

Alaska Housing Capital Corporation

a component unit of the State of Alaska

Financial Statements

With Independent Auditors' Report

June 30, 2008

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Independent Auditor's Report

To the Board of Directors
Alaska Housing Capital Corporation
Anchorage, Alaska

We have audited the accompanying financial statements of the governmental activities and major fund of Alaska Housing Capital Corporation (AHCC), a component unit of the State of Alaska, as of and for the year ended June 30, 2008, which collectively comprise AHCC's basic financial statements as listed in the table of contents. These financial statements are the responsibility of AHCC's management. Our responsibility is to express opinions on these financial statements based on our audit.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. 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.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and major fund of AHCC, as of June 30, 2008, and the respective changes in financial position for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Board of Directors
Alaska Housing Capital Corporation
Anchorage, Alaska

The management's discussion and analysis on pages 3-4 is not a required part of the basic financial statements but is supplementary information required by the accounting principles generally accepted in the United States of America. We have applied certain limited procedures, which consisted principally of inquiries of management regarding the methods of measurement and presentation of the required supplementary information. However, we did not audit the information and express no opinion on it.

Mikunda, Cottrell & Co.

Anchorage, Alaska
October 31, 2008

MANAGEMENT'S DISCUSSION AND ANALYSIS

This discussion and analysis is an overview and analysis of the financial activities of Alaska Housing Capital Corporation ("the Corporation") for the fiscal year ended June 30, 2008. This information should be read in conjunction with the Independent Auditors' Report, financial statements and accompanying notes. All amounts, unless otherwise indicated, are expressed in thousands of dollars.

The Corporation is a component unit of the State of Alaska ("the State") and is presented as a blended component of the general fund in the State's financial statements.

FINANCIAL HIGHLIGHTS

- In February, 2008 the Security Lending program was suspended
- During the fiscal year ended June 30, 2008 the Corporation had gross securities lending expenses of \$1,241 and \$1,397 in income producing a net securities lending income of \$156.

CONDENSED FINANCIAL INFORMATION

	<u>2008</u>	<u>2007</u>	<u>Increase (decrease)</u>
Total assets	\$ 336,389	\$ 380,844	\$ (44,455)
Total liabilities	-	63,249	(63,249)
Total net assets	336,389	317,595	18,794
Total revenue	20,035	319,801	(299,766)
Total expenses	1,241	2,206	(965)
Change in net assets	18,794	317,595	(298,801)

As of June 30, 2008 total assets and liabilities decreased from June 30, 2007 due to the suspension of the security lending activity during fiscal year 2008.

The decrease in revenue between fiscal year 2008 & 2007 was due to a onetime payment received in FY2007 for the GeFonsi Investment Pools. This was also the reason for the large decrease in change in net assets between the two fiscal years.

OVERVIEW OF THE FINANCIAL STATEMENTS

The Corporation's annual financial statements consist of two parts: Management's Discussion and Analysis and basic financial statements. The basic financial statements include government-wide presentation, governmental fund presentation and Notes to Financial Statements. There are no comparative financial statements, this being the first year of operations.

The government-wide financial statements of the Corporation, which include the *Statement of Net Assets* and the *Statement of Activities*, are presented to display information about the Corporation as a whole and are prepared using the economic resources measurement focus and the accrual basis of accounting, similar to the accounting used by most private-sector companies. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flows.

The *Statement of Net Assets* (Exhibit A) answers the question, "How is our financial health at the end of the year?" This statement includes all assets and liabilities. Over time, changes in net assets may serve as a useful indicator of whether the financial position of the Corporation is improving or deteriorating.

MANAGEMENT'S DISCUSSION AND ANALYSIS

The *Statement of Activities* (Exhibit B) accounts for all of the revenues and expenses. This statement measures the success of the Corporation's operations over the past year and can be used to determine whether the Corporation has successfully recovered all of its costs through its revenue sources. This statement helps answer the question "Is the Corporation as a whole better off or worse off as a result of the year's activities?"

The *Notes to Financial Statements* provide additional information that is essential to obtain a full understanding of the data provided in the government-wide financial statements.

The Corporation's governmental fund financial statements, which include the *Governmental Funds Balance Sheet* (Exhibit A) and the *Statement of Governmental Fund Revenues, Expenditures and Changes in Fund Balances* (Exhibit B), are presented using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized when they become both measurable and available to finance expenditures in the current period.

There are no reconciling differences between the government-wide and governmental fund financial statements.

GENERAL FUND

The general fund is the operating fund of the Corporation. It represents all of the Corporation's activities.

