



# ORANGE COUNTY HOUSING FINANCE AUTHORITY

## AGENDA PACKAGE BOARD OF DIRECTORS' MEETING

**WEDNESDAY, AUGUST 2, 2023**

ORANGE COUNTY ADMINISTRATION BUILDING

201 South Rosalind Ave – Orlando, FL 32801 | 1st FL – Commissioners Chambers



**W.D. MORRIS**  
*EXECUTIVE DIRECTOR*

## MEMORANDUM

**BOARD OF DIRECTORS**

**VERNICE ATKINS-BRADLEY**  
*CHAIR*

**KENNETH HUGHES**  
*VICE CHAIR*

**CURTIS HUNTER**  
*BOARD MEMBER*

**MERCEDES MCCALL**  
*BOARD MEMBER*

**RAY COLADO**  
*BOARD MEMBER*

TO:	Vernice Atkins-Bradley, Chair, OCHFA Kenneth Hughes, Vice Chair, OCHFA Curtis Hunter, Board of Directors, OCHFA Mercedes McCall, Board of Directors, OCHFA Ray Colado, Board of Directors, OCHFA Warren S. Bloom, General Counsel, Greenberg Traurig Mike Watkins, General Counsel, Greenberg Traurig 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 Kate Latorre, Senior Assistant County Attorney – Orange County Fred Winterkamp, Manager, Fiscal and Business Services – Orange County James Audette, Trustee – USBank
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FROM: W.D. Morris, Executive Director

DATE: July 26, 2023

RE: **AUGUST 2, 2023 BOARD OF DIRECTORS' AGENDA**

Enclosed is the Directors' meeting agenda package; scheduled as follows:

Date:	<b>Wednesday, August 2, 2023</b>
Time:	<b>8:30 a.m.</b>
Location:	Orange County Administration Center 201 Rosalind Avenue - Orlando, FL 32801 Commissioners Chambers - 1st Floor

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



W.D. MORRIS  
EXECUTIVE DIRECTOR

BOARD OF DIRECTORS

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RAY COLADO  
BOARD MEMBER

**OCHFA BOARD OF DIRECTORS' MEETING**  
**August 2, 2023 ~ 8:30 A.M.**

**AGENDA**

**PUBLIC COMMENT**

**CONSENT AGENDA**

**A. GENERAL ADMINISTRATION**

- 1. Adoption of May 3, 2023, Board of Directors Meeting minutes.

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**B. EXECUTIVE DIRECTOR'S OFFICE**

- 1. Opportunity Zones Status – No Activity.

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**C. FINANCIAL MANAGEMENT**

- 1. Acknowledgement of the consolidated balance sheet for the Operating Fund; acknowledgement of combined statement of rev(s)/ exp(s)/ changes in retained earnings; acknowledgement of FY 2023, operating fund comparison of budget vs. actual; acknowledgement of FY 2023, operating fund comparison of actual revenues & expenses; acknowledgement summary of OCHFA's operating fund investments.

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**D. PROGRAM OPERATIONS**

- 1. Acknowledgement of the Current Status of the Single-Family HRB Program.
- 2. Acknowledgement of the Multi-Family Audit Period.

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*Pg. 29-33*

**DISCUSSION AGENDA**

**A. EXECUTIVE DIRECTOR**

- No Discussion Items -

**B. OTHER BUSINESS**

**ORANGE COUNTY HOUSING FINANCE AUTHORITY**  
**BOARD OF DIRECTORS**

V. ATKINS-BRADLEY | K. HUGHES | S. RIZZO | C. HUNTER | M. McCALL

**OFFICIAL MEETING MINUTES**

**Meeting:** Board of Directors Meeting **Date:** Wednesday, May 3, 2023 **Time:** 8:30am  
**Location:** Orange County Administration Center – Commissioners Chambers – 1<sup>st</sup> Fl., 201 S. Rosalind Ave., Orlando, FL.

Members

PRESENT

Vernice Atkins-Bradley

Chair

Kenneth Hughes

Vice Chair

Sascha Rizzo

Board Member

Curtis Hunter

Board Member

Mercedes McCall

Board Member

OCHFA Staff

PRESENT

W.D. Morris

Executive Director

Kayode Adetayo

Chief Financial Officer

Frantz Dutes

Staff

Mildred Guzman

Staff

Olympia Roman

Staff

Chaynae Price

Staff

Dillon Perez

Staff

OCHFA Professionals

PRESENT

Mike Watkins

Bond Counsel, Greenberg Traurig

David Jones

Financial Advisor, CSG Advisors

Helen Feinberg

Managing Underwriter, RBC Capital Markets

Debbie Berner

Managing Underwriter, RBC Capital Markets

Tim Wranovix

Managing Underwriter, Raymond James

BCC Staff

PRESENT

Danielle Philippe

Fiscal Business Svcs

**MEETING OPENED:** There being a quorum, Chair, Vernice Atkins-Bradley, called the meeting to order at 8:30 a.m.

**PUBLIC COMMENT(s):** No comment(s).

**CONSENT AGENDA:**

ACTION TAKEN

*There being no discussion, the Board approved Consent Agenda items.*

**MOTION / SECOND:** S. Rizzo/ M. McCall **AYE BY VOICE VOTE:** All **NAY BY VOICE VOTE:** \_\_\_\_\_ **ABSTAINED:** \_\_\_\_\_

**A. GENERAL ADMINISTRATION**

- 1. Adoption of April 5, 2023, Regular Board of Directors Meeting minutes.
- 2. Ratification of April 5, 2023, Joint Committee Meeting minutes.

**B. EXECUTIVE DIRECTOR'S OFFICE**

- 1. Opportunity Zone Status.

