees and other	266,792	8,286,294
Cash received from transfer in	-	-
Payments to purchase mortgage-backed securities	-	-
Payments for new GNMA/loan premium (discount)	-	-
Payments for bond interest payable	(481,973)	(9,636,460)
Payments for trustee expense and agency fees	(28,412)	(315,941)
Payments for mortgage servicing and administration fees	-	-
Payments for insurance and other	(190,402)	(635,173)
Payments for transfer out	-	-
Net cash provided (used) by operating activities	3,549,650	64,282,382
<b>CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES:</b>		
Cash received from bonds issued	-	-
Payments to redeem bonds	(4,255,000)	(65,960,000)
Payments for bond issue costs, unamortized	-	-
Net cash provided (used) by noncapital financing activities	(4,255,000)	(65,960,000)
<b>CASH FLOWS FROM INVESTING ACTIVITIES:</b>		
Purchase of investments	-	-
Proceeds from sale and maturities of investments	-	-
Interest and dividends on investments	-	-
Net cash provided (used) by investing activities	-	-
Net increase (decrease) in cash and cash equivalents	(705,350)	(1,677,618)
Cash and cash equivalents, beginning of year	3,070,691	37,488,284
Cash and cash equivalents, end of year	\$ 2,365,341	\$ 35,810,666

	Series 2000A&B	Series 2000C-G	Series 2001A&B	Series 2001C-E
\$	51,507,889	\$ 43,720,779	\$ 17,835,973	\$ 51,730,720
	-	-	-	-
	8,136,752	8,973,395	3,726,318	10,083,608
	-	-	-	-
	-	-	-	-
	718,464	2,019,476	-	-
	-	-	-	-
	-	-	-	-
	-	-	-	-
	(8,046,377)	(8,425,684)	(3,518,307)	(9,290,201)
	(219,839)	(227,703)	(77,598)	(336,995)
	-	-	-	-
	-	(292,013)	(51,320)	(3,530,411)
	-	-	-	-
	52,096,889	45,768,250	17,915,066	48,656,721
	-	-	-	-
	(82,380,000)	(72,060,000)	(19,380,000)	(53,990,000)
	-	-	-	-
	(82,380,000)	(72,060,000)	(19,380,000)	(53,990,000)
	-	-	-	-
	-	-	-	-
	-	-	-	-
	(30,283,111)	(26,291,750)	(1,464,934)	(5,333,279)
	51,516,845	43,886,504	9,781,331	26,563,924
\$	21,233,734	\$ 17,594,754	\$ 8,316,397	\$ 21,230,645

(continued)

**OHIO HOUSING FINANCE AGENCY**  
**Single Family Mortgage Revenue Program**  
**Statement of Cash Flows**  
**Year Ended June 30, 2004**

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	Series 1999B	Series 1999C&D
<b>Reconciliation of operating income to net cash provided (used) by operating activities</b>		
Operating income	\$ (281,027)	\$ (5,920,513)
Adjustments to reconcile operating income to net cash provided (used) by operating activities:		
Amortization of bond issue costs	285,511	1,892,262
Amortization of bond discount (premium)	-	-
Net (increase) decrease in the fair value of investments and mortgage-backed securities	174,607	4,321,303
Amounts collected - program loans	-	-
Purchases - mortgage-backed securities	-	-
Principal received on mortgage-backed securities	3,168,892	56,126,051
Decrease (increase) in accounts receivable	-	7,651,122
Decrease (increase) in interest receivable on investments and mortgage-backed securities	28,218	364,074
Decrease (increase) in interest receivable on loans	-	-
Decrease (increase) in prepaid insurance and other	-	-
Increase (decrease) in accounts payable and other	239,402	966,214
Increase (decrease) in interest payable	(65,953)	(1,118,131)
Increase (decrease) in deposits	-	-
Increase (decrease) in deferred revenue	-	-
Net cash provided (used) by operating activities	\$ 3,549,650	\$ 64,282,382

	Series 2000A&B	Series 2000C-G	Series 2001A&B	Series 2001C-E
\$	(4,419,679) \$	(3,626,228) \$	(2,330,153) \$	(4,298,697)
	1,154,563	1,814,981	294,254	654,157
	-	-	-	(737,818)
	2,980,508	2,571,265	2,272,605	5,048,543
	-	-	-	-
	-	-	-	-
	51,507,889	43,720,779	17,835,973	51,730,720
	718,465	3,196,449	-	(2,865,000)
	787,601	442,473	94,669	337,333
	-	-	-	-
	-	-	-	-
	1,017,317	(1,091,286)	68,783	(296,489)
	(1,649,775)	(1,260,183)	(321,065)	(916,028)
	-	-	-	-
	-	-	-	-
\$	52,096,889 \$	45,768,250 \$	17,915,066 \$	48,656,721

(continued)

**OHIO HOUSING FINANCE AGENCY**  
**Single Family Mortgage Revenue Program**  
**Statement of Cash Flows**  
**Year Ended June 30, 2004**

	Series 2002A-C	Series 2002D&E
<b>CASH FLOWS FROM OPERATING ACTIVITIES:</b>		
Cash collected from mortgage-backed securities principal	\$ 41,040,716	\$ 4,934,506
Cash collected from program loans principal	-	-
Cash received from investment interest and mortgage-backed securities interest	9,676,958	2,200,190
Cash received from program loan interest	-	-
Cash received from commitment fees	-	-
Cash received from service fees and other	477,002	14,101
Cash received from transfer in	-	-
Payments to purchase mortgage-backed securities	-	-
Payments for new GNMA/loan premium (discount)	-	-
Payments for bond interest payable	(9,011,817)	(2,077,992)
Payments for trustee expense and agency fees	(425,730)	(138,435)
Payments for mortgage servicing and administration fees	-	-
Payments for insurance and other	(147,688)	(34,968)
Payments for transfer out	-	-
Net cash provided (used) by operating activities	41,609,441	4,897,402
<b>CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES:</b>		
Cash received from bonds issued	-	-
Payments to redeem bonds	(30,990,000)	(2,705,000)
Payments for bond issue costs, unamortized	-	(7,539)
Net cash provided (used) by noncapital financing activities	(30,990,000)	(2,712,539)
<b>CASH FLOWS FROM INVESTING ACTIVITIES:</b>		
Purchase of investments	-	-
Proceeds from sale and maturities of investments	-	-
Interest and dividends on investments	-	-
Net cash provided (used) by investing activities	-	-
Net increase (decrease) in cash and cash equivalents	10,619,441	2,184,863
Cash and cash equivalents, beginning of year	12,189,825	1,073,486
Cash and cash equivalents, end of year	\$ 22,809,266	\$ 3,258,349



	Series 2003A	Series 2003BC	Series 2004AB	Total Under the General Indenture
\$	821,696	\$ 415,884	\$ 13,636	\$ 436,318,461
	-	-	-	-
	1,709,357	1,138,998	18,689	93,569,838
	-	-	-	-
	-	900,000	1,125,000	2,025,000
	7,940	219,181	1,091,437	15,144,617
	-	-	-	-
	(45,593,849)	(59,569,651)	(23,324,061)	(128,487,561)
	(250,766)	(327,633)	(466,481)	(1,044,880)
	(1,271,709)	(791,832)	-	(88,158,954)
	(49,105)	(40,483)	-	(2,933,363)
	-	-	-	-
	(317,874)	(811,798)	(213,199)	(8,424,262)
	-	-	-	-
	(44,944,310)	(58,867,334)	(21,754,979)	318,008,896
	-	61,507,082	76,644,255	138,151,337
	(385,000)	(45,000)	-	(529,705,000)
	(130,977)	(671,008)	(666,279)	(1,475,803)
	(515,977)	60,791,074	75,977,976	(393,029,466)
	-	-	-	-
	-	-	-	-
	-	-	-	-
	(45,460,287)	1,923,740	54,222,997	(75,020,570)
	47,220,955	-	-	363,171,338
\$	1,760,668	\$ 1,923,740	\$ 54,222,997	\$ 288,150,768

(continued)

**OHIO HOUSING FINANCE AGENCY**  
**Single Family Mortgage Revenue Program**  
**Statement of Cash Flows**  
**Year Ended June 30, 2004**

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	Series 2002A-C	Series 2002D&E
<b>Reconciliation of operating income to net cash</b>		
<b>provided (used) by operating activities</b>		
Operating income	\$ (5,866,786)	\$ (1,711,546)
Adjustments to reconcile operating income to net cash provided (used) by operating activities:		
Amortization of bond issue costs	252,636	49,998
Amortization of bond discount (premium)	-	-
Net (increase) decrease in the fair value of investments and mortgage-backed securities	6,212,659	1,785,841
Amounts collected - program loans	-	-
Purchases - mortgage-backed securities	-	-
Principal received on mortgage-backed securities	41,040,716	4,934,506
Decrease (increase) in accounts receivable	278,572	(34,968)
Decrease (increase) in interest receivable on investments and mortgage-backed securities	164,277	3,296
Decrease (increase) in interest receivable on loans	-	-
Decrease (increase) in prepaid insurance and other	-	-
Increase (decrease) in accounts payable and other	36,342	(21,436)
Increase (decrease) in interest payable	(508,975)	(44,251)
Increase (decrease) in deposits	-	(64,038)
Increase (decrease) in deferred revenue	-	-
Net cash provided (used) by operating activities	\$ 41,609,441	\$ 4,897,402

	Series 2003A	Series 2003BC	Series 2004AB	Total Under the General Indenture
\$	79,822	\$ (2,018,659)	\$ (1,208,102)	\$ (62,475,808)
	37,440	24,019	6,542	9,372,725
	-	(55,861)	(16,773)	(810,452)
	1,642,839	1,808,689	1,085,209	58,344,888
	-	-	-	-
	(45,593,849)	(59,569,651)	(23,324,061)	(128,487,561)
	821,696	415,884	13,636	436,318,461
	(97)	-	-	10,554,655
	(170,702)	(303,396)	(223,664)	2,568,125
	-	-	-	-
	-	-	-	-
	29,840	46,503	16,501	1,257,832
	334,883	785,138	464,218	(7,875,264)
	(684,000)	-	-	(748,038)
	(1,442,182)	-	1,431,515	(10,667)
\$	(44,944,310)	\$ (58,867,334)	\$ (21,754,979)	\$ 318,008,896

(continued)

**OHIO HOUSING FINANCE AGENCY**  
**Single Family Mortgage Revenue Program**  
**Statement of Cash Flows**  
**Year Ended June 30, 2004**

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	Total Series
<b>CASH FLOWS FROM OPERATING ACTIVITIES:</b>	
Cash collected from mortgage-backed securities principal	\$ 438,714,733
Cash collected from program loans principal	3,015,153
Cash received from investment interest and mortgage-backed securities interest	96,003,004
Cash received from program loan interest	804,704
Cash received from commitment fees	2,025,000
Cash received from service fees and other	15,199,637
Cash received from transfer in	-
Payments to purchase mortgage-backed securities	(128,487,561)
Payments for new GNMA/loan premium (discount)	(1,044,880)
Payments for bond interest payable	(90,851,469)
Payments for trustee expense and agency fees	(2,985,016)
Payments for mortgage servicing and administration fees	(41,217)
Payments for insurance and other	(8,747,636)
Payments for transfer out	-
Net cash provided (used) by operating activities	323,604,452
<b>CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES:</b>	
Cash received from bonds issued	138,151,337
Payments to redeem bonds	(663,485,000)
Payments for bond issue costs, unamortized	(1,475,803)
Net cash provided (used) by noncapital financing activities	(526,809,466)
<b>CASH FLOWS FROM INVESTING ACTIVITIES:</b>	
Purchase of investments	-
Proceeds from sale and maturities of investments	-
Interest and dividends on investments	-
Net cash provided (used) by investing activities	-
Net increase (decrease) in cash and cash equivalents	(203,205,014)
Cash and cash equivalents, beginning of year	609,416,835
Cash and cash equivalents, end of year	\$ 406,211,821

