ORANGE COUNTY HOUSING FINANCE AUTHORITY

AGENDA PACKAGE

BOARD OF DIRECTORS MEETING

Wednesday, September 2, 2026 | 8:30 A.M.

ORANGE COUNTY ADMINISTRATION BUILDING
BOARD OF COUNTY COMMISSIONERS CHAMBERS
201 S. Rosalind Avenue Orlando, FL 32801

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ORANGE COUNTY
HOUSING FINANCE AUTHORITY

MEMORANDUM

TO:	Curtis Hunter, Board of Directors, OCHFA, Ray Colado, Board of Directors, OCHFA, Wil Stamper, Board of Directors, OCHFA, Mark Lewis, Board of Directors, OCHFA, Gary Siplin, Board of Directors, OCHFA, Mike Watkins, General Counsel, Greenberg Traurig, P.A., Rhonda Bond-Collins, Bond Counsel, Bryant Miller Olive P.A., David Jones, Financial Advisor, CSG Advisors, Helen H. Feinberg, Senior Managing Underwriter, RBC Capital Markets, Donald Peterson, Co-Managing Underwriter, Raymond James, Tim Wranovix, Co-Managing Underwriter, Raymond James, Whitney Evers, Senior Assistant County Attorney – Orange County, Stephanie Taub, Manager, Fiscal & Business Services – Orange County, James Audette, Trustee – US Bank
FROM:	Frantz Dutes Executive Director, OCHFA
DATE:	August 18, 2026
RE:	**BOARD OF DIRECTORS MEETING AGENDA** SEPTEMBER 2, 2026 BOARD OF DIRECTORS MEETING AGENDA

All, enclosed is the meeting agenda package for the upcoming Orange County Housing Finance Authority Board of Directors meeting scheduled as follows:

Date: Wednesday, September 2, 2026
Time: 8:30 am
Location: Orange County Administration Building
Board of County Commissioners Chambers
201 S. Rosalind Avenue, Orlando, Florida 32801

Should you have any questions, need additional information or you cannot attend the meeting, please contact me as soon as possible at (407) 894-0014.

Board of Directors Meeting
September 2, 2026 ~ 8:30 am
Orange County Administration Building
BCC Chambers
201 S. Rosalind Avenue
Orlando, FL 32801

AGENDA

PUBLIC COMMENT

CONSENT AGENDA

A. GENERAL ADMINISTRATION

1. Adoption of July 15, 2026 Ad Hoc Committee Meeting Minutes
2. Adoption of August 5, 2026 Board of Directors Meeting Minutes
3. Adoption of August 5, 2026 Finance Committee Meeting Minutes

B. EXECUTIVE DIRECTOR'S OFFICE

1. Approval and adoption of the Authority's proposed Operating Budget Fiscal Year 2026/2027
2. Multi-Family Housing Revenue Bonds Pipeline Report

C. FINANCIAL MANAGEMENT

1. Acknowledgement of the following: Consolidated Balance Sheet for the Operating Fund; Combined Statement of Revenues/Expenses Changes in Retained Earnings; FY 2026 Operating Fund Comparison of Budget vs. Actual; FY 2026 Operating Fund Comparison of Actual Revenues and Expenses; Summary of OCHFA's Operating Fund Investments
2. Gap Loan Report

D. PROGRAM OPERATIONS

1. Acknowledgement of the Current Status of the Single-Family Homeowner Revenue Bond (HRB) Program and To Be Announced (TBA) Mortgage Loan Program and To Be Announced Mortgage Loan Program
2. Acknowledgement of the Multi-Family Occupancy Report

DISCUSSION AGENDA

A. EXECUTIVE DIRECTOR

1. None

Section 286.0105, Florida Statutes, states that if a person decides to appeal any decision made by a board, agency, or commission with respect to any matter considered at a meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

La Sección 286.0105 de los Estatutos de la Florida establece que si una persona decide apelar cualquier decisión tomada por una junta, agencia o comisión con respecto a cualquier asunto considerado en una reunión o audiencia, necesitará un registro de los procedimientos y que, para tal fin, es posible que deba asegurarse de que se haga un registro literal de los procedimientos. cuyo expediente incluye los testimonios y las pruebas en que se basará la apelación.
Seksyon 286.0105, Lwa Florida, deklare ke si yon moun deside fè apèl kont nenpòt desizyon ki te pran pa yon tablo, ajans, oswa komisyon ki gen rapò ak nenpòt pwoblèm konsidere nan yon reyinyon oswa yon odyans, li pral bezwen yon dosye sou pwosedi yo, e ke, pou rezon sa yo, li ka bezwen asire ke yon dosye vèbal nan pwosedi yo fèt, ki dosye gen ladan temwayaj ak prèv ki montre apèl la dwe baze.

Orange County does not discriminate on the basis of race, color, national origin, sex, age, religion, disability or family status. Those with questions or concerns about nondiscrimination, those requiring special assistance under the Americans with Disabilities Act (ADA), and those requiring language assistance (free of charge) should contact the Title VI/Nondiscrimination Coordinator at access@ocfl.net or by calling 3-1-1 (407-836-3111).

If you are hearing or speech impaired, you may reach the phone numbers above by dialing 711.

El Condado de Orange no discrimina por motivos de raza, color, origen nacional, sexo, edad, religión, discapacidad o situación familiar. Aquellos que tengan preguntas o inquietudes sobre la no discriminación, aquellos que requieran asistencia especial según la Ley de Estadounidenses con Discapacidades (ADA) y aquellos que requieran asistencia lingüística (gratuita) deben comunicarse con el Coordinador de No Discriminación/Título VI en access@ocfl.net o llamando 3-1-1 (407-836-3111).

Si tiene problemas de audición o del habla, puede comunicarse con los números de teléfono anteriores marcando 711.

Orange County pa fè diskriminasyon sou baz ras, koulè, orijin nasyonal, sèks, laj, relijyon, andikap oswa sitiyasyon fanmi. Moun ki gen kesyon oswa enkyetid konsènan non diskriminasyon, moun ki bezwen asistans espesyal dapre Lwa Ameriken andikape yo (ADA), ak moun ki bezwen asistans nan lang (gratis) ta dwe kontakte Kowòdonatè Tit VI/Nondiscrimination nan access@ocfl.net oswa lè yo rele 3-1-1 (407-836-3111).

No index entries found.*Si w gen pwoblèm pou tande oswa pou w pale, ou ka kontakte nimewo telefòn ki anwo yo lè w konpoze 711.*

ORANGE COUNTY
HOUSING FINANCE AUTHORITY

Board of Directors:
Curtis Hunter I Ray Colado I Mark Lewis I Wil Stamper I Gary Siplin

Executive Director:
Frantz Dutes

Official Meeting Minutes

Meeting: OCHFA Ad Hoc Committee
Date: July 15, 2026
Location: Internal Operations Center I, 450 South Street Orlando, FL 32801
Time: 8:30 AM

Board Members Present	Board Members Absent	OCHFA Staff	OCHFA Professionals	County Staff
Curtis Hunter Board Chair	Wil Stamper Board Member	Frantz Dutes Executive Director	Mike Watkins Greenberg Traurig, PA	
Ray Colado Vice Chair		Chaynae Price Chief Financial Officer	Rhonda Bond-Collins Brvant Miller Olive, PA	
Mark Lewis Board Member		Shawn Tan Director-Program Operations		
Gary Siplin Board Member		Jennie Mathes Executive Assistant		

Meeting Opened:
There being a quorum, Committee Chair Hunter called the meeting to order at 8:30 AM.

Mr. Dutes thanked the Board Members and staff who attended the 2026 Florida Association of Local Housing Finance Authority (FLALHFA) Conference, held July 8–11, 2026, in Clearwater Beach, Florida. He invited attendees to share any comments or suggestions for improving future conferences with him.

I. Florida Live Local Act; 99-year Property Tax Exemption

Mr. Dutes reviewed the following highlights regarding the Florida Live Local Act

- The Florida Live Local Act utilizes tax incentives, land use policies, publicly owned land tools and other strategic initiatives to produce affordable housing
- In 1999 and 2019, the Act introduced two new property tax exemptions
- In 2025, the Act introduced an additional six new property tax exemptions

He also reviewed the following process for applicants to secure a ninety-nine (99)-year Property Tax Exemption:

- Land Use Restriction Agreement (LURA)
    - Penalty for non-compliance
    - Extended compliance period
- OCHFA amended annual administration fee

At the conclusion of the overview, Mr. Dutes recommended the approval and adoption of an annual compliance fee of ten thousand dollars ($10,000) with an annual increase of three percent (3%) during the ninety-nine (99)-year property tax exemption period. He also recommended a Land Use Restriction Agreement (LURA) amendment fee of one thousand-five hundred dollars ($1,500) for any projects pending that are seeking an amendment. Board Member Siplin asked how current and future fees are derived. Mr. Dutes reported that current and future fees are based on industry standards to ensure that OCHFA remains competitive.

Committee Member Siplin suggested that, before the Board votes on any new multifamily mortgage revenue bond application, he be given the opportunity to meet with the full development team at the project site. Mr. Dutes stated that while this is not a customary process, Board Members are always encouraged to individually visit projects under consideration. Ms. Bond-Collins reminded the Board that any visit not conducted individually must comply with the Florida Sunshine Law.

Lengthy discussion ensued regarding encouraging small business development, access to applications for multi-family tax exempt bonds received and the Credit Underwriting Report.

Committee Member Siplin also requested a separate meeting with OCHFA's external auditors to better understand the Authority's finance and accounting practices. Mr. Dutes noted that a Finance Committee meeting was scheduled immediately after the August 5, 2026 Board of Directors meeting, during which the upcoming year's budget and finances will be reviewed in full. Committee Chair Hunter asked Committee Member Siplin whether that meeting would be sufficient or whether he preferred a meeting with OCHFA's Chief Financial Officer, Ms. Chaynae Price and Mr. Dutes to address his questions. Committee Member Siplin indicated that he preferred a meeting prior to the upcoming Finance Committee meeting. It was agreed that Ms. Mathes would coordinate the meeting based on the availability of all parties.

Action Requested:
The Ad Hoc Committee recommended approval and adoption of the amendments to the LURA and the updated annual administration fee assessed for multi-family developments that qualify for a 99-year exemption under the Florida Live Local Act at the August 5, 2026 Board of Directors meeting.

Motion:
Committee Chair Hunter asked if there was a motion to approve. Committee Member Colado made a motion to approve, seconded by Committee Member Siplin. Committee Chair Hunter asked if there was any further discussion, there being none, the motion passed.

Action Taken:

Motion/Second:	Aye by voice vote:	Nay by Voice Vote:
R. Colado/R. Siplin	All Present	None

II. OCHFA Affordability Requirements

Mr. Dutes summarized the following points related to OCHFA Affordability Requirements:

- OCHFA Set-Aside Affordability Requirements
- 2026 Income/Rent Limits
- At least twenty percent (20%) of the units must be occupied by tenants earning no more than fifty percent (50%) of the area median income (AMI); or
- At least forty percent (40%) of the units must be occupied by tenants earning no more than sixty percent (60%) of the AMI

The current affordability period required is approximately fifteen (15) years. After careful consideration, staff recommended a fifty (50)-year affordability period.

Action Requested:
The Ad Hoc Committee recommends approval and adoption of a fifty (50)-year affordability period for all new applications received for multi-family mortgage revenue bonds. Pending applications will comply with a thirty (30)-year affordability period or a waiver will be submitted to the Board for consideration.

Motion:
Committee Chair Hunter asked if there was a motion to approve. Committee Member Siplin made a motion to approve, seconded by Committee Member Lewis. Committee Chair Hunter asked if there was any further discussion, there being none, the motion passed.

Action Taken:

Motion/Second:	Aye by voice vote:	Nay by Voice Vote:
G. Siplin/M. Lewis	All Present	None

III. OCHFA Marketing Outreach/Initiatives

Mr. Dutes stated that in response to a request made by the Board at the April 29, 2026 Board of Directors meeting to learn more about the marketing efforts of OCHFA, he reviewed the following initiatives:

- OCHFA Marketing Plan
- First time homebuyer "ecosystem"
- Single family program accomplishments
- Marketing Initiatives
- Marketing vs. Public Relations
- Next steps:
    1. Develop a new website for OCHFA
    2. Prepare an annual newsletter
    3. Implement social media marketing initiatives

Discussion followed led by Committee Chair Hunter regarding the benefits of issuing a Request for Proposal (RFP) for a marketing firm to assist in planning the new website design and any social media campaigns.

There being no further business, Committee Chair Hunter adjourned the meeting at 11:15 AM.

Frantz Dutes
Executive Director

Curtis Hunter
Committee Chair

Minutes prepared by
Jennie Mathes

ORANGE COUNTY
HOUSING FINANCE AUTHORITY

Board of Directors:
Curtis Hunter I Ray Colado I Mark Lewis I Wil Stamper I Gary Siplin

Executive Director:
Frantz Dutes

Official Meeting Minutes
Meeting: OCHFA Board of Directors
Date: August 5, 2026
Location: Internal Operations Center, Marco Room, 450 South Street, Orlando, FL 32801
Time: 8:30 am

Board Members Present	Board Members Absent	OCHFA Staff	OCHFA Professionals	County Staff
Curtis Hunter Board Chair		Frantz Dutes Executive Director	Mike Watkins Greenberg Traurig, PA	Zachary Shelby Fiscal/Business Services
Ray Colado Vice Chair		Chaynae Price Chief Financial Officer	Rhonda Bond-Collins Brvant Miller Olive, PA	
Mark Lewis Board Member		Shawn Tan Director-Program Operations	Lo Etienne Bryant Miller Olive, PA	**Other Guests**
Wil Stamper Board Member		Peggy Chan Accountant II		
Gary Siplin Board Member		Jennie Mathes Executive Assistant		

Meeting Opened: There being a quorum, Board Chair Hunter called the meeting to order at 8:30 am.

Public Comment(s): Board Chair Hunter inquired as to whether there were any public comments, Ms. Mathes replied that there were none.

Board Chair Hunter asked whether all members had received and reviewed the Consent Agenda items, and all members confirmed that they had. Board Member Siplin stated that he had questions. In response to his first question regarding responsibility for hiring OCHFA staff, Mr. Dutes explained that the Board of Directors hires the Executive Director, who is then responsible for hiring staff. Board Member Siplin stated that this was a concern.

Board Member Siplin asked about the OCHFA Travel Policy related to his recent travel to Clearwater Beach, Florida, for the 2026 FLAHFA Conference, specifically requesting clarification on car rental guidelines for OCHFA-related travel. He stated that, before the trip, he asked staff whether he could rent a car and was told he could not. Mr. Dutes cited the approved OCHFA Travel Policy, which provides advance mileage reimbursement based on each Board Member's round-trip mileage from their home address to the conference destination. Board

Chair Hunter asked Board Member Siplin to confirm that he had received a travel advance for conference transportation costs, and Board Member Siplin confirmed that he had. Mr. Dutes stated that OCHFA has followed the current Travel Policy for approximately thirty (30) years and that the Board of Directors adopted the policy. He also noted that all Board Members receive a copy of the Travel Policy during Board Orientation. Board Member Siplin suggested revisiting the car rental guidelines because he believes Board Members should have the option to rent vehicles at the Authority's expense. It was agreed that the matter would be brought back to the Board for consideration.

Board Member Siplin asked Board Chair Hunter about the protocol for inviting and involving fellow Board Members in housing-related events. Board Chair Hunter stated that doing so could raise concerns regarding a potential Sunshine Law violation.