CONTACTING AHCC'S FINANCIAL MANAGEMENT

If you have any questions about this report or need additional financial information, (907) 330-8396 or jdubler@ahfc.state.ak.us

ALASKA HOUSING CAPITAL CORPORATION

Exhibit A

(A Component Unit of the State of Alaska)

GOVERNMENTAL FUND BALANCE SHEET / STATEMENT OF NET ASSETS

As of June 30, 2008

(in thousands of dollars)

	<u>General Fund</u>	<u>Statement of Net Assets Totals</u>
<u>ASSETS</u>		
Investments	\$ 336,389	\$ 336,389
Securities Lending Collateral	-	-
Total Assets	<u>336,389</u>	<u>336,389</u>
<u>LIABILITIES</u>		
Obligations under securities lending	-	-
Total Liabilities	<u>-</u>	<u>-</u>
<u>FUND BALANCES</u>		
Unreserved:		
Undesignated	<u>336,389</u>	
Total Fund balance	<u>336,389</u>	
Total Liabilities and Fund Balance	<u>\$ 336,389</u>	
<u>NET ASSETS</u>		
Unrestricted net assets		336,389
Total Net Assets		<u>\$ 336,389</u>

See accompanying notes to the financial statements.

ALASKA HOUSING CAPITAL CORPORATION

Exhibit B

(A Component Unit of the State of Alaska)

Statement of Governmental Fund Revenues, Expenditures & Changes in Fund Balance / Statement of Activities

For the Year Ended June 30, 2008

(in thousands of dollars)

	<u>General Fund</u>	<u>Statement of Activities Totals</u>
<u>REVENUES</u>		
Interest and Investment Income	\$ 20,035	\$ 20,035
Total Revenues	<u>20,035</u>	<u>20,035</u>
<u>EXPENDITURES / EXPENSES</u>		
Development	1,241	1,241
Total Expenditures / Expenses	<u>1,241</u>	<u>1,241</u>
Excess of revenues over expenditures	18,794	18,794
Net change in fund balance	<u>18,794</u>	
Change in Net Assets		<u>18,794</u>
<u>FUND BALANCE / NET ASSETS</u>		
Beginning of year balance	317,595	317,595
End of year balance	<u>\$ 336,389</u>	<u>\$ 336,389</u>

See accompanying notes to the financial statements.

Notes to Financial Statements

FOOTNOTE INDEX

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Notes to Financial Statements

FOR THE YEAR ENDED JUNE 30, 2008

NOTE A: ALASKA HOUSING CAPITAL CORPORATION

The Alaska Housing Capital Corporation (Corporation) is a non-profit corporation. It was incorporated on May 23, 2006, under the Alaska Nonprofit Corporation Act (AS 10.20) and provisions of the Alaska Statutes creating the Alaska Housing Finance Corporation (AS18.56), as amended. The Corporation was formed as a subsidiary of Alaska Housing Finance Corporation (AHFC) in accordance with the Legislature's intent. The Corporation is legally independent and separate from AHFC, and there is no financial accountability between the Corporation and AHFC.

The Board of Directors of the Corporation is comprised of the Commissioners of the Alaska Departments of Revenue, Health & Social Services, and Community & Economic Development, or their designees, and four independent members of the public appointed by the Governor. The Corporation is a government instrumentality of the State but has legal existence independent of and separate from the State. The Corporation is a component unit of the State of Alaska (State) and is presented as a component of the State's financial statements.

The Corporation was formed for the purpose set forth in AS 18.56.086 identified as financing various capital projects of the State of Alaska and financing expenses.

In July 2006, pursuant to Senate Bill 232 appropriated funds were transferred from AHFC to the Corporation, prior to that the Corporation had no activity.

NOTE B: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Basis of Presentation

The Corporation's annual financial statements include a Management's Discussion and Analysis (MD&A) section and basic financial statements. The basic financial statements include a Governmental Funds Balance Sheet / Statement of Net Assets, a Statement of Governmental Fund Revenues, Expenditures and Changes in Fund Balances / Statement of Activities, and Notes to Financial Statements.

The Statement of Net Assets and the Statement of Changes in Net Assets report information on all of the activities of the Corporation. The Balance Sheet and Statement of Revenues, Expenditures and Changes in Fund Balances are provided for governmental funds.

Measurement Focus, Basis of Accounting, and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, The Corporation considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting.

There are no reconciling differences between the government-wide and governmental-fund financial statements.