	Elimination Entries		Series General Trust	Total FY 2004	Restated Total FY 2003
	Debits	Credits			
\$	- \$	- \$	- \$	438,714,733 \$	452,017,890
	-	-	-	3,015,153	3,357,605
	-	-	106,736	96,109,740	122,109,647
	-	-	-	804,704	1,059,514
	-	-	-	2,025,000	1,847,989
	-	-	6,641,037	21,840,674	14,413,789
	-	-	-	-	-
	-	-	-	(128,487,561)	(180,922,395)
	-	-	-	(1,044,880)	(995,228)
	-	-	-	(90,851,469)	(110,328,412)
	-	-	(13,853)	(2,998,869)	(4,207,000)
	-	-	-	(41,217)	(56,506)
	-	-	(14,292,373)	(23,040,009)	(18,924,309)
	-	-	-	-	-
	-	-	(7,558,453)	316,045,999	279,372,584
	-	-	-	138,151,337	360,318,000
	-	-	-	(663,485,000)	(532,700,000)
	-	-	-	(1,475,803)	(1,883,052)
	-	-	-	(526,809,466)	(174,265,052)
	-	-	-	-	-
	-	-	-	-	615,885
	-	-	-	-	-
	-	-	-	-	615,885
	-	-	(7,558,453)	(210,763,467)	105,723,417
	-	-	17,062,853	626,479,688	520,756,271
\$	- \$	- \$	9,504,400 \$	415,716,221 \$	626,479,688

**OHIO HOUSING FINANCE AGENCY**  
**Single Family Mortgage Revenue Program**  
**Statement of Cash Flows**  
**Year Ended June 30, 2004**

---

		Total Series
<b>Reconciliation of operating income to net cash</b>		
<b>provided (used) by operating activities</b>		
Operating income	\$	(62,714,106)
Adjustments to reconcile operating income to net cash		
provided (used) by operating activities:		
Amortization of bond issue costs		9,484,929
Amortization of bond discount (premium)		(810,452)
Net (increase) decrease in the fair value of investments		
and mortgage-backed securities		58,592,102
Amounts collected - program loans		2,899,375
Purchases - mortgage-backed securities		(128,487,561)
Principal received on mortgage-backed securities		438,714,733
Decrease (increase) in accounts receivable		10,434,327
Decrease (increase) in interest receivable on investments		
and mortgage-backed securities		2,736,830
Decrease (increase) in interest receivable on loans		49,520
Decrease (increase) in prepaid insurance and other		4,977
Increase (decrease) in accounts payable and other		1,584,315
Increase (decrease) in interest payable		(8,125,832)
Increase (decrease) in deposits		(748,038)
Increase (decrease) in deferred revenue		(10,667)
Net cash provided (used) by operating activities	\$	323,604,452

Elimination Entries		Series	Total	Restated
Debits	Credits	General Trust	FY 2004	Total FY 2003
\$ -	\$ -	\$ 40,128	\$ (62,673,978)	\$ 69,598,696
-	-	-	9,484,929	9,696,963
-	-	-	(810,452)	(588,442)
-	-	-	58,592,102	(70,797,734)
-	-	-	2,899,375	3,238,816
-	-	-	(128,487,561)	(180,922,395)
-	-	-	438,714,733	452,017,890
7,652,493	-	3,446,203	21,533,023	(722,359)
-	-	335	2,737,165	3,712,668
-	-	-	49,520	42,086
-	-	-	4,977	7,565
-	-	5,319	1,589,634	(1,763,190)
-	-	-	(8,125,832)	(5,279,096)
-	(7,652,493)	462,734	(7,937,797)	(2,367,416)
-	-	(11,513,172)	(11,523,839)	3,498,532
\$ 7,652,493	\$ (7,652,493)	\$ (7,558,453)	\$ 316,045,999	\$ 279,372,584

**OHIO HOUSING FINANCE AGENCY**  
**Multi-Family Mortgage Revenue Program**  
**Statement of Net Assets**  
**June 30, 2004**

	Asbury Woods/ Towne Square Refunder	Assisted Living Concepts
<b>ASSETS</b>		
Current assets		
Cash	\$ 1	\$ -
Current portion of investments, at fair value	326,417	23
Current portion of mortgage-backed securities, at fair value	-	-
Accounts receivable	-	-
Interest receivable on investments and mortgage-backed securities	3,768	-
Current portion of loans receivable	83,120	495,000
Interest receivable on loans	15,978	9,467
Current portion of unamortized bond issue costs	6,098	-
Prepaid insurance and other	-	-
Total current assets	435,382	504,490
Non-current assets		
Non-current portion of mortgage-backed securities, at fair value	-	-
Non-current portion of loans receivable	3,280,629	9,610,000
Non-current portion of unamortized bond issue costs	76,220	-
Total non-current assets	3,356,849	9,610,000
Total assets	\$ 3,792,231	\$ 10,114,490



	Beehive and Doan Refunder	Bridgeview	Chambrel	Club at Spring Valley
\$	-	\$ 11,482	\$ -	-
	245,939	-	13,778	19,813
	-	-	-	-
	-	-	-	-
	6,289	-	-	-
	27,312	-	-	-
	5,563	-	5,848	12,153
	2,981	-	-	-
	-	-	-	-
	288,084	11,482	19,626	31,966
	-	-	-	-
	1,024,917	-	12,451,000	10,800,000
	40,336	-	-	-
	1,065,253	-	12,451,000	10,800,000
\$	1,353,337	\$ 11,482	\$ 12,470,626	\$ 10,831,966

(continued)

**OHIO HOUSING FINANCE AGENCY**  
**Multi-Family Mortgage Revenue Program**  
**Statement of Net Assets**  
**June 30, 2004**

	Asbury Woods/ Towne Square Refunder	Assisted Living Concepts
<b>LIABILITIES AND NET ASSETS</b>		
Current liabilities		
Current portion of accounts payable and other	\$ 5,443	\$ 22
Interest payable	47,743	9,467
Current portion of bonds payable	89,025	495,000
Deposits held	-	1
Current portion of deferred revenue	-	-
Total current liabilities	142,211	504,490
Non-current liabilities		
Non-current portion of accounts payable and other	-	-
Non-current portion of bonds payable	3,487,831	9,610,000
Total non-current liabilities	3,487,831	9,610,000
Total liabilities	3,630,042	10,114,490
Net assets		
Invested in capital assets, net of related debt	-	-
Restricted - Bond Funds	162,189	-
Unrestricted	-	-
Total net assets	162,189	-
Total liabilities and net assets	\$ 3,792,231	\$ 10,114,490

	Beehive and Doan Refunder	Bridgeview	Chambrel	Club at Spring Valley
\$	1,683	\$ 11,482	\$ 121	\$ 17,061
	33,697	-	5,848	12,153
	(353)	-	-	-
	-	-	13,657	2,752
	-	-	-	-
	35,027	11,482	19,626	31,966
	-	-	-	-
	1,080,223	-	12,451,000	10,800,000
	1,080,223	-	12,451,000	10,800,000
	1,115,250	11,482	12,470,626	10,831,966
	-	-	-	-
	238,087	-	-	-
	-	-	-	-
	238,087	-	-	-
\$	1,353,337	\$ 11,482	\$ 12,470,626	\$ 10,831,966

(continued)

**OHIO HOUSING FINANCE AGENCY**  
**Multi-Family Mortgage Revenue Program**  
**Statement of Net Assets**  
**June 30, 2004**

	Courtyards of Kettering	Detroit Terrace Refunder
<b>ASSETS</b>		
Current assets		
Cash	\$ 135,826	\$ -
Current portion of investments, at fair value	193,987	297,279
Current portion of mortgage-backed securities, at fair value	-	-
Accounts receivable	-	-
Interest receivable on investments and mortgage-backed securities	7,035	4,185
Current portion of loans receivable	33,034	172,692
Interest receivable on loans	16,449	7,644
Current portion of unamortized bond issue costs	-	8,075
Prepaid insurance and other	-	-
<b>Total current assets</b>	<b>386,331</b>	<b>489,875</b>
Non-current assets		
Non-current portion of mortgage-backed securities, at fair value	-	-
Non-current portion of loans receivable	3,399,847	1,446,069
Non-current portion of unamortized bond issue costs	-	33,201
<b>Total non-current assets</b>	<b>3,399,847</b>	<b>1,479,270</b>
<b>Total assets</b>	<b>\$ 3,786,178</b>	<b>\$ 1,969,145</b>

	East Park II	Fairwood Village Refunder	Hunters Glen Refunder	Kenwood
\$	- \$	115,035 \$	2 \$	-
	-	197,900	316,911	-
	-	-	-	-
	-	-	-	-
	-	6,816	-	-
	-	43,163	-	-
	-	15,180	-	-
	-	434	-	-
	-	-	-	-
	-	378,528	316,913	-
	-	-	-	-
	-	2,611,692	10,740,000	-
	-	6,593	-	-
	-	2,618,285	10,740,000	-
\$	- \$	2,996,813 \$	11,056,913 \$	-

(continued)

**OHIO HOUSING FINANCE AGENCY**  
**Multi-Family Mortgage Revenue Program**  
**Statement of Net Assets**  
**June 30, 2004**

	Courtyards of Kettering	Detroit Terrace Refunder
<b>LIABILITIES AND NET ASSETS</b>		
Current liabilities		
Current portion of accounts payable and other	\$ 5,795	\$ 3,126
Interest payable	97,996	32,966
Current portion of bonds payable	32,572	150,000
Deposits held	2	2
Current portion of deferred revenue	-	-
<b>Total current liabilities</b>	<b>136,365</b>	<b>186,094</b>
Non-current liabilities		
Non-current portion of accounts payable and other	-	-
Non-current portion of bonds payable	3,609,776	1,585,000
<b>Total non-current liabilities</b>	<b>3,609,776</b>	<b>1,585,000</b>
<b>Total liabilities</b>	<b>3,746,141</b>	<b>1,771,094</b>
Net assets		
Invested in capital assets, net of related debt	-	-
Restricted - Bond Funds	40,037	198,051
Unrestricted	-	-
<b>Total net assets</b>	<b>40,037</b>	<b>198,051</b>
<b>Total liabilities and net assets</b>	<b>\$ 3,786,178</b>	<b>\$ 1,969,145</b>

	East Park II	Fairwood Village Refunder	Hunters Glen Refunder	Kenwood
\$	-	\$ 6,399	\$ 15,442	\$ -
	-	93,281	295,529	-
	-	45,263	-	-
	-	2	5,942	-
	-	-	-	-
	-	144,945	316,913	-
	-	-	-	-
	-	2,823,984	10,740,000	-
	-	2,823,984	10,740,000	-
	-	2,968,929	11,056,913	-
	-	-	-	-
	-	27,884	-	-
	-	-	-	-
	-	27,884	-	-
\$	-	\$ 2,996,813	\$ 11,056,913	\$ -

(continued)

**OHIO HOUSING FINANCE AGENCY**  
**Multi-Family Mortgage Revenue Program**  
**Statement of Net Assets**  
**June 30, 2004**

		Lincoln Park	Oakleaf Toledo Refunder
<b>ASSETS</b>			
Current assets			
Cash	\$	-	\$ -
Current portion of investments, at fair value		354,967	212,980
Current portion of mortgage-backed securities, at fair value		-	313,120
Accounts receivable		-	-
Interest receivable on investments and mortgage-backed securities		-	44,917
Current portion of loans receivable		517,500	-
Interest receivable on loans		-	-
Current portion of unamortized bond issue costs		-	23,169
Prepaid insurance and other		-	-
<b>Total current assets</b>		<b>872,467</b>	<b>594,186</b>
Non-current assets			
Non-current portion of mortgage-backed securities, at fair value		-	6,993,028
Non-current portion of loans receivable		7,749,167	-
Non-current portion of unamortized bond issue costs		-	305,464
<b>Total non-current assets</b>		<b>7,749,167</b>	<b>7,298,492</b>
<b>Total assets</b>	<b>\$</b>	<b>8,621,634</b>	<b>\$ 7,892,678</b>



	Oakleaf Village Refunder	Park Trails	Pebble Brooke	Pine Crossing Refunder
\$	- \$	- \$	- \$	-
	457,564	185,581	483,218	161
	-	-	-	-
	-	-	-	-
	3,485	-	-	-
	90,714	35,000	231,667	-
	37,718	77,165	-	5,219
	8,672	-	-	-
	-	-	-	-
	598,153	297,746	714,885	5,380
	-	-	-	-
	3,858,034	13,090,000	14,677,500	5,670,000
	114,502	-	-	-
	3,972,536	13,090,000	14,677,500	5,670,000
\$	4,570,689 \$	13,387,746 \$	15,392,385 \$	5,675,380

(continued)

**OHIO HOUSING FINANCE AGENCY**  
**Multi-Family Mortgage Revenue Program**  
**Statement of Net Assets**  
**June 30, 2004**

