

**New Mexico Mortgage Finance Authority
Semi Annual Disclosure Report
Multi Family Housing Revenue Bond
New Mexico 5
2004 Series A&B
6/30/2021**

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Disclaimer

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Summary of Security Features

Major Bond Credit Characteristics

Yes/ No

Comments/ Description (if applicable)

Resolution Security

Debt Service Reserve Fund ?
Mortgage Reserve Fund?
Operating & Maintenance Fund?
Parity Bond Resolution?
General Obligation of the Issuer?
Moral Obligation - Pledge of the State?
Are additional bonds authorized?

Yes
No
No
No
No
No
No

Bond Issue Credit Enhancements

Bond Insurance ?
Letter of Credit?
Other bond Issue Enhancements?

No
No
No

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Summary of Security Features --- Continued

<u>Mortgage Insurance / Enhancements</u>	<u># of Loans</u>	<u>Mortgage Amount</u>	<u>Comments/ Description (if applicable)</u>
FHA Insurance?	5	1,297,102.40	FHA/HFA 542 Risk Sharing Program
Other Insurance?			
Uninsured?			
Mortgage Backed Securities ?			
Total	5	1,297,102.40	
<u>Project Based Subsidies</u>			
Federal Subsidies (Specify Sec 8, 236, Rent supplement etc)			
100%			295 Section 8 Units
Partial			
State or Agency Subsidies (specify)			
100%			
Partial			
Unsubsidized (Market Rate)			Income restrictions apply as stipulated in the Regulatory Agreement
Total			

*** Please refer to the disclaimer on Page 1 ***

Sandia Vista & Sunny Acres paid off loan on 6/18/20

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Bonds, Loans Outstanding and Status of any Lendable Funds

Series	Bonds Outstanding	# Loans Outstanding	Loan Principal Outstanding	Undisbursed Committed Lendable Funds	Uncommitted Lendable Funds	Prepayments on Deposit
2004 A & B	\$1,315,000.00	5	\$1,297,102.40	0	0	0
Totals	<u><u>\$1,315,000.00</u></u>	<u><u>5</u></u>	<u><u>\$1,297,102.40</u></u>	<u><u>0</u></u>	<u><u>0</u></u>	<u><u>0</u></u>

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Loan Portfolio Statistics

Series	Development Name	Location	Mortgage Loan Interest Rate	Outstanding Mortgage Loan Balance	Undisbursed Mortgage Amount	Development Reserves	Mortgage Note Maturity	Program Type	Subsidy Expiration	Subsidy Type	# of Subsidized Units	# of Total Units
2004 A&B	Sandia Vista Apartments	Albuquerque, NM	5.47%	\$0.00	n/a	n/a	5/1/2039	542 ©	10/1/2024	Section 8	108	108
2004 A&B	Sunny Acres Apartments	Albuquerque, NM	5.47%	\$0.00	n/a	n/a	5/1/2039	542 ©	9/30/2034	Section 8	75	75
2004 A&B	Deming Manor Apartments	Deming, NM	5.47%	\$512,455.56	n/a	n/a	5/1/2039	542 ©	8/1/2024	Section 8	52	52
2004 A&B	Tradewinds Carriage Apartments	Truth or Consequences, NM	5.47%	\$463,025.83	n/a	n/a	5/1/2039	542 ©	2/28/2034	Section 8	32	32
2004 A&B	King Arthur's Court Apartments	Lordsburg, NM	5.47%	\$321,621.01	n/a	n/a	5/1/2039	542 ©	2/28/2034	Section 8	28	28
Totals	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>\$1,297,102.40</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>295</u>	<u>325</u>

Notes:

None of the above projects are delinquent or in foreclosure process

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Real Estate Owned

Series	Development Name	Location	Loan Balance at time of default	Current Carrying Value	Program Type	Subsidy Expiration	# of Subsidized Units	# of Total Units
None	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Totals	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>

Insurance Claims

Series	Development Name	Type of Insurance	Insurance Proceeds Received	Outstanding Insurance Claims Receivable
None	n/a	n/a	n/a	n/a
Totals	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>

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Developments in Monetary Default

Series	Development Name	Location	Outstanding Loan balance	Outstanding Arrearages	# Payments Missed
None	n/a	n/a	n/a	n/a	n/a
Totals	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>

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Bonds Outstanding

Series	Maturity Date	Interest Rate	Original Amounts	Principal Matured	Principal Redemptions	Principal Outstanding	Tax Status
2004 Series A	9/1/2024	5.050%	\$2,460,000.00	1,485,000.00	810,000.00	\$165,000.00	AMT
2004 Series A	9/1/2034	5.100%	\$3,395,000.00		2,760,000.00	\$635,000.00	AMT
2004 Series A	9/1/2039	5.200%	\$2,645,000.00		2,130,000.00	\$515,000.00	AMT
2004 Series B	3/1/2013	4.625%	\$1,905,000.00	\$1,905,000.00	-	\$0.00	taxable
Totals	<u>n/a</u>	<u>n/a</u>	<u>\$10,405,000.00</u>	<u>\$3,390,000.00</u>	<u>5,700,000.00</u>	<u>\$1,315,000.00</u>	

Note :

Stand Alone Indenture, no cross calls allowed

Sandia Vista & Sunny Acres bond called 6/18/20

Partial bond call 9/01/20

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Bond Call / Purchase History

Series	Bond Call/ Purchase Date	Unused Proceeds	<u>Sources of Funds</u>		Other	Total Bonds Purchased/ Called	MaturityDates of Bonds Called/ Purchased
			Prepayments	Excess Revenues			
2004 A&B	6/18/2020	\$0.00	785,000.00	\$0.00	\$0.00	785,000.00	9/1/2024
2004 A&B	6/18/2020	\$0.00	2,605,000.00	\$0.00	\$0.00	2,605,000.00	9/1/2034
2004 A&B	6/18/2020	\$0.00	2,025,000.00	\$0.00	\$0.00	2,025,000.00	9/1/2039
2004 A&B	9/1/2020	\$0.00	25,000.00	\$0.00	\$0.00	25,000.00	9/1/2024
2004 A&B	9/1/2020	\$0.00	155,000.00	\$0.00	\$0.00	155,000.00	9/1/2034
2004 A&B	9/1/2020	\$0.00	105,000.00	\$0.00	\$0.00	105,000.00	9/1/2039
Totals	<u>n/a</u>	<u>\$0.00</u>	<u>\$5,700,000.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>5,700,000.00</u>	<u>n/a</u>

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Investments

Series	Fund	Investment Type	Stated Interest Rate	Maturity Date	Par Amount
2004 A&B	Revenue	GIC	3.30%	8/31/2039	\$166,869.16
2004 A&B	Bond Reserve Fund	GIC	3.75%	8/31/2039	\$70,850.00
2004 A&B	Revenue	MM	0.01%	Liquid	\$34,867.97
Totals	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>\$272,587.13</u>

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Reserve Requirements

Reserve Fund

Reserve Fund	Reserve Requirement	Account Balance (Par Amount)
Debt Service Reserve		\$70,850.00
Mortgage Reserve	None	
Operating & Maintenance	See pg. 2	
Totals	n/a	\$70,850.00

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