

Housing Finance Authority of Palm Beach County  
 Summary of Monthly Project Bond Program Reports, December  
 2010

| Project:                                   | Reporting<br>period per<br>CCPC | Date report<br>was<br>received | Per Rent Roll<br>or FHFC Recap: |                   | Number of<br>TICs included: |                  | Total<br>#<br>units | Total<br>Occup.<br>Units | Current<br>months<br>occup. |
|--|---------------------------------|--------------------------------|---------------------------------|-------------------|-----------------------------|------------------|---------------------|--------------------------|-----------------------------|
|  |                                 |                                | New<br>Move-in's                | Annual<br>renewal | # of<br>IC's (1)            | # of<br>AR's (1) |                     |                          |                             |
| 1) Azalea Place (d/b/a Palm Grove)         | 12/31/10                        | 1/19/11                        | 0                               | 14                | 0                           | 14               | 150                 | 149                      | 99%                         |
| 2) Bayberry (f/k/a Haverhill Commons)      | 12/31/10                        | 1/11/11                        | 13                              | n.a.              | 13                          | n.a.             | 222                 | 208                      | 94%                         |
| 3) Chelsea Commons                         | 12/31/10                        | 1/6/11 (*)                     | 1                               | 7                 | 1                           | 2                | 208                 | 166                      | 80%                         |
| 4) Colony Park                             | 12/31/10                        | 1/10/11                        | 4                               | 7                 | 4                           | 7                | 130                 | 120                      | 92%                         |
| 5) Country Lake                            | 12/31/10                        | 1/13/11 (*)                    | 10                              | n.a.              | 10                          | n.a.             | 192                 | 179                      | 93%                         |
| 6) Covenant Villas                         | 12/31/10                        | 1/13/11                        | 1                               | n.a.              | 1                           | n.a.             | 144                 | 90                       | 63%                         |
| 7) Emerald Bay                             | n.a.                            | n.a. (2)                       | n.a.                            | n.a.              | n.a.                        | n.a.             |                     |                          |                             |
| 8) Green Cay Village (d/b/a Palm Park)     | 12/31/10                        | 1/14/11                        | 7                               | 17                | 7                           | 17               | 160                 | 154                      | 96%                         |
| 9) Indian Trace                            | 12/31/10                        | 1/15/11 (*)                    | 14                              | 14                | 13                          | 13               | 330                 | 309                      | 94%                         |
| 10) La Costa                               | 12/31/10                        | 1/14/11                        | 7                               | 7                 | 7                           | 7                | 328                 | 311                      | 95%                         |
| 11) Lake Delray (55+ elderly)              | 12/31/10                        | 1/14/11                        | 3                               | 26                | 3                           | 26               | 404                 | 376                      | 93%                         |
| 12) Madison Chase (f/k/a Saddlebrook)      | 12/31/10                        | 1/13/11                        | 4                               | 15                | 4                           | 15               | 230                 | 216                      | 94%                         |
| 13) Malibu Bay                             | 12/31/10                        | 1/14/11                        | 21                              | 7                 | 21                          | 7                | 264                 | 252                      | 95%                         |
| 14) Mallards Landing                       | 12/31/10                        | 1/24/11                        | 5                               | 4                 | 5                           | 4                | 163                 | 159                      | 98%                         |
| 15) Palm Gardens                           | 12/31/10                        | 1/19/11                        | 1                               | 12                | 1                           | 12               | 80                  | 71                       | 89%                         |
| 16) Pinnacle At Abbey Park                 | 12/31/10                        | 1/20/11                        | 3                               | 8                 | 3                           | 8                | 160                 | 154                      | 96%                         |
| 17) Pinnacle Palms (55+ elderly)           | 12/31/10                        | 1/24/11                        | 2                               | 8                 | 2                           | 8                | 152                 | 146                      | 96%                         |
| 18) Renaissance (at San Marino)            | 12/31/10                        | 1/11/11 (*)                    | 8                               | 14                | 8                           | 14               | 344                 | 319                      | 93%                         |
| 19) Riverview House (60+ elderly)          | 12/31/10                        | 1/14/11                        | 7                               | 9                 | 7                           | 9                | 160                 | 160                      | 100%                        |
| 20) South Bay Villas                       | 12/31/10                        | 1/13/11                        | 0                               | n.a.              | 0                           | n.a.             | 65                  | 20                       | 31%                         |
| 22) Venetian Isles II (d/b/a San Marco VI) | 12/31/10                        | 1/10/11                        | 5                               | 7                 | 5                           | 7                | 112                 | 108                      | 96%                         |
| 21) Village Crossing                       | 12/31/10                        | 1/18/11                        | 11                              | n.a.              | 11                          | n.a.             | 189                 | 181                      | 96%                         |
| 23) Windsor Park (55+ elderly)             | 12/31/10                        | 1/14/11                        | 1                               | 14                | 1                           | 14               | 240                 | 229                      | 95%                         |
| 24) Wood Lake                              | 12/31/10                        | 1/11/11                        | 7                               | 8                 | 7                           | 8                | 224                 | 202                      | 90%                         |
| Totals                                     |                                 |                                | 135                             | 198               | 134                         | 192              | 4651                | 4279                     | 92.0%                       |

(\*) Submit paper reports

(1) "IC's" are initial move-in "Tenant Income Certification" forms and "AR's" are annual recertification forms provided