	Lincoln Park	Oakleaf Toledo Refunder
<b>LIABILITIES AND NET ASSETS</b>		
Current liabilities		
Current portion of accounts payable and other	\$ 133	\$ 3,043
Interest payable	21,500	127,947
Current portion of bonds payable	500,000	164,011
Deposits held	1	116,816
Current portion of deferred revenue	-	-
Total current liabilities	521,634	411,817
Non-current liabilities		
Non-current portion of accounts payable and other	-	-
Non-current portion of bonds payable	8,100,000	7,089,736
Total non-current liabilities	8,100,000	7,089,736
Total liabilities	8,621,634	7,501,553
Net assets		
Invested in capital assets, net of related debt	-	-
Restricted - Bond Funds	-	391,125
Unrestricted	-	-
Total net assets	-	391,125
Total liabilities and net assets	\$ 8,621,634	\$ 7,892,678

	Oakleaf Village Refunder	Park Trails	Pebble Brooke	Pine Crossing Refunder
\$	3,840	\$ -	5,432	\$ 3
	76,942	77,165	361,666	5,219
	85,000	35,000	225,000	-
	4,036	185,581	25,287	158
	-	-	-	-
	169,818	297,746	617,385	5,380
	-	-	-	-
	4,000,000	13,090,000	14,775,000	5,670,000
	4,000,000	13,090,000	14,775,000	5,670,000
	4,169,818	13,387,746	15,392,385	5,675,380
	-	-	-	-
	400,871	-	-	-
	-	-	-	-
	400,871	-	-	-
\$	4,570,689	\$ 13,387,746	\$ 15,392,385	\$ 5,675,380

(continued)

**OHIO HOUSING FINANCE AGENCY**  
**Multi-Family Mortgage Revenue Program**  
**Statement of Net Assets**  
**June 30, 2004**

	Ravenwood	Shannon Glen
<b>ASSETS</b>		
Current assets		
Cash	\$ -	\$ -
Current portion of investments, at fair value	3,142	-
Current portion of mortgage-backed securities, at fair value	-	-
Accounts receivable	-	-
Interest receivable on investments and mortgage-backed securities	1	-
Current portion of loans receivable	-	-
Interest receivable on loans	-	5,800
Current portion of unamortized bond issue costs	-	-
Prepaid insurance and other	-	-
<b>Total current assets</b>	<b>3,143</b>	<b>5,800</b>
Non-current assets		
Non-current portion of mortgage-backed securities, at fair value	-	-
Non-current portion of loans receivable	-	11,800,000
Non-current portion of unamortized bond issue costs	-	-
<b>Total non-current assets</b>	<b>-</b>	<b>11,800,000</b>
<b>Total assets</b>	<b>\$ 3,143</b>	<b>\$ 11,805,800</b>

	SunPointe	Timber Lake	Tyler's Creek	Westlake
\$	-	-	-	-
	497,188	199,791	326,412	126,332
	-	-	-	-
	-	-	-	-
	-	-	-	-
	366,250	195,833	125,000	180,833
	-	-	-	12,161
	-	-	-	-
	-	-	-	-
	863,438	395,624	451,412	319,326
	-	-	-	-
	8,362,803	15,039,167	14,980,000	9,629,167
	-	-	-	-
	8,362,803	15,039,167	14,980,000	9,629,167
\$	9,226,241	15,434,791	15,431,412	9,948,493

(continued)

**OHIO HOUSING FINANCE AGENCY**  
**Multi-Family Mortgage Revenue Program**  
**Statement of Net Assets**  
**June 30, 2004**

	Ravenwood	Shannon Glen
<b>LIABILITIES AND NET ASSETS</b>		
Current liabilities		
Current portion of accounts payable and other	\$ -	\$ -
Interest payable	-	5,800
Current portion of bonds payable	-	-
Deposits held	3,143	-
Current portion of deferred revenue	-	-
<b>Total current liabilities</b>	<b>3,143</b>	<b>5,800</b>
Non-current liabilities		
Non-current portion of accounts payable and other	-	-
Non-current portion of bonds payable	-	11,800,000
<b>Total non-current liabilities</b>	<b>-</b>	<b>11,800,000</b>
<b>Total liabilities</b>	<b>3,143</b>	<b>11,805,800</b>
Net assets		
Invested in capital assets, net of related debt	-	-
Restricted - Bond Funds	-	-
Unrestricted	-	-
<b>Total net assets</b>	<b>-</b>	<b>-</b>
<b>Total liabilities and net assets</b>	<b>\$ 3,143</b>	<b>\$ 11,805,800</b>

	SunPointe	Timber Lake	Tyler's Creek	Westlake
\$	78,760	\$ 4,690	\$ 58,984	\$ 2,772
	199,125	82,470	93,787	11,351
	360,000	195,000	125,000	-
	98,356	97,631	143,641	124,370
	-	-	-	-
	736,241	379,791	421,412	138,493
	-	-	-	-
	8,490,000	15,055,000	15,010,000	9,810,000
	8,490,000	15,055,000	15,010,000	9,810,000
	9,226,241	15,434,791	15,431,412	9,948,493
	-	-	-	-
	-	-	-	-
	-	-	-	-
\$	9,226,241	\$ 15,434,791	\$ 15,431,412	\$ 9,948,493

(continued)

**OHIO HOUSING FINANCE AGENCY**  
**Multi-Family Mortgage Revenue Program**  
**Statement of Net Assets**  
**June 30, 2004**

	Willow Lake	10 Wilmington Place
<b>ASSETS</b>		
Current assets		
Cash	\$ -	\$ -
Current portion of investments, at fair value	7	-
Current portion of mortgage-backed securities, at fair value	-	-
Accounts receivable	-	-
Interest receivable on investments and mortgage-backed securities	-	-
Current portion of loans receivable	240,000	-
Interest receivable on loans	6,702	8,346
Current portion of unamortized bond issue costs	-	-
Prepaid insurance and other	-	-
<b>Total current assets</b>	<b>246,709</b>	<b>8,346</b>
Non-current assets		
Non-current portion of mortgage-backed securities, at fair value	-	-
Non-current portion of loans receivable	6,820,000	8,945,000
Non-current portion of unamortized bond issue costs	-	-
<b>Total non-current assets</b>	<b>6,820,000</b>	<b>8,945,000</b>
<b>Total assets</b>	<b>\$ 7,066,709</b>	<b>\$ 8,953,346</b>



	Wind River	Total FY 2004	Total FY 2003
\$	650	\$ 262,996	\$ 273,308
	143,794	4,603,184	5,705,783
	283,549	596,669	606,061
	-	-	-
	36,681	113,177	122,401
	101,187	2,938,305	3,893,620
	14,625	256,018	353,722
	-	49,429	54,788
	-	-	773
	580,486	8,819,778	11,010,456
	7,750,331	14,743,359	15,594,084
	548,813	176,533,805	191,533,217
	-	576,316	677,868
	8,299,144	191,853,480	207,805,169
\$	\$ 8,879,630	\$ 200,673,258	\$ 218,815,625

**OHIO HOUSING FINANCE AGENCY**  
**Multi-Family Mortgage Revenue Program**  
**Statement of Net Assets**  
**June 30, 2004**

	Willow Lake	10 Wilmington Place
<b>LIABILITIES AND NET ASSETS</b>		
Current liabilities		
Current portion of accounts payable and other	\$ -	\$ -
Interest payable	6,702	8,346
Current portion of bonds payable	240,000	-
Deposits held	7	-
Current portion of deferred revenue	-	-
<b>Total current liabilities</b>	<b>246,709</b>	<b>8,346</b>
Non-current liabilities		
Non-current portion of accounts payable and other	-	-
Non-current portion of bonds payable	6,820,000	8,945,000
<b>Total non-current liabilities</b>	<b>6,820,000</b>	<b>8,945,000</b>
<b>Total liabilities</b>	<b>7,066,709</b>	<b>8,953,346</b>
Net assets		
Invested in capital assets, net of related debt	-	-
Restricted - Bond Funds	-	-
Unrestricted	-	-
<b>Total net assets</b>	<b>-</b>	<b>-</b>
<b>Total liabilities and net assets</b>	<b>\$ 7,066,709</b>	<b>\$ 8,953,346</b>

	Wind River	Total FY 2004	Total FY 2003
\$	619	\$ 224,850	\$ 253,305
	82,430	1,789,130	1,960,595
	120,000	2,860,518	4,151,364
	22,174	843,559	1,042,147
	-	-	-
	225,223	5,718,057	7,407,411
	-	-	-
	8,270,000	193,112,550	208,689,285
	8,270,000	193,112,550	208,689,285
	8,495,223	198,830,607	216,096,696
	-	-	-
	384,407	1,842,651	2,718,929
	-	-	-
	384,407	1,842,651	2,718,929
\$	8,879,630	\$ 200,673,258	\$ 218,815,625

**OHIO HOUSING FINANCE AGENCY**  
**Multi-Family Mortgage Revenue Program**  
**Statement of Revenues, Expenses**  
**and Changes in Net Assets**  
**Year Ended June 30, 2004**

	Asbury Woods/ Towne Square Refunder	Assisted Living Concepts
<b>OPERATING REVENUES</b>		
INTEREST AND INVESTMENT INCOME:		
Loans	\$ 193,806	\$ 108,014
Mortgage-backed securities	-	-
Investments	16,796	-
Net increase (decrease) in the fair value of investments and mortgage backed securities	-	-
Total interest and investment income	210,602	108,014
<b>OPERATING EXPENSES:</b>		
Interest expense	200,606	108,014
Trustee expense and agency fees	8,669	-
Mortgage servicing and administration fees	4,250	-
Insurance and other	-	-
Total operating expenses	213,525	108,014
Income over (under) expenses before transfer	(2,923)	-
Transfer in (out)	-	-
Net income (loss)	(2,923)	-
Net Assets, beginning of year	165,112	-
Prior period adjustment	-	-
Restated net assets, beginning of year	165,112	-
Net assets, end of year	\$ 162,189	\$ -

	Beehive and Doan Refunder	Bridgeview	Chambrel	Club at Spring Valley
\$	(21,176)	\$ 114,339	\$ 123,045	\$ 277,871
	-	-	-	-
	21,177	38,673	-	-
	-	-	-	-
	1	153,012	123,045	277,871
	164,307	167,044	123,045	277,871
	3,506	3,461	-	-
	1,346	(169)	-	-
	-	-	-	-
	169,159	170,336	123,045	277,871
	(169,158)	(17,324)	-	-
	-	-	-	-
	(169,158)	(17,324)	-	-
	407,245	17,324	-	-
	-	-	-	-
	407,245	17,324	-	-
\$	238,087	\$ -	\$ -	\$ -

(continued)

**OHIO HOUSING FINANCE AGENCY**  
**Multi-Family Mortgage Revenue Program**  
**Statement of Revenues, Expenses**  
**and Changes in Net Assets**  
**Year Ended June 30, 2004**

	Courtyards of Kettering	Detroit Terrace Refunder
<b>OPERATING REVENUES</b>		
INTEREST AND INVESTMENT INCOME:		
Loans	\$ 198,155	\$ 72,407
Mortgage-backed securities	-	-
Investments	14,197	13,134
Net increase (decrease) in the fair value of investments and mortgage backed securities	-	-
Total interest and investment income	212,352	85,541
<b>OPERATING EXPENSES:</b>		
Interest expense	193,759	110,807
Trustee expense and agency fees	8,571	3,587
Mortgage servicing and administration fees	4,308	1,993
Insurance and other	2,500	-
Total operating expenses	209,138	116,387
Income over (under) expenses before transfer	3,214	(30,846)
Transfer in (out)	-	-
Net income (loss)	3,214	(30,846)
Net Assets, beginning of year	36,823	228,897
Prior period adjustment	-	-
Restated net assets, beginning of year	36,823	228,897
Net assets, end of year	\$ 40,037	\$ 198,051

	East Park II	Fairwood Village Refunder	Hunters Glen Refunder	Kenwood
\$	3,655	\$ 184,949	\$ 686,286	\$ 83,297
	-	-	-	-
	-	13,731	-	-
	-	-	-	-
	3,655	198,680	686,286	83,297
	3,655	187,319	681,990	83,297
	-	6,505	4,296	-
	-	3,398	-	-
	-	-	-	-
	3,655	197,222	686,286	83,297
	-	1,458	-	-
	-	-	-	-
	-	1,458	-	-
	-	26,426	-	-
	-	-	-	-
	-	26,426	-	-
\$	-	\$ 27,884	\$ -	\$ -

(continued)

