MERCADIEN, P.C.
CERTIFIED PUBLIC ACCOUNTANTS
A Mercadien Group Company

Members of the Authority
New Jersey Economic Development Authority

We have audited the accompanying basic financial statements of New Jersey Economic Development Authority (the "Authority"), a component unit of the State of New Jersey, as of and for the year ended December 31, 2007. These financial statements are the responsibility of the Authority's management. Our responsibility is to express an opinion on these financial statements based on our audit. The financial statements of the Authority as of and for the year ended December 31, 2006 were audited by other auditors whose report dated February 2, 2007, expressed an unqualified opinion on those statements.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. 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 opinion.

In our opinion, based on our audit, the financial statements referred to above present fairly, in all material respects, the financial position of New Jersey Economic Development Authority as of December 31, 2007, and the respective changes in financial position and cash flows for the year then ended in conformity with accounting principles generally accepted in the United States of America.

In accordance with *Government Auditing Standards*, we have also issued our report dated March 5, 2008, on our consideration of the Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is to describe the scope of our testing over internal control over financial reporting and compliance and the results of that testing and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* and should be considered in assessing the results of our audit.

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INDEPENDENT AUDITORS' REPORT (CONTINUED)

Management's Discussion and Analysis ("MD&A") on pages 3 through 12 is not a required part of the basic financial statements, but is supplemental information required by 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.

Our audit was conducted for the purpose of forming an opinion on the basic financial statements. The accompanying schedule of expenditures of federal awards is presented for purposes of additional analysis, as required by U.S. Office of Management and Budget Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations,* and State of New Jersey's OMB Circular Letter 04-04, *Single Audit Policy for Recipients of Federal Grants, State Grants and State Aid,* and is also not a required part of the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and, in our opinion, is fairly stated, in all material respects, in relation to the basic financial statements taken as a whole.

Mercadien, P.C.
Certified Public Accountants

March 5, 2008

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY
Management's Discussion and Analysis
Years Ended December 31, 2007 and 2006

This section of the New Jersey Economic Development Authority's ("Authority" or "NJEDA") annual financial report presents our discussion and analysis of the Authority's financial performance during the fiscal years ended on December 31, 2007 and 2006. Please read it in conjunction with the Authority's financial statements and accompanying notes.

2007 FINANCIAL HIGHLIGHTS

- The Authority's total net assets decreased $61.8 million (or 7.7%) primarily due to grant disbursements for the Business Employment Incentive Program ("BEIP").
- Current liabilities increased $5.0 million (or 14.2%).
- Bonds payable-net decreased $23.1 million (or 16.8%) due to scheduled debt service payments.
- Capital assets-net decreased $5.8 million (or 4.0%) primarily due to the sale of MSNBC production equipment and offset by the completion of leasehold improvements at the Waterfront Technology Center at Camden ("WTCC").

2006 FINANCIAL HIGHLIGHTS

- The Authority's total net assets decreased $111.1 million (or 12.1%) primarily due to grant disbursements for the Business Employment Incentive Program ("BEIP").
- Current liabilities increased $1.8 million (or 5.4%).
- Bonds payable-net decreased $36.2 million (or 22.4%) due to scheduled debt service payments.
- Capital assets-net decreased $17.6 million (or 10.9%) primarily due to the sale of MSNBC production equipment and offset by the completion of leasehold improvements of Tech IV at the Technology Centre of New Jersey and at the Waterfront Technology Center at Camden ("WTCC").
- During 2006 the Authority adopted Governmental Accounting Standards Board Statement No. 45 "Accounting & Financial Reporting by Employers for Postemployment Benefits Other Than Pensions". This had a significant impact on operating expenses which increased $14.5 million (or 31.8%) primarily due to the cost of other postemployment benefits.

OVERVIEW OF THE FINANCIAL STATEMENTS

This annual financial report consists of two parts: *Management's Discussion and Analysis* (this section) and the *basic financial statements.* The Authority is a self-supporting entity and follows enterprise fund reporting; accordingly, the financial statements are presented using the economic resources measurement focus and the accrual basis of accounting. Enterprise fund statements offer short- and long-term financial information about the activities and operations of the Authority. These statements are presented in a manner similar to a private business engaged in such activities as real estate development, investment banking, commercial lending, construction management and consultation. While detailed sub-fund information is not presented, separate accounts are maintained for each program or project to control and manage money for particular purposes or to demonstrate that the Authority is properly using specific appropriations, grants and bond proceeds.

FINANCIAL ANALYSIS OF THE AUTHORITY

Net Assets. The following table summarizes the changes in Net Assets for the years ended December 31, 2007 and 2006:

	2007	2006	2005	Current Year % increase/ (decrease)	Prior Year % increase/ (decrease)
Other Assets	$798,191,189	$883,221,154	$992,344,042	(9.6)%	(11.0)%
Capital Assets, net	138,220,607	143,997,656	161,622,851	(4.0)%	(10.9)%
Total Assets	936,411,796	1,027,218,810	1,153,966,893	(8.8)%	(11.0)%
Long Term Debt	120,771,886	145,190,669	174,611,029	(16.8)%	(16.8)%
Other Liabilities	69,892,751	74,440,705	60,664,438	(6.1)%	22.7%
Total Liabilities	190,664,637	219,631,374	235,275,467	(13.2)%	(6.6)%
Net Assets:					
Invested in Capital Assets, Net of Related Debt	54,010,607	43,582,656	30,042,851	23.9%	45.1%
Restricted for School Loan Program	38,459,932	45,688,363	53,529,787	(15.8)%	(14.6)%
Unrestricted	653,276,620	718,316,417	835,118,788	(9.1)%	(14.0)%
Total Net Assets	$745,747,159	$807,587,436	$918,691,426	(7.7)%	(12.1)%

During 2007, the Authority's combined net assets decreased $61.8 million (or 7.7%) primarily due to $56.3 million in BEIP grant award payments. In addition, other appropriations, Program Payments and Payments to/from the State amounted to ($5.5 million) for the following purposes:

- $2.4 million PUST grant award payments and loan disbursements
- ($13.7) million Hazard appropriations in excess of program disbursements
- $27.1 million Municipal Economic Recovery Initiative grant award payments
- $7.2 million School Loan Program repayments returned to the State
- ($4.3) million Decrease in Lease Revenue
- ($12.4) million Decrease in Operating Expenses
- ($0.8) million Other Program Income

During 2006, the Authority's combined net assets decreased $111.1 million (or 12.1%) primarily due to $98.5 million in BEIP grant award payments. In addition, other appropriations, Program Payments and Payments to/from the State amounted to ($12.6 million) for the following purposes:

- $3.1 million PUST grant award payments and loan disbursements
- $2.5 million Hazard grant award payments and loan disbursements
- $11.6 million Municipal Economic Recovery Initiative grant award payments
- $8.3 million School Loan Program repayments returned to the State
- ($9.6) million Increase in Interest Income from Investments
- ($3.3) million Other Program Income

Operating Activities. The Authority charges financing fees that may include an application fee, commitment fee, closing fee and a document execution fee. The Authority also charges an agency fee for the administration of financial programs for various government agencies; a program service fee for the administration of Authority programs that are service-provider based, rather than based on the exchange of assets such as the commercial lending program; and a real estate development fee for real estate activities undertaken on behalf of governmental entities and commercial enterprises. Interest income on investments, notes, and intergovernmental obligations is recognized as earned. Grant revenue is earned when the Authority has complied with the terms and conditions of the grant agreements. The Authority also earns income from operating leases and interest income on lease revenue from capital lease financings. Late fees are charged to borrowers delinquent in their monthly loan payments. All forms of revenue accrue to the benefit of the program for which the underlying source of funds are utilized. The Authority considers all activity, except for the sale of capital assets and interest earned from investments, to be operating activities.

