

RESIDENTIAL FUNDING MORTGAGE SECURITIES II, INC.
HOME EQUITY LOAN TRUST 2006-HSA1
RESIDENTIAL FUNDING CORPORATION - MASTER SERVICER
STATEMENT TO CERTIFICATEHOLDERS

DISTRIBUTION SUMMARY

CLASS	CUSIP	ORIGINAL FACE VALUE	PRINCIPAL BALANCE BEFORE DISTRIBUTION	CURRENT PASS-THROUGH RATE	PRINCIPAL DISTRIBUTION	INTEREST DISTRIBUTION	TOTAL DISTRIBUTION	*DEFERRED INTEREST	PRINCIPAL LOSS	ADDITIONAL BALANCE	REMAINING PRINCIPAL BALANCE
A-1	76110VTC2	282,669,000.00	182,424,547.76	5.43000 %	11,789,507.32	797,886.09	12,587,393.41	0.00	0.00	0.00	170,635,040.44
A-2	76110VTD0	42,249,000.00	42,249,000.00	5.19000 %	0.00	182,711.05	182,711.05	0.00	0.00	0.00	42,249,000.00
A-3	76110VTE8	47,465,000.00	47,465,000.00	5.23000 %	0.00	206,850.33	206,850.33	0.00	0.00	0.00	47,465,000.00
A-4	76110VTF5	42,917,000.00	42,917,000.00	5.49000 %	0.00	196,328.22	196,328.22	0.00	0.00	0.00	42,917,000.00
A-5	76110VTG3	46,144,000.00	46,144,000.00	5.31000 %	0.00	204,169.47	204,169.47	0.00	0.00	0.00	46,144,000.00
SB		2,321,025.26	10,041,697.52	0.00000 %	0.00	0.00	0.00	143,012.70	0.00	0.00	10,184,710.22
R-I		0.00	0.00	0.00000 %	0.00	0.00	0.00	0.00	0.00	0.00	0.00
R-II		0.00	0.00	0.00000 %	0.00	0.00	0.00	0.00	0.00	0.00	0.00

463,765,025.26	371,241,245.28	11,789,507.32	1,587,945.16	13,377,452.48	143,012.70	0.00	0.00	359,594,750.66
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DISTRIBUTION FACTOR SUMMARY
AMOUNTS PER \$1,000 UNIT

* DEFERRED INTEREST - INCLUDES NON-CASH ALLOCATIONS

CLASS	PRINCIPAL BALANCE BEFORE DISTRIBUTION	PRINCIPAL DISTRIBUTION	INTEREST DISTRIBUTION	ADDITIONAL BALANCE	TOTAL DISTRIBUTION	DEFERRED INTEREST	PRINCIPAL BALANCE AFTER DISTRIBUTION	DETERMINATION DATE	20-December-2006
A-1	645.364535	41.707818	2.822687	0.000000	44.530505	0.000000	603.656717	PAYMENT DATE	26-December-2006
A-2	1,000.000000	0.000000	4.324624	0.000000	4.324624	0.000000	1,000.000000	RESIDENTIAL FUNDING CORPORATION	
A-3	1,000.000000	0.000000	4.357955	0.000000	4.357955	0.000000	1,000.000000	2255 NORTH ONTARIO STREET, SUITE 400	
A-4	1,000.000000	0.000000	4.574603	0.000000	4.574603	0.000000	1,000.000000	BURBANK, CA 91504-2130	
A-5	1,000.000000	0.000000	4.424616	0.000000	4.424616	0.000000	1,000.000000	(818) 260-1400	

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INTEREST DISTRIBUTION SUMMARY

CLASS	RECORD DATE	ACCRUAL DATES	INTEREST ACCRUAL METHODOLOGY	ACCRUED CERTIFICATE INTEREST	PREPAYMENT INTEREST SHORTFALL ALLOCATED	SERVICEMEMBERS CIVIL RELIEF ACT SHORTFALL ALLOCATED	PRIOR PERIOD SHORTFALLS REPAID	CERTIFICATE INTEREST DISTRIBUTION AMOUNT
A-1	12/22/2006	11/27/2006-12/25/2006	Actual/360	797,955.38	0.00	69.29	0.00	797,886.09
A-2	11/30/2006	11/01/2006-11/30/2006	30/360	182,726.92	0.00	15.87	0.00	182,711.05
A-3	11/30/2006	11/01/2006-11/30/2006	30/360	206,868.29	0.00	17.96	0.00	206,850.33
A-4	11/30/2006	11/01/2006-11/30/2006	30/360	196,345.27	0.00	17.05	0.00	196,328.22
A-5	11/30/2006	11/01/2006-11/30/2006	30/360	204,187.20	0.00	17.73	0.00	204,169.47
SB	11/30/2006	11/01/2006-11/30/2006	30/360	0.00	0.00	0.00	0.00	0.00
R-I	11/30/2006	11/01/2006-11/30/2006	30/360	0.00	0.00	0.00	0.00	0.00
R-II	11/30/2006	11/01/2006-11/30/2006	30/360	0.00	0.00	0.00	0.00	0.00
DEAL TOTALS				1,588,083.06	0.00	137.90	0.00	1,587,945.16