Board Member Siplin asked about his prior requests to meet with developers regarding projects under consideration and reiterated his desire to meet with the development team before voting on a project. Mr. Dutes stated that staff thoroughly review all new projects and present them to the Board for approval. He also noted that the complete application package is provided to Board Members for consideration as soon as it is received. Mr. Dutes further stated that staff are available to meet with any Board Member before Board inducement to address concerns. Board Member Siplin expressed frustration that he had requested a meeting with the team for applications under consideration and did not understand why the meeting had not been granted. Board Chair Hunter stated that the tone and decorum of the discussion were not conducive to a productive meeting and requested that the Board proceed with the Consent Agenda item under consideration. He asked whether Board Member Siplin had any pressing concerns related to the agenda that he wanted addressed.

Board Member Siplin stated that he had a question regarding the June 3, 2026 Ad Hoc meeting minutes included in the agenda. He reported that at the Ad Hoc Committee meeting, he had asked for clarification concerning the Compliance Fee and Land Use Restriction Agreement (LURA) Amendment Fee. He stated that he had inquired about the formula used to arrive at the fees. He stated that the answer to his question had not been included in detail in the minutes. Board Member Siplin also reported that he had been invited by Mr. Dutes and Ms. Chaynae Price to review the OCHFA financial reports. At the conclusion of that meeting, Mr. Dutes asked if Board Member Siplin had anything else that he would like to address to which Board Member Siplin replied that he had none. Board Member Siplin stated that he opted to wait and address his concern regarding the fees at the next meeting when all Board members were present.

Vice Chair Colado agreed that more detailed minutes would be beneficial going forward. After further discussion, the Board voted to remove the Ad Hoc Committee minutes from the Consent Agenda. The Board also agreed that the minutes would be amended to include an explanation of how the fees were calculated and brought back for approval at the next scheduled Board of Directors meeting. Mr. Dutes reported that the June 3, 2026 Ad Hoc Committee meeting lasted approximately two hours and stated that staff would make every effort to capture all key highlights in future minutes. The Board unanimously agreed that future meeting minutes should be more detailed.

Board Chair Hunter suggested that the Board proceed with the remaining items on the Consent Agenda. Board Member Siplin inquired as to the status of the OCHFA marketing plan that had been discussed at the July 15, 2026 Ad Hoc Committee meeting. Mr. Dutes reported that although it had been less than a month since marketing

ORANGE COUNTY
HOUSING FINANCE AUTHORITY

plan was discussed; and that steps had been already taken to initiate updates to the OCHFA website and staff have initiated increased lender outreach and additional partnerships with not for profits and government agencies. Board Member Siplin asked what plan there would be to reach the Creole population of Orange County. Mr. Dutes replied that a translator would be required to do that and that would be a budget item that will need to be considered. Board Member Siplin expressed that he would like a Creole centered outreach be put in place since Spanish people are being considered.

Board Chair Hunter advised that a marketing plan should be completed to determine who we need to reach, what gaps exist and what is needed to arrive at the best strategy for our marketing plan. Lengthy discussion ensued regarding a formal marketing plan as well as the benefits vs. cost.

Action Requested:
Board Member Siplin raised a motion to remove the June 3, 2026 Ad Hoc Committee meeting minutes from the consent agenda prior to voting. He requested that an explanation of the calculation of fees be included and to have the Committee meeting minutes brought before the Board for approval at the next scheduled meeting. Vice Chair Colado seconded the motion.

Action Taken:
Motion/Second: G. Siplin/R. Colado   Nay by Voice Vote: None
Aye by Voice Vote: All   Abstained: None

CONSENT AGENDA:

Action Requested:
Board Chair Hunter asked if there was a motion to approve the remaining items on the consent agenda. Vice Chair Colado made a motion to approve, seconded by Board Member Siplin. Board Chair Hunter asked if there was any further discussion, there being none, the motion passed.

Action Taken:
Motion/Second: R. Colado/G. Siplin
Aye by Voice Vote: All   Nay by Voice Vote: None Abstained: None

Mr. Dutes reminded the Board that the Consent Agenda approved included recommendations that will have a positive impact on the lives of families for years to come by extending OCHFA's affordability period from fifteen (15) to fifty (50) years.

Mr. Dutes reported that Congress had recently approved the Road to Housing Act which limits the number of homes that a corporation could purchase to three hundred fifty (350).

Mr. Dutes also reported that he attended a workforce housing development community meeting concerning the Florida Live Local Act. He reported that the Orange County School Board is working with a developer to develop one hundred (100) affordable housing units for teachers adjacent to Catalina Elementary on property owned by the School Board. Mr. Dutes stated that he attended the meeting to determine how OCHFA could leverage any of its resources as it relates to the Florida Live Local Act. Board Member Siplin was also at the meeting. Mr. Dutes asked Board Member Siplin if he wanted to share any thoughts about the meeting.

In summary, Board Member Siplin was supportive of the project and potential partnership opportunities.

Mr. Dutes reported that the developer that is working with the School Board is the same developer we are working with to develop “Catchlight Crossings”. The Board approved an Inducement Resolution in the amount of fifty million dollars ($50MM) in 2022. Mr. Dutes stated that he remains in contact with the developer to determine when the project is ready to proceed.

Board Member Colado asked what happens if the Board induces bonds for a project, but the project has delays. Ms. Bond Collins explained that other projects in the pipeline that are ready to proceed are financed.

Board Member Siplin asked for the proper process that should be used when he would like to invite fellow Board Members to events outside of the regularly scheduled meetings. Mr. Dutes replied that he can forward the information to staff, and that staff will distribute the information appropriately.

Board Member Siplin reiterated his request to meet with developers and their teams on pending projects. Mr. Dutes stated that staff thoroughly vet all tax-exempt bond applications. Once an application has been received, it will then be shared electronically with all Board Members. Additionally, a representative of the developer will be required to appear at the Board Meeting at which the project is induced to address any questions that the Board may have. Mr. Dutes also reiterated that the 2027 bond application will have language included mandating that a representative be present at the meeting in which the inducement resolution will be voted on.

DISCUSSION AGENDA:

A. None

There being no further business, Board Chair Hunter adjourned the meeting at 9:45 am.

Frantz Dutes
Executive Director

Curtis Hunter
Board Chair

Minutes prepared by
Jennie Mathes

ORANGE COUNTY
HOUSING FINANCE AUTHORITY

Official Meeting Minutes
Meeting: OCHFA Finance Committee
Date: August 5, 2026
Location: Internal Operations Center, Marco Room, 450 South Street, Orlando, FL 32801
Time: 9:50 am

Board Members Present	Board Members Absent	OCHFA Staff	OCHFA Professionals	County Staff
Ray Colado Committee Chair		Frantz Dutes Executive Director	Mike Watkins Greenberg Traurig, PA	Zachary Shelby Fiscal/Business Svcs.
Curtis Hunter Committee Member		Chaynae Price Chief Financial Officer	Rhonda Bond-Collins Brvant Miller Olive, PA	
Mark Lewis Committee Member		Shawn Tan Director-Program Operations		**Other Guests**
Wil Stamper Committee Member		Peggy Chan Accountant II		
Gary Siplin Committee Member		Jennie Mathes Executive Assistant		

Meeting Opened: There being a quorum, Committee Chair Colado called the meeting to order at 9:50 am.

I. OCHFA Monthly Financial Reports

Ms. Price provided an overview of the following financial reports:

- Audited Financial Statements
  - Statement of Revenues
  - Statement of Net Position
  - Statement of Cash Flow

During her overview, Ms. Price informed the Committee that these reports are included in Orange County's Comprehensive Annual Financial Reports and are available on the Comptroller's website. She then proceeded to go over the monthly financial reports included in the Board of Directors package:

- Warrant List
- Balance Sheet
- Income Statement
- Budget to Actual
- Investment Chart
- Gap Loan Report
- Trend Analysis

II. OCHFA FY 2026/2027 Proposed Operating Budget

Ms. Price reviewed the following reports included in the proposed 2026/2027 budget:

- Audited financial results from prior years
- Revenues and expenses-five (5) years
- Proposed budget 2026/2027
- Proposed changes from 2025/2026 to 2026/2027

Committee Member Siplin inquired as to where in the budget money could be allocated for outreach to Creole citizens. Ms. Price responded that it would depend on what means of outreach are being conducted and that the following budget lines could be used for this effort:

- Marketing/Sponsorship
- Contract services (in the event of translation services)
- Miscellaneous Expense

Committee Chair Colado inquired as to whether the current Marketing/Sponsorship budget line could be separated. Ms. Price responded yes.

Lengthy discussion ensued regarding the current amount allotted for Down Payment Assistance (DPA) in the Homebuyers Dream Program.

Committee Member Hunter inquired as to whether OCHFA has access to any demographic information for the single-family program. Mr. Dutes responded that the only demographic information being collected for that program are for race and ethnicity. Committee Chair Colado asked as to how demographics are currently collected for applications for the OCHFA single-family program. Mr. Dutes reported that standard Federal regulatory information is collected by a third-party administrator on behalf of OCHFA. Committee Member Hunter inquired as to whether a Haitian category could be added to the application. Committee Chair Colado stated that it is a governmental form that is used to collect this information and that it cannot be amended. Committee Chair Colado suggested that more specific demographics such as the Haitian population would best be collected by providing budget for staff to accomplish this. Mr. Dutes stated that OCHFA does not have any dialogue with single-family homebuyer program applicants directly. Committee Member Stamper suggested that OCHFA's single-family homebuyer program brochures could be distributed to organizations such as the Haitian Consulate, the Brazilian Consulate as well as the National Entrepreneur Center (NEC). Committee Member Hunter state that in his experience, a full marketing analysis should be done to determine the specific needs and gaps in the community as it relates to the OCHFA single-family homebuyer program. This analysis

would then be used for a marketing plan. Committee Member Lewis inquired as to whether a separate budget line could be added for this purpose. Ms. Price stated that a line could be added to the budget with Board approval. The Board agreed that the added Marketing Outreach line item be added to the 2026/2027 proposed budget in the amount of one hundred thousand dollars ($100,000). Ms. Price then clarified that the proposed budget would now include a separate line for marketing analysis and outreach efforts.

Motion:
Committee Chair Colado asked if there was a motion to approve the proposed budget including the addition of a budget line item for marketing outreach efforts to the 2026/2027 proposed budget in the amount of one hundred thousand dollars ($100,000). Committee Member Hunter made a motion to approve, seconded by Committee Member Siplin. Committee Chair Colado asked if there was any further discussion, there being none, the motion passed.

Action Taken:
Motion/Second: C. Hunter/G. Siplin
Aye by Voice Vote: All present Nay by Voice Vote: None Abstained: None

There being no further business, Committee Chair Colado adjourned the meeting at 11:15 am.

Frantz Dutes
Executive Director

Ray Colado
Committee Chair

Minutes prepared by
Jennie Mathes

ORANGE COUNTY
HOUSING FINANCE AUTHORITY

CONSENT ITEM

MEMORANDUM

TO:	OCHFA BOARD OF DIRECTORS
FROM:	FRANTZ DUTES EXECUTIVE DIRECTOR, OCHFA
DATE:	AUGUST 19, 2026
RE:	**APPROVAL AND ADOPTION OF THE AUTHORITY'S PROPOSED OPERATING BUDGET FOR FISCAL YEAR (FY) 2026-2027** SEPTEMBER 2, 2026 - REGULAR BOARD OF DIRECTORS MEETING

BACKGROUND

The Proposed Operating Budget for Fiscal Year 2026-2027 is enclosed for your review. The budget was presented to the Finance Committee on August 5, 2026. The presentation included a comprehensive overview of the Authority's fiscal operations. At the conclusion of the presentation, the Committee recommended adoption of the proposed budget at the September 2, 2026 Board of Directors meeting. Also enclosed is a memorandum from Ms. Chaynae Price, Chief Financial Officer.

The proposed budget is based on the following core revenue sources:

- Interest on loans
- Interest on investments
- Single-family administrative fees
- Bond financing fees
- Multi-family administrative fees
- Gain on sale of GNMA(s)

The budget projections are conservative and have been developed in compliance with the policies adopted by the Board of Directors. The following summary of our projections is provided for your review:

- Projected Gross Revenues FY 26-27 .... $4,593,428
- Projected Gross Expenses FY 26-27....................... $2,242,157
- Projected Net Income FY 26-27.............................. $2,351,271

The Authority continues to generate revenues that exceed its operating expenses, which allows net operating income to be added to the Authority's reserves. This enhances the Authority's capital position and ensures that the Authority will be a viable entity for years to come.

ACTION REQUIRED:

Board approval and adoption of the Authority's Proposed Operating Budget for Fiscal Year (FY) 2026-2027 with the addition of a budget line item for marketing and outreach efforts in the amount of one hundred thousand dollars ($100,000) recommended by the Finance Committee.

ORANGE COUNTY
HOUSING FINANCE AUTHORITY

TO:	FRANTZ DUTES, EXECUTIVE DIRECTOR
FROM:	CHAYNAE PRICE, CHIEF FINANCIAL OFFICER
DATE:	AUGUST 14, 2026
RE:	EXECUTIVE SUMMARY OF FY 2027 PROPOSED BUDGET

In the FY 2027 proposed budget, the projected revenues and expenses are $4,593,428 and $2,242,157, respectively, resulting in projected net income of $2,351,271.

In comparing the FY 2027 proposed budget to the FY 2026 approved budget there are projected increases in total revenues and expenses, see below:

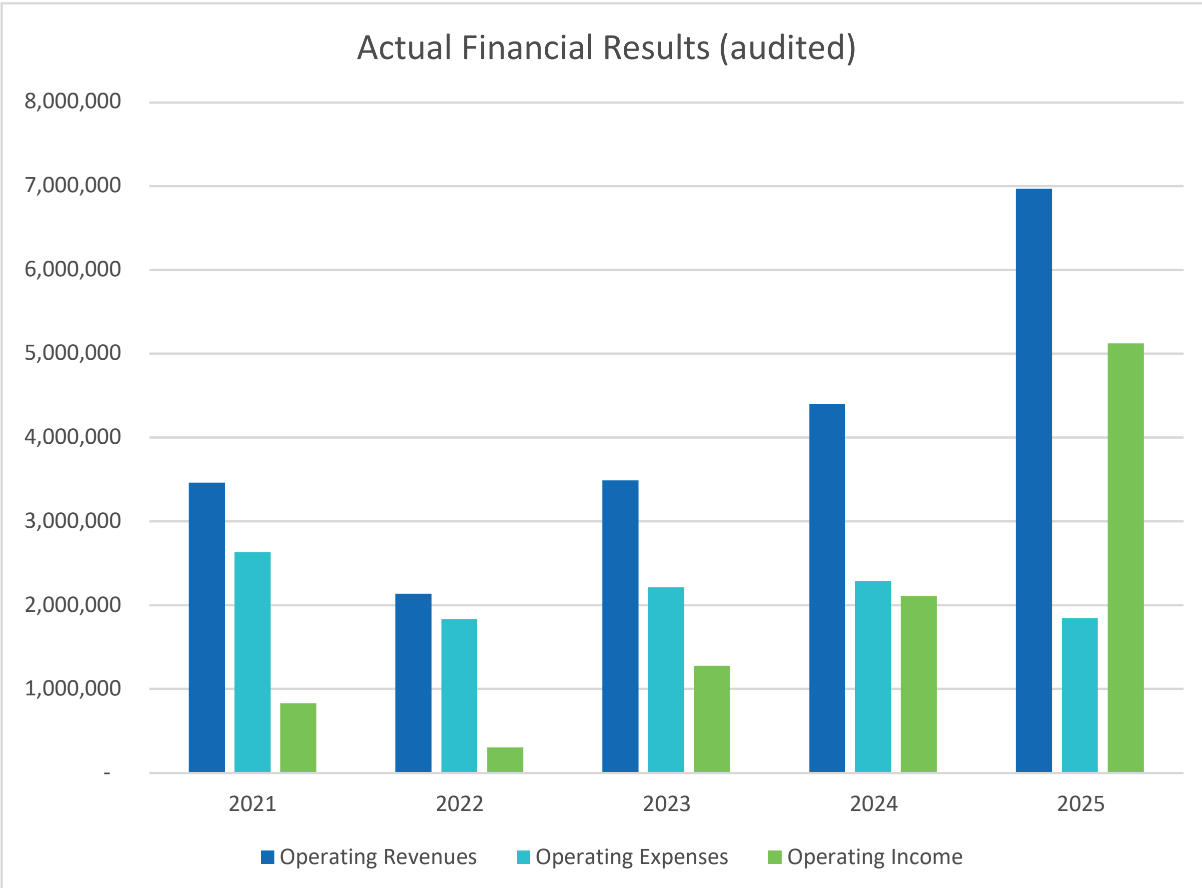
	FY 2027 (proposed)	FY 2026 (approved)	Change	%Change
Revenue	$4,593,428	$3,231,283	$1,362,145	42%
Expense	$2,242,157	$2,000,414	$241,743	12%
Net Income	$2,351,271	$1,230,869	$1,120,402	91%

The increase in total projected revenues of $1,362,145 is due to projected increases in fees for multi-family projects that are scheduled to close or seek new financing from 2027 bond volume cap allocation. Generally, this line item is impacted by real estate development market conditions.