**C. FINANCIAL MANAGEMENT**

- 1. Acknowledgement Summary of OCHFA's Operating Fund Investments. Acknowledgement of the consolidated balance sheet for the Operating Fund; acknowledgement of combined statement of rev(s)/ exp(s)/ changes in retained earnings; acknowledgement of FY 2023, operating fund comparison of budget vs. actual; acknowledgement of FY 2023, operating fund comparison of actual revenues & expenses; acknowledgement summary of OCHFA's operating fund investments.

**D. PROGRAM OPERATIONS**

- 1. Acknowledgement of the Current Status of the Single-Family HRB Program.
- 2. Acknowledgement of the Multi-Family Audit Period.

## DISCUSSION AGENDA

## A. EXECUTIVE DIRECTOR

**CONSIDER APPROVAL OF INTERLOCAL AGREEMENT WITH ESCAMBIA COUNTY HOUSING FINANCE AUTHORITY (ECHFA) – HOLLOWBROOK APARTMENTS AND HIDDEN COVE APARTMENTS**

W.D. Morris, Executive Director, addressed the Board regarding a proposed Interlocal Agreement with Escambia County Housing Finance Authority. He stated that the Interlocal Agreement would authorize ECHFA to provide bond volume cap for the acquisition and rehabilitation of Hollowbrook and Hidden Cove Apartments. He then stated that the proposed agreement lays out the duties related to the issuance of the proposed bonds, the associated fees; and that the Authority would be responsible for shepherding the process of operations, the TEFRA Hearing and the authorizing Resolution through the Orange County BCC; and that, all other duties related to the bonds, would be accomplished by ECHFA.

**ACTION TAKEN**

*There being no discussion, the Board approved Hollowbrook Apartments and Hidden Cove Apartments Interlocal Agreement with the Escambia County Housing Finance Authority; authorizing any sitting Board Member to execute the Interlocal Agreement; Authorizing the Authority's staff to schedule TEFRA Hearings, pursuant to the Interlocal; and staff to request approval by the Orange County Board of County Commissioners to approve the Resolution and TEFRA so that Escambia County may issue Bonds for Hollowbrook Apartments and Hidden Cove Apartments, in OCHFA's Area of Operations.*

**MOTION / SECOND:** M. McCall/ C. Hunter      **AYE BY VOICE VOTE:** All Present      **NAY BY VOICE VOTE:**             **ABSTAINED:**       

**CONSIDER APPROVAL OF THE AUTHORIZING RESOLUTION FOR THE PROPOSED SINGLE-FAMILY, SERIES 2023-A, HOMEOWNER MORTGAGE REVENUE BONDS PROGRAM, NOT-TO-EXCEED \$15,000,000**

Mr. Morris, addressed the Board regarding a proposed Authorizing Resolution (# 2023-02), for the proposed Single-Family SERIES 2023-A, Homeowner Mortgage Revenue Bonds (HMRB) program, not-to-exceed \$15MM. He provided a brief history of Authority's Plan of Financing, approved by the Board in 2017; authorizing issuance of Single-Family HMRB. He then stated this proposed authorizing resolution would be the fourth rollout of the HMRB under the Authority's 2017 Plan of Financing; and that the SERIES 2023-A Bonds issue is in the amount of \$15MM, to assist in financing purchases by individual first-time homebuyers of new or existing owner-occupied, single-family residences, located within Orange, Seminole, Lake and Osceola Counties. He concluded by briefly highlighting the Authority's Joint Committee meeting discussion (April 5, 2023) where the proposed SERIES 2023-A was presented.

**ACTION TAKEN**

*There being no discussion, the Board approved Bond Resolution (#2023-02) and Associated Documents, Terms and Financing for the Issuance of SERIES 2023-A Homeowner Mortgage Revenue Bonds not-to-exceed \$15MM; and authorization to utilize up to \$490K, to include Cost of Issuance (\$280K) and funding of Capitalized Interest of \$150K; and a sub-account for \$60K and \$2.008MM of additional MBS' and authorization for Chair, Board Member and Executive Director to execute all documents associated with the transaction subject to General Counsel's approval to legal sufficiency.*

**MOTION / SECOND:** S. Rizzo/ K. Hughes      **AYE BY VOICE VOTE:** All Present      **NAY BY VOICE VOTE:**             **ABSTAINED:**       

## OTHER BUSINESS

**UPCOMING NALHFA EDUCATIONAL CONFERENCE**

Mr. Morris reminded the Board of the National Association of Local Housing Finance Agencies – May 3-6, 2023 – Tampa, Florida.

**ADJOURNMENT**

There being no further business, Vernice Atkins-Bradley – Chair, adjourned the meeting at 8:41 a.m.

**ATTEST:**

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**W.D. MORRIS**  
EXECUTIVE DIRECTOR

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**VERNICE ATKINS-BRADLEY**  
CHAIR

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END OF MINUTES PREPARED BY OLYMPIA ROMAN



**D. MORRIS**  
*EXECUTIVE DIRECTOR*

**CONSENT**

**MEMORANDUM**

**BOARD OF DIRECTORS**

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*CHAIR*

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*VICE CHAIR*

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*BOARD MEMBER*

**RAY COLADO**  
*BOARD MEMBER*

TO:	OCHFA Board of Directors
FROM:	W.D. Morris, Executive Director
DATE:	July 24, 2023
RE:	<b>OPPORTUNITY ZONES STATUS</b> AUGUST 2, 2023 REGULAR BOARD OF DIRECTORS' MEETING

**CURRENT**

- No Activity -

**ACTION REQUESTED**

**-information only-**



W.D. MORRIS  
EXECUTIVE DIRECTOR

CONSENT ITEM

MEMORANDUM

BOARD OF DIRECTORS

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TO:	OCHFA Board of Directors
FROM:	W.D. Morris, Executive Director
CONTACT:	Olukayode Adetayo, Chief Financial Officer
DATE:	July 21, 2023
RE:	<b>OCHFA CONSOLIDATED BALANCE SHEET FOR THE OPERATING FUND FOR THE PERIOD ENDING JUNE 30, 2023.</b> AUGUST 2, 2023 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 2.904% interest income on all investments.