**OHIO HOUSING FINANCE AGENCY**  
**Multi-Family Mortgage Revenue Program**  
**Statement of Revenues, Expenses**  
**and Changes in Net Assets**  
**Year Ended June 30, 2004**

	Lincoln Park	Oakleaf Toledo Refunder
<b>OPERATING REVENUES</b>		
INTEREST AND INVESTMENT INCOME:		
Loans	\$ 134,638	\$ -
Mortgage-backed securities	-	541,044
Investments	-	1,059
Net increase (decrease) in the fair value of investments and mortgage backed securities	-	(290,657)
Total interest and investment income	134,638	251,446
<b>OPERATING EXPENSES:</b>		
Interest expense	134,638	469,053
Trustee expense and agency fees	-	13,489
Mortgage servicing and administration fees	-	-
Insurance and other	-	-
Total operating expenses	134,638	482,542
Income over (under) expenses before transfer	-	(231,096)
Transfer in (out)	-	-
Net income (loss)	-	(231,096)
Net Assets, beginning of year	-	622,221
Prior period adjustment	-	-
Restated net assets, beginning of year	-	622,221
Net assets, end of year	\$ -	\$ 391,125



	Oakleaf Village Refunder	Park Trails	Pebble Brooke	Pine Crossing Refunder
\$	226,883	\$ 770,843	\$ 873,003	\$ 59,648
	-	-	-	-
	11,093	-	-	-
	-	-	-	-
	237,976	770,843	873,003	59,648
	241,340	770,843	873,003	59,648
	9,996	-	-	-
	4,943	-	-	-
	-	-	-	-
	256,279	770,843	873,003	59,648
	(18,303)	-	-	-
	-	-	-	-
	(18,303)	-	-	-
	419,174	-	-	-
	-	-	-	-
	419,174	-	-	-
\$	400,871	\$ -	\$ -	\$ -

(continued)

**OHIO HOUSING FINANCE AGENCY**  
**Multi-Family Mortgage Revenue Program**  
**Statement of Revenues, Expenses**  
**and Changes in Net Assets**  
**Year Ended June 30, 2004**

	Ravenwood	Shannon Glen
<b>OPERATING REVENUES</b>		
INTEREST AND INVESTMENT INCOME:		
Loans	\$ 122,565	\$ 89,814
Mortgage-backed securities	-	-
Investments	13,057	-
Net increase (decrease) in the fair value of investments and mortgage backed securities	-	-
Total interest and investment income	135,622	89,814
<b>OPERATING EXPENSES:</b>		
Interest expense	143,021	89,814
Trustee expense and agency fees	5,256	-
Mortgage servicing and administration fees	-	-
Insurance and other	1,262	-
Total operating expenses	149,539	89,814
Income over (under) expenses before transfer	(13,917)	-
Transfer in (out)	-	-
Net income (loss)	(13,917)	-
Net Assets, beginning of year	13,917	-
Prior period adjustment	-	-
Restated net assets, beginning of year	13,917	-
Net assets, end of year	\$ -	\$ -

	SunPointe	Timber Lake	Tyler's Creek	Westlake
\$	612,450	\$ 998,345	\$ 935,642	\$ 140,503
	-	-	-	-
	-	-	-	-
	-	-	-	-
	612,450	998,345	935,642	140,503
	612,450	998,345	935,642	140,503
	-	-	-	-
	-	-	-	-
	-	-	-	-
	612,450	998,345	935,642	140,503
	-	-	-	-
	-	-	-	-
	-	-	-	-
	-	-	-	-
	-	-	-	-
\$	-	\$ -	\$ -	\$ -

(continued)

**OHIO HOUSING FINANCE AGENCY**  
**Multi-Family Mortgage Revenue Program**  
**Statement of Revenues, Expenses**  
**and Changes in Net Assets**  
**Year Ended June 30, 2004**

	Willow Lake	10 Wilmington Place
<b>OPERATING REVENUES</b>		
INTEREST AND INVESTMENT INCOME:		
Loans	\$ 77,988	\$ 95,175
Mortgage-backed securities	-	-
Investments	-	-
Net increase (decrease) in the fair value of investments and mortgage backed securities	-	-
Total interest and investment income	77,988	95,175
<b>OPERATING EXPENSES:</b>		
Interest expense	77,988	95,175
Trustee expense and agency fees	-	-
Mortgage servicing and administration fees	-	-
Insurance and other	-	-
Total operating expenses	77,988	95,175
Income over (under) expenses before transfer	-	-
Transfer in (out)	-	-
Net income (loss)	-	-
Net Assets, beginning of year	-	-
Prior period adjustment	-	-
Restated net assets, beginning of year	-	-
Net assets, end of year	\$ -	\$ -

	Wind River	Total FY 2004	Total FY 2003
\$	44,156	\$ 7,206,301	\$ 8,333,052
	442,433	983,477	1,058,857
	747	143,664	127,070
	(387,225)	(677,882)	1,432,021
	100,111	7,655,560	10,951,000
	474,625	8,417,802	9,380,774
	20,869	88,205	88,955
	-	20,069	30,351
	2,000	5,762	85,476
	497,494	8,531,838	9,585,556
	(397,383)	(876,278)	1,365,444
	-	-	-
	(397,383)	(876,278)	1,365,444
	781,790	2,718,929	1,353,485
	-	-	-
	781,790	2,718,929	1,353,485
\$	\$ 384,407	\$ 1,842,651	\$ 2,718,929

**OHIO HOUSING FINANCE AGENCY**  
**Multi-Family Mortgage Revenue Program**  
**Statement of Cash Flows**  
**Year Ended June 30, 2004**

	Asbury Woods/ Towne Square Refunder	Assisted Living Concepts
<b>CASH FLOWS FROM OPERATING ACTIVITIES:</b>		
Cash collected from mortgage-backed securities principal	\$ -	\$ -
Cash collected from program loans principal	78,525	470,000
Cash received from investment interest and mortgage-backed securities interest	16,830	-
Cash received from program loan interest	194,179	107,998
Cash received from service fees and other	-	-
Cash received from transfer in	-	-
Payments to purchase mortgage-backed securities	-	-
Payments to purchase program loans	-	-
Payments for bond interest payable	(194,570)	(107,998)
Payments for trustee expense and agency fees	(8,714)	-
Payments for mortgage servicing and administration fees	(4,259)	-
Payments for insurance and other	-	-
Payments for transfer out	-	-
Net cash provided (used) by operating activities	81,991	470,000
<b>CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES:</b>		
Cash received from bonds issued	-	-
Payments to redeem bonds	(80,000)	(470,000)
Payments for bond issue costs, unamortized	-	-
Net cash provided (used) by noncapital financing activities	(80,000)	(470,000)
Net increase (decrease) in cash and cash equivalents	1,991	-
Cash and cash equivalents, beginning of year	324,427	23
Cash and cash equivalents, end of year	\$ 326,418	\$ 23

	Beehive and Doan Refunder	Bridgeview	Chambrel	Club at Spring Valley
\$	- \$	- \$	- \$	-
	1,180,866	2,033,817	-	3,000,000
	23,514	39,448	-	-
	88,121	31,016	122,826	279,335
	-	-	3,184	11
	-	-	-	-
	-	-	-	-
	(134,207)	(106,942)	(122,826)	(279,334)
	(4,614)	(4,030)	-	-
	(1,677)	-	-	-
	-	(2)	-	(16,416)
	-	-	-	-
	1,152,003	1,993,307	3,184	2,983,596
	-	-	-	-
	(1,305,000)	(2,145,000)	-	(3,000,000)
	-	-	-	-
	(1,305,000)	(2,145,000)	-	(3,000,000)
	(152,997)	(151,693)	3,184	(16,404)
	398,936	163,175	10,594	36,217
\$	245,939 \$	11,482 \$	13,778 \$	19,813

(continued)

**OHIO HOUSING FINANCE AGENCY**  
**Multi-Family Mortgage Revenue Program**  
**Statement of Cash Flows**  
**Year Ended June 30, 2004**

	Asbury Woods/ Towne Square		Assisted
	Refunder	Living Concepts	
<b>Reconciliation of operating income to net cash provided (used) by operating activities</b>			
Operating income	\$ (2,923)	\$	-
Adjustments to reconcile operating income to net cash provided (used) by operating activities:			
Amortization of bond issue costs	7,236		-
Amortization of bond discount (premium)	-		-
Amortization of GNMA/loan (discount) premium	-		-
Discount (premium) on GNMA/loan	-		-
Net (increase) decrease in the fair value of investments and mortgage-backed securities	-		-
Amounts loaned under agency programs	-		-
Amounts collected - program loans	78,525		470,000
Purchases - mortgage-backed securities	-		-
Principal received on mortgage-backed securities	-		-
Decrease (increase) in accounts receivable	-		-
Decrease (increase) in interest receivable on investments and mortgage-backed securities	34		-
Decrease (increase) in interest receivable on loans	373		(16)
Increase (decrease) in accounts payable and other	(54)		-
Increase (decrease) in interest payable	(1,200)		16
Increase (decrease) in deposits	-		-
<b>Net cash provided (used) by operating activities</b>	<b>\$ 81,991</b>	<b>\$</b>	<b>470,000</b>



	Beehive and Doan Refunder	Bridgeview	Chambrel	Club at Spring Valley
\$	(169,158)	\$ (17,324)	\$ -	-
	58,927	-	-	-
	6,977	71,617	-	-
	95,889	(102,693)	-	-
	-	-	-	-
	-	-	-	-
	-	-	-	-
	1,180,866	2,033,817	-	3,000,000
	-	-	-	-
	-	-	-	-
	-	-	-	-
	2,337	775	-	-
	13,409	11,228	(219)	1,464
	(1,440)	7,404	103	8
	(35,804)	(11,515)	219	(1,463)
	-	(2)	3,081	(16,413)
\$	1,152,003	\$ 1,993,307	\$ 3,184	\$ 2,983,596

(continued)

**OHIO HOUSING FINANCE AGENCY**  
**Multi-Family Mortgage Revenue Program**  
**Statement of Cash Flows**  
**Year Ended June 30, 2004**

	Courtyards of Kettering	Detroit Terrace Refunder
<b>CASH FLOWS FROM OPERATING ACTIVITIES:</b>		
Cash collected from mortgage-backed securities principal	\$ -	\$ -
Cash collected from program loans principal	28,724	140,900
Cash received from investment interest and mortgage-backed securities interest	14,191	13,122
Cash received from program loan interest	198,293	96,347
Cash received from service fees and other	-	-
Cash received from transfer in	-	-
Payments to purchase mortgage-backed securities	-	-
Payments to purchase program loans	-	-
Payments for bond interest payable	(197,073)	(104,515)
Payments for trustee expense and agency fees	(8,606)	(1,841)
Payments for mortgage servicing and administration fees	(4,310)	(2,007)
Payments for insurance and other	(2,500)	-
Payments for transfer out	-	-
Net cash provided (used) by operating activities	28,719	142,006
<b>CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES:</b>		
Cash received from bonds issued	-	-
Payments to redeem bonds	(30,000)	(140,000)
Payments for bond issue costs, unamortized	-	-
Net cash provided (used) by noncapital financing activities	(30,000)	(140,000)
Net increase (decrease) in cash and cash equivalents	(1,281)	2,006
Cash and cash equivalents, beginning of year	331,094	295,273
Cash and cash equivalents, end of year	\$ 329,813	\$ 297,279

	East Park II	Fairwood Village Refunder	Hunters Glen Refunder	Kenwood
\$	- \$	- \$	- \$	-
	937,663	41,803	-	13,908,333
	-	13,682	-	-
	5,253	183,705	686,286	83,297
	118	-	252	-
	-	-	-	-
	-	-	-	-
	(5,319)	(188,303)	(681,990)	(95,707)
	-	(3,656)	-	-
	-	(3,402)	-	-
	(2)	-	-	(870)
	-	-	-	-
	937,713	43,829	4,548	13,895,053
	-	-	-	-
	(1,000,000)	(40,000)	-	(14,200,000)
	-	-	-	-
	(1,000,000)	(40,000)	-	(14,200,000)
	(62,287)	3,829	4,548	(304,947)
	62,287	309,106	312,365	304,947
\$	- \$	312,935 \$	316,913 \$	-

(continued)

**OHIO HOUSING FINANCE AGENCY**  
**Multi-Family Mortgage Revenue Program**  
**Statement of Cash Flows**  
**Year Ended June 30, 2004**