The increase in total projected expenses of $241,743 is related to marketing and outreach and an anticipated gap loan write-off. This gap loan is being closely monitored to determine if a write-off is necessary in the upcoming year.

The increase in projected net income of $1,120,402 or 91% is a result of the changes narrated above.

The financial condition of the Authority remains strong and well managed. The Authority is expected to continue to grow and the extent of its growth depends on the future market, regulatory, and economic conditions which affect the affordable housing industry.



Actual Financial Results (audited)
8,000,000
7,000,000
6,000,000
5,000,000
4,000,000
3,000,000
2,000,000
1,000,000
-
2021
2022
2023
2024
2025
Operating Revenues
Operating Expenses
Operating Income

Actual Revenue/Expense Trends

Operating Fund

Description	2021		2022		2023		2024		2025	
Interest on loans	39,599	1%	33,307	2%	35,110	1%	23,172	1%	46,180	1%
Investment income/unrealized gain/loss	1,499,794	43%	(1,245,968)	-58%	1,657,467	48%	1,336,228	30%	2,475,958	36%
Single family issuer fees	65,824	2%	520,442	24%	224,369	6%	380,815	9%	226,949	3%
Multi-family issuer fees	1,006,243	29%	864,201	40%	863,393	25%	916,845	21%	1,284,807	18%
Bond financing fees	638,091	18%	1,792,850	84%	344,497	10%	1,458,975	33%	2,215,485	32%
Other revenues	212,767	6%	171,245	8%	364,344	10%	281,849	6%	718,796	10%
Operating Revenues	3,462,318		2,136,077		3,489,180		4,397,884		6,968,175	
General and administrative	2,598,256	99%	1,717,378	94%	1,938,873	88%	2,189,943	96%	1,764,433	96%
Pension	33,357	0	115,234	6%	273,646	12%	100,636	4%	80,072	4%
Total Expenses	2,631,613		1,832,612		2,212,519		2,290,579		1,844,505	

Orange County Housing Finance Authority
For The 9 Periods Ending June 30, 2026

	Fiscal Year 2026 Budget	Year To Date Revenue Received	Budget Remaining YTD	%age Budget Remaining YTD
Revenue:				
2017 SERIES A	$6,890	$3,625	$3,265	47%
2018 SERIES A	$6,655	$3,929	$2,726	41%
2020 SERIES A	$1,116	$4,581	($3,465)	-311%
2020 SERIES B	$151,411	$83,465	$67,946	45%
2023 SERIES A	$22,541	$11,500	$11,041	49%
2024 SERIES A	$22,061	$17,668	$4,393	20%
LEE VISTA APARTMENTS	$27,765	$26,265	$1,500	5%
COVE AT LADY LAKE	$18,540	$18,090	$450	2%
LAKESIDE POINTE APARTMENTS	$13,995	$13,800	$195	1%
LAUREL OAKS I	$21,330	$3,490	$17,840	84%
LAUREL OAKS II	$19,710	$3,225	$16,485	84%
FOUNTAINS @ MILLENIA II	$10,000	$10,000	$0	0%
FOUNTAINS @ MILLENIA III	$10,000	$10,000	$0	0%
FOUNTAINS @ MILLENIA IV	$10,275	$10,063	$213	2%
SOUTHWINDS	$13,625	$12,750	$875	6%
CHATHAM HARBOR APTS	$68,040	$68,040	$0	0%
LAKE SHERWOOD APARTMENTS	$14,010	$6,915	$7,095	51%
OAK HARBOR APARTMENTS	$19,380	$19,260	$120	1%
RIVER RIDGE APARTMENTS	$25,260	$12,465	$12,795	51%
SEVILLE PLACE APARTMENTS	$17,340	$16,905	$435	3%
NASSAU BAY APARTMENTS	$62,100	$76,580	($14,480)	-23%
BUCHANAN BAY	$36,256	$17,959	$18,298	50%
WESTWOOD PARK APTS	$49,200	$24,581	$24,620	50%
VISTA PINES APTS	$65,649	$65,582	$68	0%
LAKE WESTON POINT APTS	$48,789	$24,212	$24,577	50%
CHAPEL TRACE APARTMENTS	$36,459	$18,090	$18,369	50%
BAPTIST TERRACE APARTMENTS	$31,213	$15,495	$15,718	50%
SOMERSET LANDINGS	$31,800	$15,818	$15,982	50%
LAKE COUNTY	$55,500	$55,500	$0	0%
52 AT PARK	$83,250	$41,625	$41,625	50%
SOUTHWICK COMMONS	$93,000	$46,500	$46,500	50%
SILVER LAKES VILLAGE	$39,300	$26,200	$13,100	33%
SANDPIPER GLEN	$0	$69,620	($69,620)	
VALENCIA TRACE APARTMENTS	$0	$25,494	($25,494)	
BOND FINANCING FEES	$337,500	$1,667,792	($1,330,292)	-394%
GAIN ON SALE OF GNMA'S	$10,000	$178,938	($168,938)	-1689%
OTHER REVENUES	$548,515	$163,834	$384,682	70%
INV INCOME	$308,635	$120,061	$188,574	61%
INV INCOME US TREASURIES	$74,771	$260,316	($185,545)	-248%
FHLB HELD SECURITIES GNMA/FNMA INCOME	$20,508	$131,809	($111,301)	-543%
INTEREST INCOME ON WESTLAKES PHASE I	$7,500	$4,434	$3,066	41%
INTEREST INCOME HANNIBAL SQUARE	$9,000	$27,000	($18,000)	-200%
GNMA/FNMA INCOME	$757,893	$464,368	$293,525	39%
MASTER ACC FUND GNMA/FNMA INCOME	$0	$430,603	($430,603)	
2006 A DPA MORTGAGE INTEREST	$600	$13	$587	98%
2006 A 1 DPA MORTGAGE INTEREST	$2,100	$2	$2,098	100%
2007 A DPA MORTGAGE INTEREST	$10,000	$2,394	$7,606	76%
2007 B DPA MORTGAGE INTEREST	$10,000	$2,276	$7,724	77%
2009 A NIBP DPA MORTGAGE INTEREST	$1,800	$32	$1,768	98%
	$3,231,283	$4,333,163	($1,101,880)	-34%

	Fiscal Year 2026 Budget	Year To Date Expenses Incurred	Budget Remaining YTD	%age Budget Remaining YTD
Costs and expenses:				
SALARIES AND WAGES	$975,614	$666,791	$308,823	32%
SHIPPING	$3,000	$1,404	$1,596	53%
TRAVEL/CONFERENCE/ TRAINING	$60,000	$45,903	$14,097	23%
CASUAL LABOR/STUDENT ASST.	$2,500	$0	$2,500	100%
OFFICE MAINTENANCE	$20,000	$12,722	$7,278	36%
BUILDING MAINTENANCE	$17,600	$17,926	($326)	-2%
TELEPHONE	$20,000	$11,897	$8,103	41%
POSTAGE	$2,000	$1,224	$776	39%
OFFICE SUPPLIES	$4,500	$3,186	$1,314	29%
OFFICE FURNITURE	$1,000	$940	$60	6%
PUBLICATIONS	$3,500	$871	$2,629	75%
PRINTING/ANNUAL REPORT	$4,500	$0	$4,500	100%
EQUIPMENT / COMPUTER / PRINTER	$6,500	$9,930	($3,430)	-53%
MARKETING	$37,000	$27,500	$9,500	26%
CONTRACTOR SERVICES	$25,000	$12,437	$12,563	50%
SEMINARS/EDUCATION	$10,000	$2,294	$7,706	77%
EMPLOYEE BENEFITS HEALTH/LIFE	$185,000	$134,683	$50,317	27%
UNEMPLOYMENT COMPENSATION	$2,000	$0	$2,000	100%
OTHER INSURANCE & TAXES	$1,200	$1,262	($62)	-5%
ANNUAL AUDIT	$54,000	$54,000	$0	0%
LEGAL ADVERTISING	$6,000	$3,897	$2,103	35%
LEGAL FEES	$12,500	$0	$12,500	100%
MEMBERSHIP	$9,000	$7,275	$1,725	19%
PAYROLL TAXES	$74,634	$55,969	$18,665	25%
MISCELLANEOUS EXPENSE	$6,000	$3,140	$2,860	48%
LOSS ON DPA FORECLOSURES	$6,000	$0	$6,000	100%
FLORIDA RETIREMENT SYSTEM	$136,879	$120,319	$16,559	12%
457 DEFERRED COMP EMPLOYER CONTRIBUTI(	$48,781	$46,312	$2,469	5%
LIMITED HRA	$10,500	$10,223	$277	3%
TERM LEAVE	$20,000	$0	$20,000	100%
FILE STORAGE	$3,000	$2,525	$475	16%
LOCAL MILEAGE REIMBURSEMENT	$2,000	$63	$1,937	97%
EQUIPMENT MAINTENANCE	$5,000	$3,865	$1,135	23%
INSURANCE COVERAGES	$77,000	$60,364	$16,636	22%
RESERVE FOR REPLACEMENT BLDG	$5,000	$0	$5,000	100%
FHLB LOAN INTEREST COLLATERAL EXP	$0	$225	($225)	
TRANSFER OUT	$0	$716,075	($716,075)	
FINANCIAL ADVISORY SERVICES	$6,000	$2,100	$3,900	65%
PERFORMANCE AWARD PROGRAM	$100,207	$33,743	$66,464	66%
ADMINISTRATIVE EXP. TRUSTEE	$0	$3,358	($3,358)	
CUSTODY FEE	$4,000	$0	$4,000	100%
ADMIN EXPENSE BANK/TRUSTEE	$4,000	$0	$4,000	100%
REBATE FEE EXPENSE	$4,000	$0	$4,000	100%
OPERATING CONTINGENCY RESERVE	$25,000	$0	$25,000	100%
LOSS ON SALE	$0	$34,522	($34,522)	
	$2,000,414	$2,108,943	($108,529)	-5%

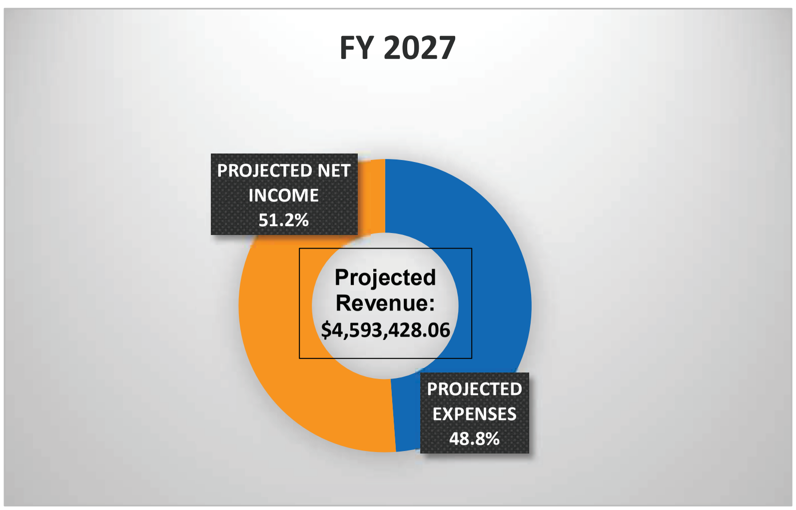
Budget/Actual - Comparison of prior years

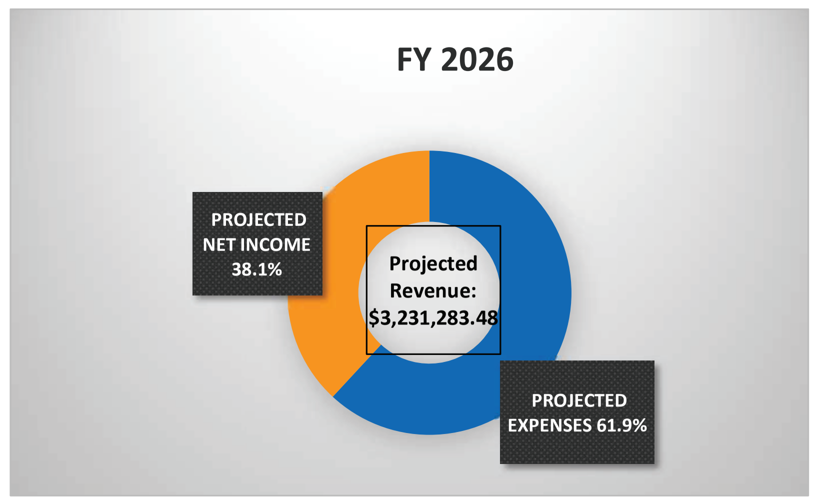
	2021		2022		2023		2024		2025		
	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	
Revenues	2,900,712.28	4,279,853	2,473,117.15	2,193,401.00	2,591,694.79	1,523,565.00	2,776,939.73	(216,064.00)	2,919,577.00	6,918,175.00	*net of transfers with SF
Expenses	1,823,568.60	2,631,613	1,870,029.67	1,832,612.00	2,106,440.00	2,212,519.00	2,073,626.91	2,290,579.00	2,088,990.00	1,844,505.00	
Net Income	1,077,143.68	1,648,240	603,087.48	360,789.00	485,254.79	(688,954.00)	703,312.82	(2,506,643.00)	830,587.00	5,073,670.00	

Revenue variance		47.54%		-11.31%		-41.21%		-107.78%		136.96%
Expenses variance		44.31%		-2.00%		5.04%		10.46%		-11.70%

Revenue Summary - Comparison of FY 2027 & FY 2026 Budgets

PROJECTED REVENUES:	FY 2027	% of total	FY 2026	% of total	NET % change from prior year	
Interest on Loans	$10,000.00	0.22%	$50,000.00	1.09%	-80.00%	Closer to actual results the past two years
Interest GNMA Securities & Investments	$1,482,397.19	32.27%	$1,461,594.68	31.82%	1.42%	
Gain on Sale of GNMAs in Advanced Loan Pr	$20,000.00	0.44%	$10,000.00	0.22%	100.00%	
Administrative Fees:						
Single Family	$216,124.00	4.71%	$210,674.00	4.59%	2.59%	
Multi-Family	$1,012,497.86	22.04%	$921,786.80	20.07%	9.84%	
Bond Financing Fees	$1,452,409.00	31.62%	$337,500.00	7.35%	330.34%	
Other	$400,000.00	8.71%	$239,728.00	5.22%	66.86%	
	$4,593,428.06		**$3,231,283.48**		**42.15%**	
PROJECTED GROSS REVENUES	**$4,593,428.06**		**$3,231,283.48**			
PROJECTED EXPENSES	**$2,242,157.00**	**48.8%**	**$2,000,414.34**	**61.9%**	**12.08%**	
PROJECTED NET INCOME	**$2,351,271.05**	**51.2%**	**$1,230,869.14**	**38.1%**	**91.03%**	