Notes to Financial Statements

NOTE C: INVESTMENTS

The Corporation invests in the State's internally managed General Fund and Other Non Segregated Investments Pool (GeFONSI). GeFONSI consists of investments in the State's internally managed Short-term and Intermediate-term Fixed Income Pools. Actual investing is performed by investment officers in the State's Department of Revenue, Treasury Division. A complete description of the investment policy for each pool is included in the Department of Revenue, Treasury Division, Policies and Procedures.

Assets in the pools are reported at fair value. Investment purchases and sales are recorded on a trade-date basis. Securities are valued each business day using prices obtained from a pricing service when such prices are available; otherwise, such securities are valued at the mid-point between the bid and asked price or at prices for securities of comparable maturity, quality and type.

The accrual basis of accounting is used for investment income and GeFONSI investment income is distributed to pool participants monthly if prescribed by statute or if appropriated by state legislature.

At June 30, 2008, the Corporation's share of pool investments was as follows:

Investment Type	Fair Value		
	Short-term Fixed Income Pool	Intermediate- term Fixed Income Pool	Total
Overnight Sweep Account (LMCS)	\$ 304,055	\$ -	\$ 304,055
Commercial Paper	9,728,863	-	9,728,863
U.S. Treasury Notes	-	105,165,304	105,165,304
U.S. Government Agency	64,933,562	25,436,795	90,370,357
Mortgage-backed	5,216,926	26,201,310	31,418,236
Other Asset-backed	30,248,657	6,923,492	37,172,149
Corporate Bonds	28,631,579	15,588,737	44,220,316
Yankees:			
Government	-	1,884,708	1,884,708
Corporate	8,584,511	5,443,135	14,027,646
Total Invested Assets	147,648,153	186,643,481	334,291,634
Pool related net assets (liabilities)	962,961	1,134,267	2,097,228
Net Invested Assets	\$148,611,114	\$187,777,748	\$336,388,862

Interest Rate Risk

Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of an investment.

Short-term Fixed Income Pool

As a means of limiting its exposure to fair value losses arising from increasing interest rates, Treasury's investment policy limits individual fixed rate securities to fourteen months in maturity or fourteen months expected average life. Floating rate securities are limited to three years in maturity or three years expected average life. Treasury utilizes the actual maturity date for commercial paper and twelve month prepay speeds for other securities. At June 30, 2008, the expected average life of fixed income securities ranged from eight days to less than three months.

Notes to Financial Statements

Duration is a measure of interest rate risk. It measures a security's sensitivity to a 100-basis point change in interest rates. The duration of a pool is the average fair value weighted duration of each security in the pool taking into account all related cash flows.

Treasury uses industry-standard analytical software developed by The Yield Book Inc. to calculate effective duration. The software takes into account various possible future interest rates, historical and estimated prepayment rates, call options and other variable cash flows for purposes of the effective duration calculation.

Intermediate-term Fixed Income Pool

Through its investment policy, Treasury manages its exposure to fair value losses arising from increasing interest rates by limiting the effective duration of its Intermediate-term Fixed Income Pool to $\pm 20\%$ of the Merrill Lynch 1-5 year Government Bond Index. The effective duration for the Merrill Lynch 1-5 year Government Bond Index at June 30, 2008, was 2.29 years.

At June 30, 2008, the effective duration by investment type was as follows:

	Effective Duration (in years) Intermediate-term Fixed Income Pool
U.S. Treasury Notes	2.71
U.S. Government Agency	2.46
Mortgage – backed	2.18
Other Asset-backed	0.65
Corporate Bonds	2.38
Yankees	
Government	3.56
Corporate	2.52
Portfolio Effective Duration	2.32

Credit Risk

Credit risk is the risk that an issuer or other counter party to an investment will not fulfill its obligations.

Treasury's investment policy has the following limitations with regard to credit risk:

With the exception of the sweep account, Short-term Fixed Income Pool investments are limited to instruments with a long-term credit rating of at least A3 or equivalent and instruments with a short-term credit rating of at least P-1 or equivalent. Asset-backed and non-agency mortgage securities that are not rated by either Standard & Poor's or Moody's may be purchased if they have an AAA rating by two of the following: Standard & Poor's, Moody's or Fitch. Unexpected daily cash surpluses that arise in this pool are invested overnight in the custodian's repurchase agreement sweep account. Treasury does not have a policy to limit credit risk associated with the sweep account.

Intermediate-term and Broad Market Fixed Income Pool investments are limited to securities with a long-term credit rating of at least Baa3 or equivalent and securities with a short-term credit rating of at least P-1 or equivalent. Asset-backed and non-agency mortgage securities that are not rated by either Standard & Poor's or Moody's may be purchased if they have a AAA rating by two of the following: Standard & Poor's, Moody's, or Fitch.