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	Courtyards of Kettering	Detroit Terrace Refunder
<b>Reconciliation of operating income to net cash provided (used) by operating activities</b>		
Operating income	\$ 3,214	\$ (30,846)
Adjustments to reconcile operating income to net cash provided (used) by operating activities:		
Amortization of bond issue costs	-	8,789
Amortization of bond discount (premium)	(2,594)	-
Amortization of GNMA/loan (discount) premium	-	23,235
Discount (premium) on GNMA/loan	-	-
Net (increase) decrease in the fair value of investments and mortgage-backed securities	-	-
Amounts loaned under agency programs	-	-
Amounts collected - program loans	28,724	140,900
Purchases - mortgage-backed securities	-	-
Principal received on mortgage-backed securities	-	-
Decrease (increase) in accounts receivable	-	-
Decrease (increase) in interest receivable on investments and mortgage-backed securities	(6)	(12)
Decrease (increase) in interest receivable on loans	138	705
Increase (decrease) in accounts payable and other	(37)	1,732
Increase (decrease) in interest payable	(720)	(2,497)
Increase (decrease) in deposits	-	-
Net cash provided (used) by operating activities	\$ 28,719	\$ 142,006

	East Park II	Fairwood Village Refunder	Hunters Glen Refunder	Kenwood
\$	-	\$ 1,458	\$ -	-
	-	441	-	-
	-	(265)	-	-
	-	(1,479)	-	-
	-	-	-	-
	-	-	-	-
	972,321	41,803	-	13,908,333
	-	-	-	-
	-	-	-	-
	-	-	-	-
	-	(49)	-	-
	3,377	235	-	-
	(36,318)	2,845	4,548	(868)
	(1,665)	(1,160)	-	(12,410)
	(2)	-	-	(2)
\$	\$ 937,713	\$ 43,829	\$ 4,548	\$ 13,895,053

(continued)

**OHIO HOUSING FINANCE AGENCY**  
**Multi-Family Mortgage Revenue Program**  
**Statement of Cash Flows**  
**Year Ended June 30, 2004**

	Lincoln Park	Oakleaf Toledo Refunder
<b>CASH FLOWS FROM OPERATING ACTIVITIES:</b>		
Cash collected from mortgage-backed securities principal	\$ -	\$ 81,035
Cash collected from program loans principal	491,667	-
Cash received from investment interest and mortgage-backed securities interest	-	542,687
Cash received from program loan interest	132,906	-
Cash received from service fees and other	1,687	-
Cash received from transfer in	-	-
Payments to purchase mortgage-backed securities	-	-
Payments to purchase program loans	-	-
Payments for bond interest payable	(139,607)	(462,436)
Payments for trustee expense and agency fees	-	(20,846)
Payments for mortgage servicing and administration fees	-	-
Payments for insurance and other	-	-
Payments for transfer out	-	-
Net cash provided (used) by operating activities	486,653	140,440
<b>CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES:</b>		
Cash received from bonds issued	-	-
Payments to redeem bonds	(475,000)	(150,000)
Payments for bond issue costs, unamortized	-	-
Net cash provided (used) by noncapital financing activities	(475,000)	(150,000)
Net increase (decrease) in cash and cash equivalents	11,653	(9,560)
Cash and cash equivalents, beginning of year	343,314	222,540
Cash and cash equivalents, end of year	\$ 354,967	\$ 212,980

	Oakleaf Village Refunder	Park Trails	Pebble Brooke	Pine Crossing Refunder
\$	- \$	- \$	- \$	-
	76,991	-	186,991	-
	11,143	-	-	-
	209,880	770,843	793,827	59,462
	-	85,410	38,820	161
	-	-	-	-
	-	-	-	-
	(233,825)	(770,843)	(879,259)	(59,462)
	(10,096)	-	-	-
	(4,543)	-	-	-
	-	-	-	-
	-	-	-	-
	49,550	85,410	140,379	161
	-	-	-	-
	(80,000)	-	(210,000)	-
	-	-	-	-
	(80,000)	-	(210,000)	-
	(30,450)	85,410	(69,621)	161
	488,014	100,171	552,839	-
\$	457,564 \$	185,581 \$	483,218 \$	161

(continued)

**OHIO HOUSING FINANCE AGENCY**  
**Multi-Family Mortgage Revenue Program**  
**Statement of Cash Flows**  
**Year Ended June 30, 2004**

		Oakleaf Toledo
	Lincoln Park	Refunder
<b>Reconciliation of operating income to net cash</b>		
<b>provided (used) by operating activities</b>		
Operating income	\$ -	\$ (231,096)
Adjustments to reconcile operating income to net cash		
provided (used) by operating activities:		
Amortization of bond issue costs	-	23,666
Amortization of bond discount (premium)	-	(14,313)
Amortization of GNMA/loan (discount) premium	-	-
Discount (premium) on GNMA/loan	-	-
Net (increase) decrease in the fair value of investments		
and mortgage-backed securities	-	290,657
Amounts loaned under agency programs	-	-
Amounts collected - program loans	491,667	-
Purchases - mortgage-backed securities	-	-
Principal received on mortgage-backed securities	-	81,035
Decrease (increase) in accounts receivable	-	-
Decrease (increase) in interest receivable on investments		
and mortgage-backed securities	-	583
Decrease (increase) in interest receivable on loans	-	-
Increase (decrease) in accounts payable and other	(45)	(7,356)
Increase (decrease) in interest payable	(4,969)	(2,736)
Increase (decrease) in deposits	-	-
Net cash provided (used) by operating activities	\$ 486,653	\$ 140,440



	Oakleaf Village Refunder	Park Trails	Pebble Brooke	Pine Crossing Refunder
\$	(18,303)	\$ -	\$ -	-
	8,849	-	-	-
	1,468	-	-	-
	-	-	-	-
	-	-	-	-
	-	-	-	-
	76,991	-	213,497	-
	-	-	-	-
	-	-	-	-
	-	-	-	-
	50	-	-	-
	(18,471)	-	-	(186)
	299	-	515	3
	(1,333)	-	(6,256)	186
	-	85,410	(67,377)	158
\$	49,550	\$ 85,410	\$ 140,379	\$ 161

(continued)

**OHIO HOUSING FINANCE AGENCY**  
**Multi-Family Mortgage Revenue Program**  
**Statement of Cash Flows**  
**Year Ended June 30, 2004**

	Ravenwood	Shannon Glen
<b>CASH FLOWS FROM OPERATING ACTIVITIES:</b>		
Cash collected from mortgage-backed securities principal	\$ -	\$ -
Cash collected from program loans principal	4,401,691	-
Cash received from investment interest and mortgage-backed securities interest	18,047	-
Cash received from program loan interest	143,656	84,014
Cash received from service fees and other	-	-
Cash received from transfer in	-	-
Payments to purchase mortgage-backed securities	-	-
Payments to purchase program loans	-	(11,800,000)
Payments for bond interest payable	(227,581)	(84,014)
Payments for trustee expense and agency fees	(5,179)	-
Payments for mortgage servicing and administration fees	(458)	-
Payments for insurance and other	(40,689)	-
Payments for transfer out	-	-
Net cash provided (used) by operating activities	4,289,487	(11,800,000)
<b>CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES:</b>		
Cash received from bonds issued	-	11,800,000
Payments to redeem bonds	(4,640,000)	-
Payments for bond issue costs, unamortized	-	-
Net cash provided (used) by noncapital financing activities	(4,640,000)	11,800,000
Net increase (decrease) in cash and cash equivalents	(350,513)	-
Cash and cash equivalents, beginning of year	353,655	-
Cash and cash equivalents, end of year	\$ 3,142	\$ -

	SunPointe	Timber Lake	Tyler's Creek	Westlake
\$	- \$	- \$	- \$	-
	344,175	165,626	75,000	-
	-	-	-	-
	612,450	899,742	957,624	139,865
	-	136,125	60,416	15,382
	-	-	-	-
	-	-	-	-
	(619,988)	(999,433)	(935,964)	(139,865)
	-	-	-	-
	-	-	-	-
	(135,661)	(17,401)	-	-
	-	-	-	-
	200,976	184,659	157,076	15,382
	-	-	-	-
	(335,000)	(180,000)	(45,000)	-
	-	-	-	-
	(335,000)	(180,000)	(45,000)	-
	(134,024)	4,659	112,076	15,382
	631,212	195,132	214,336	110,950
\$	497,188 \$	199,791 \$	326,412 \$	126,332

(continued)

**OHIO HOUSING FINANCE AGENCY**  
**Multi-Family Mortgage Revenue Program**  
**Statement of Cash Flows**  
**Year Ended June 30, 2004**

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	Ravenwood	Shannon Glen
<b>Reconciliation of operating income to net cash</b>		
<b>provided (used) by operating activities</b>		
Operating income	\$ (13,917)	\$ -
Adjustments to reconcile operating income to net cash		
provided (used) by operating activities:		
Amortization of bond issue costs	-	-
Amortization of bond discount (premium)	-	-
Amortization of GNMA/loan (discount) premium	-	-
Discount (premium) on GNMA/loan	-	-
Net (increase) decrease in the fair value of investments		
and mortgage-backed securities	-	-
Amounts loaned under agency programs	-	(11,800,000)
Amounts collected - program loans	4,401,691	-
Purchases - mortgage-backed securities	-	-
Principal received on mortgage-backed securities	-	-
Decrease (increase) in accounts receivable	-	-
Decrease (increase) in interest receivable on investments		
and mortgage-backed securities	4,990	-
Decrease (increase) in interest receivable on loans	21,091	(5,800)
Increase (decrease) in accounts payable and other	(381)	-
Increase (decrease) in interest payable	(84,560)	5,800
Increase (decrease) in deposits	(39,427)	-
Net cash provided (used) by operating activities	\$ 4,289,487	\$ (11,800,000)

	SunPointe	Timber Lake	Tyler's Creek	Westlake		
\$	-	\$	-	\$	-	
	-	-	-	-	-	
	-	-	-	-	-	
	-	-	-	-	-	
	-	-	-	-	-	
	-	-	-	-	-	
	344,175	180,000	75,000	-	-	
	-	-	-	-	-	
	-	-	-	-	-	
	-	-	-	-	-	
	-	-	-	-	-	
	-	-	77,997	326	-	
	(3)	659	16,949	12	-	
	(7,538)	(1,088)	(322)	638	-	
	(135,658)	5,088	(12,548)	14,406	-	
\$	200,976	\$	184,659	\$	157,076	
					\$	15,382

(continued)

**OHIO HOUSING FINANCE AGENCY**  
**Multi-Family Mortgage Revenue Program**  
**Statement of Cash Flows**  
**Year Ended June 30, 2004**

	Willow Lake	10 Wilmington Place
<b>CASH FLOWS FROM OPERATING ACTIVITIES:</b>		
Cash collected from mortgage-backed securities principal	\$ -	\$ -
Cash collected from program loans principal	90,000	-
Cash received from investment interest and mortgage-backed securities interest	-	-
Cash received from program loan interest	78,162	86,829
Cash received from service fees and other	2	-
Cash received from transfer in	-	-
Payments to purchase mortgage-backed securities	-	-
Payments to purchase program loans	-	-
Payments for bond interest payable	(78,162)	(95,100)
Payments for trustee expense and agency fees	-	-
Payments for mortgage servicing and administration fees	-	-
Payments for insurance and other	-	(13,540)
Payments for transfer out	-	-
Net cash provided (used) by operating activities	90,002	(21,811)
<b>CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES:</b>		
Cash received from bonds issued	-	-
Payments to redeem bonds	(90,000)	-
Payments for bond issue costs, unamortized	-	-
Net cash provided (used) by noncapital financing activities	(90,000)	-
Net increase (decrease) in cash and cash equivalents	2	(21,811)
Cash and cash equivalents, beginning of year	5	21,811
Cash and cash equivalents, end of year	\$ 7	\$ -

	Wind River	Total FY 2004	Total FY 2003
\$	101,199	\$ 182,234	\$ 5,757,002
	10,000	27,662,772	18,997,385
	443,702	1,136,366	1,199,701
	44,381	7,090,297	8,968,027
	1,035	342,603	461,641
	-	-	-
	-	-	-
	-	(11,800,000)	(18,121,000)
	(475,616)	(8,419,939)	(9,892,252)
	(23,588)	(91,170)	(84,292)
	-	(20,656)	(31,270)
	(38,337)	(265,418)	(431,052)
	-	-	-
	62,776	15,817,089	6,823,890
	-	11,800,000	18,121,000
	(115,000)	(28,730,000)	(24,803,595)
	-	-	-
	(115,000)	(16,930,000)	(6,682,595)
	(52,224)	(1,112,911)	141,295
	196,668	5,979,091	5,837,796
\$	144,444	\$ 4,866,180	\$ 5,979,091