Revenue Detail - Projected Investment Income FY 2027

	Balance at June 30, 2026	*Interest Rate*	*Projected Interest*
Operating Fund - Truist Bank	**8,005,350.58**	3.00%	240,160.52
Low Income Housing Fund - Truist Bank	**1,544,723.62**	3.00%	46,341.71
Homeownership Assistance Fund -Truist Bank	**1,154,652.57**	3.00%	34,639.58
US Bank Custody - Money Market	**6,439,890.53**	3.00%	193,196.72
US Bank Custody - NIBP	**371,798.17**	3.00%	11,153.95
US Bank Custody - US Treasury Notes	**10,934,029.20**	2.50%	273,350.73
US Bank Custody - GNMA	**14,337,260.64**	4.50%	645,176.73
US Bank Custody - Turnkey	**635,202.71**	3.00%	19,056.08
FHLB Collateral Account	**552,034.00**	3.50%	19,321.19
Investment - Total	**43,974,942.02**		**1,482,397.19**
PROJECTED FINANCING FEES	**Estimated Bonds Issued**		**Estimated fees**
Multi-Family Bond Volume Cap (Region 8) ***Estimated based on PY allocation**	35,000,000.00	75bps	262,500.00
Projects in the pipeline - anticipated to close or convert	75,000,000.00		1,189,909.00
TOTAL FINANCING FEES	**110,000,000.00**		**1,452,409.00**

Revenue Detail - Single Family Issuer Fee Schedule FY 2027						
Month Receivable	Bond Issue	Project Number	Fee Calculation - Formula	Bonds / GNMA Outstanding Balance at June 30, 2026	Due Date	*Projected Amount Due*
MAR '27	2017 A	547	10bps-LR, 15 bps assisted per yr-gnma o/s	4,160,000.00	3/1, 9/1	3,180.50
	2018 A	548	10bps-LR, 15 bps assisted per yr-gnma o/s	5,115,000.00	3/1, 9/1	2,989.50
	2020 A	549	10bps-LR, 15 bps assisted per yr-gnma o/s	5,990,000.00	3/1, 9/1	544.00
	2020 B	549	10bps-LR, 15 bps assisted per yr-gnma o/s	5,940,005.00	3/1, 9/1	67,327.50
	2023A	550	10bps-LR, 15 bps assisted per yr-gnma o/s	13,705,000.00	3/1, 9/1	10,744.50
	2024 A	551	10bps-LR, 15 bps assisted per yr-gnma o/s	23,295,000.00	3/1, 9/1	14,239.50
	2025 A	552	10bps-LR, 15 bps assisted per yr-gnma o/s	15,500,000.00	3/1, 9/1	9,036.50
SEP '27	2017 A	547	10bps-LR, 15 bps assisted per yr-gnma o/s	4,160,000.00	3/1, 9/1	3,180.50
	2018 A	548	10bps-LR, 15 bps assisted per yr-gnma o/s	5,115,000.00	3/1, 9/1	2,989.50
	2020 A	549	10bps-LR, 15 bps assisted per yr-gnma o/s	5,990,000.00	3/1, 9/1	544.00
	2020 B	549	10bps-LR, 15 bps assisted per yr-gnma o/s	5,940,005.00	3/1, 9/1	67,327.50
	2023A	550	10bps-LR, 15 bps assisted per yr-gnma o/s	13,705,000.00	3/1, 9/1	10,744.50
	2024 A	551	10bps-LR, 15 bps assisted per yr-gnma o/s	23,295,000.00	3/1, 9/1	14,239.50
	2025 A	552	10bps-LR, 15 bps assisted per yr-gnma o/s	15,500,000.00	3/1, 9/1	9,036.50
						216,124.00

Revenue Detail - Multi Family Issuer Fee Schedule FY 2027
October 2026 - March 2027

Month Receivable	Project No.	Bond Issue	Project	Fee Calculation - Formula	*Approximate Bonds Outstanding*	*Due Date*	*Amount Due FY 2027*
OCT '26	214	2023 A	Lake County Properties	(S) Annual Fee not to exceed 15 Basis Pnts O/S Bonds	37,000,000.00	10/1, 4/1	$27,750.00
	220	2025 A	Valencia Trace Apartments	(S) Annual Fee not to exceed 15 Basis Pnts O/S Bonds	33,992,000.00	10/1, 4/1	$25,494.00
		2026 B	Palm Grove Apartments	(S) Annual Fee not to exceed 15 Basis Pnts O/S Bonds	30,000,000.00	10/1, 4/1	$22,500.00
NOV '26							
	461	2004A	Lee Vista Apartments	(S) Annual Fee not to exceed 30 Basis Pnts O/S Bonds	8,555,000.00	5/15, 11 /15	$12,832.50
	462	2004C	Cove at Lady Lake	Semi-annually- 30 BPS of Bonds O/S.	5,880,000.00	5/1, 11 /1	$8,820.00
	463	2004C	Lakeside Point	Semi-annually- 30 BPS of Bonds O/S.	4,415,000.00	5/1, 11 /1	$6,622.50
	488	2009A-3 NIBP	Oak Harbor Apts.	(S) Annual Fee not to exceed 30 Basis Pnts O/S Bonds	6,380,000.00	5/1, 11/1	$9,570.00
	497	2017 A	Vista Pines	(S) Annual Fee not to exceed 30 Basis Pnts O/S Bonds	21,852,000.00	5/1, 11/1	$32,778.00
DEC '26							
	477	2007K	Fountains @ Millenia II	(S) Annual Fee not to exceed 25 Basis Pnts O/S Bonds	1,750,000.00	12/1 , 6/1	$5,000.00
	478	2007L	Fountains @ Millenia III	(S) Annual Fee not to exceed 25 Basis Pnts O/S Bonds	3,500,000.00	12/1 , 6/1	$5,000.00
	479	2007M	Fountains @ Millenia IV	(S) Annual Fee not to exceed 25 Basis Pnts O/S Bonds	4,010,000.00	12/1 , 6/1	$5,012.50
	482	2007P	Southwinds	(S) Annual Fee not to exceed 25 Basis Pnts O/S Bonds	5,250,000.00	12/1 , 6/1	$6,562.50
	484	2014C	Boca Vista (Chatham Harbor)	(S) Annual Fee not to exceed 30 Basis Pnts O/S Bonds	22,680,000.00	12/1 , 6/1	$34,020.00
	490	2009A-5 NIBP	Seville Place apts.	(S) Annual Fee not to exceed 30 Basis Pnts O/S Bonds	5,640,000.00	12/1 , 6/1	$8,460.00
	494	2016AB	Buchanan Bay(Landon Trace)	(S) Annual Fee not to exceed 30 Basis Pnts O/S Bonds	11,857,164.75	12/1 , 6/1	$17,785.75
	496	2016 D	Westwood Park Apts	(S) Annual Fee not to exceed 30 Basis Pnts O/S Bonds	16,375,000.00	12/1 , 6/1	$24,562.50
	203	2018A-1	Lake Weston Pointe Apartments	(S) Annual Fee not to exceed 30 Basis Pnts O/S Bonds	16,010,535.19	12/1 , 6/1	$24,015.80
	205	2019A-1/A-2	Chapel Trace Apartments	(S) Annual Fee not to exceed 15 Basis Pnts O/S Bonds	23,928,883.97	12/1 , 6/1	$17,946.66
	212	2022C	Somerset Landings	(S) Annual Fee not to exceed 30 Basis Pnts O/S Bonds	10,526,856.13	12/1 , 6/1	$15,790.28
	213	2023B	52 at Park	(S) Annual Fee not to exceed 15 Basis Pnts O/S Bonds	55,500,000.00	12/1 , 6/1	$41,625.00
JAN '27							
	487	2009 A-2 NIBP	Lake Sherwood	(S) Annual Fee not to exceed 30 Basis Pnts O/S Bonds	4,540,000.00	1/1 , 7/1	$6,810.00
	489	2009A-4 NIBP	River Ridge apts.	(S) Annual Fee not to exceed 30 Basis Pnts O/S Bonds	8,200,000.00	1/1, 7/1	$12,300.00
	216	2024B	Silver Lakes Village	(S) Annual Fee not to exceed 30 Basis Pnts O/S Bonds	13,100,000.00	1/1, 7/1	$19,650.00
FEB '27							
	206	2020A	Baptist Terrace	(S) Annual Fee not to exceed 15 Basis Pnts O/S Bonds	20,808,834.69	2/1, 8/1	$15,606.63
	210	2022 A	Sandpiper Glen	(S) Annual Fee not to exceed 15 Basis Pnts O/S Bonds	46,185,621.68	2/1, 8/1	$34,639.22
MAR '27							
	215	2024A	Southwick Commons	(S) Annual Fee not to exceed 30 Basis Pnts O/S Bonds	31,000,000.00	3/1, 9/1	$46,500.00
		2026 A	Crossroads Apartments	(S) Annual Fee not to exceed 30 Basis Pnts O/S Bonds	24,793,457.01	3/1, 9/1	$18,595.09

Revenue Detail - Multi Family Issuer Fee Schedule FY 2027
April 2027 - September 2027

						Total Oct 26 - Mar 27:	$506,248.93
APR '27							
	214	2023 A	Lake County	(S) Annual Fee not to exceed 15 Basis Pnts O/S Bonds	37,000,000.00	10/1, 4/1	$27,750.00
	220	2025 A	Valencia Trace Apartments	(S) Annual Fee not to exceed 15 Basis Pnts O/S Bonds	33,992,000.00	10/1, 4/1	$25,494.00
		2026 B	Palm Grove Apartments	(S) Annual Fee not to exceed 15 Basis Pnts O/S Bonds	30,000,000.00	10/1, 4/1	$22,500.00
MAY '27							
	461	2004A	Lee Vista Apartments	(S) Annual Fee not to exceed 30 Basis Pnts O/S Bonds	8,555,000.00	5/15, 11/15	$12,832.50
	462	2004C	Cove at Lady Lake	Semi-annually- 30 BPS of Bonds O/S.	5,880,000.00	5/1, 11/1	$8,820.00
	463	2004C	Lakeside Point	Semi-annually- 30 BPS of Bonds O/S.	4,415,000.00	5/1, 11/1	$6,622.50
	488	2009A-3 NIBP	Oak Harbor Apts.	(S) Annual Fee not to exceed 30 Basis Pnts O/S Bonds	6,380,000.00	5/1, 11/1	$9,570.00
	497	2017 A	Vista Pines	(S) Annual Fee not to exceed 30 Basis Pnts O/S Bonds	21,852,000.00	5/1, 11/1	$32,778.00
JUN '27							
	477	2007K	Fountains @ Millenia II	(S) Annual Fee not to exceed 25 Basis Pnts O/S Bonds	1,750,000.00	12/1 , 6/1	$5,000.00
	478	2007L	Fountains @ Millenia III	(S) Annual Fee not to exceed 25 Basis Pnts O/S Bonds	3,500,000.00	12/1 , 6/1	$5,000.00
	479	2007M	Fountains @ Millenia IV	(S) Annual Fee not to exceed 25 Basis Pnts O/S Bonds	4,010,000.00	12/1 , 6/1	$5,012.50
	482	2007P	Southwinds	(S) Annual Fee not to exceed 25 Basis Pnts O/S Bonds	5,250,000.00	12/1 , 6/1	$6,562.50
	484	2009A	Chatham Harbor	(S) Annual Fee not to exceed 30 Basis Pnts O/S Bonds	22,680,000.00	12/1 , 6/1	$34,020.00
	490	2009A-5 NIBP	Seville Place apts.	(S) Annual Fee not to exceed 30 Basis Pnts O/S Bonds	5,640,000.00	12/1, 6/1	$8,460.00
	494	2016AB	Buchanan Bay	(S) Annual Fee not to exceed 30 Basis Pnts O/S Bonds	11,857,164.75	12/1, 6/1	$17,785.75
	496	2016 D	Westwood Park Apts	(S) Annual Fee not to exceed 30 Basis Pnts O/S Bonds	16,375,000.00	12/1 , 6/1	$24,562.50
	203	2018A-1	Lake Weston Pointe Apts.	(S) Annual Fee not to exceed 30 Basis Pnts O/S Bonds	16,010,535.19	12/1 , 6/1	$24,015.80
	205	2019A-1/A-2	Chapel Trace Apartments	(S) Annual Fee not to exceed 15 Basis Pnts O/S Bonds	23,928,883.97	12/1 , 6/1	$17,946.66
	212	2022C	Somerset Landings	(S) Annual Fee not to exceed 30 Basis Pnts O/S Bonds	10,526,856.13	12/1 , 6/1	$15,790.28
	213	2023B	52 at Park	(S) Annual Fee not to exceed 15 Basis Pnts O/S Bonds	55,500,000.00	12/1 , 6/1	$41,625.00
JUL '27							
	487	2009 A-2 NIBP	Lake Sherwood	(S) Annual Fee not to exceed 30 Basis Pnts O/S Bonds	4,540,000.00	1/1 , 7/1	$6,810.00
	489	2009A-4 NIBP	River Ridge apts.	(S) Annual Fee not to exceed 30 Basis Pnts O/S Bonds	8,200,000.00	1/1, 7/1	$12,300.00
	216	2024B	Silver Lakes Village	(S) Annual Fee not to exceed 30 Basis Pnts O/S Bonds	13,100,000.00	1/1, 7/1	$19,650.00
AUG '27							
	206	2020A	Baptist Terrace	(S) Annual Fee not to exceed 15 Basis Pnts O/S Bonds	20,808,834.69	2/1, 8/1	$15,606.63
	210	2022 A	Sandpiper Glen	(S) Annual Fee not to exceed 15 Basis Pnts O/S Bonds	46,185,621.68	2/1, 8/1	$34,639.22
SEP '27							
	215	2024A	Southwick Commons	(S) Annual Fee not to exceed 30 Basis Pnts O/S Bonds	31,000,000.00	3/1, 9/1	$46,500.00
		2026 A	Crossroads Apartments	(S) Annual Fee not to exceed 30 Basis Pnts O/S Bonds	24,793,457.01	3/1, 9/1	$18,595.09
				Projected Multi Family Issuer fee	473,730,353.42	$	1,012,497.86