# Orange County Housing Finance Authority

## Operating Fund Balance Sheet

As of June 30, 2023

	GENERAL FUND	LOW INCOME HOUSING FUND	HOMEOWNERSHIP ASSISTANCE FUND	COMBINED TOTALS
Assets				
Cash	7,769,980.71	1,325,994.86	2,636,153.77	11,732,129.34
**** Investments	11,474,494.13	0.00	837,314.04	12,311,808.17
GNMA/FNMA Securities	6,411,537.84	0.00	0.00	6,411,537.84
Accounts Receivable	297,366.76	0.00	43,498.87	340,865.63
Loan Receivable	69,537.24	0.00	0.00	69,537.24
Notes Receivable	1,249,777.62	24,200.00	0.00	1,273,977.62
S/F 2014 A GNMA Collateral / Rcvbl	4,060,955.67	0.00	0.00	4,060,955.67
GF - FHLB GNMA Collateral / Rcvbl	777,025.56	0.00	0.00	777,025.56
Mortgage Receivable	0.00	312,714.66	4,123,976.84	4,436,691.50
**** Allowance for Doubtful Accounts	0.00	(286,126.89)	(1,360,394.78)	(1,646,521.67)
Mortgage & GNMA/FNMA Income Receivable	3,547,338.52	0.00	0.00	3,547,338.52
Deferred FRS Pension Contributions	283,878.00	0.00	0.00	283,878.00
Interfund Receivable/Payable	16,464,345.64	4,775,793.63	(8,200,578.35)	13,039,560.92
Prepaid Expenses	9,068.52	0.00	0.00	9,068.52
Fixed Assets	250,515.74	0.00	0.00	250,515.74
<b>Total Assets</b>	<b>52,665,821.95</b>	<b>6,152,576.26</b>	<b>(1,920,029.61)</b>	<b>56,898,368.60</b>
Current liabilities:				
Other Payables	186,652.15	0.00	0.00	186,652.15
FRS Net Pension Liability	994,239.00	0.00	0.00	994,239.00
Accounts Payables	489,264.16	0.00	0.00	489,264.16
<b>Total liabilities</b>	<b>1,670,155.31</b>	<b>0.00</b>	<b>0.00</b>	<b>1,670,155.31</b>
Retained Earnings Previous Period	51,958,353.59	6,132,539.79	(2,016,243.70)	56,074,649.68
Net Income (Loss)	(962,686.95)	20,036.47	96,214.09	(846,436.39)
<b>Total Liabilities &amp; Retained Earnings</b>	<b>52,665,821.95</b>	<b>6,152,576.26</b>	<b>(1,920,029.61)</b>	<b>56,898,368.60</b>

\*\*\*\* 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 \$1,090,246.62 difference between the GNMA'S book value and market value recorded at 9/30/2022 (GASB 31).



W.D. MORRIS  
EXECUTIVE DIRECTOR

CONSENT ITEM

## MEMORANDUM

### BOARD OF DIRECTORS

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BOARD MEMBER

TO:	OCHFA Board of Directors
FROM:	W.D. Morris, Executive Director
CONTACT:	Olukayode Adetayo, Chief Financial Officer
DATE:	July 21, 2023
RE:	<b>OCHFA COMBINED STATEMENT OF REVENUES, EXPENSES AND CHANGES IN RETAINED EARNINGS FOR THE PERIOD ENDING JUNE 30, 2023.</b> AUGUST 2, 2023 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

**Orange County Housing Finance Authority**  
**Combined Statement of Revenues, Expenses, and Changes in Retained Earnings**  
For The 9 Periods Ending June 30, 2023

	Operating Fund			
	General Fund	Low Income Hsg Fund	Homeownership Assistance Fund	Current YTD
Revenue:				
Administrative Fees	796,325.64	0.00	0.00	796,325.64
Bond Financing Fees	270,140.00	0.00	0.00	270,140.00
Intra Fund Revenue	11,425,399.42	0.00	0.00	11,425,399.42
Gain on the Sale of GNMA's	238.87	0.00	0.00	238.87
Other Revenue	144,588.49	20,036.47	73,595.71	238,220.67
Investment Income	76,126.94	0.00	7,681.74	83,808.68
Income from Loans, GNMA's	805,158.47	0.00	16,421.64	821,580.11
<b>Total Revenues</b>	<b>13,517,977.83</b>	<b>20,036.47</b>	<b>97,699.09</b>	<b>13,635,713.39</b>
Expenses				
General and Administrative	1,372,615.95	0.00	1,485.00	1,374,100.95
Intra Fund Expense	12,954,989.45	0.00	0.00	12,954,989.45
Rebate Expense	900.00	0.00	0.00	900.00
Other Expenses	152,159.38	0.00	0.00	152,159.38
<b>Total Expenses</b>	<b>14,480,664.78</b>	<b>0.00</b>	<b>1,485.00</b>	<b>14,482,149.78</b>
<b>Net Income (Loss)</b>	<b>-962,686.95</b>	<b>20,036.47</b>	<b>96,214.09</b>	<b>-846,436.39</b>
Retained Earnings Beginning of Year	51,958,353.59	6,132,539.79	-2,016,243.70	56,074,649.68
<b>Retained Earnings End of Year</b>	<b>50,995,666.64</b>	<b>6,152,576.26</b>	<b>(1,920,029.61)</b>	<b>55,228,213.29</b>