**OHIO HOUSING FINANCE AGENCY**  
**Multi-Family Mortgage Revenue Program**  
**Statement of Cash Flows**  
**Year Ended June 30, 2004**

	10 Wilmington	
	Willow Lake	Place
<b>Reconciliation of operating income to net cash</b>		
<b>provided (used) by operating activities</b>		
Operating income	\$ -	\$ -
Adjustments to reconcile operating income to net cash		
provided (used) by operating activities:		
Amortization of bond issue costs	-	-
Amortization of bond discount (premium)	-	-
Amortization of GNMA/loan (discount) premium	-	-
Discount (premium) on GNMA/loan	-	-
Net (increase) decrease in the fair value of investments		
and mortgage-backed securities	-	-
Amounts loaned under agency programs	-	-
Amounts collected - program loans	90,000	-
Purchases - mortgage-backed securities	-	-
Principal received on mortgage-backed securities	-	-
Decrease (increase) in accounts receivable	-	-
Decrease (increase) in interest receivable on investments		
and mortgage-backed securities	-	-
Decrease (increase) in interest receivable on loans	174	(8,346)
Increase (decrease) in accounts payable and other	-	(13,540)
Increase (decrease) in interest payable	(174)	75
Increase (decrease) in deposits	2	-
Net cash provided (used) by operating activities	\$ 90,002	\$ (21,811)



	Wind River	Total FY 2004	Total FY 2003
\$	(397,383)	\$ (876,278)	\$ 1,365,444
	-	107,908	64,056
	-	62,890	(48,979)
	-	14,952	29,694
	-	-	-
	387,225	677,882	(1,432,020)
	-	(11,800,000)	(18,121,000)
	10,000	27,738,310	19,000,591
	-	-	-
	101,199	182,234	5,757,002
	-	-	770
	522	9,224	15,141
	225	97,704	697,728
	(2,719)	(27,684)	(55,102)
	(991)	(171,467)	(593,419)
	(35,302)	(198,586)	143,984
\$	\$ 62,776	\$ 15,817,089	\$ 6,823,890

OHIO HOUSING FINANCE AGENCY

General

Statement of Net Assets

June 30, 2004

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	Operating		Operating
	445		380
<hr/> <b>ASSETS</b>			
Current assets			
Cash	\$ 83,909	\$	93,507
Current portion of investments, at fair value	-		-
Accounts receivable	26,106		29,134
Interest receivable on investments and mortgage-backed securities	-		-
Current portion of loans receivable	-		-
Interest receivable on loans	-		-
Prepaid insurance and other	20,601		22,989
<hr/> Total current assets	<hr/> 130,616		<hr/> 145,630
Non-current assets			
Non-current portion of investments, at fair value	-		-
Non-current portion of loans receivable	-		-
Office equipment, and leasehold improvement, net of accumulated depreciation and amortization	519,747		480,322
<hr/> Total non-current assets	<hr/> 519,747		<hr/> 480,322
<hr/> Total assets	<hr/> \$ 650,363	\$	<hr/> 625,952

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	Bond Depository	HAP Admin	Housing Development	OHFA Loan Escrow
\$	2,035	\$ 569	\$ 1,000	\$ -
	7,397,342	1,772,116	40,123,252	5,415,663
	147,014	95,425	-	101,163
	-	-	-	2,512
	-	-	90,257,471	116,556
	-	-	1,379,424	53,522
	-	-	-	-
	7,546,391	1,868,110	131,761,147	5,689,416
	-	-	-	-
	-	-	174,881,808	221,530
	-	-	-	-
	-	-	174,881,808	221,530
\$	7,546,391	\$ 1,868,110	\$ 306,642,955	\$ 5,910,946

(continued)

OHIO HOUSING FINANCE AGENCY

General

Statement of Net Assets

June 30, 2004

	Operating	Operating
	445	380
<b>LIABILITIES AND NET ASSETS</b>		
Current liabilities		
Current portion of accounts payable and other	\$ 391,967	\$ 378,987
Deposits held	-	-
Current portion of deferred revenue	-	-
Total current liabilities	391,967	378,987
Non-current liabilities		
Non-current portion of accounts payable and other	-	-
Total non-current liabilities	-	-
Total liabilities	391,967	378,987
Net assets		
Invested in capital assets, net of related debt	519,747	480,322
Restricted	-	-
Unrestricted	(261,351)	(233,357)
Total net assets	258,396	246,965
Total liabilities and net assets	\$ 650,363	\$ 625,952

	Bond Depository	HAP Admin	Housing Development	OHFA Loan Escrow
\$	4,734	\$ 48,742	\$ 35,172,127	\$ 2,048
	2,756	-	-	3
	1,324,686	-	-	-
	1,332,176	48,742	35,172,127	2,051
	-	-	236,943,095	-
	-	-	236,943,095	-
	1,332,176	48,742	272,115,222	2,051
	-	-	-	-
	-	-	-	-
	6,214,215	1,819,368	34,527,733	5,908,895
	6,214,215	1,819,368	34,527,733	5,908,895
\$	7,546,391	\$ 1,868,110	\$ 306,642,955	\$ 5,910,946

(continued)

OHIO HOUSING FINANCE AGENCY

General

Statement of Net Assets

June 30, 2004

	Bond Series Admin	Bond Series Prog and Escrow
<b>ASSETS</b>		
Current assets		
Cash	\$ 1,115	\$ 750
Current portion of investments, at fair value	241,746	33,278,622
Accounts receivable	1,980	3,137,928
Interest receivable on investments and mortgage-backed securities	111	231,300
Current portion of loans receivable	-	-
Interest receivable on loans	-	-
Prepaid insurance and other	-	-
Total current assets	244,952	36,648,600
Non-current assets		
Non-current portion of investments, at fair value	-	20,178,398
Non-current portion of loans receivable	-	-
Office equipment, and leasehold improvement, net of accumulated depreciation and amortization	-	-
Total non-current assets	-	20,178,398
Total assets	\$ 244,952	\$ 56,826,998

Downpayment Assistance Program	Grants Depository	Housing Development Assistance Program	Total FY2004	Total FY2003
\$ -	\$ -	\$ 30,794,444	\$ 30,977,329	\$ 21,678,353
-	-	-	88,228,741	95,031,728
-	28,507	98,099	3,665,356	2,026,515
-	-	-	233,923	217,280
-	-	-	90,374,027	74,257,438
-	-	-	1,432,946	1,353,875
534,476	-	-	578,066	820,221
534,476	28,507	30,892,543	215,490,388	195,385,410
-	-	-	20,178,398	10,524,161
-	-	-	175,103,338	164,266,045
-	-	-	1,000,069	976,864
-	-	-	196,281,805	175,767,070
\$ 534,476	\$ 28,507	\$ 30,892,543	\$ 411,772,193	\$ 371,152,480

OHIO HOUSING FINANCE AGENCY

General

Statement of Net Assets

June 30, 2004

	Bond Series Admin	Bond Series Prog and Escrow
<b>LIABILITIES AND NET ASSETS</b>		
Current liabilities		
Current portion of accounts payable and other	\$ 10,176	\$ 2,188,937
Deposits held	-	1,807,547
Current portion of deferred revenue	-	300,047
Total current liabilities	10,176	4,296,531
Non-current liabilities		
Non-current portion of accounts payable and other	-	-
Total non-current liabilities	-	-
Total liabilities	10,176	4,296,531
Net assets		
Invested in capital assets, net of related debt	-	-
Restricted	-	-
Unrestricted	234,776	52,530,467
Total net assets	234,776	52,530,467
Total liabilities and net assets	\$ 244,952	\$ 56,826,998



Downpayment Assistance Program	Grants Depository	Housing Development Assistance Program	Total FY2004	Total FY2003
\$ 1,956	\$ 28,507	\$ 98,099	\$ 38,326,280	\$33,964,414
-	-	30,794,444	32,604,750	22,118,417
532,520	-	-	2,157,253	140,695
534,476	28,507	30,892,543	73,088,283	56,223,526
-	-	-	236,943,095	215,569,824
-	-	-	236,943,095	215,569,824
534,476	28,507	30,892,543	310,031,378	271,793,350
-	-	-	1,000,069	976,864
-	-	-	-	-
-	-	-	100,740,746	98,382,266
-	-	-	101,740,815	99,359,130
\$ 534,476	\$ 28,507	\$ 30,892,543	\$ 411,772,193	\$ 371,152,480

**OHIO HOUSING FINANCE AGENCY**

**General**

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

**Year Ended June 30, 2004**

	Operating 445	Operating 380
<b>OPERATING REVENUES</b>		
INTEREST AND INVESTMENT INCOME:		
Loans	\$ -	\$ -
Investments	1,139	-
Net increase (decrease) in the fair value of investments and mortgage-backed securities	-	-
<b>Total interest and investment income</b>	<b>1,139</b>	<b>-</b>
OTHER INCOME:		
Administrative fees	-	8,400
Service fees and other	5,565	175,497
HTF grant and loan revenue	-	-
<b>Total other income</b>	<b>5,565</b>	<b>183,897</b>
<b>Total operating revenues</b>	<b>6,704</b>	<b>183,897</b>
<b>OPERATING EXPENSES:</b>		
Payroll and benefits	2,716,990	3,005,943
Contracts	44,658	24,438
Maintenance	88,308	59,746
Rent or lease	249,017	329,225
Purchased services	380,454	449,792
Trustee expense	-	-
Insurance and other	264,649	377,134
HTF grant and loan expense	-	-
<b>Total operating expenses</b>	<b>3,744,076</b>	<b>4,246,278</b>
Income over (under) expenses before transfer	(3,737,372)	(4,062,381)
Transfer in (out)	3,775,143	4,087,285
<b>Net income (loss)</b>	<b>37,771</b>	<b>24,904</b>
Net assets, beginning of year	220,625	222,061
Prior period adjustment	-	-
<b>Restated net assets, beginning of year</b>	<b>220,625</b>	<b>222,061</b>
<b>Net assets, end of year</b>	<b>\$ 258,396</b>	<b>\$ 246,965</b>

	Bond Depository	HAP Admin	Housing Development	OHFA Loan Escrow
\$	- \$	- \$	3,724,662 \$	589,955
	87,236	25,636	202,989	27,116
	-	-	-	-
	87,236	25,636	3,927,651	617,071
	319,399	2,510,707	89,667	-
	1,079,573	-	56,866	-
	-	-	-	-
	1,398,972	2,510,707	146,533	-
	1,486,208	2,536,343	4,074,184	617,071
	-	-	-	-
	-	-	-	-
	-	-	-	-
	-	-	-	-
	4,734	8,538	32,263	8,626
	-	-	511,825	8,750
	-	-	-	-
	4,734	8,538	544,088	17,376
	1,481,474	2,527,805	3,530,096	599,695
	(3,715,400)	(4,103,500)	-	-
	(2,233,926)	(1,575,695)	3,530,096	599,695
	8,448,141	3,395,063	30,997,637	5,309,200
	-	-	-	-
	8,448,141	3,395,063	30,997,637	5,309,200
\$	6,214,215 \$	1,819,368 \$	34,527,733 \$	5,908,895

(continued)

**OHIO HOUSING FINANCE AGENCY**

**General**

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

**Year Ended June 30, 2004**

	Bond Series Admin	Bond Series Prog and Escrow
<b>OPERATING REVENUES</b>		
INTEREST AND INVESTMENT INCOME:		
Loans	\$ -	\$ -
Investments	1,509	811,075
Net increase (decrease) in the fair value of investments and mortgage-backed securities	-	(391,850)
<b>Total interest and investment income</b>	<b>1,509</b>	<b>419,225</b>
OTHER INCOME:		
Administrative fees	-	2,787,281
Service fees and other	42,235	177,918
HTF grant and loan revenue	-	-
<b>Total other income</b>	<b>42,235</b>	<b>2,965,199</b>
<b>Total operating revenues</b>	<b>43,744</b>	<b>3,384,424</b>
<b>OPERATING EXPENSES:</b>		
Payroll and benefits	-	-
Contracts	38,538	893,218
Maintenance	1,285	-
Rent or lease	-	17,978
Purchased services	5,511	17,941
Trustee expense	225	15,491
Insurance and other	93,672	301,941
HTF grant and loan expense	-	-
<b>Total operating expenses</b>	<b>139,231</b>	<b>1,246,569</b>
Income over (under) expenses before transfer	(95,487)	2,137,855
Transfer in (out)	(862)	(42,666)
<b>Net income (loss)</b>	<b>(96,349)</b>	<b>2,095,189</b>
Net assets, beginning of year	331,125	50,435,278
Prior period adjustment	-	-
<b>Restated net assets, beginning of year</b>	<b>331,125</b>	<b>50,435,278</b>
<b>Net assets, end of year</b>	<b>\$ 234,776</b>	<b>\$ 52,530,467</b>