	Expense Detail - Proposed Budget for FY 2027		
	Projected Revenues	**$4,593,428.06**	
	Projected Expenses		
	Category	***Amount***	***Description***
1	Salaries and Wages	$825,742.78	7 exempt positions, 1 non-exempt position
2	Shipping	$3,000.00	Based on actual monthly average
3	Travel/Conferences	$60,000.00	Based on current year's budget
4	Casual Labor/Student Assistants	$2,500.00	Based on an estimate
5	Office Maintenance	$25,000.00	Increased due to anticipated upgrades
6	Building Maintenance	$30,000.00	Increased due to anticipated upgrades
7	Telephone	$20,000.00	Based on actual monthly average
8	Postage	$2,000.00	Based on actual monthly average
9	Office Supplies	$4,500.00	No increase in budget
10	Office Furniture	$4,000.00	Increased due to anticipated upgrades
11	Publications	$2,000.00	Decreased due to actual activity from prior year
12	Printing (includes annual report)	$3,000.00	Decreased due to actual activity from prior year
13	Equipment/Computer/Printer	$8,000.00	Increased due to anticipated upgrades
14	Term Leave	$2,500.00	Reduced due to staff retirements
15	Sponsorship	$55,000.00	Sadowski Act Contribution ($15k), conference hosting and sponsorships
16	Marketing and Outreach	$100,000.00	Per Finance Committee request
17	Website Design and maintenance	$2,800.00	Costs related to re-design and maintenance of ochfa.com
18	Contract Services	$25,000.00	Professional Services - IT/Sage/Database support
19	Seminars/Education/Training	$6,000.00	Staff - education, training and seminar participation
20	Employee Benefits/Health etc.	$159,000.00	Based on actual
21	Unemployment Compensation	$1,000.00	Based on current year's budget
22	Other Taxes	$1,200.00	Based on actual
23	Annual Audit	$54,000.00	Based on Contract
24	Legal Advertising	$5,000.00	Based on actual monthly average
25	Legal Fees	$12,500.00	Based on Actual
26	Membership	$9,000.00	Based on actual monthly average
27	Payroll Taxes	$62,404.32	Based on 6.2% social security tax and 1.45% medicare tax
28	Miscellaneous Expense	$6,000.00	Based on current year's budget
29	Loss on DPA Foreclosures/Gap loan write-off	$353,000.00	Based on an estimate (DPA), includes Hannibal Square potential write-off
30	Florida Retirement System	$130,815.39	Employer contribution as required by State Statute
31	VOYA Retirement Plan	$41,287.14	5% of salaries
32	Limited HRA	$8,500.00	For Dental/Vision/Limited medical in accordance with IRS Guides
33	File Storage	$3,000.00	Based on actual monthly average
34	Local Mileage Reimbursement	$1,000.00	Based on actual
35	Equipment Maintenance	$4,000.00	Based on actual monthly average for copiers
36	Insurance Coverages (WC, D&O, Umbrella, Cyber	$82,390.00	Budgeted 7% increase over prior year
37	Reserve for Replacement - Building	$5,000.00	Reserves for such items as the roof, air-condition, parking area etc.
38	Financial Advisory Services	$6,000.00	Based on actual
39	Administrative Expense/Trustee fees	$4,000.00	Based on actual
40	Rebate Fee Expense	$1,000.00	Rebate Computation Fees for some S/F bond issues
41	Operating Contingency Reserve	$25,000.00	Contingency Reserve for unforeseen expenditures
42	Performance Award Program	$85,017.38	board approved bonus plan includes
43	Custody Fee	$1,000.00	Based on contract with US Bank
	Total Projected Expenses	**$2,242,157.00**	
	PROJECTED NET INCOME	**$2,351,271.05**	

Budget Comparison					
					NET
	FY 2027		***FY 2026***		***% change***
TOTAL REVENUES (Brought Forward)	**$4,593,428.06**		**$3,231,283.48**		**42.15%**
PROJECTED EXPENSES:					
		% of total		% of total	
Salaries and Wages	$825,742.78	36.8%	$975,613.70	43.5%	-15.36%
Shipping	$3,000.00	0.1%	$3,000.00	0.1%	0.00%
Travel/Conferences	$60,000.00	2.7%	$60,000.00	2.7%	0.00%
Casual Labor/Student Assistants	$2,500.00	0.1%	$2,500.00	0.1%	0.00%
Office Maintenance	$25,000.00	1.1%	$20,000.00	0.9%	25.00%
Building Maintenance	$30,000.00	1.3%	$17,600.00	0.8%	70.45%
Telephone	$20,000.00	0.9%	$20,000.00	0.9%	0.00%
Postage	$2,000.00	0.1%	$2,000.00	0.1%	0.00%
Office Supplies	$4,500.00	0.2%	$4,500.00	0.2%	0.00%
Office Furniture	$4,000.00	0.2%	$1,000.00	0.0%	300.00%
Publications	$2,000.00	0.1%	$3,500.00	0.2%	-42.86%
Printing (includes annual report)	$3,000.00	0.1%	$4,500.00	0.2%	-33.33%
Equipment/Computer/Printer	$8,000.00	0.4%	$6,500.00	0.3%	23.08%
Term Leave	$2,500.00	0.1%	$20,000.00	0.9%	-87.50%
Sadowski Contribution - included in marketing/sponsorship below	0	0.0%	$15,000.00	0.7%	-100.00%
Sponsorship (includes $15k for Sadowski contribution)	$55,000.00	2.5%	$22,000.00	1.0%	150.00%
Marketing and Outreach	$100,000.00	4.5%	$0.00	0.0%	
Website Design and maintenance	$2,800.00	0.1%	$0.00	0.0%	
Contract Services	$25,000.00	1.1%	$25,000.00	1.1%	0.00%
Seminars/Education/Training	$6,000.00	0.3%	$10,000.00	0.4%	-40.00%
Employee Benefits/Health etc.	$159,000.00	7.1%	$185,000.00	8.3%	-14.05%
Unemployment Compensation	$1,000.00	0.0%	$2,000.00	0.1%	-50.00%
Other Taxes	$1,200.00	0.1%	$1,200.00	0.1%	0.00%
Annual Audit	$54,000.00	2.4%	$54,000.00	2.4%	0.00%
Legal Advertising	$5,000.00	0.2%	$6,000.00	0.3%	-16.67%
Legal Fees	$12,500.00	0.6%	$12,500.00	0.6%	0.00%
Membership	$9,000.00	0.4%	$9,000.00	0.4%	0.00%
Payroll Taxes	$62,404.32	2.8%	$74,634.45	3.3%	-16.39%
Miscellaneous Expense	$6,000.00	0.3%	$6,000.00	0.3%	0.00%
Loss on DPA Foreclosures/Gap loan write-off	$353,000.00	15.7%	$6,000.00	0.3%	5783.33%
Florida Retirement System	$130,815.39	5.8%	$136,878.60	6.1%	-4.43%
VOYA Retirement Plan	$41,287.14	1.8%	$48,780.69	2.2%	-15.36%
Limited HRA	$8,500.00	0.4%	$10,500.00	0.5%	-19.05%
File Storage	$3,000.00	0.1%	$3,000.00	0.1%	0.00%
Local Mileage Reimbursement	$1,000.00	0.0%	$2,000.00	0.1%	-50.00%
Equipment Maintenance	$4,000.00	0.2%	$5,000.00	0.2%	-20.00%
Insurance Coverages (Including Work. Comp.)	$82,390.00	3.7%	$77,000.00	3.4%	7.00%
Reserve for Replacement - Building	$5,000.00	0.2%	$5,000.00	0.2%	0.00%
Financial Advisory Services	$6,000.00	0.3%	$6,000.00	0.3%	0.00%
Administrative Expense/Trustee fees	$4,000.00	0.2%	$4,000.00	0.2%	0.00%
Rebate Fee Expense	$1,000.00	0.0%	$4,000.00	0.2%	-75.00%
Operating Contingency Reserve	$25,000.00	1.1%	$25,000.00	1.1%	0.00%
Performance Award Program	$85,017.38	3.8%	$100,206.90	4.5%	-15.16%
Custody Fee	$1,000.00	0.0%	$4,000.00	0.2%	-75.00%
Total Expenses	**$2,242,157.00**		**$2,000,414.34**		**12.08%**
NET INCOME	**$2,351,271.05**		**$1,230,869.14**		**91.03%**

ORANGE COUNTY
HOUSING FINANCE AUTHORITY

CONSENT ITEM

MEMORANDUM

TO:	OCHFA BOARD OF DIRECTORS
FROM:	FRANTZ DUTES EXECUTIVE DIRECTOR, OCHFA
DATE:	August 17, 2026
RE:	**MULTI-FAMILY HOUSING MORTGAGE REVENUE BONDS PIPELINE REPORT** SEPTEMBER 2, 2026, REGULAR BOARD OF DIRECTORS MEETING

The Multi-Family Housing Mortgage Revenue Bonds Pipeline Report is attached. As of July 27, 2026, we have 2,407 units in process and a total of $442,718,650 in bonds issued/pending.

ACTION REQUESTED: Information Only

OCHFA MULTI-FAMILY HOUSING MORTGAGE REVENUE BONDS PIPELINE REPORT

August 17, 2026

	Developer	Location	Units	Bond Amount	Application Received	Inducement Approved	TEFRA BCC Approval	Bond Resolution Approved	Total Development Cost	Per Unit Cost	Status
1	Carver Park East, LP	Conley St., SE Intersection of Conley and Jernigan Avenue Orlando, Florida 32805	50	$ 7,845,000	04/16/26				$ 26,228,226	$524,564	Inducement Resolution pending
2	Spira Equity Partners	Stonebridge Landings 7503 Fort Desoto St. Orlando, FL 32822	272	$ 47,000,000	04/13/26	04/29/26	05/19/26		$ 100,490,400	$369,463	Applicant finalizing financial structure
3	Southport Development	Gale Vista 2020 Old Dixie Highway Apopka, FL 32703	100	$ 20,000,000	04/13/26	04/29/26	05/19/26		$ 41,418,696	$414,186	Applicant finalizing financial structure
4	Lincoln Avenue Communities	Clarcona Groves 5462 Clarcona Key Boulevard Orlando Florida 32810	264	$ 28,000,000	01/14/26	03/04/26	04/21/26		$ 101,633,048 *	$384,973 *	Applicant working on financial structure
5	Ulysses Dev. Group	Osprey Sound Phase 2 5453 South Rio Grande Avenue Orlando FL 32839	116	$ 30,000,000	05/28/25	08/06/25	08/26/25		$ 46,441,459 *	$400,357 *	Applicant working on financial structure
6	Standard Palm Grove Venture LP	Palm Grove Garden 3944 WD Judge Drive Orlando FL 32808	142	$ 30,000,000	05/14/25	06/04/25	—	02/04/24	$ 57,914,003	$407,845	Under rehabilitation
7	Crossroads Preservation LP	Crossroads Apartments 4381 Crossroads Court Orlando, FL. 32811	94	$ 25,000,000	05/21/25	06/04/25	—	02/04/24	$ 42,865,455	$456,015	Under rehabilitation
8	Valencia Trace (FL) Owner LP	Valencia Trace 101 Grande Valencia Trace Drive Orlando FL 32825	229	$ 47,000,000	11/12/24	01/08/24	—	11/05/25	$ 77,582,109	$338,787	Under rehabilitation
9	Dominium	The Waters 1255 Plymouth Sorrento Road Apopka FL 32712	180	$ 37,000,000	07/03/23	09/06/23	—	11/06/24	$ 62,938,003	$349,656	Under Construction
10	Lincoln Avenue Capital	52 at Park 3225 West Colonial Drive Orlando FL 32808	300	$ 55,500,000	08/12/21	10/06/21	—	10/04/23	$ 102,402,544	$341,342	Under Construction
11	Wendover Housing	Southwick Commons 461 East 7th Street Apopka FL 32703	192	$ 31,000,000	08/27/21	10/06/21	—	12/06/23	$ 64,786,980	$337,432	Under Construction
12	Lincoln Avenue Capital	Huntington Reserve 2000 Rosecliff Circle Sanford FL 32773	168	$ 34,373,650	07/21/23	09/06/23	—	08/07/24	$ 62,237,897	$370,464	Under rehabilitation
13	Wendover Housing	Catchlight Crossings-Phase III Destination Parkway/Adjacent to the Convention Center	150	$ 25,000,000	04/08/22	10/05/22	—		$ 47,459,974 *	$316,400 *	Applicant working on financial structure
14	Wendover Housing	Catchlight Crossings-Phase IV Destination Parkway/Adjacent to the Convention Center	150	$ 25,000,000	04/08/22	10/05/22	—		$ 47,459,974 *	$316,400 *	Applicant working on financial structure
	Totals:		2,407	$ 442,718,650					$ 881,858,768	$366,373	

NOTES:
*Preliminary-subject to change

ORANGE COUNTY
HOUSING FINANCE AUTHORITY

CONSENT ITEM

MEMORANDUM

TO:	OCHFA Board of Directors
FROM:	Frantz Dutes, Executive Director
CONTACT:	Chaynae Price, Chief Financial Officer
DATE:	August 14, 2026
RE:	**OCHFA CONSOLIDATED BALANCE SHEET FOR THE OPERATING FUND FOR THE PERIOD ENDING JULY 31, 2026** SEPTEMBER 2, 2026 REGULAR BOARD OF DIRECTORS MEETING

Attached for your review is the OCHFA's Operating Fund Balance Sheet. The Operating Fund includes all funds namely: the General Fund, the Low Income Housing Fund and the Homeownership Assistance Program Fund.

The majority of the funds in the General Fund are invested in GNMA's. The GNMA's yield approximately 5.0700%. The remaining funds are invested in the US Bank Money Market. The Authority earned an average of 3.619% interest income on all investments.

Orange County Housing Finance Authority

Operating Fund Balance Sheet

As of July 31, 2026

		GENERAL FUND	LOW INCOME HOUSING FUND	HOMEOWNERSHIP ASSISTANCE FUND	COMBINED TOTALS
	Assets				
	Cash	8,292,488.20	1,550,594.24	1,176,004.77	11,019,087.21
* * * * *	Investments	16,901,005.03	0.00	322,232.71	17,223,237.74
	GNMA/FNMA Securities	15,749,140.71	0.00	0.00	15,749,140.71
	Accounts Receivable	385,364.74	0.00	38,444.00	423,808.74
	Notes Receivable	1,181,645.92	19,200.00	0.00	1,200,845.92
	GF - FHLB GNMA Collateral / Rcvbl	540,933.29	0.00	0.00	540,933.29
	Mortgage Receivable	0.00	249,333.92	3,685,403.63	3,934,737.55
* * * *	Allowance for Doubtful Accounts	0.00	(248,561.89)	(1,370,830.14)	(1,619,392.03)
	Mortgage & GNMA/FNMA Income Receivable	4,506,152.85	0.00	0.00	4,506,152.85
	Deferred FRS Pension Contributions	170,144.00	0.00	0.00	170,144.00
	Interfund Receivable/Payable	9,235,397.11	4,775,793.63	(5,585,578.35)	8,425,612.39
	Prepaid Expenses	7,457.59	0.00	0.00	7,457.59
	Fixed Assets	220,279.97	0.00	0.00	220,279.97
	Total Assets	57,190,009.41	6,346,359.90	(1,734,323.38)	61,802,045.93
	Current liabilities:				
	Other Payables	124,345.72	0.00	0.00	124,345.72
	FRS Net Pension Liability	905,370.00	0.00	0.00	905,370.00
	Accounts Payables	395,235.29	0.00	0.00	395,235.29
	Total liabilities	1,424,951.01	0.00	0.00	1,424,951.01
	Retained Earnings Previous Period	53,413,317.78	6,311,064.41	(1,771,662.08)	57,952,720.11
	Net Income (Loss)	2,351,740.62	35,295.49	37,338.70	2,424,374.81
	Total Liabilities & Retained Earnings	57,190,009.41	6,346,359.90	(1,734,323.38)	61,802,045.93

* * * * A reserve account is set up to allow for percentage of the Down Payment Assistance Notes Receivable to be recognized as doubtful accounts based on industry standards. (Approximately 3%). The actual notes receivable remain on the books while the doubtful account is set up as a contra asset account.

* * * * * This balance includes a $158,571.27 difference between the GNMA'S book value and market value recorded at 9/30/2025 (GASB 31).

