

# Consolidated Balance Sheets

CharterMac & Subsidiaries

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(Dollars in thousands)	December 31,	2003	2002
<b>Assets</b>			
Revenue bonds - at fair value		\$ 1,871,009	\$ 1,579,590
Mortgage servicing rights		33,351	35,595
Cash and cash equivalents		58,257	13,699
Cash and cash equivalents - restricted		26,636	46,785
Investments in partnerships		26,638	--
Deferred costs - net of amortization of \$13,463 and \$8,451		58,408	48,693
Goodwill		214,744	4,793
Other intangible assets - net of amortization of \$4,163 and \$1,750		194,203	11,316
Other assets		100,027	112,397
<b>Total assets</b>		<b>\$ 2,583,273</b>	<b>\$ 1,852,868</b>
<b>Liabilities and Shareholders' Equity</b>			
<b>Liabilities</b>			
Financing arrangements		\$ 900,008	\$ 671,659
Preferred shares of subsidiary (subject to mandatory repurchase)		273,500	--
Notes payable		153,350	68,556
Accounts payable, accrued expenses and other liabilities		34,886	42,008
Deferred income		23,691	8,998
Deferred tax liability		60,370	10,790
Distributions payable		27,612	19,020
<b>Total liabilities</b>		<b>1,473,417</b>	<b>821,031</b>
Preferred shares of subsidiary (subject to mandatory repurchase)		--	273,500
Minority interest in consolidated subsidiary – SCUs		288,006	----
Minority interest in consolidated subsidiary – PWF		4,193	4,822
<b>Commitments and contingencies</b>			
<b>Shareholders' equity</b>			
Beneficial owners equity - convertible CRA shareholders (8,179,761 and 3,835,002 shares issued and outstanding in 2003 and 2002, respectively)		160,618	58,174
Beneficial owners equity - manager		--	1,126
Beneficial owners equity - special preferred voting shares (16,164,905 shares authorized and issued at par \$.01)		161	--
Beneficial owners equity - other common shareholders (100,000,000 shares authorized; 42,726,232 issued and 42,703,600 outstanding and 41,168,618 shares issued and 41,160,218 outstanding in 2003 and 2002, respectively)		622,771	604,496
Deferred compensation		(19,385)	
Treasury shares of beneficial interest (22,632 and 8,400 shares in 2003 and 2002, respectively)		(378)	(103)
Accumulated other comprehensive income		53,870	89,822
<b>Total shareholders' equity</b>		<b>817,657</b>	<b>753,515</b>
<b>Total liabilities and shareholders' equity</b>		<b>\$ 2,583,273</b>	<b>\$ 1,852,868</b>

See accompanying notes to consolidated financial statements