PREPAYMENT INTEREST SHORTFALL AMOUNTS						BASIS RISK/NET WAC SHORTFALL AMOUNTS				
CLASS	CURRENT PERIOD	PRIOR PERIOD UNPAID	PRIOR UNPAID ACCRUED INTEREST	TOTAL PAID	REMAINING UNPAID	CURRENT PERIOD	PRIOR PERIOD UNPAID	PRIOR UNPAID ACCRUED INTEREST	TOTAL PAID	REMAINING UNPAID
A-1	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
A-2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
A-3	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
A-4	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
A-5	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
DEAL TOTALS										
	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

INDEX VALUE USED FOR THE CURRENT DISTRIBUTION : 0.00000

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COLLATERAL SUMMARY

POOL/GROUP	MASTER SERVICER FEE AMOUNT	SUBSERVICER FEE AMOUNT	WEIGHTED AVERAGE GROSS RATE	WEIGHTED AVERAGE NET RATE	WEIGHTED AVERAGE REMAINING AMORTIZATION TERM	WEIGHTED AVERAGE MONTHS TO MATURITY	WEIGHTED AVERAGE REMAINING DRAW MONTHS	PERCENTAGE OF DELINQUENT LOANS	ADDITIONAL DRAW AMOUNTS
POOL -50285	24,749.83	154,683.86	8.73818207 %	7.99818207 %	307.18	186.93	0.00	1.1915260 %	0.00
DEAL TOTALS	24,749.83	154,683.86						1.1915260 %	0.00

POOL/GROUP	BEGINNING OF PERIOD COUNT	AMOUNT	COUNT	PAYOFFS AMOUNT	COUNT	REPURCHASES AMOUNT	COUNT	LIQUIDATIONS AMOUNT	COUNT	END OF PERIOD COUNT	AMOUNT
POOL (50285)	8,244	371,241,245.28	188	10,367,339.04	1	0.00	11	664,407.00	8,044	359,594,750.66	
DEAL TOTALS	8,244	371,241,245.28	188	10,367,339.04	1	0.00	11	664,407.00	8,044	359,594,750.66	

DELINQUENCY SUMMARY

CURRENT			DELINQUENCY									
			30-59 DAYS		60-89 DAYS		90-119 DAYS		120-149 DAYS		150-179 DAYS	
POOL/GROUP	COUNT	AMOUNT	COUNT	AMOUNT	COUNT	AMOUNT	COUNT	AMOUNT	COUNT	AMOUNT	COUNT	AMOUNT
POOL (50285)	7,942	353,581,645.53	35	1,880,250.77	25	1,321,046.64	15	1,083,367.53	15	1,095,273.05	11	593,588.41
DEAL TOTALS	7,942	353,581,645.53	35	1,880,250.77	25	1,321,046.64	15	1,083,367.53	15	1,095,273.05	11	593,588.41

180+ DAYS				FORECLOSURE		REO LOANS		PAID OFF		REPURCHASED		LIQUIDATED	
POOL/GROUP	COUNT	AMOUNT		COUNT	AMOUNT	COUNT	AMOUNT	COUNT	AMOUNT	COUNT	AMOUNT	COUNT	AMOUNT
POOL (50285)	0	0.00		1	39,578.73	0	0.00	188	10,367,339.04	1	0.00	11	664,407.00
DEAL TOTALS	0	0.00		1	39,578.73	0	0.00	188	10,367,339.04	1	0.00	11	664,407.00

Delinquency information appearing on this statement has been derived using the OTS method.