ORANGE COUNTY
HOUSING FINANCE AUTHORITY

CONSENT ITEM

MEMORANDUM

TO:	OCHFA Board of Directors
FROM:	Frantz Dutes, Executive Director
CONTACT:	Chaynae Price, Chief Financial Officer
DATE:	August 14, 2026
RE:	**OCHFA COMBINED STATEMENT OF REVENUES, EXPENSES AND CHANGES IN RETAINED EARNINGS FOR THE PERIOD ENDING JULY 31, 2026** SEPTEMBER 2, 2026 REGULAR BOARD OF DIRECTORS MEETING

Attached for your review are the OCHFA's Operating Fund Statement of Revenues, Expenses, and Changes in Retained Earnings. The Operating Fund includes all funds namely: the General Fund, the Low Income Housing Fund, and the Homeownership Assistance Program Fund.

Attachments

2211 E. Hillcrest Street, Orlando, Florida 32803 | Office (407) 894-0014 | Fax (407) 897-6679 | Website: www.ochfa.com

Orange County Housing Finance Authority

Combined Statement of Revenues, Expenses, and Changes in Retained Earnings

For The 10 Periods Ending July 31, 2026

	Operating Fund			
	General Fund	Low Income Hsg Fund	Homeownership Assistance Fund	Current YTD
Revenue:				
Administrative Fees	956,664.55	0.00	0.00	956,664.55
Bond Financing Fees	1,727,791.50	0.00	0.00	1,727,791.50
Gain on the Sale of GNMA's	195,977.20	0.00	0.00	195,977.20
Other Revenue	126,021.64	35,295.49	23,965.06	185,282.19
Investment Income	410,664.73	0.00	9,640.54	420,305.27
Income from Loans, GNMAs	1,163,574.59	0.00	5,829.35	1,169,403.94
Total Revenues	4,580,694.21	35,295.49	39,434.95	4,655,424.65
Expenses				
General and Administrative	1,478,356.63	0.00	2,096.25	1,480,452.88
Intra Fund Expense	716,075.00	0.00	0.00	716,075.00
Other Expenses	34,521.96	0.00	0.00	34,521.96
Total Expenses	2,228,953.59	0.00	2,096.25	2,231,049.84
Net Income (Loss)	2,351,740.62	35,295.49	37,338.70	2,424,374.81
Retained Earnings Beginning of Year	53,413,317.78	6,311,064.41	-1,771,662.08	57,952,720.11
Retained Earnings End of Year	**55,765,058.40**	**6,346,359.90**	**(1,734,323.38)**	**60,377,094.92**

ORANGE COUNTY
HOUSING FINANCE AUTHORITY

CONSENT ITEM

MEMORANDUM

TO:	OCHFA Board of Directors
FROM:	Frantz Dutes, Executive Director
CONTACT:	Chaynae Price, Chief Financial Officer
DATE:	August 14, 2026
RE:	**OCHFA FISCAL YEAR 2026 OPERATING FUND – COMPARISON OF BUDGET VS. ACTUAL AS OF JULY 31, 2026** SEPTEMBER 2, 2026 REGULAR BOARD OF DIRECTORS MEETING

Attached for your attention is the comparison of the Budgeted Revenues and Expenses for Fiscal Year 2026 vs. the Actual Revenues and Expenses for the period ending July 31, 2026.

Orange County Housing Finance Authority

Statement of Earnings

For The 10 Periods Ending July 31, 2026

	Fiscal Year 2026 Budget	Year To Date Revenue Received	Budget Remaining YTD	%age Budget Remaining YTD
Revenue:				
2017 SERIES A	$6,890	$3,625	$3,265	47%
2018 SERIES A	$6,655	$3,929	$2,726	41%
2020 SERIES A	$1,116	$4,581	($3,465)	-311%
2020 SERIES B	$151,411	$83,465	$67,946	45%
2023 SERIES A	$22,541	$11,500	$11,041	49%
2024 SERIES A	$22,061	$17,668	$4,393	20%
LEE VISTA APARTMENTS	$27,765	$26,265	$1,500	5%
COVE AT LADY LAKE	$18,540	$18,090	$450	2%
LAKESIDE POINTE APARTMENTS	$13,995	$13,800	$195	1%
LAUREL OAKS I	$21,330	$3,490	$17,840	84%
LAUREL OAKS II	$19,710	$3,225	$16,485	84%
FOUNTAINS @ MILLENIA II	$10,000	$10,000	$0	0%
FOUNTAINS @ MILLENIA III	$10,000	$10,000	$0	0%
FOUNTAINS @ MILLENIA IV	$10,275	$10,063	$213	2%
SOUTHWINDS	$13,625	$12,750	$875	6%
CHATHAM HARBOR APTS	$68,040	$68,040	$0	0%
LAKE SHERWOOD APARTMENTS	$14,010	$13,725	$285	2%
OAK HARBOR APARTMENTS	$19,380	$19,260	$120	1%
RIVER RIDGE APARTMENTS	$25,260	$24,765	$495	2%
SEVILLE PLACE APARTMENTS	$17,340	$16,905	$435	3%
NASSAU BAY APARTMENTS	$62,100	$76,580	($14,480)	-23%
BUCHANAN BAY	$36,256	$17,959	$18,298	50%
WESTWOOD PARK APTS	$49,200	$49,140	$60	0%
VISTA PINES APTS	$65,649	$65,582	$68	0%
LAKE WESTON POINT APTS	$48,789	$24,212	$24,577	50%
CHAPEL TRACE APARTMENTS	$36,459	$36,036	$423	1%
BAPTIST TERRACE APARTMENTS	$31,213	$15,495	$15,718	50%
SOMERSET LANDINGS	$31,800	$31,576	$224	1%
LAKE COUNTY	$55,500	$55,500	$0	0%
52 AT PARK	$83,250	$41,625	$41,625	50%
SOUTHWICK COMMONS	$93,000	$46,500	$46,500	50%
SILVER LAKES VILLAGE	$39,300	$26,200	$13,100	33%
SANDPIPER GLEN	$0	$69,620	($69,620)	
VALENCIA TRACE APARTMENTS	$0	$25,494	($25,494)	
BOND FINANCING FEES	$337,500	$1,727,792	($1,390,292)	-412%
GAIN ON SALE OF GNMA'S	$10,000	$195,977	($185,977)	-1860%
OTHER REVENUES	$548,515	$185,282	$363,233	66%
INV INCOME	$308,635	$136,670	$171,965	56%
INV INCOME US TREASURIES	$74,771	$283,635	($208,864)	-279%
FHLB HELD SECURITIES GNMA/FNMA INCOME	$20,508	$146,822	($126,314)	-616%
INTEREST INCOME ON WESTLAKES PHASE I	$7,500	$4,434	$3,066	41%
INTEREST INCOME HANNIBAL SSQUARE	$9,000	$27,000	($18,000)	-200%
GNMA/FNMA INCOME	$757,893	$522,542	$235,351	31%
MASTER ACC FUND GNMA/FNMA INCOME	$0	$462,777	($462,777)	
2006 A DPA MORTGAGE INTEREST	$600	$13	$587	98%
2006 A 1 DPA MORTGAGE INTEREST	$2,100	$2	$2,098	100%
2007 A DPA MORTGAGE INTEREST	$10,000	$3,184	$6,816	68%
2007 B DPA MORTGAGE INTEREST	$10,000	$2,594	$7,406	74%
2009 A NIBP DPA MORTGAGE INTEREST	$1,800	$36	$1,764	98%
	$3,231,283	$4,655,425	($1,424,141)	-44%

		Fiscal Year 2026 Budget	Year To Date Expenses Incurred	Budget Remaining YTD	%age Budget Remaining YTD
Costs and expenses:					
	SALARIES AND WAGES	$975,614	$731,761	$243,853	25%
	SHIPPING	$3,000	$1,557	$1,443	48%
	TRAVEL/CONFERENCE/ TRAINING	$60,000	$46,735	$13,265	22%
	CASUAL LABOR/STUDENT ASST.	$2,500	$0	$2,500	100%
	OFFICE MAINTENANCE	$20,000	$14,821	$5,179	26%
	BUILDING MAINTENANCE	$17,600	$19,697	($2,097)	-12%
	TELEPHONE	$20,000	$12,149	$7,851	39%
	POSTAGE	$2,000	$1,224	$776	39%
	OFFICE SUPPLIES	$4,500	$3,368	$1,132	25%
	OFFICE FURNITURE	$1,000	$940	$60	6%
	PUBLICATIONS	$3,500	$871	$2,629	75%
	PRINTING/ANNUAL REPORT	$4,500	$0	$4,500	100%
	EQUIPMENT / COMPUTER / PRINTER	$6,500	$12,712	($6,212)	-96%
	MARKETING	$37,000	$29,000	$8,000	22%
	CONTRACTOR SERVICES	$25,000	$15,843	$9,157	37%
	SEMINARS/EDUCATION	$10,000	$2,294	$7,706	77%
	EMPLOYEE BENEFITS HEALTH/LIFE	$185,000	$152,042	$32,958	18%
	UNEMPLOYMENT COMPENSATION	$2,000	$0	$2,000	100%
	OTHER INSURANCE & TAXES	$1,200	$1,262	($62)	-5%
	ANNUAL AUDIT	$54,000	$54,000	$0	0%
	LEGAL ADVERTISING	$6,000	$5,327	$673	11%
	LEGAL FEES	$12,500	$0	$12,500	100%
	MEMBERSHIP	$9,000	$7,635	$1,365	15%
	PAYROLL TAXES	$74,634	$61,105	$13,529	18%
	MISCELLANEOUS EXPENSE	$6,000	$3,639	$2,361	39%
	LOSS ON DPA FORECLOSURES	$6,000	$0	$6,000	100%
	FLORIDA RETIREMENT SYSTEM	$136,879	$130,994	$5,885	4%
	457 DEFERRED COMP EMPLOYER CONTRIBUT	$48,781	$50,604	($1,823)	-4%
	LIMITED HRA	$10,500	$10,569	($69)	-1%
	TERM LEAVE	$20,000	$0	$20,000	100%
	FILE STORAGE	$3,000	$2,721	$279	9%
	LOCAL MILEAGE REIMBURSEMENT	$2,000	$63	$1,937	97%
	EQUIPMENT MAINTENANCE	$5,000	$4,423	$577	12%
	INSURANCE COVERAGES	$77,000	$61,958	$15,042	20%
	RESERVE FOR REPLACEMENT BLDG	$5,000	$0	$5,000	100%
	FHLB LOAN INTEREST COLLATERAL EXP	$0	$250	($250)	
	TRANSFER OUT	$0	$716,075	($716,075)	
	FINANCIAL ADVISORY SERVICES	$6,000	$2,100	$3,900	65%
	PERFORMANCE AWARD PROGRAM	$100,207	$33,743	$66,464	66%
	ADMINISTRATIVE EXP. TRUSTEE	$0	$5,046	($5,046)	
	CUSTODY FEE	$4,000	$0	$4,000	100%
	ADMIN EXPENSE BANK/TRUSTEE	$4,000	$0	$4,000	100%
	REBATE FEE EXPENSE	$4,000	$0	$4,000	100%
	OPERATING CONTINGENCY RESERVE	$25,000	$0	$25,000	100%
	LOSS ON SALE	$0	$34,522	($34,522)	
		$2,000,414	$2,231,050	($230,636)	-12%

ORANGE COUNTY
HOUSING FINANCE AUTHORITY

CONSENT ITEM

MEMORANDUM

TO:	OCHFA Board of Directors
FROM:	Frantz Dutes, Executive Director
CONTACT:	Chaynae Price, Chief Financial Officer
DATE:	August 14, 2026
RE:	**OCHFA FISCAL YEAR 2026, OPERATING FUND – COMPARISON OF ACTUAL REVENUES AND EXPENSES FOR THE PERIODS ENDING JULY 31, 2025 AND JULY 31, 2026** SEPTEMBER 2, 2026 REGULAR BOARD OF DIRECTORS MEETING

Attached for your review is the comparison of the Actual Revenues and Expenses for the periods ending July 31, 2025 and July 31, 2026.

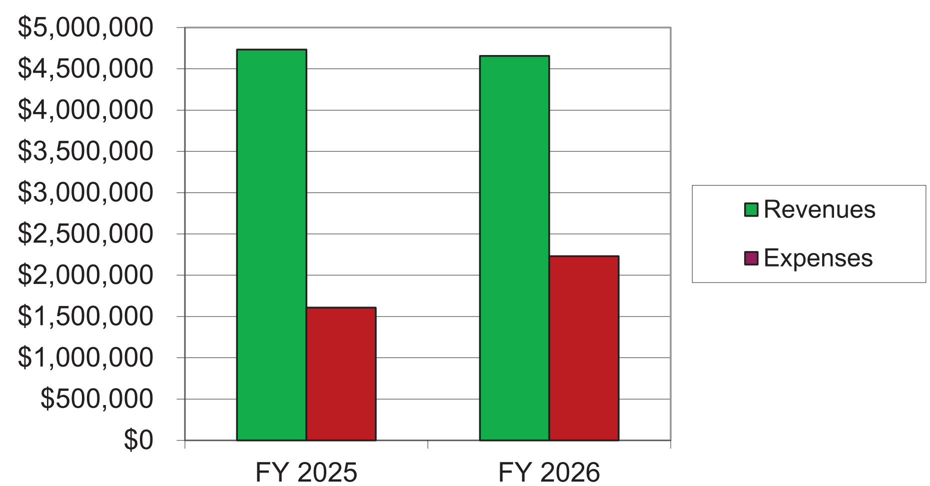
Attachments

Actual Revenues and Expenses Comparison
For the Period Ending July 31, 2026

	FY 2025	FY 2026	% Δ
Revenues	$4,733,292	$4,655,425	-2%
Expenses	$1,608,086	$2,231,050	39%

Revenues slightly decreased this year compared with last year. This is driven by less bond financing fees in FY 2026 vs FY 2025. The overall change in revenues is -2%.

Overall, general operating expenses increased this year compared to last year due to a transfer to single family for cost of issuance for 2025-A bonds. The overall change in expenses is 39%.



ORANGE COUNTY
HOUSING FINANCE AUTHORITY

CONSENT ITEM

MEMORANDUM

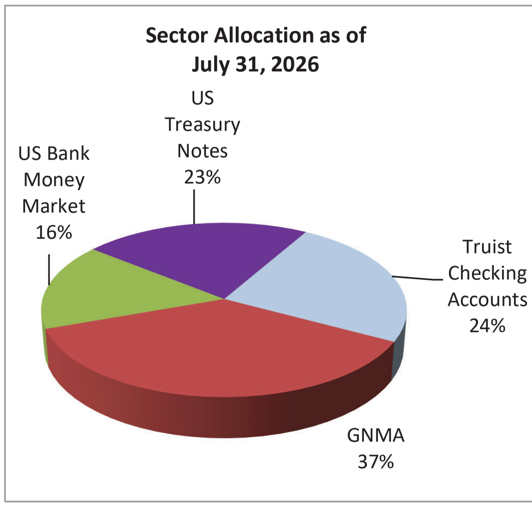
TO:	OCHFA Board of Directors
FROM:	Frantz Dutes, Executive Director
CONTACT:	Chaynae Price, Chief Financial Officer
DATE:	August 14, 2026
RE:	**SUMMARY OF OCHFA'S OPERATING FUND INVESTMENTS** SEPTEMBER 2, 2026 REGULAR BOARD OF DIRECTORS MEETING

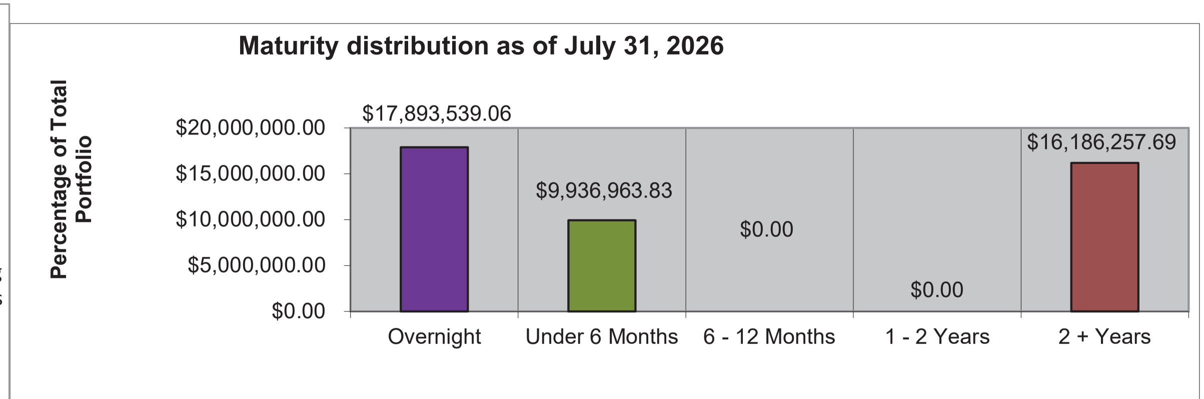
As of July 31, 2026 the total investments in the Operating Fund of the Orange County Housing Finance Authority was $44,016,760.58 producing an average yield of 3.619% as shown in the Summary of Accounts. If you have any questions on this matter do not hesitate to ask me.