W.D. MORRIS  
EXECUTIVE DIRECTOR

CONSENT ITEM

MEMORANDUM

BOARD OF DIRECTORS

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BOARD MEMBER

TO:	OCHFAs Board of Directors
FROM:	W.D. Morris, Executive Director
CONTACT:	Olukayode Adetayo, Chief Financial Officer
DATE:	July 21, 2023
RE:	<b>OCHFAs FISCAL YEAR 2023 OPERATING FUND – COMPARISON OF BUDGET VS. ACTUAL AS OF JUNE 30, 2023.</b> AUGUST 2, 2023 REGULAR BOARD OF DIRECTORS' MEETING

Attached for your attention is the comparison of the Budgeted Revenues and Expenses for Fiscal Year 2023 vs. the Actual Revenues and Expenses for the period ending June 30, 2023.

Attachments

## Orange County Housing Finance

### Statement of Earnings

For The 9 Periods Ending June 30, 2023

	Fiscal Year 2023 Budget	Year To Date Revenue Received	Budget Remaining YTD	%age Budget Remaining YTD
<b>Revenue:</b>				
2014 SERIES A	\$4,292	\$2,354	\$1,938	45%
2017 SERIES A	\$11,518	\$4,680	\$6,838	59%
2018 SERIES A	\$10,165	\$4,939	\$5,226	51%
2020 SERIES A	\$2,875	\$2,848	\$27	1%
2020 SERIES B	\$210,077	\$91,626	\$118,451	56%
HANDS 2001 F	\$7,600	\$8,810	(\$1,210)	-16%
THE LANDINGS ON MILLENIA	\$21,170	\$10,130	\$11,040	52%
LEE VISTA APARTMENTS	\$32,400	\$31,350	\$1,050	3%
COVE AT LADY LAKE	\$21,555	\$21,105	\$450	2%
LAKESIDE POINTE APARTMENTS	\$16,290	\$15,840	\$450	3%
OVIEDO TOWN CENTER PHASE I	\$15,090	\$7,388	\$7,703	51%
OVIEDO TOWN CENTER PHASE II	\$10,000	\$5,000	\$5,000	50%
OVIEDO TOWN CENTER PHASE III	\$10,000	\$5,000	\$5,000	50%
OVIEDO TOWN CENTER PHASE IV	\$10,000	\$5,000	\$5,000	50%
LAUREL OAKS I	\$22,380	\$11,025	\$11,355	51%
LAUREL OAKS II	\$20,670	\$10,185	\$10,485	51%
ROLLING ACRES I	\$9,919	\$20,000	(\$10,081)	-102%
ROLLING ACRES II	\$10,000	\$20,000	(\$10,000)	-100%
FOUNTAINS @ MILLENIA II	\$10,000	\$10,000	\$0	0%
FOUNTAINS @ MILLENIA III	\$10,000	\$10,000	\$0	0%
FOUNTAINS @ MILLENIA IV	\$10,938	\$10,781	\$156	1%
SOUTHWINDS	\$14,875	\$7,313	\$7,563	51%
POST VISTA POST FOUNTAINS	\$15,720	\$17,650	(\$1,930)	-12%
SPRING LAKE COVE I	\$10,000	\$5,000	\$5,000	50%
SPRING LAKE COVE II	\$10,000	\$5,000	\$5,000	50%
CHATHAM HARBOR APTS	\$68,040	\$68,040	\$0	0%
CRESTWOOD APARTMENTS	\$17,910	\$8,850	\$9,060	51%
LAKE SHERWOOD APARTMENTS	\$15,120	\$14,850	\$270	2%
OAK HARBOR APARTMENTS	\$20,820	\$20,715	\$105	1%
RIVER RIDGE APARTMENTS	\$27,150	\$26,700	\$450	2%
SEVILLE PLACE APARTMENTS	\$18,540	\$18,255	\$285	2%
NASSAU BAY APARTMENTS	\$105,482	\$52,606	\$52,877	50%
BUCHANAN BAY	\$38,142	\$18,922	\$19,220	50%
WESTWOOD PARK APTS	\$49,392	\$49,350	\$42	0%
VISTA PINES APTS	\$65,889	\$65,841	\$48	0%
LAKE WESTON POINT APTS	\$50,845	\$50,362	\$484	1%
CHAPEL TRACE APARTMENTS	\$38,017	\$37,646	\$371	1%
BAPTIST TERRACE APARTMENTS	\$32,167	\$15,985	\$16,182	50%
HANDS	\$3,570	\$3,345	\$225	6%
ALHAMBRA TRACE APTS	\$1,900	\$1,835	\$65	3%
BOND FINANCING FEES	\$187,500	\$270,140	(\$82,640)	-44%
TRANSFER IN	\$0	\$11,425,399	(\$11,425,399)	
GAIN ON SALE OF GNMA'S	\$25,000	\$239	\$24,761	99%
OTHER REVENUES	\$358,476	\$238,221	\$120,255	34%
INV INCOME	\$151,667	\$94,619	\$57,048	38%
INV INCOME US TREASURIES	\$0	(\$10,810)	\$10,810	
FHLB HELD SECURITIES GNMA/FNMA INCOME	\$0	\$132,624	(\$132,624)	
MORTGAGE INCOME HFA OF WINTER PARK	\$9,000	\$1,499	\$7,501	83%
INTEREST INCOME ON WESTLAKES PHASE I	\$7,500	\$4,943	\$2,557	34%
INTEREST INCOME ON HANNIBAL SQUARE LOAN	\$0	\$4,500	(\$4,500)	
GNMA/FNMA INCOME	\$748,234	\$368,911	\$379,323	
MASTER ACC FUND GNMA/FNMA INCOME	\$0	\$292,681	(\$292,681)	
2006 A DPA MORTGAGE INTEREST	\$600	\$128	\$472	79%
2006 A 1 DPA MORTGAGE INTEREST	\$2,100	\$54	\$2,046	97%
2007 A DPA MORTGAGE INTEREST	\$10,300	\$9,262	\$1,038	10%
2007 B DPA MORTGAGE INTEREST	\$10,300	\$6,890	\$3,410	33%
2009 A NIBP DPA MORTGAGE INTEREST	\$500	\$88	\$412	82%
	\$2,591,695	\$13,635,713	(\$11,044,019)	-426%