The following table summarizes the changes in operating and nonoperating activities between fiscal year 2007 and 2006:

	2007	2006	2005	Current Year % increase/ (decrease)	Prior Year % increase/ (decrease)
Operating Revenues					
Financing Fees	$3,302,706	$3,086,276	$4,333,791	7.0%	(28.8)%
Interest Income-Notes	6,936,927	6,492,123	5,864,950	6.9%	10.7%
Interest Income-Intergovernmental	618,345	706,977	789,085	(12.5)%	(10.4)%
Lease Revenue	17,757,597	22,071,456	20,793,892	(19.5)%	6.1%
Other	8,754,763	7,378,156	6,576,760	18.7%	12.2%
Total Operating Revenues	37,370,338	39,734,988	38,358,478	(6.0)%	3.6%

Operating Expenses					
Administrative Expenses	16,827,612	27,560,919	13,531,795	(38.9)%	103.7%
Interest Expense	6,850,482	7,444,219	7,294,733	(8.0)%	2.0%
Depreciation	11,489,306	14,820,974	15,762,903	(22.5)%	(6.0)%
Loss Provisions-Net	4,898,638	2,981,250	2,144,213	64.3%	39.0%
Other	7,428,524	7,100,622	6,714,134	4.6%	5.8%
Total Operating Expenses	47,494,562	59,907,984	45,447,778	(20.7)%	31.8%
Operating Loss	(10,124,224)	(20,172,996)	(7,089,300)	(49.8)%	184.6%
Nonoperating Revenues and Expenses					
Interest Income-investments	28,742,994	29,302,049	19,638,113	(1.9)%	49.2%
State Appropriations and Program Payments-Net	(83,698,819)	(123,451,504)	76,637,512	(32.2)%	(261.1)%
Other Revenue/(Expenses)	3,239,772	3,218,461	(2,352,209)	0.7%	(236.8)%
Total Nonoperating, Net	(51,716,053)	(90,930,994)	93,923,416	(43.1)%	(196.8)%
Change in Net Assets	(61,840,277)	(111,103,990)	86,834,116	(44.3)%	(227.9)%
Beginning Net Assets	807,587,436	918,691,426	844,074,937		
Cumulative effect of accounting change			(12,217,627)		
Beginning Net Assets as adjusted for accounting change			831,857,310		
Ending Net Assets	$745,747,159	$807,587,436	$918,691,426		

Operating Revenues

During 2007, the Authority's operating revenues were materially impacted by the following:

- Financing fees increased by $0.2 million.
- Lease revenue decreased by $4.3 million.
- Sale of Assets decreased by $15.6 million, primarily due to the decrease in MSNBC production equipment sold.
- Program services revenue increased by $0.2 million.
- Loss Recoveries increased by $1.3 million.
- Distributions received increased by $0.4 million from Edison IV Venture Fund.

During 2006, the Authority's operating revenues were materially impacted by the following:

- Agency fees increased by $0.2 million.
- Financing fees decreased by $1.2 million, primarily due to a decrease in Bond closing and refunding fees.
- Lease revenue increased by $1.3 million.
- Sale of Assets increased by $15.1 million, primarily due to the increase in MSNBC production equipment sold.
- Program services revenue increased by $1.0 million due to increased activity in the BEIP and Hazard programs.

Operating Expenses

In 2007, salaries and benefits expenses decreased $11.0 million, primarily due to the cost of other postemployment benefits, since the Authority adopted Governmental Accounting Standards Board Statement No. 45 "Accounting & Financial Reporting by Employers for Postemployment Benefits Other Than Pensions" in the prior year. In 2006, salaries and benefits expenses increased $13.8 million, primarily due to the cost of other postemployment benefits as noted above.

Nonoperating Revenues

In 2007, interest income from investments decreased $0.6 million. In 2006, interest income from investments increased $9.7 million, primarily due to an increase in average interest rates for both investment and cash management accounts.

Allowance for Credit Losses

The Authority, although not required to do so, has aligned its allowance policy to that practiced in the financial services industry. Allowances for doubtful notes and guarantee payments are determined in accordance with guidelines established by the Office of the Comptroller of the Currency. The Authority accounts for its potential loss exposure through the use of risk ratings. These specifically assigned risk ratings are continuously updated to account for changes in financial condition of the borrower or guarantor, delinquent payment history, loan covenant violations, and changing economic conditions.

The assigned risk rating classifications are consistent with the ratings used by the Office of the Comptroller of the Currency. Each risk rating is assigned a specific loss factor in accordance with the severity of the classification. Each month an analysis is prepared using the current loan balances, existing exposure on guarantees, and the assigned risk rating to determine the adequacy of the reserve. Any adjustments needed to adequately provide for potential credit losses are reported as a Loss Provision.

The following table summarizes the Loan Allowance activity for the end of the period from January 1, 2005 through December 31, 2007:

December 31, 2005		
Allowance for loan losses	$9,277,849	
Accrued guarantee losses	3,606,951	
Total allowance		12,884,800
2006 Provision for credit losses-net	3,174,869	
2006 Write-offs	(898,243)	2,276,626
December 31, 2006		
Allowance for loan losses	10,875,186	
Accrued guarantee losses	4,286,240	
Total allowance		15,161,426
2007 Provision for credit losses-net	7,749,965	
2007 Write-offs	(1,330,554)	6,419,411
December 31, 2007		
Allowance for loan losses	16,196,326	
Accrued guarantee losses	5,384,511	
Total allowance		$21,580,837

The Authority's write-down and Loan Loss Reserve policies closely align with the reporting requirements of the banking industry. When management determines that the probability of collection is less than 50% of the remaining balance, it is the policy to assign a Loss rating to the account. For an account rated as Loss, a loss provision is recognized for the entire loan balance.

Under our policy a loan will be written-off against the Loss Allowance when it is determined that the probability of collection is remote. The recognition of a loss does not automatically release the borrower from the obligation to pay the debt. Should the borrower, guarantors, or collateral position improve in the future, any and all steps necessary to preserve the right to collect these obligations will be taken. Debts are forgiven after legal counsel determines there is no further legal recourse available to collect the debt.

Aggregate gross loan and guarantee exposure at December 31, 2007 was $263,612,077, of which $197,183,020 (or 75%) is rated Pass, $10,631,611 (or 4%) is loans made under our technology initiative, and $55,797 (or 21%) is adversely classified.

Total write-offs for the year ended December 31, 2007 were $1,330,554 or 0.61% of the total loan portfolio. At December 31, 2007, the total allowance against Notes Receivable was $16,196,326 or 7.38% of the loan portfolio.

There were no write-offs for the year on guarantees honored. At December 31, 2007 the total allowance for guarantee exposure is $5,384,511 or 12.22% of the total guarantee exposure of $49,387,010.

The 2007 Loss Provisions - Net of $4.9 million, are related to the following detailed information:

- $7,750,000) Loan and Guarantee Program activity
- ($1,437,000) Sale of equipment to MSNBC
- ($4,000) Authority's share in the New Jersey Tech Council Venture Capital Fund
- ($114,000) Authority's share in the Edison Venture Capital Fund
- ($1,296,000) Authority's share in the Garden State Life Sciences Venture Fund

CAPITAL ASSET AND DEBT ADMINISTRATION

Capital Assets. The Authority independently, or in cooperation with a private or governmental entity, acquires, invests in and/or develops vacant industrial sites, existing facilities, unimproved land, equipment and other real estate for private or governmental use. Sites developed and equipment purchased for private use are marketed or leased to businesses that will create new job opportunities and tax ratables for the municipalities. Sites are developed for governmental use for a fee and also may be leased to the State or State entities. For the majority of these leases, future minimum lease rental payments are equal to the debt service payments related to the bonds or notes issued for the applicable property.

The following table summarizes the change in other Capital Assets-Net between fiscal year 2007 and 2006:

	2007	2006	2005	Current Year % increase/ (decrease)	Prior Year % increase/ (decrease)
Land	$23,873,206	$23,873,206	$23,873,206		
Construction in Progress	450		159,748		(100.0)%
Total Nondepreciable Capital Assets	23,873,656	23,873,206	24,032,954		
Building	121,007,001	121,007,001	121,007,001		
Leasehold Improvements	22,223,883	18,657,010	42,966,440	19.1%	(56.6)%
Equipment	38,166,827	37,151,625	53,106,693	2.7%	(30.0)%
Total Depreciable Capital Assets	181,397,711	176,815,636	217,080,134		
Less Accumulated Depreciation	(67,050,760)	(56,691,186)	(79,490,237)	18.3%	(28.3)%
Capital Assets-Net	$138,220,607	$143,997,656	$161,622,851	(4.0)%	(10.9)%

The change in Leasehold Improvements in the current year represents the completion of leasehold improvements at the WTCC location. In the prior year, the change represents the purchase of leasehold improvements by MSNBC and the completion of leasehold improvements at Tech IV-Novo and WTCC locations.

The change in Equipment is due to the purchase and sale of production equipment to MSNBC which fluctuates each year.

More detailed information about the Authority's capital assets is presented in Note 7 to the financial statements.

Capital Debt. At year end, the Authority had $134,405,000 of gross bond and note principal outstanding; a net decrease of 15.5%, due to the paydown of scheduled debt. More detailed information about the Authority's capital debt is presented in Notes 8 and 9 to the financial statements.

The following table summarizes the changes in capital debt between fiscal year 2007 and 2006:

	2007	2006	2005	Current Year % increase/ (decrease)	Prior Year % increase/ (decrease)
Bonds Payable - Gross	$114,245,000	$137,390,000	$175,230,000	(16.8)%	(21.6)%
Notes Payable	20,160,000	21,745,315	14,977,086	(7.3)%	45.2%
Total Bonds and Notes Payable	$134,405,000	$159,135,315	$190,207,086	(15.5)%	(16.3)%

CONTACTING THE AUTHORITY'S FINANCIAL MANAGEMENT

This financial report is designed to provide New Jersey citizens, and our customers, clients, investors and creditors, with a general overview of the Authority's finances and to demonstrate the Authority's accountability for the appropriations and grants that it receives. If you have questions about this report or need additional information, contact the Office of Public Affairs, NJEDA, P.O. Box 990, Trenton, NJ 08625-0990, or visit our web site at: www.njeda.com.