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COLLECTIONS SUMMARY

	POOL (50285)	DEAL TOTALS
(1) INTEREST COLLECTIONS	2,443,524.80	2,443,524.80
(2) PRINCIPAL COLLECTIONS	10,982,087.62	10,982,087.62
(3) ADDITIONAL BALANCE	0.00	0.00
(4) NET PRINCIPAL COLLECTIONS	10,982,087.62	10,982,087.62
(5) ADJUSTMENT AMOUNT	0.00	0.00
(6) INSURED PAYMENT AMOUNT	0.00	0.00
(7) TOTAL COLLECTIONS AMOUNT	13,425,612.42	13,425,612.42

ALLOCATION OF PAYMENTS

	POOL (50285)	DEAL TOTALS
(1) TOTAL COLLECTIONS	13,425,612.42	13,425,612.42
(2) INTEREST DISTRIBUTION AMOUNT	1,587,945.16	1,587,945.16
(3) PRINCIPAL COLLECTION DISTRIBUTION AMOUNT	10,982,087.62	10,982,087.62
(4) LIQUIDATION LOSS DISTRIBUTION AMOUNT	664,407.00	664,407.00
(5) CREDIT ENHANCEMENT PREMIUM AMOUNT	48,159.94	48,159.94
(6) CREDIT ENHANCEMENT REIMBURSEMENT AMOUNT	0.00	0.00
(7) OVERCOLLATERALIZATION INCREASE AMOUNT	143,012.70	143,012.70
(8) CREDIT ENHANCEMENT - OTHER AMOUNTS OWED	0.00	0.00
(9) PREPAYMENT INTEREST SHORTFALL	0.00	0.00
(10) BASIS RISK/NET WAC SHORTFALL	0.00	0.00
(11) SERVICEMEMBERS CIVIL RELIEF ACT SHORTFALL	0.00	0.00
(12) REMAINING AMOUNT TO SB CERTIFICATES	0.00	0.00

PREPAYMENT FEE SUMMARY

	POOL (50285)	DEAL TOTALS
(1) PREPAYMENT FEE COLLECTED	16,362.68	16,362.68
(2) PREPAYMENT FEE PAID TO SB CERTIFICATES	16,362.68	16,362.68

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LIQUIDATION LOSS SUMMARY

CURRENT PERIOD REALIZED LOSSES		DEEMED LIQUIDATIONS	CHARGE-OFFS	BANKRUPTCY	TOTAL LIQUIDATIONS
POOL (50285)	(1) LOSS COUNT	6	3	2	11
	(2) BEGINNING AGGREGATE ACTUAL BALANCE	430,144.79	205,792.65	28,469.56	664,407.00
	(3) REALIZED LOSS AMOUNT	430,144.79	205,792.65	28,469.56	664,407.00
DEAL TOTAL	(1) LOSS COUNT	6	3	2	11
	(2) BEGINNING AGGREGATE ACTUAL BALANCE	430,144.79	205,792.65	28,469.56	664,407.00
	(3) REALIZED LOSS AMOUNT	430,144.79	205,792.65	28,469.56	664,407.00
CUMULATIVE REALIZED LOSSES		DEEMED LIQUIDATIONS	CHARGE-OFFS	BANKRUPTCY	TOTAL LIQUIDATIONS
POOL (50285)	(1) LOSS COUNT	17	15	2	34
	(2) TOTAL REALIZED LOSS	1,407,039.52	978,448.41	28,469.56	2,413,957.49
DEAL TOTAL	(1) LOSS COUNT	17	15	2	34
	(2) TOTAL REALIZED LOSS	1,407,039.52	978,448.41	28,469.56	2,413,957.49
SUBSEQUENT RECOVERIES		CURRENT PERIOD	CUMULATIVE		
POOL (50285)	(1) SUBSEQUENT RECOVERIES COUNT	2	5		
	(2) SUBSEQUENT PRINCIPAL RECOVERIES	4,678.33	149,255.33		
	(3) NET LOSS	659,728.67	2,264,702.16		
	(4) NET LOSS %	0.142255 %	0.488330 %		
DEAL TOTAL	(1) SUBSEQUENT RECOVERIES COUNT	2	5		
	(2) SUBSEQUENT PRINCIPAL RECOVERIES	4,678.33	149,255.33		
	(3) NET LOSS	659,728.67	2,264,702.16		
	(4) NET LOSS %	0.142255 %	0.142255 %		