	Fiscal Year 2023	Year To Date	Budget	%age
	Budget	Expenses	Remaining	Budget
		Incurred	YTD	Remaining YTD
<b>Costs and expenses:</b>				
SALARIES AND WAGES	\$1,076,376	\$745,986	\$330,390	31%
SHIPPING	\$2,500	\$1,644	\$856	34%
TRAVEL/CONFERENCE/ TRAINING	\$36,000	\$32,408	\$3,592	10%
CASUAL LABOR/STUDENT ASST.	\$3,000	\$0	\$3,000	100%
OFFICE MAINTENANCE	\$19,000	\$15,707	\$3,293	17%
BUILDING MAINTENANCE	\$16,000	\$9,884	\$6,116	38%
TELEPHONE	\$28,000	\$14,442	\$13,558	48%
POSTAGE	\$3,000	\$243	\$2,757	92%
OFFICE SUPPLIES	\$5,000	\$5,401	(\$401)	-8%
OFFICE FURNITURE	\$1,000	\$0	\$1,000	100%
PUBLICATIONS	\$2,000	\$1,550	\$450	22%
PRINTING/ANNUAL REPORT	\$6,500	\$350	\$6,150	95%
EQUIPMENT / COMPUTER / PRINTER	\$10,000	\$8,152	\$1,848	18%
MARKETING	\$20,000	\$22,950	(\$2,950)	-15%
CONTRACTOR SERVICES	\$22,000	\$13,301	\$8,699	40%
SEMINARS/EDUCATION	\$15,000	\$160	\$14,840	99%
EMPLOYEE BENEFITS HEALTH/LIFE	\$160,000	\$127,121	\$32,879	21%
UNEMPLOYMENT COMPENSATION	\$2,000	\$0	\$2,000	100%
OTHER INSURANCE & TAXES	\$1,200	\$0	\$1,200	100%
ANNUAL AUDIT	\$53,000	\$51,000	\$2,000	4%
LEGAL ADVERTISING	\$4,000	\$2,589	\$1,411	35%
LEGAL FEES	\$10,000	\$3,396	\$6,604	66%
MEMBERSHIP	\$7,500	\$5,440	\$2,060	27%
PAYROLL TAXES	\$82,343	\$54,641	\$27,702	34%
MISCELLANEOUS EXPENSE	\$12,000	\$719	\$11,281	94%
LOSS ON DPA FORECLOSURES	\$30,000	\$0	\$30,000	100%
FLORIDA RETIREMENT SYSTEM	\$128,196	\$95,790	\$32,407	25%
457 DEFERRED COMP EMPLOYER CONTRIBUTION EXP	\$53,819	\$36,184	\$17,635	33%
LIMITED HRA	\$10,500	\$9,427	\$1,073	10%
TERM LEAVE	\$20,000	\$0	\$20,000	100%
FILE STORAGE	\$2,400	\$1,474	\$926	39%
LOCAL MILEAGE REIMBURSEMENT	\$2,000	\$233	\$1,767	88%
EQUIPMENT MAINTENANCE	\$5,000	\$2,510	\$2,490	50%
INSURANCE COVERAGES	\$70,000	\$47,726	\$22,274	32%
RESERVE FOR REPLACEMENT BLDG	\$5,000	\$3,143	\$1,857	37%
FHLB LOAN INTEREST COLLATERAL EXP	\$0	\$270	(\$270)	
TRANSFER OUT	\$0	\$12,954,989	(\$12,954,989)	
FINANCIAL ADVISORY SERVICES	\$12,000	\$1,375	\$10,625	89%
PERFORMACE AWARD PROGRAM	\$107,606	\$55,000	\$52,606	49%
ADMINISTRATIVE EXP. TRUSTEE	\$0	\$3,885	(\$3,885)	
CUSTODY FEE	\$5,500	\$0	\$5,500	100%
ADMIN EXPENSE BANK/TRUSTEE	\$1,000	\$0	\$1,000	100%
REBATE FEE EXPENSE	\$6,000	\$900	\$5,100	85%
OPERATING CONTINGENCY RESERVE	\$50,000	\$0	\$50,000	100%
1994 EXCESS GNMA INTEREST EXP	\$0	\$148	(\$148)	
1995 EXCESS GNMA INTEREST EXP	\$0	\$74	(\$74)	
LOSS ON SALE	\$0	\$151,937	(\$151,937)	
	\$2,106,440	\$14,482,150	(\$12,375,710)	-588%



CONSENT ITEM

W.D. MORRIS  
EXECUTIVE DIRECTOR

MEMORANDUM

BOARD OF DIRECTORS

VERNICE ATKINS-BRADLEY  
CHAIR

KENNETH HUGHES  
VICE CHAIR

RAY COLADO  
BOARD MEMBER

CURTIS HUNTER  
BOARD MEMBER

MERCEDES MCCALL  
BOARD MEMBER

TO:	OCHFA Board of Directors
FROM:	W.D. Morris, Executive Director
CONTACT:	Olukayode Adetayo, Chief Financial Officer
DATE:	July 21, 2023
RE:	<b>OCHFA FISCAL YEAR 2023, OPERATING FUND – COMPARISON OF ACTUAL REVENUES AND EXPENSES FOR THE PERIODS ENDING JUNE 30, 2022 AND JUNE 30, 2023.</b> AUGUST 2, 2023 REGULAR BOARD OF DIRECTORS' MEETING

Attached for your review is the comparison of the Actual Revenues and Expenses for the periods ending June 30, 2022 and June 30, 2023.