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY
CONSOLIDATED BALANCE SHEETS

	December 31, 2007	December 31, 2006
Assets		
Current Assets		
Cash and cash equivalents	**$234,692,621**	$316,956,482
Investments	**272,801,375**	178,439,279
Receivables:		
Notes	**13,895,731**	13,521,638
Accrued interest on notes	**918,825**	846,752
Accrued interest on investments	**2,230,572**	2,321,495
Intergovernmental	**2,088,889**	2,722,222
Leases	**50,000**	1,445,315
Other receivables	**9,189,100**	2,707,361
	28,373,117	23,564,783
Prepaids and deferred costs	**989,088**	1,127,716
	536,856,201	520,088,260
Noncurrent Assets		
Investments	**74,394,036**	183,354,338
Receivables:		
Notes	**128,238,976**	100,688,879
Notes-restricted	**62,115,966**	75,495,479
Accrued interest on notes	**117,720**	10,128
Accrued interest on notes-restricted	**200,039**	237,778
	190,672,701	176,432,264
Allowance for doubtful notes and guarantees	**(16,196,325)**	(10,875,186)
Net notes receivable	**174,476,376**	165,557,078
Intergovernmental restricted	**6,951,386**	9,161,109
Unamortized discount	**(1,467,123)**	(2,085,468)
Net intergovernmental receivables	**5,484,263**	7,075,641
Leases-restricted	**8,006,869**	8,106,869
Unamortized discount	**(1,347,188)**	(1,449,707)
Net leases receivable	**6,659,681**	6,657,162
Total receivables	**186,620,320**	179,289,881
Prepaids and deferred costs	**320,632**	488,675
Nondepreciable capital assets	**23,873,656**	23,873,206
Depreciable capital assets, net	**114,346,951**	120,124,450
Total capital assets, net	**138,220,607**	143,997,656
	399,555,595	507,130,550
Total Assets	**$936,411,796**	$1,027,218,810

See accompanying notes.

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY
CONSOLIDATED BALANCE SHEETS

	December 31, 2007	December 31, 2006
Liabilities and Net Assets		
Current Liabilities:		
Accrued liabilities	**$14,562,797**	$10,629,127
Deferred lease revenues	**1,130,105**	1,335,692
Deposits	**7,688,155**	6,044,014
OPEB Obligation	**360,794**	259,215
Bonds payable	**14,165,000**	13,845,000
Notes payable	**732,723**	1,887,175
Accrued interest payable	**1,833,794**	1,428,095
	40,473,368	35,428,318
Noncurrent Liabilities:		
Bonds payable-net	**101,344,609**	125,332,529
Notes payable	**19,427,277**	19,858,140
OPEB Obligation	**3,857,978**	12,397,101
Deferred lease revenues	**18,442,338**	19,496,186
Accrued guarantee losses	**5,384,511**	4,286,240
Other	**1,734,556**	2,832,860
	150,191,269	184,203,056
Total Liabilities	**190,664,637**	219,631,374
Net Assets		
Invested in capital assets, net of related debt	**54,010,607**	43,582,656
Restricted for School Loan Program	**38,459,932**	45,688,363
Unrestricted	**653,276,620**	718,316,417
Total Net Assets	**745,747,159**	807,587,436
Total Liabilities and Net Assets	**$936,411,796**	$1,027,218,810

See accompanying notes.

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY

CONSOLIDATED STATEMENTS OF REVENUES, EXPENSES, AND CHANGES IN FUND NET ASSETS

	Years ended December 31, 2007	2006
Operating Revenues		
Financing fees	**$3,302,706**	$3,086,276
Interest income-intergovernmental obligations	**618,345**	706,977
Interest income-notes	**6,936,927**	6,492,123
	7,555,272	7,199,100
Financing lease revenue	**164,298**	346,835
Operating lease revenue	**17,593,299**	21,724,621
Agency fees	**1,210,541**	1,217,859
Program services	**3,153,857**	2,997,211
Real estate development	**1,947,839**	1,931,424
Grant revenue	**458,292**	1,000,000
Other	**1,984,234**	231,662
	26,512,360	29,449,612
	37,370,338	39,734,988
Operating Expenses		
Salaries and benefits	**13,386,196**	24,369,320
General and administrative	**3,441,416**	3,191,599
Interest	**6,850,482**	7,444,219
Issuance and servicing	**814,127**	1,012,589
Program costs	**6,614,397**	6,088,033
Depreciation	**11,489,306**	14,820,974
Loss provisions-net	**4,898,638**	2,981,250
	47,494,562	59,907,984
Operating Loss	**(10,124,224)**	(20,172,996)
Nonoperating Revenues and Expenses		
Interest income-investments	**28,742,994**	29,302,049
Unrealized gain in investment securities	**3,137,560**	2,315,488
Gain on sale of assets-net	**102,212**	902,973
State Appropriations-net	**128,438,344**	10,458,403
Program payments	**(212,137,163)**	(133,909,907)
Nonoperating Expenses, net	**(51,716,053)**	(90,930,994)
Change in Net Assets	**(61,840,277)**	(111,103,990)
Net Assets - Beginning of year	**807,587,436**	918,691,426
Net Assets - End of Year	**$745,747,159**	$807,587,436

See accompanying notes.

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY
CONSOLIDATED STATEMENTS OF CASH FLOWS

	Years ended December 31, 2007	2006
Cash flows from operating activities:		
Financing fees	**$3,224,104**	$3,488,534
Interest from notes	**8,989,407**	8,641,130
Lease rents	**17,537,650**	22,300,562
Grant income	**1,458,292**	
Agency fees	**1,209,341**	1,218,159
Program services	**5,030,326**	3,095,348
Real estate development	**2,174,947**	2,001,416
General and administrative expenses paid	**(25,069,380)**	(16,408,784)
Program costs paid	**(6,456,033)**	(6,138,272)
Collection of notes receivable	**27,446,385**	29,329,642
Guarantee payments recovered		127,754
Loan disbursements	**(42,750,518)**	(10,281,890)
Deposits received	**7,363,187**	8,711,475
Deposits released	**(5,711,269)**	(9,138,555)
Net cash (used in) provided by operating activities	**(5,553,561)**	36,946,519
Cash flows from capital and related financing activities:		
Proceeds from bonds payable and notes		8,400,000
Payment of bonds and notes payable	**(18,565,315)**	(33,461,771)
Interest paid on bonds and notes payable	**(5,147,289)**	(5,858,137)
Purchase of capital assets	**(4,614,393)**	(12,546,344)
Sale of assets	**331,369**	16,067,394
Cost of assets sold		(85,583)
Net cash used in capital and related financing activities	**(27,995,628)**	(27,484,441)
Cash flows from noncapital financing activities:		
Program funding received	**2,843,048**	2,047,222
Deposits received	**2,140**	2,015
Redemption and refunding of bonds payable	**(6,940,000)**	(6,675,000)
Interest paid on revenue bonds	**(4,060,916)**	(4,220,436)
Obligations paid	**(1,144,631)**	(1,185,744)
Issuance and servicing costs paid	**(594,312)**	(738,111)
Appropriations received	**120,083,079**	10,458,403
Payments to State of New Jersey	**(7,202,452)**	(8,293,224)
Program payments	**(200,026,771)**	(119,854,298)
Net cash used in noncapital financing activities	**(97,040,815)**	(128,459,173)
Cash flows from investing activities:		
Interest from investments	**28,823,251**	28,829,765
Capital investments	**(2,929,773)**	(839,238)
Investments - Purchases	**(40,151,593)**	(55,568,735)
- Redemptions	**62,584,258**	48,678,991
Net cash provided by investing activities	**48,326,143**	21,100,783
Net Decrease in Cash and Cash Equivalents	**(82,263,861)**	(97,896,312)
Cash and Cash Equivalents - Beginning of Year	**316,956,482**	414,852,794
Cash and Cash Equivalents - End of Year	**$234,692,621**	$316,956,482

See accompanying notes.

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY
CONSOLIDATED STATEMENTS OF CASH FLOWS (continued)

	Years ended December 31, 2007	2006
Reconciliation of Operating (Loss) to Net Cash Provided by Operating Activities		
Operating loss	**($10,124,224)**	($20,172,996)
Adjustments to reconcile operating loss to net cash provided by operating activities:		
Loss provisions	**4,898,638**	2,981,250
Depreciation	**11,489,306**	14,820,974
Amortization of discounts, premiums, deferred loss	**(720,864)**	(809,458)
Cash provided by nonoperating activities	**10,577,517**	11,481,685
Change in assets and liabilities:		
Notes receivable	**(15,304,242)**	19,048,099
Guarantee payments receivable		127,754
Accrued interest receivable-notes	**(82,508)**	(94,241)
Lease payments receivable	**1,495,315**	1,731,771
Other receivables	**1,673,896**	(1,871,460)
Prepaids and deferred costs	**286,757**	(73,320)
Capital investments	**(102,764)**	(118,873)
Notes payable	**(775,000)**	(665,000)
Accrued liabilities	**(9,276,254)**	13,839,979
Deferred lease revenues	**(1,018,425)**	(1,354,296)
Accrued interest payable	**(222,627)**	(391,106)
Deposits	**1,651,918**	(1,534,243)
Net cash (used in) provided by operating activities	**($5,553,561)**	$36,946,519
Noncash investing activities:		
Unrealized gain in investment securities	**$3,137,560**	$2,315,488

See accompanying notes.