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PERFORMANCE TRIGGER SUMMARY

POOL/GROUP	TRIGGER TEST NAME	TRIGGER TEST DESCRIPTION	TRIGGER TEST RESULT
POOL (50285)	Stepdown Date - Clause (x)	Payment Date >= 08/25/2008	Fail
POOL (50285)	Stepdown Date - Clause (y)	Pool Balance < 50% of Cut-Off Balance	Fail
POOL (50285)	Stepdown Date	Later to occur of Clause (x) and Clause (y)	Stepdown Date has not occurred
POOL (50285)	Trigger Event (i)	Agg. Liq. Loss Amt > 1.25% plus 1/6 of 0.60% * Cut-off Date Bal	Trigger not in effect
POOL (50285)	Trigger Event (ii)	Agg. Liq. Loss Amt > 1.85% plus 1/12 of 0.40% * Cut-off Date Bal	Trigger not in effect
POOL (50285)	Trigger Event (iii)	Agg. Liq. Loss Amt > 2.25% plus 1/12 of 0.25% * Cut-off Date Bal	Trigger not in effect
POOL (50285)	Trigger Event (iv)	Agg. Liq. Loss Amt > 2.50% plus 1/12 of 0.25% * Cut-off Date Bal	Trigger not in effect
POOL (50285)	Trigger Event (v)	Agg. Liq. Loss Amt > 2.75% * Cut-off Date Balance	Trigger not in effect
POOL (50285)	Trigger Event (iv)	Rolling Three Month Delinquency Percentage >= 3.25%	Trigger not in effect

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OVERCOLLATERALIZATION SUMMARY

	PRIOR REQUIRED OVERCOLLATERALIZATION AMOUNT	BEGINNING OVERCOLLATERALIZATION/ UNDERCOLLATERALIZATION AMOUNT	OVERCOLLATERALIZATION INCREASE AMOUNT	OVERCOLLATERALIZATION REDUCTION AMOUNT	ENDING OVERCOLLATERALIZATION/ UNDERCOLLATERALIZATION AMOUNT	CURRENT REQUIRED OVERCOLLATERALIZATION AMOUNT
	14,608,598.30	10,041,697.52	143,012.70	0.00	10,184,710.22	14,608,598.30
DEAL TOTALS	14,608,598.30	10,041,697.52	143,012.70	0.00	10,184,710.22	14,608,598.30

CREDIT ENHANCEMENT SUMMARY

POOL/GROUP	CREDIT ENHANCER	CREDIT ENHANCEMENT PREMIUM AMOUNT	CREDIT ENHANCEMENT DRAW AMOUNT	CREDIT ENHANCEMENT REIMBURSEMENT AMOUNT	CREDIT ENHANCEMENT UNREIMBURSED AMOUNT
POOL (50285)	Financial Guaranty Insurance Company	48,159.94	0.00	0.00	0.00
DEAL TOTALS		48,159.94	0.00	0.00	0.00

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REPURCHASE SUMMARY

POOL/GROUP	BREACH OF REPS AND WARRANTIES		OPTIONAL REPURCHASE OF DEFAULTED LOANS		SELLER SERVICER REPURCHASES		TOTAL	
	COUNT	AMOUNT	COUNT	AMOUNT	COUNT	AMOUNT	COUNT	AMOUNT
POOL (50285)	0	0.00	0	0.00	1	0.00	1	0.00
DEAL TOTALS	0	0.00	0	0.00	1	0.00	1	0.00

MISCELLANEOUS INFORMATION SUMMARY

	CURRENT PERIOD SERVICE MEMBERS CIVIL RELIEF ACT INTEREST SHORTFALL	CURRENT PERIOD LOAN MODIFICATION RATE REDUCTION INTEREST SHORTFALL	CURRENT YEAR LIEN RELEASE LOAN COUNT	CURRENT YEAR LIEN RELEASE LOAN AMOUNT	CUMULATIVE LIEN RELEASE LOAN COUNT	CUMULATIVE LIEN RELEASE LOAN AMOUNT
POOL (50285)	137.91	0.00	0	0.00	0	0.00
DEAL TOTALS	137.91	0.00	0	0.00	0	0.00

	LIEN RELEASE OUTSTANDING PRINCIPAL AMOUNT AS A PERCENTAGE OF POOL BALANCE	CURRENT PERIOD ADVANCES OUTSTANDING	CURRENT PERIOD ADVANCES REIMBURSED
POOL (50285)	0.00000	0.00	0.00
DEAL TOTALS	0.00000	0.00	0.00

Notes:

The servicer may in its reasonable discretion make advances to pay off a first lien mortgage so that upon the servicer's foreclosure of the second mortgage, the property will be acquired free and clear of the first lien. When the sale of the acquired property is completed, such advances will be reimbursed from the sales proceeds.

As of October 2, 2006, the Bank of New York became the Trustee on all transactions on which JP Morgan Chase Bank was the Trustee.

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