

**UTAH HOUSING CORPORATION**  
**(A Component Unit of the State of Utah)**

**BALANCE SHEET**  
**JUNE 30, 2009**  
**(In Thousands)**

ASSETS

CURRENT ASSETS:

Cash and cash equivalents (note 2(i), 3, 10, and 13)	\$ 54,854
Investments (notes 2(j) and 3)	830
Current maturities of loans receivable (note 4)	504
Interest receivable	258
Other current assets	1,128
Restricted assets:	
Investments (notes 2(j), 3, and 6)	171,808
Current maturities of loans receivable (note 4)	26,765
Interest receivable	6,226
Other current assets	187
TOTAL CURRENT ASSETS	<u>262,560</u>

NONCURRENT ASSETS:

Loans receivable (note 4)	37,398
Capital assets, net (note 5)	6,398
Other assets	5,277
Restricted assets:	
Cash and cash equivalents	26,518
Investments (notes 2(j), 3, and 6)	448,295
Loans receivable (note 4)	1,185,671
Deferred bond financing costs	11,510
Other assets	1,538
TOTAL NONCURRENT ASSETS	<u>1,722,605</u>
TOTAL ASSETS	<u>\$ 1,985,165</u>

See accompanying notes to the financial statements.

**UTAH HOUSING CORPORATION**  
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**BALANCE SHEET (CONTINUED)**  
**JUNE 30, 2009**  
**(In Thousands)**

LIABILITIES AND NET ASSETS

CURRENT LIABILITIES:

Interest payable	\$ 43,551
Current maturities of bonds payable (note 8)	135,606
Other current liabilities	<u>13,529</u>
TOTAL CURRENT LIABILITIES	<u>192,686</u>

NONCURRENT LIABILITIES

Bonds payable (notes 8, 9, and 18)	1,550,239
Deferred revenue	8,210
Other liabilities (note 8)	<u>636</u>
TOTAL NONCURRENT LIABILITIES	<u>1,559,085</u>
TOTAL LIABILITIES	<u>1,751,771</u>

NET ASSETS:

Invested in capital assets, net of related debt	3,709
Restricted	173,931
Unrestricted (note 14)	<u>55,754</u>
TOTAL NET ASSETS	<u>233,394</u>
TOTAL LIABILITIES AND NET ASSETS	<u>\$ 1,985,165</u>

See accompanying notes to the financial statements.

**UTAH HOUSING CORPORATION**  
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**STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET ASSETS**  
**YEAR ENDED JUNE 30, 2009**  
**(In Thousands)**

OPERATING REVENUES:	
Interest on loans receivable	\$ 74,970
Interest on cash and investments (note 13 and 15)	22,534
Other revenues (note 16)	6,960
Net increase in the fair value of investments (note 2(j))	<u>4,402</u>
TOTAL OPERATING REVENUES	<u>108,866</u>
OPERATING EXPENSES:	
Interest	89,174
Salaries and benefits (note 13)	4,920
General operating expense (note 13)	3,821
Loan servicing fees (note 16)	3,582
Deferred cost amortization	4,057
Net recoveries of loan losses (note 2(d))	(31)
Depreciation of capital assets	<u>295</u>
TOTAL OPERATING EXPENSES	<u>105,818</u>
OPERATING INCOME	<u>3,048</u>
NONOPERATING REVENUE (EXPENSES):	
Grant revenue (note 18)	10,000
Grant expenses	<u>(9,863)</u>
NET NONOPERATING REVENUE	<u>137</u>
CHANGE IN NET ASSETS	3,185
NET ASSETS AT BEGINNING OF YEAR	<u>230,209</u>
NET ASSETS AT END OF YEAR	<u>\$ 233,394</u>

See accompanying notes to the financial statements.

**UTAH HOUSING CORPORATION**  
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**STATEMENT OF CASH FLOWS**  
**YEAR ENDED JUNE 30, 2009**  
**(In Thousands)**

Cash flows from operating activities:	
Cash received from interest on loans receivable	\$ 74,815
Cash received from maturities of loans receivable	210,279
Cash received from other revenues	15,157
Purchase of loans receivable	(181,708)
Cash payments for servicing fees	(3,582)
Cash payments for general operating expenses	(1,475)
Cash payments to employees for salaries and benefits	<u>(4,961)</u>
Net cash provided by operating activities	<u>108,525</u>
Cash flows from non-capital financing activities:	
Proceeds from sale of bonds payable	115,475
Principal paid on bonds payable	(179,709)
Interest paid on bonds payable	(83,191)
Proceeds from interest rate swap agreements	4,064
Payments made on interest rate swap agreements	(11,211)
Payments of deferred assets	(2,649)
Proceeds from grant	10,000
Payments to grantees	<u>(9,863)</u>
Net cash (used in) non-capital financing activities	<u>(157,084)</u>
Cash flows from capital and related financing activities:	
Purchases of capital assets	(61)
Principal paid on capital debt	(484)
Interest paid on capital debt	<u>(114)</u>
Net cash (used in) capital and related financing activities	<u>(659)</u>
Cash flows from investing activities:	
Purchase of investments	(382,553)
Proceeds from sales and maturities of investments	425,904
Interest and dividends on investments	<u>22,788</u>
Net cash provided by investing activities	<u>66,139</u>
Net increase in cash and cash equivalents	16,921
Cash and cash equivalents, beginning of year	<u>64,451</u>
CASH AND CASH EQUIVALENTS, END OF YEAR	<u>\$ 81,372</u>

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**UTAH HOUSING CORPORATION**  
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**STATEMENT OF CASH FLOWS (CONTINUED)**  
**YEAR ENDED JUNE 30, 2009**  
**(In Thousands)**

Reconciliation of operating income to net cash provided by operating activities:

Operating income	<u>\$ 3,048</u>
Adjustments to reconcile operating income to net cash provided by operating activities:	
Adjustments for operating activities:	
Amortization of deferred liabilities	(13)
Depreciation	295
Changes in assets and liabilities:	
Decrease in receivables	28,385
(Increase) in other assets	(374)
Increase in accounts payable	<u>10,889</u>
Adjustments for operating activities	<u>39,182</u>
Adjustments for non-operating activities:	
Interest on cash and investments	(22,534)
Net increase in the fair value of investments	(4,402)
Interest on bonds payable	89,174
Deferred bond financing cost amortization	<u>4,057</u>
Adjustments for non-operating activities	<u>66,295</u>
Total adjustments	<u>105,477</u>
NET CASH PROVIDED BY OPERATING ACTIVITIES	<u>\$ 108,525</u>

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