Note 1: Nature of the Authority

The New Jersey Economic Development Authority ("Authority") is a public body corporate and politic, constituting an instrumentality and component unit of the State of New Jersey ("State"). The Authority was established by Chapter 80, P.L. 1974 ("Act") on August 7, 1974, as amended and supplemented, primarily to provide financial assistance to companies for the purpose of maintaining and expanding employment opportunities in the State and increasing tax ratables in underserved communities. The Act prohibits the Authority from obligating the credit of the State in any manner.

The Authority primarily offers the following products and services:

(a) Bond Financing

The Authority issues tax-exempt private activity bonds and taxable bonds. The proceeds from these single issue or composite series bonds are used to provide long-term, below-market interest loans to eligible entities, which include certain 501(c)(3) nonprofit organizations, manufacturers, exempt public facilities, solid waste facilities, and local, county, and State governmental agencies for real estate acquisition, equipment, machinery, building construction and renovations. All such bonds are special conduit debt obligations of the Authority, are payable solely from the revenues pledged with respect to the issue, and do not constitute an obligation against the general credit of the Authority.

(b) Loans/Guarantees/Investments and Tax Incentives

The Authority directly provides loans and loan guarantees to commercial enterprises and other nonprofits for various purposes to include: the acquisition of fixed assets; building construction and renovation; financing for working capital; technological development; and infrastructure improvements. The Authority also may provide financial assistance in the form of convertible debt, and take an equity position in technology and life sciences companies through warrant options. In addition to lending and investing its own financial resources, the Authority also administers several business growth programs supported through State appropriation/allocation, including tax credits for film industry and digital media projects, the technology business tax certificate transfer program, and job growth incentive grants. Other state mandated programs include loans/grants to support hazardous discharge site remediation and petroleum underground storage tank remediation.

(c) Real Estate Development

The Authority independently, or in cooperation with a private or another governmental entity, acquires, invests in and/or develops vacant industrial sites, existing facilities, unimproved land, equipment and other real estate for private or governmental use. Sites developed and equipment purchased for private use are marketed or leased to businesses that will create new job opportunities and tax ratables for municipalities. Sites are developed for governmental use for a fee and also may be leased to the State or State entities.

Component Units

Pursuant to Governmental Accounting Standards Board Statement No. 14, *The Financial Reporting Entity*, the financial statements include the accounts of the Authority and the Camden County Urban Renewal Limited Partnership ("CCURLP"), a blended component unit. CCURLP is a real estate joint venture which provides services for the exclusive benefit of the Authority. All intercompany transactions and balances are eliminated.

The Authority's financial statements do not include the accounts of the New Jersey Community Development Entity ("NJCDE"), a component unit. NJCDE is a legal entity whose primary mission is to provide investment capital for low-income communities, on behalf of the Authority, through the allocation of federal New Markets Tax Credits. The Authority does not deem the operations of the NJCDE to be significant to the operations of the Authority. As of December 31, 2007 and 2006, total assets were $942,815 and $1,318,477.

Related Party Transactions

The Authority has contracted with several other state entities to administer certain loan programs on their behalf for a fee. In order for the Authority to effectively administer the programs, the Authority has custody of the cash accounts for each program. However, the cash in these accounts is not an asset of the Authority and, accordingly, the balances in these accounts have not been included in the Authority's consolidated balance sheets. The following is a summary of the programs that the Authority manages on behalf of other state entities. The cash balances total $40,514,489 and $41,640,806 at December 31, 2007 and 2006, respectively:

Entity	Program	2007	2006
New Jersey Commerce Commission	Sustainable Business Loan Fund	$2,864,625	$2,744,084
New Jersey Commerce Commission	Local Development Financing Fund	20,682,341	20,074,576
Board of Public Utilites	BPU Clean Energy Program	16,927,383	18,781,946
Department of Environmental Protection	DEP Recycling Loan Fund	40,140	40,200

Note 2: Summary of Significant Accounting Policies

(a) Basis of Accounting and Presentation

The Authority is a self-supporting entity and follows enterprise fund reporting; accordingly, the accompanying financial statements are presented using the economic resources measurement focus and the accrual basis of accounting. While detailed sub-fund information is not presented, separate accounts are maintained for each program and include certain funds that are legally designated as to use. Administrative expenses are allocated to the various programs.

In its accounting and financial reporting, the Authority follows the pronouncements of the Governmental Accounting Standards Board ("GASB"). In addition, the Authority follows only the pronouncements of all applicable Financial Accounting Standards Board ("FASB") Statements and Interpretations, Accounting Principles Board Opinions and Accounting Research Bulletins of the Committee on Accounting Procedure issued on or before November 30, 1989, unless they conflict with or contradict GASB pronouncements, in which case, GASB standards will be used as the Authority's governing pronouncement. The Authority has elected to follow only the pronouncements of the FASB issued after November 30, 1989, that do not conflict with GASB statements.

(b) Revenue Recognition

The Authority charges various program financing fees that may include an application fee, commitment fee, closing fee and a document execution fee. The Authority also charges a fee for the administration of financial programs for various government agencies and for certain real estate development and management activities. Fees are recognized when earned. Grant revenue is recognized when the Authority has complied with the terms and conditions of the grant agreements. The Authority recognizes interest income by amortizing the discount on intergovernmental obligations and lease revenue by amortizing the discount on capital lease financings. Operating lease revenue is recognized pursuant to the terms of the lease. The Authority considers all activity, except for State Appropriations, the sale of capital assets and interest earned from investments, to be operating activities.

When available, it is the Authority's policy to first use restricted resources for completion of specific projects.

(c) Cash Equivalents

Cash equivalents are highly liquid debt instruments with original maturities of three months or less and participations in the State of New Jersey Cash Management Fund ("NJCMF"). The NJCMF is managed by the State's Division of Investment under the Department of the Treasury. All investments must fall within the guidelines set forth by the Regulations of the State Investment Council. The Division of Investment is permitted to invest in a variety of securities to include obligations of the U.S. Government and certain of its agencies, certificates of deposit, commercial paper, repurchase agreements, bankers' acceptances and loan participation notes. Investment guidelines provide that all investments in the NJCMF should mature or are to be redeemed within one year, except that up to 25% of the NJCMF may be invested in eligible securities which mature within 25 months; provided, however, that the average maturity of all investments in the NJCMF shall not exceed one year. Cash equivalents are stated at fair value.

(d) Investments

All investments, except for investment agreements, are stated at fair value. The Authority also invests in various types of joint ventures and uses the equity method to account for its investment when it exercises significant control or influence in the venture. Under the equity method, the investment is shown as a single amount on the balance sheet and the Authority's proportionate share of income or loss is recognized currently, rather than through dividends or disposal.

(e) Amortization of Discounts and Premiums

Interest on capital appreciation bonds is accreted using the interest method over the term of the bonds; for other discounts, the bonds outstanding method is used.

(f) Guarantees Receivable

Payments made by the Authority under its various guarantee programs are reported as Guarantees Receivable. These receivables are expected to be recovered either from the lender, as the lender continues to service the loan, or from the liquidation of the underlying collateral. Recoveries increase Worth [see Note 12].

(g) Allowance for Doubtful Notes and Accrued Guarantee Losses

Allowances for doubtful notes and accrued guarantee losses are determined in accordance with guidelines established by the Office of Comptroller of the Currency. These guidelines include classifications based on routine portfolio reviews of various factors that impact collectibility.

(h) Operating and Non-Operating Revenues and Expenses

The Authority defines operating revenues and expenses as relating to activities resulting from providing bond financing, direct lending and real estate development to commercial businesses, certain not-for-profit entities, and to local, county and State governmental entities. Non-operating revenues and expenses include income earned on the investment of funds, proceeds from the sale of certain assets and State appropriations.

(i) Taxes

The Authority is exempt from all Federal and State income taxes and real estate taxes.

(j) Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the amounts reported in the financial statements and accompanying notes. Actual results could differ from those estimates.

(k) Capitalization Policy

Unless material, it is the Authority's policy to expense all expenditures of an administrative nature. Administrative expenditures typically include expenses directly incurred to support staff operations, such as automobiles, information technology hardware and software, office furniture, and equipment.

With the exception of immaterial tenant fit-out costs of retail space that is sublet from the State of New Jersey, the Authority capitalizes all expenditures related to the acquisition of land, construction and renovation of buildings, and procurement of certain production equipment intended for sale or lease to its clients.