Attachments

Orange County Housing Finance Authority
Summary of Accounts
as of July 31, 2026

Account	Institution	Ending Balance[1]	Net Interest Earned	Average Yield (Annualized)
Operating Fund	Truist Bank	$8,039,237.41	$14,713.91	3.0000%
Low Income Housing Fund	Truist Bank	$1,550,594.24	$3,075.58	3.0000%
Homeownership Assistance Fund	Truist Bank	$1,176,004.77	$2,158.97	3.0000%
Custody Account	US Bank Money Market	$6,169,754.38	$13,972.53	3.1800%
Custody Account	US Treasury Notes	$9,936,963.83	$23,319.38	2.9400%
Custody Account	GNMA - OCHFA Investment	$15,749,140.69	$59,722.87	5.0700%
Custody Account	US Bank Money Market /NIBP	$322,232.71	$973.29	3.1800%
Custody Account	US Bank Money Market /Turnkey	$635,715.55	$1,662.84	3.1800%
FHLB Collateral	FHLBank Atlanta	$437,117.00	$13,160.87	4.4000%
Total		$44,016,760.58	$132,760.24	3.619%





Liquidity **$17,893,539.06**

Note:
1. Ending Bal., Net Int. Earned, Avg. Yields shown above are recorded directly from month-end accts statements provided by respective institutions.

ORANGE COUNTY
HOUSING FINANCE AUTHORITY

CONSENT ITEM

MEMORANDUM

TO:	OCHFA Board of Directors
FROM:	Frantz Dutes, Executive Director
CONTACT:	Chaynae Price, Chief Financial Officer
DATE:	August 14, 2026
RE:	**GAP LOAN REPORT** SEPTEMBER 2, 2026 REGULAR BOARD OF DIRECTORS MEETING

Attached for your review is our Gap Loan Report. This analysis shows all Gap Loans outstanding and Hannibal Square Community Land Trust.

Attachments

Gap Loan Report

Loan Analysis: August 14, 2026

BORROWER	PRINCIPAL	COLLATERAL*	CURRENT BALANCE	MATURITY DATE
Hannibal Square Community Land Trust *original collateral of $300,000 reduced due to payments deducted	$600,000.00	$253,174.80	$346,825.20	10/31/2027
Lift Orlando / West Lakes Phase I	$750,000.00	-	$581,645.92	12/1/2048
Grand Avenue Economic Community Development Corp.	$58,708.12		$43,072.03	9/1/2038
Outstanding Gap Loans			$971,543.15	

ORANGE COUNTY
HOUSING FINANCE AUTHORITY

CONSENT ITEM

MEMORANDUM

TO:	OCHFA Board of Directors
FROM:	Frantz Dutes, Executive Director
CONTACT:	Shawn Tan, Director Program Operations
DATE:	August 19, 2026
RE:	**STATUS REPORT: 2025-A HOMEOWNER REVENUE BOND PROGRAM; TBA "TURNKEY" MORTGAGE LOAN PROGRAM** SEPTEMBER 2, 2026, REGULAR BOARD OF DIRECTORS MEETING.

2025-A HOMEOWNER REVENUE BOND PROGRAM

The **Authority's SERIES 2025-A Homeowner Revenue Bonds (HRB) Program** was authorized by the Board on August 6, 2025 for the aggregate principal amount not-to-exceed FIFTEEN MILLION FIVE HUNDRED FIFTY THOUSAND DOLLARS (**$15,550,000**) of Homeowner Revenue Bond Program proceeds. The Board authorized Staff to begin a pipeline of loans for future issuance. The 2025-A (HRB) Program offers a 30-year loan product. The Down Payment Assistance (DPA) is currently at $10,000 and is a 30-year deferred loan at 0% interest.

PRODUCTS	INTEREST RATES	ORIGINATION FEE
Zero Point	6.25%	1%

Commencing from the initial reservation date, there is an aggregate total of Twenty Four Million Four Hundred Seventy One Thousand Five Hundred Eighty-Two Dollars (**$24,471,582**) financed by the Single-Family Acquisition, and Single-Family Custody Account.

As of August 18, 2026:

- Eighty-Four(**84**) loans were originated: **82**-FHA; **2**-VA; **0**-USDA-RD.
- The Authority's 2025A DPA program has financed or committed an aggregate total of: Eight Hundred Forty Thousand Dollars (**$840,000**).

The Reservation Period start date was **December 17, 2025**, and Final Delivery end date is **December 15, 2026**.

TBA "TURNKEY" MORTGAGE LOAN PROGRAM

The **Authority's TBA "Turnkey" Mortgage Loan program was authorized by the board on August 2, 2017.** This conventional loan program is a partnership with OCHFA, Freddie Mac, and Raymond James and Associates. Since the inception of the program a total of Twenty Two Million Seven Hundred Thirty Four Thousand Seven Hundred Thirty-Nine ($22,734,739) have been financed. The Down Payment Assistance is currently at $7,500 and is a 30 year deferred loan with 0% interest.

As of August 18, 2026:

- One Hundred Twenty-Six (126) loans were Originated
- Financed or committed an aggregate total of Nine Hundred Forty Five Thousand Dollars ($945,000) in Down Payment Assistance

ACTION REQUESTED: For information only

Orange County HFA
Demographic Analysis Report
2025A SF Program

ORIGINATION SUMMARY REPORT

ORIGINATOR	LOANS	$ AMOUNT	% OF TOTAL
Acrisure Mortgage, LLC	2	662,773	2.38%
Atlantic Bay Mortgage Group, LLC.	1	378,026	1.19%
CalCon Mutual Mortgage, LLC dba Arbor Home Loans	2	622,516	2.38%
Centennial Bank	2	549,856	2.38%
Cornerstone First Mortgage, LLC	5	1,344,980	5.95%
CrossCountry Mortgage, LLC.	9	2,499,727	10.71%
Everett Financial, Inc.	1	274,928	1.19%
Fairway Independent Mortgage Corporation	4	1,257,577	4.76%
Guaranteed Rate, Inc.	1	391,773	1.19%
Guild Mortgage Company LLC	6	1,806,768	7.14%
Lower, LLC	3	803,877	3.57%
Movement Mortgage, LLC	6	1,763,207	7.14%
New American Funding, LLC	5	1,561,657	5.95%
NewRez LLC	1	294,566	1.19%
Novus Home Mortgage is a division of Ixonia Bank	8	2,217,591	9.52%
Planet Home Lending, LLC	4	1,104,621	4.76%
PrimeLending, a Plains Capital Company	1	314,204	1.19%
SouthState Bank, National Association	1	412,214	1.19%
The Mortgage Firm Inc	5	1,628,950	5.95%
Waterstone Mortgage Corporation	17	4,581,771	20.24%
TOTAL	**84**	**$ 24,471,582**	**100.00%**

CITY SUMMARY

CITY	LOANS	$ AMOUNT	% OF TOTAL
Altamonte Springs	3	723,551	3.57%
Apopka	2	613,678	2.38%
Casselberry	2	564,584	2.38%
Chuluota	2	697,629	2.38%
Clermont	2	543,471	2.38%
Eustis	2	557,999	2.38%
Fruitland Park	3	687,907	3.57%
Groveland	1	315,643	1.19%
Kissimmee	12	3,726,983	14.29%
Lady Lake	1	185,576	1.19%
Lake Mary	1	378,026	1.19%
Leesburg	1	185,388	1.19%
Longwood	2	707,940	2.38%
Ocoee	1	343,660	1.19%
Orlando	34	9,931,734	40.48%
Oviedo	1	272,964	1.19%
Saint Cloud	4	1,242,085	4.76%
Sanford	8	2,215,030	9.52%
Sorrento	1	273,349	1.19%
Tavares	1	304,385	1.19%

TOTAL	**84**	**$ 24,471,582**	**100.00%**

COUNTY SUMMARY

COUNTY	LOANS	$ AMOUNT	% OF TOTAL
Lake	9	2,219,250	10.71%
Orange	46	13,480,133	54.76%
Osceola	14	4,343,607	16.67%
Seminole	15	4,428,592	17.86%
TOTAL	**84**	**$ 24,471,582**	**100.00%**

HOUSEHOLD ANNUAL INCOME REPORT

ANNUAL INCOME	LOANS	% OF TOTAL
$15,000-$29,999	2	2.38%
$30,000-$44,999	1	1.19%
$45,000-$59,999	10	11.90%
$60,000-$74,999	16	19.05%
$75,000-$89,999	27	32.14%
$90,000-$104,999	19	22.62%
$105,000-$119,999	8	9.52%
$120,000-$134,999	1	1.19%
TOTAL	**84**	**100.00%**

HOUSEHOLD SIZE REPORT

HOUSEHOLD SIZE	LOANS	% OF TOTAL
1 - One person	33	39.29%
2 - Two persons	28	33.33%
3 - Three persons	13	15.48%
4 - Four persons	8	9.52%
5 - Five persons	2	2.38%
TOTAL	**84**	**100.00%**

LOAN AMOUNT REPORT

LOAN AMOUNT	LOANS	% OF TOTAL
$150,000-$175,000	3	3.57%
$175,000-$200,000	5	5.95%
$200,000-$225,000	7	8.33%
$225,000-$250,000	4	4.76%
$250,000-$275,000	14	16.67%
$275,000-$300,000	10	11.90%
$300,000-$325,000	20	23.81%
$325,000-$350,000	7	8.33%
$350,000-$375,000	6	7.14%
$375,000-$400,000	6	7.14%
$400,000+	2	2.38%
TOTAL	**84**	**100.00%**

PURCHASE PRICE REPORT

PURCHASE PRICE	LOANS	% OF TOTAL
$150,000-$175,000	1	1.19%
$175,000-$200,000	5	5.95%
$200,000-$225,000	6	7.14%
$225,000-$250,000	3	3.57%
$250,000-$275,000	13	15.48%
$275,000-$300,000	11	13.10%
$300,000-$325,000	17	20.24%
$325,000-$350,000	9	10.71%
$350,000-$375,000	7	8.33%
$375,000-$400,000	10	11.90%
$400,000+	2	2.38%
TOTAL	**84**	**100.00%**

LOAN TYPE REPORT

LOAN TYPE	LOANS	% OF TOTAL
FHA	82	97.62%
VA	2	2.38%
TOTAL	**84**	**100.00%**

PROPERTY TYPE REPORT

PROPERTY TYPE	LOANS	% OF TOTAL
1 Unit Single Family Detached	69	82.14%
Condominium	3	3.57%
Duplex w/approval	1	1.19%
Townhouse	11	13.10%
TOTAL	**84**	**100.00%**

CATEGORY TYPE REPORT

TYPE	LOANS	% OF TOTAL
Existing	80	95.24%
New	4	4.76%
Unspecified	0	0.00%
TOTAL	**84**	**100.00%**

TARGET/NON TARGET REPORT

TYPE	LOANS	$ AMOUNT	% OF TOTAL
TARGET	6	1,750,261	7.14%
NON TARGET	78	22,721,321	92.86%
TOTAL	**84**	**$ 24,471,582**	**100.00%**

INTEREST RATE RANGES REPORT

RATE	LOANS	% OF TOTAL
5.7500% - 5.9900%	9	10.71%
6.0000% - 6.2400%	46	54.76%
6.2500% - 6.4900%	29	34.52%
TOTAL	**84**	**100.00%**

FIRST TIME HOMEBUYER REPORT

FIRST TIME HOMEBUYER	LOANS	% OF TOTAL
No	0	0.00%
Yes	84	100.00%
TOTAL	**84**	**100.00%**

ADDITIONAL / ASSISTANCE

ADDTL MTG PROGRAM \ PRIMARY MTG PROGRAM	LOANS	LOAN AMOUNT	AVG LOAN AMOUNT
OCHFA DPA \ 2024A SF Program	84	$840,000	$10,000

GENDER REPORT

GENDER	LOANS	% OF TOTAL
MALE	40	47.62%
FEMALE	44	52.38%
NONBINARY	0	0.00%
UNDISCLOSED	0	0.00%
TOTAL	**84**	**100.00%**

RACE REPORT

DESCRIPTION	LOANS	% OF TOTAL
American Indian/ Alaskan Native & Black/ African American	1	1.19%
Asian Indian	1	1.19%
Black/ African American	18	21.43%
Black/African American & White	1	1.19%
Declined to Respond	7	8.33%
White	56	66.67%
TOTAL	**84**	**100.00%**

ETHNICITY REPORT

ETHNICITY	LOANS	$ AMOUNT	% OF TOTAL
HISPANIC	36	10,497,379	42.86%
NON HISPANIC	44	12,939,540	52.38%
Declined to Respond	4	1,034,663	4.76%

TOTAL	**84**	**$**	**24,471,582**	**100.00%**

RACE BY ETHNICITY REPORT

RACE	LOANS	% OF TOTAL	HISPANIC	NON HISPANIC	DECLINE TO RESPOND
American Indian/ Alaskan Native & Black/ African American	1	1.19%	1	0	0
Asian Indian	1	1.19%	0	1	0
Black/ African American	18	21.43%	2	16	0
Black/African American & White	1	1.19%	0	1	0
Declined to Respond	7	8.33%	3	1	3
White	56	66.67%	30	25	1
TOTAL	**84**	**100.00%**	**36**	**44**	**4**

PIPELINE REPORT

PROGRAM PIPELINE	LOANS	$ AMOUNT	% OF TOTAL
Reservation	2	604,842	2.38%
UW Certification	5	1,577,400	5.95%
eHP Compliance	1	315,643	1.19%
Purchased/Servicer	4	1,274,488	4.76%
Pooled	0	-	0.00%
Investor/Trustee	72	20,699,209	85.71%
TOTAL	**84**	**$ 24,471,582**	**100.00%**

PROGRAM SUMMARY

AVERAGE PRINCIPAL MORTGAGE:	$ 291,328.36
AVERAGE PURCHASE PRICE:	$ 298,693.61
AVERAGE DPA AMOUNT:	$ 10,000.00
AVERAGE AGE OF PRIMARY BORROWER:	39
AVERAGE HOUSEHOLD SIZE:	2
AVERAGE EMPLOYED IN HOUSEHOLD:	1
AVERAGE HOUSEHOLD ANNUAL INCOME:	$ 80,874.24