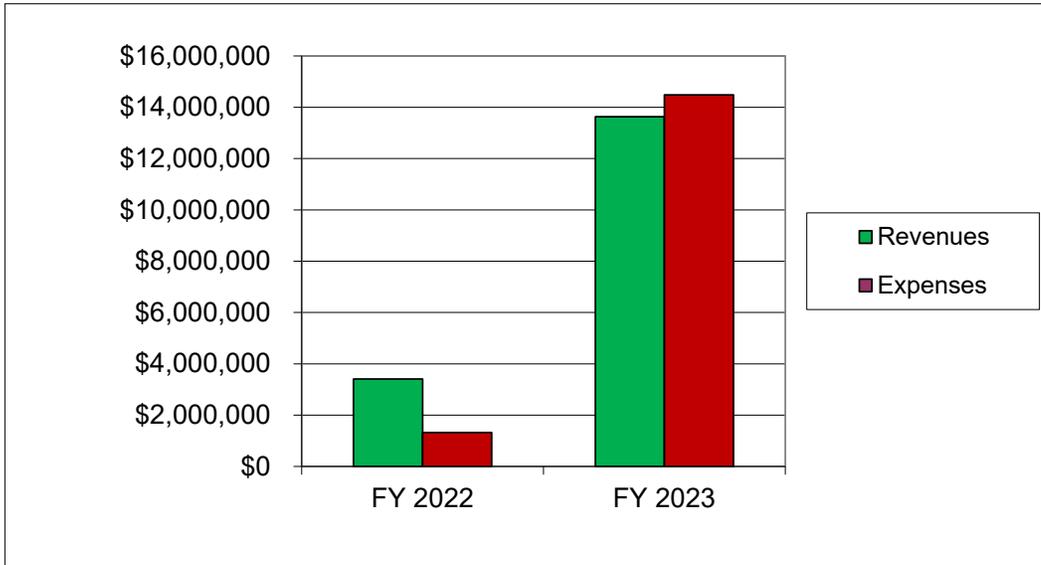
Attachments

Actual Revenues and Expenses Comparison  
For the Period Ending June 30, 2023

	FY 2022	FY 2023	% Δ
Revenues	\$3,409,676	\$13,635,713	300%
Expenses	\$1,320,156	\$14,482,150	997%

Revenues significantly increased this year compared with last year. This is due to the interfund transfers with the Single Family program for the 2023 A bond issuance, which was not present in the prior year. The overall change in revenues is 300%.

Overall, general operating expenses significantly increased this year compared to last year due to the interfund transfers with the Single Family program for the 2023 A bond issuance. The overall change in expenses is 997%.





CONSENT ITEM

**W.D. MORRIS**  
EXECUTIVE DIRECTOR

**MEMORANDUM**

**BOARD OF DIRECTORS**

**VERNICE ATKINS-BRADLEY**  
CHAIR

**KENNETH HUGHES**  
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BOARD MEMBER

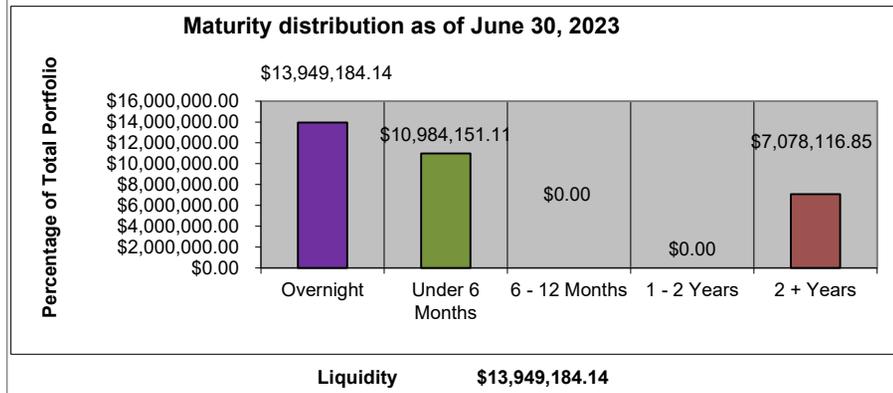
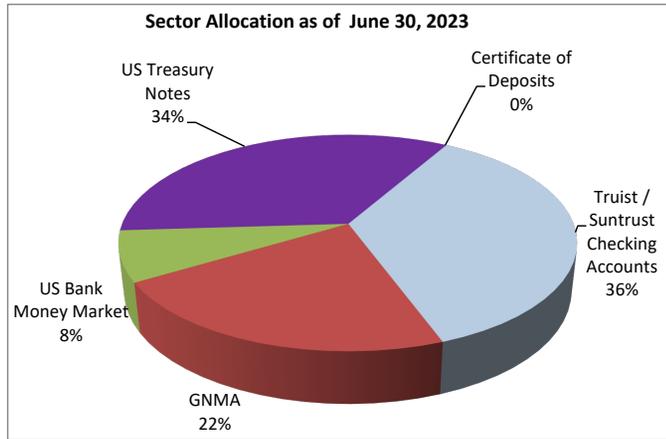
TO:	OCHFA Board of Directors
FROM:	W.D. Morris, Executive Director
CONTACT:	Olukayode Adetayo, Chief Financial Officer
DATE:	July 21, 2023
RE:	<b>SUMMARY OF OCHFA'S OPERATING FUND INVESTMENTS.</b> AUGUST 2, 2023 REGULAR BOARD OF DIRECTORS' MEETING