(l) Depreciation Policy

Capital assets are stated at cost. Depreciation is computed using the straight-line method over the following estimated economic useful lives of the assets:

Building	20 years
Building Improvements	20 years
Leasehold Improvements	term of the lease
Tenant Fit-Out	term of the lease
Production Equipment	4 to 15 years
Vehicles	expensed
IT Hardware/Software	expensed
Furniture and Equipment	expensed

Note 3: Cash, Cash Equivalents and Investments

(a) Cash and Cash Equivalents

Operating cash is held in the form of Negotiable Order of Withdrawal ("NOW") accounts, money market accounts, and certificates of deposit. At December 31, 2007, the carrying amount of the Authority's deposits was $51,721,206 and the bank balance was $60,697,122. Of the bank balance, $1,199,477 was insured with Federal Deposit Insurance.

Pursuant to GASB Statement No. 40 "Deposit and Investment Risk Disclosures" ("GASB 40"), the Authority's NOW accounts, as well as money market accounts and certificates of deposit, are profiled in order to determine exposure, if any, to Custodial Credit Risk (risk that in the event of failure of the counterparty the NJEDA would not be able to recover the value of its deposit or investment). Deposits are considered to be exposed to Custodial Credit Risk if they are: uncollateralized (securities are not pledged to the depositor), collateralized with securities held by the pledging financial institution, or collateralized with securities held by the pledging financial institution's trust department or agent but not in the government (NJEDA) name. At December 31, 2007 all of the Authority's deposits were collateralized by securities held in its name and, accordingly, not exposed to custodial credit risk.

Cash deposits at December 31, 2007 are as follows:

Deposit Type	**Deposits**
NOW Accounts	$29,883,328
Money Market Accounts	15,837,878
Certificates of Deposit	6,000,000
Total Deposits	$51,721,206

(b) Investments

Pursuant to the Act, the funds of the Authority may be invested in any direct obligations of, or obligations as to which the principal and interest thereof is guaranteed by, the United States of America or other obligations as the Authority may approve. Accordingly, the Authority directly purchases permitted securities and enters into interest-earning investment contracts.

As of December 31, 2007 the total investment is $295,352,245. The Portfolio is comprised of short to medium term bonds and is managed by a financial institution, for the Authority, per a schedule of permitted investments. These investments include obligations guaranteed by the U.S. Government, Government Sponsored Enterprises, Money Market Funds, Mortgage Backed Pass Throughs rated AAA by Standard & Poors or Moody's, and Repurchase Agreements. The Portfolio is managed with the investment objectives of: preserving capital, maintaining liquidity, achieving superior yields, and providing consistent returns over time. In order to limit interest rate risk, investments are laddered, with maturities ranging from several months to a maximum of four years.

Investment of bond proceeds are made in accordance with the Authority's various bond resolutions. The bond resolutions generally permit the investment of funds held by the trustee in the following: (a) obligations of, or guaranteed by, the State or the U.S. Government; (b) repurchase agreements secured by obligations noted in (a) above; (c) interest-bearing deposits, in any bank or trust company, insured or secured by a pledge of obligations noted in (a) above; (d) NJCMF; (e) shares of an open-end diversified investment company which invests in obligations with maturities of less than one year, or guaranteed by, the U.S. Government or Government Agencies; (f) non-participating guaranteed investment contracts.

The Authority is the managing member of the Technology Centre of New Jersey, L.L.C., a real estate joint venture formed in 1999 to spur the growth of high tech industries in the State. The Centre is situated on a 50 acre site and comprised of infrastructure improvements and buildings. As the managing member, the Authority earns an administrative fee based on 5% of gross rents received from the operation of the Centre. At December 31, 2007 and 2006, the value of the Authority's investment in the Centre is $15,299,856 and $15,411,620, respectively. On behalf of the venture, the Authority prepares an annual report, a copy of which may be obtained by contacting the Authority.

The Authority is also a limited partner in various venture funds formed with the primary purpose of providing venture capital to exceptionally talented entrepreneurs dedicated to the application of proprietary technologies or unique services in emerging markets and whose companies are in the expansion stage. At December 31, 2007 and 2006, the aggregate value of the Authority's investment in these funds is $15,583,944 and $11,025,281, respectively. As a limited partner, the Authority receives financial reports from the managing partner of the funds, copies of which may be obtained by contacting the Authority.

At December 31, 2007, the Authority held other equity investments of $250,000. The investment is held in the form of warrants which function like options to buy stock at a predetermined exercise price. Value is based on market value at time of purchase (conversion of loan receivable).

In order to maintain adequate liquidity, significant NJEDA funds are invested in the NJCMF, which typically earns returns that mirror short term interest rates. Monies can be freely added or withdrawn from the NJCMF on a daily basis without penalty. At December 31, 2007 and 2006 the NJEDA balance is $181,032,823 and $267,965,592 respectively.

Custodial Credit Risk

Pursuant to GASB 40, the Authority's investments are profiled to determine if they are exposed to Custodial Credit Risk. Investment securities are exposed to custodial credit risk if the securities are uninsured, are not registered in the name of the government (NJEDA), and are held by either: the counterparty (institution that pledges collateral to government or that buys/sells investments for government) or counterparty's trust department or agent but not in the name of the government. Investment pools such as the NJCMF and open ended mutual funds including Mutual Bond Funds are deemed not to have custodial credit risk. As of December 31, 2007, $261,818,027 in NJEDA investments, comprised of $2,221,394 in U.S. Treasuries, and $259,596,633 in U.S. Agencies, were not registered in the name of the NJEDA and were held by the counterparty.

Concentration of Credit Risk

The NJEDA places no limit on the amount the Authority may invest in any one issuer. At December 31, 2007 more than 5 percent of NJEDA investments are in Federal Farm Credit Bank, Federal Home Loan Bank, Federal Home Loan Mortgage Corp (FHLMC), and Federal National Mortgage Association (FNMA). These investments are 11.62% ($61,622,360); 23.80% ($126,176,556); 8.36% ($44,327,092); and 5.13% ($27,221,000), respectively, of the Authority's total investments. These four investments are included in the U.S. Government Agency category of investments. Investments issued by or guaranteed by the U.S. Government, mutual fund investments, and pooled investments are exempt from this requirement.

Credit Risk

The Authority does not have an investment policy regarding the management of Credit Risk, as outlined above. GASB 40 requires that disclosure be made as to the credit rating of all debt security investments except for obligations of the U.S. government or investments guaranteed by the U.S. government. All investments in Mutual Bond Funds and U.S. Agencies are rated Aaa by Moody's and AAA by Standard & Poors. The NJCMF is not rated.

Interest Rate Risk

The Authority does not have a policy to limit interest rate risk, however, its practice is to hold investments to maturity.

As of December 31, 2007 and 2006, the NJEDA had the following investments and maturities:

Investment Type Debt Securities:	Fair Value as of 12/31/07	Investments Less than 1 Year	Maturities 1-5 Years	Fair Value as of 12/31/06
U.S. Treasuries	$2,221,394		$2,221,394	$8,303,184
U.S. Agencies	259,596,633	$218,557,791	41,038,842	300,400,736
Mutual Bond Funds	56,182,176	56,182,176		28,204,068
NJ Cash Management Fund	181,032,823	181,032,823		267,965,592
Sub total, Total Debt Securities	499,033,026	$455,772,790	$43,260,236	604,873,580
Non Debt Securities				
Investment in Technology Center Joint Venture	15,299,856			15,411,620
Venture Fund Investments	15,583,944			11,025,281
Other Equity Investments	250,000			
Sub total	530,166,826			631,310,481
Less amounts reported as Cash Equivalents	(182,971,415)			(269,516,864)
Total Investments	$347,195,411			$361,793,617

Note 4: Notes Receivable

Notes Receivable consist of the following:	2007	2006
Economic Development Fund ("EDF") loan and guarantee programs; interest ranging up to 9%; maximum term 13 years	**$45,511,995**	$44,810,246
Economic Recovery Fund ("ERF") loan and guarantee programs; interest ranging up to 8%; maximum term of 6 years	**81,490,844**	56,421,474
Hazardous Discharge Site Remediation ("HDSR") loan program; interest ranging from 3% to 5.5%; maximum term of 10 years	**5,424,615**	5,946,301
Public School Facilities ("PSF") loan program; interest ranging from 1.5% to 5.288%; maximum term of 7 years	**67,705,241**	80,842,377
Municipal Economic Recovery Initiative ("MERI") loan program; interest ranging up to 3%; maximum term of 24 years	**4,117,978**	1,685,598
	$204,250,673	$189,705,996

Aggregate Notes Receivable activity for the year ended December 31, 2007 was as follows:

	Beginning Balance	Loan Disbursements	Loan Receipts	Write-offs, Adjustments, Restructures-Net	Ending Balance	Amounts Due Within One Year
EDF/ERF	$101,231,720	$39,427,565	($12,574,935)	($1,081,511)	$127,002,839	$7,159,472
HDSR	5,946,301	840,643	(909,384)	(452,945)	5,424,615	1,018,566
PSF	80,842,377		(13,137,136)		67,705,241	13,137,136
MERI	1,685,598	2,482,310	(49,930)		4,117,978	111,626
	$189,705,996	$42,750,518	($26,671,385)	($1,534,456)	$204,250,673	$21,426,800

Of the amount's due within one year, as noted above, $7,547,861 due from the Public School Facilities Program ("PSF") is categorized as restricted since it cannot be used to pay other current liabilities.