Notes to Financial Statements

At June 30, 2008, the State's internally managed Pools consisted of investments with credit quality ratings issued by nationally recognized statistical rating organizations as follows (using Standard and Poor's Corporation rating scale):

Investment Type	Rating	Short-term Fixed Income Pool	Intermediate- Term Fixed Income Pool
Commercial Paper	Not Rated	6.80 %	- %
U. S. Treasury Notes	AAA	-	52.06
U.S. Government Agency	AAA	44.00	12.55
U.S. Government Agency	Not Rated	-	0.03
Mortgage-backed	AAA	2.99	9.41
Mortgage-backed	AA	0.20	-
Mortgage-backed	A	0.12	-
Mortgage-backed	BBB	-	0.02
Mortgage-backed	Not Rated	0.24	3.53
Other Asset-backed	AAA	16.17	2.03
Other Asset-backed	AA	0.63	0.08
Other Asset-backed	A	2.53	1.12
Other Asset-backed	BBB	0.24	0.09
Other Asset-backed	BB	0.92	0.11
Corporate Bonds	AAA	2.01	1.09
Corporate Bonds	AA	12.20	2.58
Corporate Bonds	A	4.10	1.86
Corporate Bonds	BBB	-	1.39
Corporate Bonds	Not Rated	1.09	0.79
Yankees:			
Government	AA	-	0.93
Corporate	AAA	-	0.94
Corporate	AA	3.81	1.06
Corporate	A	1.26	0.09
Corporate	BBB	-	0.39
Corporate	Not Rated	0.74	0.20
No Credit Exposure		(0.05)	7.65
		100.00 %	100.00 %

Concentration of Credit Risk

June 30, 2008, the funds invested in the Intermediate-term Fixed Income Pool Market Fixed had more than five percent of their funds' investments in Federal Home Loan Mortgage Corporation as follows:

Federal Home Loan Mortgage Corporation	\$	67,059,636	20%
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Notes to Financial Statements

Treasury's policy with regard to concentration of credit risk is to prohibit the purchase of more than five percent of a pool's holdings in corporate bonds of any one company or affiliated group. Federal Home Loan Mortgage Corporation securities are not classified as corporate bonds.

NOTE D: SECURITIES LENDING

Alaska Statute 37.10.071 authorizes the Commissioner to lend assets, under an agreement and for a fee, against deposited collateral. In February 2008, the Commissioner suspended securities lending agreement with State Street Corporation (the Bank) which lent equity and domestic fixed income securities. Prior to suspension, the Bank, acting as the Commissioner's agent under the agreement, transferred securities to broker agents or other entities for collateral in the form of cash or securities and simultaneously agreed to return the collateral for the same securities in the future.

While the securities lending agreement was active there was no limit to the amount that can be loaned and the Commissioner was able to sell securities on loan. International equity security loans were collateralized at not less than 105 percent of their fair value. All other security loans were collateralized at not less than 102 percent of their fair value. Loaned securities and collateral were marked to market daily and collateral is received or delivered the following day to maintain collateral levels.

Cash collateral was invested in a registered 2(a)-7 money market fund. Maturities of investments in the money market fund generally did not match the maturities of the loaned securities because the lending agreements were terminable at will. Collateral securities could have been pledged or sold upon borrower default. Since the Commissioner did not have the ability to pledge or sell the collateral securities unless the borrower defaulted, they were not recorded on the combined schedules in prior years. Securities under loan, cash collateral and cash collateral payable were recorded on the combined schedules at fair value. The Bank, participating funds and the borrower received a fee from earnings on invested collateral. The Bank and participating funds shared a fee paid by the borrower for loans not collateralized with cash.

There was limited credit risk associated with the lending transactions since the Commissioner was indemnified by the Bank against any loss resulting from counterparty failure or default on a loaned security or its related income distributions. The Bank further indemnified the Commissioner against loss due to borrower rebates in excess of earnings on cash collateral. Indemnifications were subject to limitation relating to war, civil unrest or revolution, or beyond the reasonable control of the Bank.

For the year ended June 30, 2008, there were no losses incurred as a result of securities lending transactions and there were no significant violations of legal or contractual provisions nor failures by any borrowers to return loaned securities.

NOTE E: SUBSEQUENT EVENT / RELATED PARTY DISCLOSURE

Beginning in September 2008, the Corporation implemented a program to temporarily purchase and hold certain variable-rate debt obligations from its parent entity, the Alaska Housing Finance Corporation. Such obligations were purchased via arm's length, open-market transactions. As of October 31, 2008, the Corporation held \$95,460,000 par value of such securities.