As of June 30, 2023 the total investments in the Operating Fund of the Orange County Housing Finance Authority was \$32,011,452.10 producing an average yield of 2.904% 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 June 30, 2023**

Account	Account #	Institution	Ending Balance <sup>1</sup>	Net Interest Earned <sup>1</sup>	Average Yield (Annualized) <sup>1</sup>
Operating Fund	215252054184-000	Truist / Suntrust Bank	\$7,569,131.83	\$17,943.33	3.8000%
Low Income Housing Fund	215252054192-000	Truist / Suntrust Bank	\$1,325,994.86	\$4,261.82	3.8000%
Homeownership Assistance Fund	1000042656834	Truist / Suntrust Bank	\$2,636,153.77	\$6,801.37	3.8000%
Custody Account	129142000	US Bank Money Market	\$1,030,898.70	\$6,418.59	4.2100%
Custody Account	129142000	US Treasury Notes	\$10,984,151.11	\$640.63	0.130%
Custody Account	129142000	GNMA - OCHF Investment	\$6,411,537.85	\$22,014.63	5.0700%
Custody Account	141763000	US Bank Money Market /NIBP	\$837,314.04	\$3,049.66	3.8200%
Custody Account	261060000	US Bank Money Market /Turnkey	\$549,690.94	\$1,910.74	3.8200%
FHLB Collateral	38786	FHLBank Atlanta	\$666,579.00	\$14,435.24	4.5800%
<b>Total</b>			<b>\$32,011,452.10</b>	<b>\$77,476.01</b>	<b>2.904%</b>



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



**W.D. MORRIS**  
EXECUTIVE DIRECTOR

**CONSENT ITEM**

**MEMORANDUM**

**BOARD OF DIRECTORS**

**VERNICE ATKINS-BRADLEY**  
CHAIR

**KENNETH HUGHES**  
VICE CHAIR

**CURTIS HUNTER**  
BOARD MEMBER

**MERCEDES MCCALL**  
BOARD MEMBER

**RAY COLADO**  
BOARD MEMBER

TO:	OCHFAs Board of Directors
FROM:	W.D. Morris, Executive Director
CONTACT:	Frantz Dutes, Director Program Operations
DATE:	July 25, 2023
RE:	<b>STATUS REPORT: 2020-A HOMEOWNER REVENUE BOND PROGRAM; TBA "TURNKEY" MORTGAGE LOAN PROGRAM</b> AUGUST 2, 2023 REGULAR BOARD OF DIRECTORS' MEETING.

**2020-A HOMEOWNER REVENUE BOND PROGRAM**

The Authority's **SERIES 2020-A Homeowner Revenue Bonds (HRB) Program** was authorized by the Board on September 2, 2020 for the aggregate principal amount not-to-exceed EIGHT MILLION DOLLARS (**\$8MM**) of Homeowner Revenue Bond Program proceeds. The Board authorized Staff to begin a pipeline of loans for future issuance. The 2020A (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.

<u>PRODUCTS</u>	<u>INTEREST RATES</u>	<u>ORIGINATION FEE</u>
Zero Point	5.250%	1%

Commencing from the initial reservation date there is an aggregate total of Twenty Four Million Four Hundred Seventy Nine Thousand Nine Hundred Seventy Five Dollars (**\$24,479,975**) financed by the Single Family Acquisition, and Single Family Custody Account. Under the Authority's Advance Loan Program, any loans originated in excess of the principal amount will be "rolled" into the next Single Family Bond Issue. This will mitigate the Authority's overall risk.

**As of July 23, 2023:**

- One Hundred Fifteen (**115**) loans originated: **115--FHA; 0-VA; 0-USDA-RD**.
- The Authority's 2020A DPA program has financed or committed an aggregate total of: One Million Dollars (**\$1,000,000**).
- The 2020A loan origination activity reported has been adjusted by Two Million One Hundred Fifteen Thousand Nine Hundred One Dollars (**\$2,115,901**). As we transitioned from the 2018A to the 2020A bond issue, the reporting system used by our Program Administrator is unable to prorate the loans originated between the two bond issues, consequently some of the 2018A loan originations were reported in the loan origination activity for the 2020A bond issue.
- The loan origination activity reported reflects a total of Twenty Six Million Five Hundred Ninety Five Thousand Eight Hundred Seventy Six Dollars (**\$26,595,876**).

The Reservation Period start date was **September 24, 2020**, and Final Delivery end date is March 24, **2024**.

**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 OCHFAs, Freddie Mac, and Raymond

James and Associates. Since the inception of the program a total of Twenty One Million One Hundred Thirty Three Thousand Four Hundred Eighty Six Dollars (\$21,133,486) has been financed. The Down Payment Assistance is currently at \$7,500, and is a 30 year deferred loan at 0% interest.