Note 5: Intergovernmental Receivables

The Authority has various Agreements with the State and State entities relating to the issuance of Bonds. Pursuant to the underlying legislation and resolution, the bond proceeds finance various Authority programs and projects. Pursuant to the terms of the Agreements, the debt service on these bonds is payable solely from scheduled amounts receivable. The State's obligation to make contractual payments to the Authority is subject to, and dependent upon, yearly appropriations being made by the State Legislature for such purposes. The New Jersey State Legislature has no legal obligation to make such appropriations.

The Series 1996 Port bonds are secured solely by loan payments originally scheduled to be made to the Port Authority by various utilities authorities. The Port Authority has assigned the right to receive such loan payments to the Authority. The receivable is from the State of New Jersey.

At December 31, 2007 and 2006, Intergovernmental Receivables are comprised of the following:

	2007	2006
NJ Port District Utilities Authorities Contract	**$9,040,275**	$11,883,331
Unamortized Discount	**(1,467,123)**	(2,085,468)
Total Net Intergovernmental Receivable	**$7,573,152**	**$9,797,863**

Aggregate gross receipts from intergovernmental receivables due through 2012 and thereafter are as follows:

2008	$2,088,889
2009	2,209,722
2010	2,209,714
2011	904,167
2012	693,055
2013-2015	934,728
	$9,040,275

Intergovernmental Receivable activity for the year ended December 31, 2007 was as follows:

	Beginning Balance	Reductions	Ending Balance	Amount Receivable Within One Year
Gross Receivable	$11,883,331	($2,843,056)	$9,040,275	$2,088,889
Discount	(2,085,468)	618,345	(1,467,123)	
Net Receivable	$9,797,863	($2,224,711)	$7,573,152	

Note 6: Leases

(a) Leases Receivable

The Authority has various financing leases relating to the issuance of Bonds and Notes Payable. Bond and Note proceeds finance specific projects. The financing leases provide for basic rental payments, by the tenant to the Authority, in an amount at least equal to the amount of debt service on the Bonds and Notes. In the event of default by the tenant to make rental payments, the Authority generally has recourse, including, but not limited to, taking possession and selling or subletting the leased premises and property.

The outstanding leases are as follows:

Lease Description	2007	2006
Automated Distribution Systems, Inc, through 9/1/07		$1,345,315
NY Daily News, through 7/30/21	**$8,056,869**	8,206,869
Aggregate Lease Payments Receivable-Gross	**8,056,869**	9,552,184
Unamortized Discount	**(1,347,188)**	(1,449,707)
Aggregate Lease Payments Receivable-Net	**$6,709,681**	$8,102,477

Aggregate gross lease receipts due through 2012 and thereafter are as follows:

2008	$50,000
2009	100,000
2010	100,000
2011	100,000
2012	100,000
2013-2017	500,000
2018-2021	7,106,869
	$8,056,869

Lease payments receivable activity for the year ended December 31, 2007 was as follows:

	Beginning Balance	**Reductions**	**Ending Balance**	**Amount Receivable Within One Year**
Gross Receivable	$9,552,184	($1,495,315)	**$8,056,869**	$50,000
Discount	(1,449,707)	102,519	**(1,347,188)**	
Net Receivable	$8,102,477	($1,392,796)	**$6,709,681**	

(b) Operating Leases

(i) Authority as Lessor

At December 31, 2007, capital assets with a gross carrying value of $189,576,899 and accumulated depreciation of $63,075,454 are leased to commercial enterprises. These leases generally provide the tenant with renewal and purchase options. Aggregate minimum lease receipts are expected as follows:

2008	$13,855,840
2009	11,830,494
2010	11,598,261
2011	11,138,007
2012	8,564,840
2013-2017	29,190,344
2018-2022	6,471,030
2023-2027	4,336,467
2028-2032	715,000
2033-2036	620,000
	$98,320,283

(ii) Authority as Lessee

The Authority leases commercial property, buildings, office space and parking. The leased premises are either sublet to commercial enterprises or utilized by Authority staff. Aggregate rental expense for the current year on commercial property amounted to $ 597,858; and for property used by the Authority, rental expense amounted to $284,179. Aggregate future lease obligations are as follows:

2008	$879,741
2009	766,295
2010	739,028
2011	688,856
2012	708,023
2013-2017	3,172,226
2018-2022	1,548,570
2023-2027	1,181,500
2028-2032	1,278,600
2033-2037	1,220,580
2038-2042	646,300
2043-2047	704,470
2048-2052	743,250
2053-2054	297,300
	$14,574,739

Note 7: Capital Assets

Capital asset activity for the years ended December 31, 2007 and 2006 was as follows:

	December 31, 2005	Additions	Reductions	Adjustments to Reserve	December 31, 2006
Capital assets not being depreciated:					
Land	$23,873,206				$23,873,206
Construction in progress	159,748	$4,661,462	($4,821,210)		
Capital assets being depreciated:					
Building	121,007,001				121,007,001
Leasehold improvements	42,966,440	10,218,168	(34,527,598)		18,657,010
Production equipment	53,106,693	2,216,197	(20,053,570)	$1,882,305	37,151,625
Capital assets-gross	241,113,088	17,095,827	(59,402,378)	1,882,305	200,688,842
Less: accumulated depreciation	79,490,237	14,820,974	(37,620,025)		56,691,186
Capital assets-net	$161,622,851	$2,274,853	($21,782,353)	$1,882,305	$143,997,656

	December 31, 2006	Additions	Reductions	Adjustments to Reserve	December 31, 2007
Capital assets not being depreciated:					
Land	$23,873,206				$23,873,206
Construction in progress		$450			450
Capital assets being depreciated:					
Building	121,007,001				121,007,001
Leasehold improvements	18,657,010	3,804,383	($237,510)		22,223,883
Production equipment	37,151,625	937,127	(1,506,310)	$1,584,385	38,166,827
Capital assets-gross	200,688,842	4,741,960	(1,743,820)	1,584,385	205,271,367
Less: accumulated depreciation	56,691,186	11,489,306	(1,129,732)		67,050,760
Capital assets-net	$143,997,656	($6,747,346)	($614,088)	$1,584,385	$138,220,607

During 2007, the Authority completed leasehold improvements totaling $3,804,383 at the Waterfront Technology Center at Camden. Completion of these improvements helps provide suitable office space for technology based companies, as well as Authority staff, and enables the Authority to assist more businesses in the southern portion of the State.

Note 8: Bonds Payable

The bonds reported in the following table have been issued in order to fund commercial loans, loans to school districts, commercial real estate development and capital construction. The Bonds are secured by lease rental payments, loan repayments and the underlying assets pledged pursuant to the Bond resolutions. In the event of default by the tenant to make rental payments, the Authority generally has recourse, including, but not limited to, taking possession and selling or subletting the leased premises and property.

The Series 1996 Port bonds are secured solely by loan payments originally scheduled to be made to the Port Authority by various utilities authorities. The Port Authority has assigned the right to receive such loan payments to the Authority.

The outstanding issues for the years ended December 31, 2007 and 2006 are as follows:

	2007	2006
$46,815,000 NJEDA Revenue Bonds (Public Schools Small Project Loan Program), 2004 Series, interest ranging from 3% to 5%; due 8/15/07 through 8/15/13. Series 1993 was refunded on 3/15/04.	**$27,595,000**	$33,275,000
$43,000,000 Variable Rate Lease Revenue Bonds, 2003 Series A and B, (Camden Center Urban Renewal Limited Partnership Project); interest ranging from 3.89% to 5.909% due annually through 3/15/18	**39,410,000**	40,185,000
$167,500,000 NJEDA Taxable Economic Development Bonds MSNBC/CNBC Project, 1997 Series A and B, adjustable rate, due through 10/1/21	**20,300,000**	34,000,000
$31,700,000 NJEDA Adjustable Rate Lease Revenue (taxable) Bonds, 1995 Series A and B (Barnes & Noble, Inc. Distribution and Freight Consolidation Center Project) due 7/3/07 through 6/30/11	**18,500,000**	20,230,000
$18,355,000 NJEDA Taxable Revenue Bonds, North Jersey Port District Utilities Authorities Loan Securitization Program ("Port"), Series 1996, interest ranging from 7.05% to 7.25%; due 2/15/07 through 2/15/12	**8,440,000**	9,700,000
Subtotal	**114,245,000**	137,390,000
Unamortized premium	**1,264,609**	1,787,529
	$115,509,609	$139,177,529