Downpayment Assistance Program	Grants Depository	Housing Development Assistance Program	Total FY2004	Total FY2003
\$ -	\$ -	\$ -	4,314,617	\$ 3,594,076
-	-	-	1,156,700	1,690,857
-	-	-	(391,850)	28,700
-	-	-	5,079,467	5,313,633
-	-	670,030	6,385,484	6,826,421
-	-	-	1,537,654	3,715,594
140,067	293,218	12,048,925	12,482,210	10,588,927
140,067	293,218	12,718,955	20,405,348	21,130,942
140,067	293,218	12,718,955	25,484,815	26,444,575
-	-	531,253	6,254,186	6,210,845
-	-	42,735	1,043,587	1,204,312
-	-	-	149,339	133,304
-	-	-	596,220	575,324
-	-	76,715	930,413	1,718,564
-	-	-	69,877	22,572
-	-	19,327	1,577,298	5,896,161
140,067	293,218	12,048,925	12,482,210	8,059,965
140,067	293,218	12,718,955	23,103,130	23,821,047
-	-	-	2,381,685	2,623,528
-	-	-	-	-
-	-	-	2,381,685	2,623,528
-	-	-	99,359,130	96,735,602
-	-	-	-	-
-	-	-	99,359,130	96,735,602
\$ -	\$ -	\$ -	101,740,815	\$ 99,359,130

OHIO HOUSING FINANCE AGENCY

General

Statement of Cash Flows

Year Ended June 30, 2004

	Operating 445	Operating 380
<b>CASH FLOWS FROM OPERATING ACTIVITIES:</b>		
Cash collected from program loans principal	\$ -	\$ -
Cash received from investment interest and mortgage-backed securities interest	1,169	-
Cash received from program loan interest	-	-
Cash received from administrative fees	-	8,400
Cash received from service fees and other	-	124,767
Cash received from HTF grants and loans	-	-
Cash received from transfer in	3,775,143	4,103,500
Payments to purchase program loans	-	-
Payments for trustee expense and agency fees	-	-
Payments for payroll and benefits	(2,716,990)	(3,005,943)
Payments for contracts	(44,658)	(24,438)
Payments for maintenance	(88,308)	(59,746)
Payments for rent or lease	(249,017)	(329,225)
Payments for purchased services	(380,454)	(449,792)
Payments for insurance and other	(131,895)	(215,402)
Payments for HTF grants and loans	-	-
Payments for transfer out	-	(16,215)
Net cash provided (used) by operating activities	164,990	135,906
<b>CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES:</b>		
Cash received from sale of capital assets	-	3,175
Payments to acquire capital assets and leasehold improvements	(156,389)	(123,565)
Net cash provided (used) by capital and related financing activities	(156,389)	(120,390)
<b>CASH FLOWS FROM INVESTING ACTIVITIES:</b>		
Purchase of investments	-	-
Proceeds from sale and maturities of investments	-	-
Interest and dividends on investments	-	-
Net cash provided (used) by investing activities	-	-
Net increase (decrease) in cash and cash equivalents	8,601	15,516
Cash and cash equivalents, beginning of year	75,308	77,991
Cash and cash equivalents, end of year	\$ 83,909	\$ 93,507

	Bond Depository	HAP Admin	Housing Development	OHFA Loan Escrow
\$	- \$	- \$	75,071,395 \$	640,141
	87,236	25,636	202,989	27,916
	-	-	3,645,002	301,943
	214,009	2,465,769	89,667	-
	2,404,259	26,003	26,453,554	9,925
	-	-	-	-
	-	-	-	-
	-	-	(102,423,648)	-
	-	(8,538)	(32,263)	(8,626)
	-	-	-	-
	-	-	-	-
	-	-	-	-
	-	-	-	-
	-	-	(511,825)	(17,685)
	-	-	-	-
	(3,715,400)	(4,103,500)	-	-
	(1,009,896)	(1,594,630)	2,494,871	953,614
	-	-	-	-
	-	-	-	-
	-	-	-	-
	-	-	-	-
	-	-	-	-
	(1,009,896)	(1,594,630)	2,494,871	953,614
	8,409,273	3,367,315	37,629,381	4,462,049
\$	7,399,377 \$	1,772,685 \$	40,124,252 \$	5,415,663

(continued)

OHIO HOUSING FINANCE AGENCY

General

Statement of Cash Flows

Year Ended June 30, 2004

	Operating 445	Operating 380
<b>Reconciliation of operating income to net cash provided (used) by operating activities</b>		
Operating income	\$ 37,771	\$ 24,904
Adjustments to reconcile operating income to net cash provided (used) by operating activities:		
Amortization of GNMA/loan (discount) premium	-	-
Net (increase) decrease in the fair value of investments and mortgage-backed securities	-	-
Office equipment depreciation and leasehold amortization	117,862	184,440
(Gain) loss on disposal of equipment	(4,212)	(44,516)
Amounts loaned under agency programs	-	-
Amounts collected - program loans	-	-
Decrease (increase) in accounts receivable	(26,106)	(29,134)
Decrease (increase) in interest receivable on investments and mortgage-backed securities	30	-
Decrease (increase) in interest receivable on loans	-	-
Decrease (increase) in prepaid insurance and other	(20,601)	(22,989)
Increase (decrease) in accounts payable and other	60,246	23,201
Increase (decrease) in deposits	-	-
Increase (decrease) in deferred revenue	-	-
Net cash provided (used) by operating activities	\$ 164,990	\$ 135,906



	Bond Depository	HAP Admin	Housing Development	OHFA Loan Escrow
\$	(2,233,926) \$	(1,575,695) \$	3,530,096 \$	599,695
	-	-	-	-
	-	-	-	-
	-	-	-	-
	-	-	(102,423,648)	-
	-	-	75,071,395	398,371
	(105,390)	(44,938)	-	(28,134)
	-	-	-	800
	-	-	(79,660)	589
	-	-	-	-
	4,734	26,003	26,396,688	(17,707)
	-	-	-	-
	1,324,686	-	-	-
\$	(1,009,896) \$	(1,594,630) \$	2,494,871 \$	953,614

(continued)

OHIO HOUSING FINANCE AGENCY

General

Statement of Cash Flows

Year Ended June 30, 2003

	Bond Series Admin	Bond Series Prog and Escrow
<b>CASH FLOWS FROM OPERATING ACTIVITIES:</b>		
Cash collected from program loans principal	\$ -	\$ -
Cash received from investment interest and mortgage-backed securities interest	1,613	793,498
Cash received from program loan interest	-	-
Cash received from administrative fees	-	2,833,499
Cash received from service fees and other	40,255	174,793
Cash received from transfer in	-	-
Cash received from transfer in	-	3,884
Payments to purchase program loans	-	-
Payments for trustee expense and agency fees	(225)	(13,616)
Payments for payroll and benefits	-	-
Payments for contracts	(38,538)	(898,818)
Payments for maintenance	(1,285)	-
Payments for rent or lease	-	(17,978)
Payments for purchased services	(5,511)	(17,941)
Payments for insurance and other	(114,088)	(1,811,013)
Payments for transfer out	-	-
Payments for transfer out	(862)	(46,550)
Net cash provided (used) by operating activities	(118,641)	999,758
<b>CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES:</b>		
Cash received from sale of capital assets	-	-
Payments to acquire capital assets and leasehold improvements	-	-
Net cash provided (used) by capital and related financing activities	-	-
<b>CASH FLOWS FROM INVESTING ACTIVITIES:</b>		
Purchase of investments	-	(35,159,610)
Proceeds from sale and maturities of investments	-	25,113,523
Interest and dividends on investments	-	-
Net cash provided (used) by investing activities	-	(10,046,087)
Net increase (decrease) in cash and cash equivalents	(118,641)	(9,046,329)
Cash and cash equivalents, beginning of year	361,502	42,325,701
Cash and cash equivalents, end of year	\$ 242,861	\$ 33,279,372

	Downpayment Assistance Program	Grants Depository	Housing Development Assistance Program	Total FY 2004	Total FY 2003
\$	-	\$ -	\$ -	75,711,536	\$ 77,215,944
	-	-	-	1,140,057	1,746,374
	-	-	-	3,946,945	3,650,207
	-	-	600,974	6,212,318	6,928,315
	-	-	10,861,939	40,095,495	27,084,830
	-	-	12,048,925	12,048,925	-
	-	-	-	7,882,527	12,697,599
	-	-	-	(102,423,648)	(91,192,315)
	-	-	-	(63,268)	(25,476)
	-	-	(531,253)	(6,254,186)	(6,210,845)
	-	-	(42,735)	(1,049,187)	(1,203,712)
	-	-	-	(149,339)	(133,304)
	-	-	-	(596,220)	(575,324)
	-	-	(76,715)	(930,413)	(1,718,564)
	-	-	(19,327)	(2,821,235)	(4,031,453)
	-	-	(12,048,925)	(12,048,925)	-
	-	-	-	(7,882,527)	(12,698,782)
	-	-	10,792,883	12,818,855	11,533,494
	-	-	-	3,175	-
	-	-	-	(279,954)	(158,684)
	-	-	-	(276,779)	(158,684)
	-	-	-	(35,159,610)	(10,060,993)
	-	-	-	25,113,523	11,128,372
	-	-	-	-	-
	-	-	-	(10,046,087)	1,067,379
	-	-	10,792,883	2,495,989	12,442,189
	-	-	20,001,561	116,710,081	104,267,892
\$	-	\$ -	\$ 30,794,444	\$ 119,206,070	116,710,081

OHIO HOUSING FINANCE AGENCY

General

Statement of Cash Flows

Year Ended June 30, 2003

	Bond Series Admin	Bond Series Prog and Escrow
<b>Reconciliation of operating income to net cash provided (used) by operating activities</b>		
Operating income	\$ (96,349)	\$ 2,095,189
Adjustments to reconcile operating income to net cash provided (used) by operating activities:		
Amortization of GNMA/loan (discount) premium	-	-
Net (increase) decrease in the fair value of investments and mortgage-backed securities	-	391,850
Office equipment depreciation and leasehold amortization	-	-
(Gain) loss on disposal of equipment	-	-
Amounts loaned under agency programs	-	-
Amounts collected - program loans	-	-
Decrease (increase) in accounts receivable	(1,980)	(1,630,155)
Decrease (increase) in interest receivable on investments and mortgage-backed securities	104	(17,577)
Decrease (increase) in interest receivable on loans	-	-
Decrease (increase) in prepaid insurance and other	-	-
Increase (decrease) in accounts payable and other	(20,416)	307,649
Increase (decrease) in deposits	-	(306,550)
Increase (decrease) in deferred revenue	-	159,352
Net cash provided (used) by operating activities	\$ (118,641)	\$ 999,758

Downpayment Assistance Program	Grants Depository	Housing Development Assistance Program	Total FY 2004	Total FY 2003
\$ -	\$ -	\$ -	2,381,685	\$2,623,528
-	-	-	-	-
-	-	-	391,850	(28,700)
-	-	-	302,302	233,308
-	-	-	(48,728)	(15,310)
-	-	-	(102,423,648)	(91,192,315)
-	-	-	75,469,766	75,070,018
-	296,052	(69,056)	(1,638,841)	2,642,176
-	-	-	(16,643)	54,334
-	-	-	(79,071)	56,131
285,745	-	-	242,155	372,025
845	(296,052)	69,056	26,554,247	20,861,071
-	-	10,792,883	10,486,333	774,598
(286,590)	-	-	1,197,448	82,630
<u>\$ -</u>	<u>\$ -</u>	<u>\$ 10,792,883</u>	<u>\$ 12,818,855</u>	<u>\$11,533,494</u>