08/18/2026

Orange County HFA
Demographic Analysis Report
Freddie Mac Program

ORIGINATION SUMMARY REPORT

ORIGINATOR	LOANS	$ AMOUNT	% OF TOTAL
Acrisure Mortgage, LLC	5	1,042,905	3.97%
Atlantic Bay Mortgage Group, LLC.	2	335,620	1.59%
Bank of England	3	597,475	2.38%
Centennial Bank	2	357,100	1.59%
Christensen Financial, Inc.	6	1,030,755	4.76%
Columbus Capital Lending LLC	1	124,925	0.79%
Cornerstone First Mortgage, LLC	1	120,000	0.79%
Envoy Mortgage, Ltd	3	491,810	2.38%
Equity Prime Mortgage, LLC	1	150,350	0.79%
Everett Financial, Inc.	2	227,200	1.59%
Fairway Independent Mortgage Corporation	14	2,373,761	11.11%
Guaranteed Rate, Inc.	1	116,850	0.79%
Hamilton Group Funding, Inc.	1	142,590	0.79%
Land Home Financial Services, Inc.	8	1,538,224	6.35%
Movement Mortgage, LLC	1	135,800	0.79%
New American Funding, LLC	11	2,098,607	8.73%
Waterstone Mortgage Corporation	64	11,850,767	50.79%
TOTAL	**126**	**$ 22,734,739**	**100.00%**

CITY SUMMARY

CITY	LOANS	$ AMOUNT	% OF TOTAL
Altamonte Springs	4	534,850	3.17%
Apopka	9	1,606,556	7.14%
Casselberry	4	600,650	3.17%
Clermont	1	106,400	0.79%
Eustis	2	345,303	1.59%
Fern Park	1	256,080	0.79%
Fruitland Park	3	579,963	2.38%
Kissimmee	18	3,427,840	14.29%
Leesburg	1	189,150	0.79%
Longwood	1	189,053	0.79%
Maitland	2	329,063	1.59%
Mascotte	1	204,188	0.79%
Mount Dora	1	169,750	0.79%
Ocoee	3	657,810	2.38%
Orlando	53	9,133,375	42.06%
Oviedo	2	474,650	1.59%
Saint Cloud	7	1,614,250	5.56%
Sanford	4	719,720	3.17%
Sorrento	2	469,828	1.59%
Tavares	3	570,750	2.38%
Winter Park	2	226,195	1.59%
Winter Springs	2	329,315	1.59%
TOTAL	**126**	**$ 22,734,739**	**100.00%**

COUNTY SUMMARY

COUNTY	LOANS	$ AMOUNT	% OF TOTAL
Lake	14	2,635,332	11.11%
Orange	71	12,459,599	56.35%
Osceola	22	4,427,490	17.46%
Seminole	19	3,212,318	15.08%
TOTAL	**126**	**$ 22,734,739**	**100.00%**

HOUSEHOLD ANNUAL INCOME REPORT

ANNUAL INCOME	LOANS	% OF TOTAL
$15,000-$29,999	2	1.59%
$30,000-$44,999	42	33.33%
$45,000-$59,999	48	38.10%
$60,000-$74,999	25	19.84%
$75,000-$89,999	8	6.35%
$90,000-$104,999	1	0.79%
TOTAL	**126**	**100.00%**

HOUSEHOLD SIZE REPORT

HOUSEHOLD SIZE	LOANS	% OF TOTAL
1 - One person	51	40.48%
2 - Two persons	35	27.78%
3 - Three persons	20	15.87%
4 - Four persons	14	11.11%
5 - Five persons	4	3.17%
6 - Six persons	2	1.59%
TOTAL	**126**	**100.00%**

LOAN AMOUNT REPORT

LOAN AMOUNT	LOANS	% OF TOTAL
$50,000-$75,000	2	1.59%
$75,000-$100,000	2	1.59%
$100,000-$125,000	14	11.11%
$125,000-$150,000	16	12.70%
$150,000-$175,000	26	20.63%
$175,000-$200,000	20	15.87%
$200,000-$225,000	25	19.84%
$225,000-$250,000	12	9.52%
$250,000-$275,000	7	5.56%
$275,000-$300,000	1	0.79%
$300,000-$325,000	1	0.79%
TOTAL	**126**	**100.00%**

PURCHASE PRICE REPORT

PURCHASE PRICE	LOANS	% OF TOTAL
$50,000-$75,000	1	0.79%
$75,000-$100,000	3	2.38%
$100,000-$125,000	7	5.56%
$125,000-$150,000	13	10.32%
$150,000-$175,000	21	16.67%
$175,000-$200,000	23	18.25%
$200,000-$225,000	26	20.63%
$225,000-$250,000	23	18.25%
$250,000-$275,000	5	3.97%
$275,000-$300,000	2	1.59%
$300,000-$325,000	2	1.59%
TOTAL	**126**	**100.00%**

LOAN TYPE REPORT

LOAN TYPE	LOANS	% OF TOTAL
FreddieMac 80% AMI	41	32.54%
FreddieMac HFA Advantage	70	55.56%
FreddieMac OVER 80% AMI	15	11.90%
TOTAL	**126**	**100.00%**

PROPERTY TYPE REPORT

PROPERTY TYPE	LOANS	% OF TOTAL
1 Unit Single Family Detached	88	69.84%
Condominium	30	23.81%
Duplex w/approval	4	3.17%
Rowhouse	1	0.79%
Townhouse	3	2.38%
TOTAL	**126**	**100.00%**

CATEGORY TYPE REPORT

TYPE	LOANS	% OF TOTAL
Existing	123	97.62%
New	3	2.38%
Unspecified	0	0.00%
TOTAL	**126**	**100.00%**

TARGET/NON TARGET REPORT

TYPE	LOANS	$ AMOUNT	% OF TOTAL
TARGET	4	609,580	3.17%
NON TARGET	122	22,125,159	96.83%
TOTAL	**126**	**$ 22,734,739**	**100.00%**

INTEREST RATE RANGES REPORT

RATE	LOANS	% OF TOTAL
2.7500% - 2.9900%	4	3.17%
3.0000% - 3.2400%	5	3.97%
3.2500% - 3.4900%	19	15.08%
3.5000% - 3.7400%	5	3.97%
3.7500% - 3.9900%	6	4.76%
4.0000% - 4.2400%	2	1.59%
4.2500% - 4.4900%	2	1.59%
4.5000% - 4.7400%	14	11.11%
4.7500% - 4.9900%	11	8.73%
5.0000% - 5.2400%	3	2.38%
5.2500% - 5.4900%	38	30.16%
5.5000% - 5.7400%	7	5.56%
7.0000% - 7.2400%	2	1.59%
7.2500% - 7.4900%	6	4.76%
7.5000% - 7.7400%	2	1.59%
TOTAL	**126**	**100.00%**

FIRST TIME HOMEBUYER REPORT

FIRST TIME HOMEBUYER	LOANS	% OF TOTAL
No	2	1.59%
Yes	124	98.41%
TOTAL	**126**	**100.00%**

ADDITIONAL / ASSISTANCE

ADDTL MTG PROGRAM \ PRIMARY MTG PROGRAM	LOANS	LOAN AMOUNT	AVG LOAN AMOUNT
AIS \ Freddie Mac Program	21	$ 33,500.00	$1,595.24
OCHFA BOND DPA \ Freddie Mac Program	1	$ 7,500.00	$7,500.00
OCHFA TBA DPA \ Freddie Mac Program	126	$ 952,500.00	$7,559.52

GENDER REPORT

GENDER	LOANS	% OF TOTAL
MALE	71	56.35%
FEMALE	55	43.65%
NONBINARY	0	0.00%
UNDISCLOSED	0	0.00%
TOTAL	**126**	**100.00%**

RACE REPORT

DESCRIPTION	LOANS	% OF TOTAL
American Indian/ Alaskan Native & Black/ African American	1	0.79%
Asian Indian	1	0.79%
Black/ African American	24	19.05%
Black/African American & White	2	1.59%
Chinese	1	0.79%
Declined to Respond	4	3.17%
Other	9	7.14%
White	84	66.67%
TOTAL	**126**	**100.00%**

ETHNICITY REPORT

ETHNICITY	LOANS	$ AMOUNT	% OF TOTAL
HISPANIC	47	8,496,917	37.30%
NON HISPANIC	74	13,273,277	58.73%
Declined to Respond	5	964,545	3.97%
TOTAL	**126**	**$ 22,734,739**	**100.00%**

RACE BY ETHNICITY REPORT

RACE	LOANS	% OF TOTAL	HISPANIC	NON HISPANIC	DECLINE TO RESPOND
American Indian/ Alaskan Native & Black/ African American	1	0.79%	1	0	0
Asian Indian	1	0.79%	0	1	0
Black/ African American	24	19.05%	0	23	1
Black/African American & White	2	1.59%	1	1	0
Chinese	1	0.79%	0	1	0
Declined to Respond	4	3.17%	1	0	3
Other	9	7.14%	6	2	1
White	84	66.67%	38	46	0
TOTAL	**126**	**100.00%**	**47**	**74**	**5**

PIPELINE REPORT

PROGRAM PIPELINE	LOANS	$ AMOUNT	% OF TOTAL
Reservation	1	120,000	0.79%
UW Certification	0	-	0.00%
eHP Compliance	0	-	0.00%
Purchased/Servicer	0	-	0.00%
Pooled	0	-	0.00%
Investor/Trustee	125	22,614,739	99.21%
TOTAL	**126**	**$ 22,734,739**	**100.00%**

PROGRAM SUMMARY

AVERAGE PRINCIPAL MORTGAGE:	$ 180,434.44
AVERAGE PURCHASE PRICE:	$ 190,074.17
AVERAGE DPA AMOUNT:	$ 6,712.84
AVERAGE AGE OF PRIMARY BORROWER:	38
AVERAGE HOUSEHOLD SIZE:	2
AVERAGE EMPLOYED IN HOUSEHOLD:	1
AVERAGE HOUSEHOLD ANNUAL INCOME:	$ 51,759.69

08/18/2026

ORANGE COUNTY
HOUSING FINANCE AUTHORITY

CONSENT ITEM

MEMORANDUM

TO:	OCHFA Board of Directors
FROM:	Frantz Dutes, Executive Director
CONTACT:	Shawn Tan, Director Program Operations
DATE:	August 21, 2026
RE:	**MULTI-FAMILY OCCUPANCY REPORT** SEPTEMBER 2, 2026, REGULAR BOARD OF DIRECTORS MEETING.

OCCUPANCY REPORT

The Occupancy rate as of July 31, 2026 was 94% for all units and 89% for units with set-aside requirements.

Multi-Family Rental Occupancy and Set-aside Summary - A summary of occupancy and set-aside average rates by property.

ACTION REQUESTED
For information only

Multi-Family Occupancy Report

As of 7/31/2026

Property: (Status, Address)	Total Units	Occupied Units	Occup. %	Prior Month Occu%	Low Income: Occupied Unit	Low Income: Occup. %	Low Income: Prior Month Occup.%	Low Income: Set Aside	Comments
Boca Vista (Chantham Harbor) 545 Nantucket Court, Altamonte Springs	324	294	91%	91%	65	100%	100%	20%	
Chapel Trace 556 N. Goldenrod Road, Orlando	312	300	96%	99%	299	96%	98%	40%	
Citrus Square 5625 Hickey Dr, Orlando	87	86	99%	99%	86	99%	99%	40%	
Cove at Lady Lake 735 S. Hwy 27/441, Lady Lake	176	156	89%	85%	156	89%	85%	40%	
Dean Woods Place 9808 Dean Woods Place, Orlando	48	48	100%	98%	48	100%	98%	100%	
Dunwoodie Place 4213 Dunwoodie Blvd, Orlando	172	166	97%	99%	166	97%	99%	40%	
Emerald Villas (Seville Place) 5450 Cholla Way, Orlando	264	248	94%	94%	167	63%	63%	40%	
Fountains at Millenia Phase II 5316 Millenia Blvd., Orlando	32	32	100%	44%	32	100%	44%	40%	
Fountains at Millenia Phase III 5316 Millenia Blvd., Orlando	82	77	94%	73%	58	71%	73%	40%	
Fountains at Millenia Phase IV 5316 Millenia Blvd, Orlando	100	96	96%	72%	96	96%	72%	40%	
Goldenrod Pointe 3500 N Goldenrod Road, Orlando	70	68	97%	94%	68	97%	94%	60%	
Jernigan Gardens 1488 Mercy Drive, Orlando	256	241	94%	96%	241	94%	96%	100%	
Lake Sherwood 1826 London Crest Drive, Orlando	90	89	99%	100%	89	99%	100%	40%	
Lake Weston Pointe 2201 Weston Point Dr, Orlando	240	218	91%	93%	217	90%	92%	100%	
Lakeside Retreat at 27 1403 Old Harbor Blvd., Leesburg	128	124	97%	96%	123	96%	96%	40%	
Landon Pointe 1705 Grande Pointe Avenue, Orlando	276	254	92%	92%	254	92%	92%	40%	
Landon Trace Townhomes (Buchanan Bay) 1813 Buchanan Bay Circle, Orlando	228	219	96%	96%	219	96%	96%	100%	
Landstar Park 1001 Landstar Drive, Orlando	156	147	94%	96%	146	94%	96%	40%	
Lee Vista Club 5903 Lee Vista Blvd, Orlando	312	305	98%	98%	305	98%	98%	40%	

Property: (Status, Address)	Total Units	Occupied Units	Occup. %	Prior Month Occu%	Low Income: Occupied Unit	Low Income: Occup. %	Low Income: Prior Month Occup.%	Low Income: Set Aside	Comments
Mill Creek 5087 Commander Drive, Orlando	312	299	96%	98%	299	96%	98%	40%	
Oak Harbor 5770 Harbor Chase Circle, Orlando	176	165	94%	95%	165	94%	95%	20%	
Oakley Terrace 2311 Griffin Road, Leesburg	101	76	75%	76%	76	75%	76%	40%	Under Renovation
Plateau Village 550 Lincoln Avenue, Mount Dora	72	58	81%	75%	56	78%	72%	40%	Under Renovation
River Ridge 9957 Hidden River Drive #106, Orlando	160	156	98%	97%	156	98%	96%	40%	
Sandpiper Glen 8780 Donnybrook Drive, Orlando	288	280	97%	99%	280	97%	99%	40%	
Silver Lakes Village Apartments 5102 Cinderlane Parkway, Orlando	104	104	100%	99%	104	100%	98%	100%	
Somerset Landings 1410 Halstead Lane, Sanford	84	80	95%	95%	80	95%	40%	40%	
SouthWinds Cove 3400 Southwinds Cove Way, Leesburg	112	110	98%	98%	78	70%	98%	40%	
Stratford Point 1700 Old England Loop, Sanford	384	361	94%	95%	361	94%	95%	60%	
The Roberts (Baptist Terrace) 414 East Pine Street, Orlando	197	192	97%	99%	192	97%	99%	40%	
Valencia Trace 101 Grande Valencia Dr, Orlando	229	205	90%	91%	205	90%	91%	40%	
Vista Pines 401 N Chickasaw Trail, Orlando	238	222	93%	92%	220	92%	92%	40%	
Westwood Park 11037 Laguna Bay Dr, Orlando	181	170	94%	94%	168	93%	92%	40%	
Wildflower Oaks 1360 Pamela Street, Leesburg	38	38	100%	95%	38	100%	95%	40%	
Willow Key 5590 Arnold Palmer Dr, Orlando	384	368	96%	98%	366	95%	97%	40%	
Total Units:	**6,413**								
Current Period Summary of Total Units:		**6,052**	**94%**		**5,679**	**89%**			
Prior Period Summary of Toltal Units:		**6,495**	**94%**		**6,126**	**89%**			

Total Number of Properties: 36