At December 31, 2007 the carrying value of all aggregate bonds payable approximates fair market value. Aggregate debt service requirements of bonds payable through 2012 and thereafter are as follows:

	Principal	Interest	Total
2008	$14,165,000	$5,208,095	$19,373,095
2009	11,845,000	4,650,621	16,495,621
2010	10,055,000	4,591,969	14,646,969
2011	19,280,000	3,987,300	23,267,300
2012	7,910,000	3,274,397	11,184,397
2013-2017	12,640,000	12,748,766	25,388,766
2018-2021	38,350,000	2,819,730	41,169,730
	$114,245,000	$37,280,878	$151,525,878

Bonds payable activity for the years ended December 31, 2007 and 2006 was as follows:

	December 31, 2005	Reductions	December 31, 2006	Amounts Due Within One Year
Bonds Payable-gross	$175,230,000	($37,840,000)	$137,390,000	$13,845,000
Unamortized premium	2,425,362	(637,833)	1,787,529	
Total Bonds Payable-net	$177,655,362	($38,477,833)	$139,177,529	

	December 31, 2006	Reductions	December 31, 2007	Amounts Due Within One Year
Bonds Payable-gross	$137,390,000	($23,145,000)	**$114,245,000**	$14,165,000
Unamortized premium	1,787,529	(522,920)	**1,264,609**	
Total Bonds Payable-net	$139,177,529	($23,667,920)	**$115,509,609**	

During 2005, the Authority changed its policy with respect to the manner in which Conduit Debt Obligations are reported for financial reporting purposes. Prior to 2005, the Authority's policy was to record such obligations as Bonds Outstanding in its financial statements.

Pursuant to GASB issued statement, **"Disclosure of Conduit Debt Obligations" (GASBI-2)**, there is no requirement to record conduit debt that is simultaneously recorded by the entity that is responsible for its payment. The State of New Jersey records this debt on its financial statements.

During 2005, at the direction of the State, the Authority removed such conduit debt, and its corresponding assets, from its financial statements. In addition, it is the Authority's opinion that by removing the State backed conduit debt and Agency type transactions from its financial statements a more accurate assessment of its financial position and operations will exist.

Note 9: Financial Instruments

Variable Rate Lease Revenue Refunding Bonds 2002 Series A and B

In connection with its issuance of $43,000,000 Variable Rate Revenue Bonds, 2002 Series A and B issues, on December 30, 2002, the Authority has entered into a swap agreement with Bank of America, formerly Fleet Bank ("BoA"). The nature and purpose of this transaction is described below:

(a) Interest Rate Swap Agreements

Under the terms of this agreement, which was executed on January 7, 2003, the Authority pays a fixed rate of 3.89% to BoA on a notional amount equal to the principal amount of the 2002 bonds being hedged pursuant to such swap. In return, the swap provider will pay the Authority a floating amount based on 100% of one month LIBOR on the same notional amount. As the bonds are redeemed, the notional amount of the swap shall decrease proportionately. The purpose of this agreement is to achieve a synthetic fixed rate. The swap remains in effect until December 30, 2009. The fair value of the swap was ($135,884) and $1,241,272 as of December 31, 2007 and 2006, respectively.

(b) Credit Risk

As of December 31, 2007, the Authority was not exposed to credit risk, because the swap had a negative fair value. However, should interest rates change and the fair value of the swap become positive, the Authority would be exposed to credit risk in the amount of the swap's fair value.

(c) Termination Risk

The swap contract uses the International Swap Dealers Association Master Agreement, which includes provision for standard termination events, such as failure to pay and bankruptcy. The Authority or the counterparty may terminate the swap if the other party fails to perform under the terms of the contract. If the swap were terminated, the variable-rate bond would no longer carry a synthetic fixed interest rate. Also, if the swap were to have a negative fair value at the time of termination, the Authority would be liable to the counterparty for a payment equal to the swap's fair value.

In connection with this agreement, no amounts are recorded in the financial statements other than the net interest expense resulting from the agreement.

Note 10: Notes Payable

Generally, Notes Payable are special obligations of the Authority payable solely from loan payments, lease rental payments and other revenues, funds and other assets pledged under the notes and do not constitute obligations against the general credit of the Authority. Note proceeds are used to fund specific programs and projects and are not co-mingled with other Authority funds.

The outstanding notes are as follows:	**2007**	2006
Automated Distribution Systems, LP; interest at 10.89%; principal & interest due monthly through maturity on 9/30/07		$1,345,315
Community Development Investments, LLC; effective interest at 3.02%; principal & interest due monthly through 4/12/14 with final payment of $1,576,918 at maturity on 5/12/14	**$2,000,000**	2,000,000
City of Camden, NJ; interest at 6%; principal & interest due monthly through maturity on 2/5/16	**4,000,000**	4,000,000
Jersey Central Power & Light; interest at 4%; interest only due monthly through 11/12/10; principal due at maturity on 11/12/10	**1,000,000**	1,000,000
Public Service New Millennium Economic Development Fund, LLC; interest at 4%; interest only due monthly through 11/7/10; principal due at maturity on 11/7/10	**5,000,000**	5,000,000
Waterfront Technology Center Construction Loan; variable interest; principal and interest due monthly over 60 month period, through maturity on 1/31/12	**8,160,000**	8,400,000
	$20,160,000	$21,745,315

At December 31, 2007, the carrying value of all notes payable approximates fair market value. Aggregate debt service requirements of notes payable through 2016 and thereafter are as follows:

	Principal	**Interest**	**Total**
2008	$732,723	$1,567,151	$2,299,874
2009	845,690	822,047	1,667,737
2010	6,899,835	742,895	7,642,730
2011	955,404	488,522	1,443,926
2012	6,982,335	181,971	7,164,306
2013-2016	3,744,013	218,979	3,962,992
Total	$20,160,000	$4,021,565	$24,181,565

Notes payable activity for the years ended December 31, 2007 and 2006 was as follows:

December 31, 2005	Additions	Reductions	December 31, 2006	Amounts Due Within One Year
$14,977,086	$8,400,000	($1,631,771)	$21,745,315	$1,887,175

December 31, 2006	Additions	Reductions	December 31, 2007	Amounts Due Within One Year
$21,745,315		($1,585,315)	$20,160,000	$732,723

Note 11: Net Assets

The Authority's Net Assets are categorized as follows:

- Invested in capital assets, net of related debt
- Restricted
- Unrestricted

Invested in Capital Assets, Net of Related Debt includes capital assets net of accumulated depreciation used in the Authority's operations as well as capital assets that result from the Authority's real estate development and operating lease activities. Restricted assets include net assets that have been restricted in use in accordance with State law, such as the Public School Facilities loan program, noted in Note 4. Unrestricted assets include all net assets not included above. The changes in Net Assets during 2007 and 2006 are as follows:

	Invested in Capital Assets Net of Debt	Restricted	Unrestricted	Totals
Net Assets December 31, 2005	$30,042,851	$53,529,787	$835,118,788	$918,691,426
Change in net assets	13,539,805	(7,841,424)	(116,802,371)	(111,103,990)
Net Assets December 31, 2006	43,582,656	45,688,363	718,316,417	807,587,436
Change in net assets	10,427,951	(7,228,431)	(65,039,797)	(61,840,277)
Net Assets December 31, 2007	$54,010,607	$38,459,932	$653,276,620	$745,747,159

Note 12: Commitments and Contingencies

(a) Loan and Bond Guarantee Programs

The Authority has a special binding obligation regarding all guarantees to the extent that funds are available in the guarantee accounts as specified in the guarantee agreements. Guarantees are not, in any way, a debt or liability of the State.

(1) Economic Development Fund

The guarantee agreements restrict the Authority from approving any loan or bond guarantee if, at the time of approval, the Debt (exposure and commitments) to Worth (the amount on deposit and available for payment) ratio is greater than 3 to 1. At any time, payment of the guarantee is limited to the amount of Worth within the specific guarantee program account.

Principal payments on guaranteed loans and bonds reduce the Authority's exposure. At December 31, 2007, the Authority's Debt and Worth was composed of the following:

	Port District Program	Community Economic Development Program
Total Debt	$2,450,767	$31,697
Total Worth	$24,128,063	$9,693,759

(2) Economic Recovery Fund

The guarantee agreements restrict the Authority from approving any loan or bond guarantee if, at the time of approval, the Debt to Worth ratio is greater than 5 to 1. At any time, payment of the guarantee is limited to the amount of Worth within the guarantee program account. Principal payments on guaranteed loans and bonds reduce the Authority's exposure. At December 31, 2007, Debt was $31,462,772 and Worth was $71,811,110, with a ratio of 0.44 to 1.

(3) Economic Growth Composite Bond Program

The Guarantee Agreement relating to Economic Growth Composite Bonds requires the Authority to establish, in trust, a Cash Collateral Account. This obligation to deliver funds to the trustee is a general obligation of the Authority.