OHIO HOUSING FINANCE AGENCY

Federal Program

Statement of Net Assets

June 30, 2004

	Housing Assistance Payment	HOME
<b>ASSETS</b>		
Current assets		
Cash	\$ 986	\$ -
Current portion of investments, at fair value	6,968,593	-
Accounts receivable	841,846	-
Interest receivable on investments and mortgage-backed securities	-	-
Current portion of loans receivable	-	-
Interest receivable on loans	-	-
Prepaid insurance and other	-	-
<b>Total current assets</b>	<b>7,811,425</b>	<b>-</b>
Non-current assets		
Non-current portion of investments, at fair value	-	-
Non-current portion of loans receivable	-	-
Office equipment, and leasehold improvement, net of accumulated depreciation and amortization	-	-
<b>Total non-current assets</b>	<b>-</b>	<b>-</b>
<b>Total assets</b>	<b>\$ 7,811,425</b>	<b>\$ -</b>

	Total FY 2004		Total FY 2003
\$	986	\$	492
	6,968,593		4,958,591
	841,846		1,011,476
	-		-
	-		-
	-		-
	-		-
	7,811,425		5,970,559
	-		-
	-		-
	-		-
	-		-
\$	7,811,425	\$	5,970,559

OHIO HOUSING FINANCE AGENCY  
 Federal Program  
 Statement of Net Assets  
 June 30, 2004

	Housing Assistance Payment	HOME
<b>LIABILITIES AND NET ASSETS</b>		
Current liabilities		
Current portion of accounts payable and other	\$ 7,811,425	\$ -
Deposits held	-	-
Current portion of deferred revenue	-	-
<b>Total current liabilities</b>	<b>7,811,425</b>	<b>-</b>
Non-current liabilities		
Non-current portion of accounts payable and other	-	-
<b>Total non-current liabilities</b>	<b>-</b>	<b>-</b>
<b>Total liabilities</b>	<b>7,811,425</b>	<b>-</b>
Net assets		
Invested in capital assets, net of related debt	-	-
Restricted	-	-
Unrestricted	-	-
<b>Total net assets</b>	<b>-</b>	<b>-</b>
<b>Total liabilities and net assets</b>	<b>\$ 7,811,425</b>	<b>\$ -</b>



	Total FY 2004		Total FY 2003
\$	7,811,425	\$	5,970,559
	-		-
	-		-
	<u>7,811,425</u>		<u>5,970,559</u>
	-		-
	-		-
	<u>7,811,425</u>		<u>5,970,559</u>
	-		-
	-		-
	-		-
\$	<u><u>7,811,425</u></u>	\$	<u><u>5,970,559</u></u>

**OHIO HOUSING FINANCE AGENCY**

**Federal Program**

**Statement of Revenues, Expenses**

**and Changes in Net Assets**

**Year Ended June 30, 2004**

	Housing Assistance Payment	HOME
<b>OPERATING REVENUES</b>		
INTEREST AND INVESTMENT INCOME:		
Loans	\$ -	\$ -
Investments	-	-
Net increase (decrease) in the fair value of investments and mortgage-backed securities	-	-
Total interest and investment income	-	-
OTHER INCOME:		
Administrative fees	-	-
Federal financial assistance programs	46,812,690	9,584,326
Service fees and other	-	-
HTF grant and loan revenue	-	-
Total other income	46,812,690	9,584,326
Total operating revenues	46,812,690	9,584,326
<b>OPERATING EXPENSES:</b>		
Payroll and benefits	-	-
Contracts	-	-
Maintenance	-	-
Rent or lease	-	-
Purchased services	-	-
Federal financial assistance programs	46,812,690	9,584,326
Trustee expense and agency fees	-	-
Insurance and other	-	-
Total operating expenses	46,812,690	9,584,326
Income over (under) expenses before transfer	-	-
Transfer in (out)	-	-
Net income (loss)	-	-
Net assets, beginning of year	-	-
Prior period adjustment	-	-
Restated net assets, beginning of year	-	-
Net assets, end of year	\$ -	\$ -

	Total FY 2004	Total FY 2003
\$	-	\$ -
	-	-
	-	-
	-	-
	56,397,016	56,265,125
	-	-
	-	-
	56,397,016	56,265,125
	-	-
	-	-
	-	-
	-	-
	56,397,016	56,265,125
	-	-
	-	-
	-	-
	-	-
	-	-
\$	-	\$ -

OHIO HOUSING FINANCE AGENCY

Federal Program

Statement of Cash Flows

Year Ended June 30, 2004

	Housing Assistance Payment	HOME
<b>CASH FLOWS FROM OPERATING ACTIVITIES:</b>		
Cash collected from program loans principal	\$ -	\$ -
Cash received from investment interest and mortgage-backed securities interest	67,451	-
Cash received from program loan interest	-	-
Cash received from commitment fees	-	-
Cash received from administrative fees	-	-
Cash received from service fees and other	48,719,067	9,584,326
Cash received from HTF grants and loans	-	-
Cash received from transfer in	-	-
Payments to purchase program loans	-	-
Payments for trustee expense and agency fees	-	-
Payments for payroll and benefits	-	-
Payments for contracts	-	-
Payments for maintenance	-	-
Payments for rent or lease	-	-
Payments for purchased services	-	-
Payments for insurance and other	(46,776,022)	(9,584,326)
Payments for transfer out	-	-
Net cash provided (used) by operating activities	2,010,496	-
<b>CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES:</b>		
Cash received from sale of capital assets	-	-
Payments to acquire capital assets and leasehold improvements	-	-
Net cash provided (used) by noncapital financing activities	-	-
<b>CASH FLOWS FROM INVESTING ACTIVITIES:</b>		
Purchase of investments	-	-
Proceeds from sale and maturities of investments	-	-
Interest and dividends on investments	-	-
Net cash provided (used) by investing activities	-	-
Net increase (decrease) in cash and cash equivalents	2,010,496	-
Cash and cash equivalents, beginning of year	4,959,083	-
Cash and cash equivalents, end of year	\$ 6,969,579	\$ -

	Total FY2004	Total FY2003
\$	-	\$ -
	67,451	181,424
	-	-
	-	-
	-	2,457,972
	58,303,393	45,478,260
	-	-
	-	-
	-	-
	-	(2,457,972)
	-	-
	-	-
	-	-
	-	-
	(56,360,348)	(56,223,014)
	-	-
	2,010,496	(10,563,330)
	-	-
	-	-
	-	-
	-	-
	-	-
	2,010,496	(10,563,330)
	4,959,083	15,522,413
\$	6,969,579	\$ 4,959,083

OHIO HOUSING FINANCE AGENCY

Federal Program

Statement of Cash Flows

Year Ended June 30, 2004

		Housing Assistance Payment	HOME
<b>Reconciliation of operating income to net cash provided (used) by operating activities</b>			
Operating income	\$	-	\$ -
Adjustments to reconcile operating income to net cash provided (used) by operating activities:			
Amortization of GNMA/loan (discount) premium		-	-
Net (increase) decrease in the fair value of investments and mortgage-backed securities		-	-
Office equipment depreciation and leasehold amortization		-	-
(Gain) loss on disposal of equipment		-	-
Amounts loaned under agency programs		-	-
Amounts collected - program loans		-	-
Decrease (increase) in accounts receivable		169,630	-
Decrease (increase) in interest receivable on investments and mortgage-backed securities		-	-
Decrease (increase) in interest receivable on loans		-	-
Decrease (increase) in prepaid insurance and other		-	-
Increase (decrease) in accounts payable and other		1,840,866	-
Increase (decrease) in deposits		-	-
Increase (decrease) in deferred revenue		-	-
Net cash provided (used) by operating activities	\$	2,010,496	\$ -

	Total FY2004		Total FY2003
\$	-	\$	-
	-		-
	-		-
	-		-
	-		-
	169,630		266,875
	-		-
	-		-
	-		-
	1,840,866		(10,830,205)
	-		-
	-		-
\$	2,010,496	\$	(10,563,330)

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## **Auditor of State Betty Montgomery**

### **INDEPENDENT ACCOUNTANTS' REPORT ON COMPLIANCE AND ON INTERNAL CONTROL REQUIRED BY GOVERNMENT AUDITING STANDARDS**

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

We have audited the financial statements of the Single Family Mortgage Revenue Program Fund, Multi-Family Mortgage Revenue Program Fund, General Fund, and Federal Program Fund of the Ohio Housing Finance Agency, State of Ohio, as of and for the year ended June 30, 2004 and have issued our report thereon dated September 30, 2004. The prior year summarized comparative information has been derived from the Ohio Housing Finance Agency's fiscal year 2003 financial statements and, in our report dated September 30, 2003, we expressed unqualified opinions on the respective financial statements.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States.

#### **Compliance**

As part of obtaining reasonable assurance about whether the Ohio Housing Finance Agency's Single Family Mortgage Revenue Program Fund, Multi-Family Mortgage Revenue Program Fund, General Fund, and Federal Program Fund are free of material misstatement, we performed tests of the Ohio Housing Finance Agency's compliance with certain provisions of laws, regulations, contracts and grants, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance that we must report under *Government Auditing Standards*.

#### **Internal Control Over Financial Reporting**

In planning and performing our audit, we considered the Ohio Housing Finance Agency's internal control over financial reporting in order to determine our auditing procedures for the purpose of expressing our opinions on the financial statements and not to provide assurance on the internal control over financial reporting. However, we noted a certain matter involving the internal control over financial reporting and its operation that we consider to be a reportable condition. Reportable conditions involve matters coming to our attention relating to significant deficiencies in the design or operation of the internal control over financial reporting that, in our judgment, could adversely affect the Ohio Housing Finance Agency's ability to record, process, summarize and report financial data consistent with management's assertions in the financial statements. A reportable condition is described in the accompanying schedule of findings as item 2004-001.

A material weakness is a condition in which the design or operation of one or more of the internal control components does not reduce to a relatively low level the risk that misstatements in amounts that would be material in relation to the financial statements being audited may occur and not be detected within a timely period by employees in the normal course of performing their assigned functions. Our consideration of the internal control over financial reporting would not necessarily disclose all matters in the internal control that might be reportable conditions and, accordingly, would not necessarily disclose all reportable conditions that are also considered to be material weaknesses. However, we do not believe the reportable condition described above is a material weakness. We noted other matters involving the internal control over financial reporting that do not require inclusion in this report, that we will report to management of the Ohio Housing Finance Agency in a separate letter dated September 30, 2004.

This report is intended for the information and use of Ohio Housing Finance Agency's audit committee, management, and the Ohio General Assembly, and is not intended to be and should not be used by anyone other than these specified parties.

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

**BETTY MONTGOMERY**  
Auditor of State

September 30, 2004

**OHIO HOUSING FINANCE AGENCY  
FRANKLIN COUNTY**

**SCHEDULE OF FINDINGS  
JULY 1, 2003 TO JUNE 30, 2004**

**FINDING RELATED TO THE FINANCIAL STATEMENTS  
REQUIRED TO BE REPORTED IN ACCORDANCE WITH GAGAS**

**FINDING NUMBER 2004-001**

**SAS 70 REPORT**

The Ohio Housing Finance Agency (Agency) relies on service organizations (trustees) to report investments, bonds payable, and loans receivable balances and calculate interest and investment income and interest expense. Service organizations which process such financial data are required by the American Institute of Certified Public Accountants, Statement of Auditing Standards No. 70, *Reports on the Processing of Transactions by Service Organizations*, as amended, to have independent audits on their control environment and report specific control procedures requiring implementation. The Agency did not require and obtain a SAS 70 audit report for JPMorgan Chase, the sole trustee for the Single Family Mortgage Revenue Program Fund and some of Multi-Family Mortgage Revenue Program Fund. Although the Agency performed monitoring controls over the trustee accounting information, the Agency was unable to determine whether this service organization has sufficient controls in place and operating effectively to reduce the risk of financial/transaction data errors and misstatements to the financial statements.

We recommend the Agency specify in its contract with JPMorgan Chase that an annual Type Two (Tier II) SAS 70 audit be performed. The Agency should be provided a copy of the SAS 70 audit report timely and should review the contents of the report. A SAS 70 audit should be conducted in accordance with American Institute of Certified Public Accountants standards by a firm registered and considered in good standing with the Accountancy Board of the respective state. If JPMorgan Chase refuses to furnish the Agency with a Tier II SAS 70 audit report, we recommend the Agency only contract with a service organization that will provide such a report.





**Auditor of State  
Betty Montgomery**

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**OHIO HOUSING FINANCE AGENCY  
FRANKLIN COUNTY**

**CLERK'S CERTIFICATION**

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

*Susan Babbitt*

**CLERK OF THE BUREAU**

**CERTIFIED  
NOVEMBER 23, 2004**