



February 20, 2006

Mr. Larry Yancey
Housing Finance Authority of Pinellas County
600 Cleveland Street, #800
Clearwater, FL 33755-4159

RE: **PINELLAS COUNTY TAX EXEMPT
BOND FINANCED APARTMENT PROJECTS
December 2005**

Dear Mr. Yancey:

Attached please find the end of month occupancy figures for the Pinellas County projects we monitor for compliance.

If you require additional information, please do not hesitate to contact me.

Sincerely,

A handwritten signature in cursive script that reads "Cindy Hardwick". The signature is written in black ink on a light-colored background.

Cindy Hardwick
Vice President

/ch

Attachment

cc: Deborah Halstead
Fran Pheeny

PINELLAS COUNTY PROJECTS STATUS AS OF 12-31-05

<u>PROJECT</u>	<u>UNITS</u>	<u>OCC (ACT)</u>	<u>LOW OCC. (ACT)</u>	<u>% LOW INCL VAC LOW</u>	<u>% OCC (ACT)</u>	<u>% OCC Change</u>
Alta Largo	288	40	2	5%	14%	+8%
Emerald Bay**	320	297	77	24% VL	93%	+1%
Palmetto Park (Greenwood)	192	138	121	90%	77%	+6%
Isles of Gateway****	212	205	86 18	41% L 8.4%VL	97%	+1%
Lexington (Tuscany)	240	221	221	100% L	92%	+2%
Mariners Pointe	368	349	114	33%	95%	+3%
Melrose on the Bay (Foxbridge)	358	345	191 28	56% L 7.8%VL	96%	-1%

** Emerald Bay is required to have a minimum of 20% Very Low Income adjusted to family size.

*** Melrose on the Bay (Foxbridge) is required to have a minimum of 7.5% Very Low Income adjusted to family size.

**** Isles of Gateway is required to have a minimum of 7.5% Very Low Income adjusted to family size