To the extent guarantee payments of principal on the bonds cannot be recovered through collateral liquidation, loan restructure, etc., the Authority's aggregate composite exposure is permanently reduced. At December 31, 2007, aggregate exposure and the cash collateral balance are both $1,268,997.

(4) New Jersey Business Growth Fund

The Authority guarantees between 25% and 50% of specific, low-interest loans to New Jersey companies, made by one of its preferred lenders, with a maximum aggregate exposure to the Authority not to exceed \$10 million and, at no time will the Authority pay more than \$10 million, net, of guarantee demands. At December 31, 2007, aggregate exposure and related Worth within the Business Growth Fund account were both \$10,000,000.

(b) Loan Program Commitments and Project Financings

At December 31, 2007 the Authority has \$16,036,792 of loan commitments not yet closed or disbursed and \$74,405,280 of project financing commitments.

(c) New Markets Tax Credit Program

On December 28, 2005, the Authority loaned \$31,000,000 to a limited liability company ("company"), to facilitate their investment in a certified community development entity ("entity") whose primary mission is to provide loan capital for commercial projects in low-income areas throughout New Jersey. The company also received an equity investment from a private corporation ("corporation"). The company then invested the combined proceeds in the entity, which was awarded an allocation in Federal tax credits under the New Markets Tax Credit Program.

During 2007, the Authority made two additional New Markets commitments. On September 24, 2007 the Authority facilitated a transaction in which \$3,500,000 in credits were allocated (no Authority funds were utilized). On September 26, 2007, the Authority loaned \$20,296,000 to another company with terms similar to the first transaction.

As part of the three agreements, the corporation will claim the Federal tax credits in exchange for their investment. Claiming these credits carries the risk of recapture, whereby an event occurs that would negate the credit taken, causing it to be returned with interest. Based on the agreements between the Authority and the respective companies, the Authority will provide a guaranty to the corporation against adverse consequences caused by a recapture event. As of December 31, 2007, the aggregate exposure to the Authority for all three transactions described above is \$30,541,355. The Authority has determined the likelihood of paying on the guaranty, at this time, is remote.

Note 13: Litigation

The Authority is involved in several lawsuits that, in the opinion of the management of the Authority, will not have a material effect on the accompanying financial statements.

Note 14: Employee Benefits

(a) Public Employees Retirement System of New Jersey ("PERS")

The Authority's employees participate in the PERS, a cost sharing multiple-employer defined benefit plan administered by the State. The Authority's contribution is based upon an actuarial computation performed by the PERS. Pursuant to the Pension Security Legislation Act of 1997, the issuance of bonds permitted the pension benefit obligation to be fully funded from 1998 to 2004. Beginning in 2005, the Authority was assessed a portion of its normal contribution, which will increase each year until 2009, when 100% of the normal contribution will be assessed, and for each year thereafter. For the years ending December 31, 2007 and 2006, the Authority was assessed $303,700 and $171,835, or 60% and 40% of it's normal contribution, respectively. No contribution was required in 2004. Employees of the Authority are required to participate in the PERS and contribute 5% of their annual compensation. The payroll for employees covered by PERS for the years ending December 31, 2007 and 2006 was $9,333,073 and $8,596,556, respectively.

The general formula for annual retirement benefits is the final average salary divided by 55, times the employee's years of service. Pension benefits fully vest upon reaching 10 years of credited service. Members are eligible for retirement at age 60 with no minimum years of service required. Members who have 25 years or more of credited service may select early retirement without penalty at or after age 55 and receive full retirement benefits. The PERS also provides death and disability benefits. All benefits are established by State statute.

The State of New Jersey, Department of the Treasury, Division of Pension and Benefits, issues publicly available financial reports that include the financial statements and required supplementary information for the PERS. The financial reports may be obtained by writing to the State of New Jersey, Department of the Treasury, Division of Pension and Benefits, P.O. Box 295, Trenton, New Jersey, 08625-0295.

(b) Postemployment Health Care and Insurance Benefits

The Authority sponsors a single employer postemployment benefits plan that provides benefits in accordance with State statute, through the State Health Benefits Bureau, to it's retirees having 25 years or more of service in the PERS and are at least 47 years of age or to employees approved for disability retirement. Health benefits and prescription benefits provided by the plan are at no cost to the retiree. Upon turning 65 years of age, a retiree must utilize Medicare as their primary coverage, with State Health Benefits providing supplemental coverage. In addition, life insurance is provided at no cost to the Authority and the retiree in an amount equal to 3/16 of their average salary during the final 12 months of active employment.

In accordance with GASB Statement No. 45 ("GASB 45"), *Accounting & Financial Reporting by Employers for Postemployment Benefits Other Than Pensions*, the Authority obtained an actuarially determined calculation for this obligation, and has established and funded a trustee administered account pursuant to an irrevocable trust agreement in which plan assets are dedicated to providing benefits to retirees as stipulated in the trust agreement.

The Authority's annual other postemployment benefits ("OPEB") cost for the plan is calculated based on the *annual required contribution of the employer* (ARC), an amount actuarially determined in accordance with the parameters of GASB 45. This represents a level of funding that, if paid on an ongoing basis, is projected to cover normal cost each year, and to amortize any unfunded actuarial liability (UAAL) or excess over a period not to exceed 30 years. The Authority elected to amortize the UAAL over one year in 2006. The Authority's annual OPEB cost for the years ended December 31, 2007 and 2006, and the related information for the Plan are as follows (dollar amounts in thousands):

	2007	2006
Annual required contribution (ARC)	$634	$12,851
Contributions made	(9,071)	(195)
(Decrease) increase in net OPEB obligation	(8,437)	12,656
Net OPEB obligation - beginning of year	12,656	
Net OPEB obligation - end of year	$4,219	$12,656

The Authority's annual OPEB cost, the percentage of annual OPEB cost contributed to the Plan and the net OPEB obligation for fiscal years 2007 and 2006 were as follows (dollar amounts in thousands):

Fiscal Year Ended	Annual OPEB Cost	Percentage of Annual OPEB Cost Contributed	Net OPEB Obligation
12/31/07	$634	100%	$4,219
12/31/06	$12,851	1.5%	$12,656

As of December 31, 2007, the actuarial accrued liability for benefits was $12,994,000, of which 32.5% was unfunded. The covered payroll (annual payroll of active employees covered by the plan) was $9,333,073, and the ratio of unfunded actuarial accrued liability to the covered payroll was 45.2%.

Actuarial valuations of an ongoing plan involve estimates and assumptions about the probability of occurrence of future events, such as employment, mortality, and healthcare costs. Amounts determined regarding the funded status of the plan and the annual required contributions of the Authority are subject to continual revision as actual results are compared with past expectations and new estimates are made regarding the future. The schedule of funding progress presented as required supplementary information provides multiyear trend information that shows whether the actuarial value of plan assets is increasing or decreasing over time relative to the actuarial accrued liabilities for benefits.

Actuarial Methods and Assumptions. Projections of benefits for financial reporting purposes are based on the substantive plan (the plan as understood by the employer and plan members) and include the types of benefits provided at the time of each valuation and the historical pattern of benefit cost sharing between the employer and plan members to that point. The actuarial methods and assumptions used include techniques that are designed to reduce short-term volatility in actuarial accrued liabilities and the actuarial value of assets, consistent with the long-term perspective of the calculations.

For the January1, 2006 actuarial valuation the projected unit credit actuarial cost method was used. In this method benefits are attributed from date of hire to the date of decrement. In the actuarial assumptions no investment return was cited as there are no plan assets. The healthcare cost trend assumed in the actuarial valuation includes an initial annual healthcare cost trend rate of 10% annually, decreasing by 1% per year to an ultimate rate of 5% effective 2012 and thereafter. Both rates include a 4% inflation assumption.

Required Supplemental Information

Funding Status and Funding Progress. The funding status of the plan as of December 31, 2007 was as follows (actuarial valuation date 1/1/06):

	2007	2006
Actuarial accrued liability (AAL)	$12,994,000	$12,656,316
Actuarial value of plan assets	8,775,228	
Unfunded actuarial accrued liability(UAAL)	$ 4,218,772	$12,656,316
Funded ratio (actuarial value of plan assets/AAL)	67.5%	0%
Covered payroll (active plan members)	$9,333,073	$8,596,556
UAAL as a percentage of covered payroll	45.2%	147.2%

Note 15: Compensated Absences

In accordance with GASB Statement No. 16, *Accounting for Compensated Absences*, the Authority recorded current liabilities in the amount of $497,840 and $557,845 as of December 31, 2007 and 2006, respectively. The liability as of the balance sheet date, is the value of employee accrued vacation time and vested estimated sick leave benefits that are probable of payment to employees upon retirement. The vested sick leave benefit to retirees for unused accumulated sick leave is calculated at the lesser of half the value of earned time or $15,000. The payment of sick leave benefits, prior to retirement, is dependent on the occurrence of sickness as defined by Authority policy; therefore, such non-vested benefits are not accrued.

Note 16: Reclassification of 2006 Balances

Certain 2006 balances have been reclassified to conform with current year presentation.