(2) Bonds redeemed in whole and LURA terminated as of 11/30/10

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| Project:                                   | Last months occup. | 2010 average occup. | 2010 monthly high | 2010 monthly low | 2010 occup. turnover | 2009 average occup. | 2009 monthly high | 2009 monthly low | 2009 occup. turnover | Minimum tenant set aside requirements per HFA bond or FHFC subordinate financing |
|--|--------------------|---------------------|-------------------|------------------|----------------------|---------------------|-------------------|------------------|----------------------|--|
| 1) Azalea Place (d/b/a Palm Grove)         | 99%                | 98%                 | 99%               | 96%              | 11%                  | 98%                 | 100%              | 95%              | 17%                  | Project based Sect. 8  |
| 2) Bayberry (f/k/a Haverhill Commons)      | 91%                | 93%                 | 96%               | 91%              | 63%                  | 92%                 | 96%               | 90%              | 71%                  | 20% @ 80% of median  |
| 3) Chelsea Commons                         | 82%                | 80%                 | 85%               | 75%              | 35%                  | 80%                 | 84%               | 77%              | 25%                  | 50% @ 60% AMI  |
| 4) Colony Park                             | 92%                | 91%                 | 96%               | 85%              | 46%                  | 91%                 | 93%               | 88%              | 35%                  | 2% @ 25% & 98% @ 60% AMI   |
| 5) Country Lake                            | 93%                | 94%                 | 97%               | 91%              | 45%                  | 85%                 | 89%               | 82%              | 49%                  | 20% @ 80% of median  |
| 6) Covenant Villas                         | 66%                | 65%                 | 68%               | 62%              | 17%                  | 78%                 | 85%               | 68%              | 19%                  | 20% @ 80% of median  |
| 7) Emerald Bay                             | 91%                | 91%                 | 93%               | 87%              | 54%                  | 88%                 | 90%               | 84%              | 63%                  | 20% @ 80% of median  |
| 8) Green Cay Village (d/b/a Palm Park)     | 96%                | 95%                 | 97%               | 94%              | 47%                  | 96%                 | 100%              | 90%              | 36%                  | 100% @ 60% AMI   |
| 9) Indian Trace                            | 94%                | 93%                 | 95%               | 90%              | 43%                  | 92%                 | 97%               | 82%              | 50%                  | 20% @ 50% & 80% @ 60% AMI  |
| 10) La Costa                               | 95%                | 94%                 | 97%               | 89%              | 64%                  | 88%                 | 95%               | 81%              | 64%                  | 20% @ 80% of median  |
| 11) Lake Delray (55+ elderly)              | 93%                | 92%                 | 93%               | 91%              | 14%                  | 97%                 | 99%               | 93%              | 9%                   | 100% @ 60% AMI   |
| 12) Madison Chase (f/k/a Saddlebrook)      | 97%                | 95%                 | 97%               | 90%              | 50%                  | 95%                 | 98%               | 92%              | 47%                  | 6% @ 25% & 94% @ 60% AMI   |
| 13) Malibu Bay                             | 88%                | 89%                 | 95%               | 86%              | 44%                  | 91%                 | 94%               | 84%              | 64%                  | 100% @ 60% AMI   |
| 14) Mallards Landing                       | 97%                | 95%                 | 99%               | 85%              | 49%                  | 91%                 | 95%               | 83%              | 42%                  | 100% @ 60% AMI   |
| 15) Palm Gardens                           | 90%                | 95%                 | 100%              | 89%              | 31%                  | 99%                 | 100%              | 96%              | 31%                  | 17% @ 30% and 83% @ 60% AMI  |
| 16) Pinnacle At Abbey Park                 | 96%                | 95%                 | 98%               | 89%              | 51%                  | 93%                 | 96%               | 89%              | 56%                  | 4% @ 30% & 96% @ 60% AMI   |
| 17) Pinnacle Palms (55+ elderly)           | 97%                | 92%                 | 97%               | 85%              | 33%                  | 94%                 | 96%               | 90%              | 26%                  | 100% @ 60% AMI   |
| 18) Renaissance (at San Marino)            | 93%                | 94%                 | 97%               | 91%              | 47%                  | 92%                 | 95%               | 89%              | 45%                  | 25% @ 50% & 75% @ 60% AMI  |
| 19) Riverview House (60+ elderly)          | 99%                | 96%                 | 100%              | 93%              | 36%                  | 86%                 | 97%               | 73%              | 44%                  | 100% @ 60% AMI   |
| 20) South Bay Villas                       | 34%                | 46%                 | 62%               | 31%              | 3%                   | 72%                 | 86%               | 62%              | 58%                  | 20% @ 80% of median  |
| 22) Venetian Isles II (d/b/a San Marco VI) | 96%                | 92%                 | 98%               | 79%              | 54%                  | 87%                 | 96%               | 82%              | 38%                  | 100% @ 60% AMI   |
| 21) Village Crossing                       | 96%                | 96%                 | 99%               | 93%              | 52%                  | 95%                 | 95%               | 89%              | 59%                  | 20% @ 80% of median  |
| 23) Windsor Park (55+ elderly)             | 96%                | 92%                 | 96%               | 87%              | 27%                  | 92%                 | 93%               | 89%              | 27%                  | 75.5% @ 60% AMI  |
| 24) Wood Lake                              | 91%                | 91%                 | 94%               | 88%              | 43%                  | 95%                 | 99%               | 90%              | 35%                  | 100% @ 60% AMI   |
| Totals                                     | 91.7%              | 90%                 |                   |                  | 40%                  | (1) 90%             |                   |                  | 42%                  | (1)  |

(1) "average occupancy" and "turnover" columns are an average of the average by project, i.e., of the individual respective project rates.