**As of July 25, 2023:**

- One Hundred Sixteen (116) loans Originated
- Financed or committed an aggregate total of Eight Hundred Seventy Thousand (\$870,000) in Down Payment Assistance

**ACTION REQUESTED: For information only**

**Orange County HFA  
Demographic Analysis Report  
2020A SF Program**

**ORIGINATION SUMMARY REPORT**

<b>ORIGINATOR SUMMARY</b>	<b>LOANS</b>	<b>AMOUNT</b>	<b>% OF TOTAL</b>
Bank of England	3	\$938,683.00	2.61%
Caliber Home Loans, Inc.	1	\$263,145.00	0.87%
Centennial Bank	17	\$4,270,653.00	14.78%
Christensen Financial, Inc.	5	\$996,386.00	4.35%
Embrace Home Loans, Inc.	1	\$224,541.00	0.87%
Envoy Mortgage, Ltd	1	\$265,109.00	0.87%
Equity Prime Mortgage, LLC	1	\$266,081.00	0.87%
Everett Financial, Inc.	2	\$578,524.00	1.74%
Fairway Independent Mortgage Corporation	20	\$4,492,811.00	17.39%
FBC Mortgage, LLC	2	\$336,232.00	1.74%
Guaranteed Rate, Inc.	2	\$404,537.00	1.74%
Hamilton Group Funding, Inc.	2	\$354,460.00	1.74%
Hometown Lenders Inc	2	\$508,518.00	1.74%
Land Home Financial Services, Inc.	3	\$633,804.00	2.61%
Movement Mortgage, LLC	1	\$220,803.00	0.87%
Novus Home Mortgage is a division of Ixonia Bank	1	\$274,928.00	0.87%
Paramount Residential Mortgage Group, Inc.	1	\$188,034.00	0.87%
Synovus Bank	2	\$475,461.00	1.74%
Waterstone Mortgage Corporation	48	\$10,903,166.00	41.74%
<b>TOTAL</b>	<b>115</b>	<b>\$26,595,876.00</b>	<b>100.00%</b>

**CITY SUMMARY**

<b>CITY</b>	<b>LOANS</b>	<b>AMOUNT</b>	<b>% OF TOTAL</b>
Altamonte Springs	5	\$1,133,454.00	4.35%
Apopka	4	\$869,910.00	3.48%
Casselberry	6	\$1,257,239.00	5.22%
Clermont	1	\$246,355.00	0.87%
Eustis	2	\$458,442.00	1.74%
Grand Island	2	\$512,544.00	1.74%
Groveland	1	\$147,184.00	0.87%
Kissimmee	13	\$2,905,537.00	11.30%
Leesburg	4	\$772,301.00	3.48%
Longwood	3	\$762,925.00	2.61%
Maitland	1	\$188,034.00	0.87%
Mascotte	1	\$245,471.00	0.87%
Oakland	1	\$250,381.00	0.87%
Ocoee	1	\$342,678.00	0.87%
Orlando	42	\$10,009,814.00	36.52%
Saint Cloud	7	\$1,826,198.00	6.09%
Sanford	12	\$2,563,373.00	10.43%
Tavares	1	\$270,019.00	0.87%
Winter Garden	2	\$452,540.00	1.74%
Winter Park	1	\$240,562.00	0.87%
Winter Springs	5	\$1,140,915.00	4.35%
<b>TOTAL</b>	<b>115</b>	<b>\$26,595,876.00</b>	<b>100.00%</b>

**COUNTY SUMMARY**

<b>COUNTY</b>	<b>LOANS</b>	<b>AMOUNT</b>	<b>% OF TOTAL</b>
Lake	12	\$2,652,316.00	10.43%
Orange	53	\$12,488,401.00	46.09%
Osceola	20	\$4,731,735.00	17.39%
Seminole	30	\$6,723,424.00	26.09%
<b>TOTAL</b>	<b>115</b>	<b>\$26,595,876.00</b>	<b>100.00%</b>

**HOUSEHOLD ANNUAL INCOME REPORT**

<b>ANNUAL INCOME</b>	<b>LOANS</b>	<b>% OF TOTAL</b>
\$15,000-\$29,999	1	0.87%
\$30,000-\$44,999	18	15.65%
\$45,000-\$59,999	38	33.04%
\$60,000-\$74,999	33	28.70%
\$75,000-\$89,999	24	20.87%
\$90,000-\$104,999	1	0.87%
<b>TOTAL</b>	<b>115</b>	<b>100.00%</b>

**HOUSEHOLD SIZE REPORT**

<b>HOUSEHOLD SIZE</b>	<b>LOANS</b>	<b>% OF TOTAL</b>
1 - One person	33	28.70%
2 - Two persons	36	31.30%
3 - Three persons	27	23.48%
4 - Four persons	12	10.43%
5 - Five persons	6	5.22%
6 - Six persons	1	0.87%
<b>TOTAL</b>	<b>115</b>	<b>100.00%</b>

**LOAN AMOUNT REPORT**

LOAN AMOUNT	LOANS	% OF TOTAL
\$125,000-\$150,000	5	4.35%
\$150,000-\$175,000	14	12.17%
\$175,000-\$200,000	19	16.52%
\$200,000-\$225,000	18	15.65%
\$225,000-\$250,000	14	12.17%
\$250,000-\$275,000	20	17.39%
\$275,000-\$300,000	17	14.78%
\$300,000-\$325,000	3	2.61%
\$325,000-\$350,000	5	4.35%
<b>TOTAL</b>	<b>115</b>	<b>100.00%</b>

**PURCHASE PRICE REPORT**

PURCHASE PRICE	LOANS	% OF TOTAL
\$125,000-\$150,000	4	3.48%
\$150,000-\$175,000	9	7.83%
\$175,000-\$200,000	20	17.39%
\$200,000-\$225,000	10	8.70%
\$225,000-\$250,000	18	15.65%
\$250,000-\$275,000	22	19.13%
\$275,000-\$300,000	16	13.91%
\$300,000-\$325,000	7	6.09%
\$325,000-\$350,000	9	7.83%
<b>TOTAL</b>	<b>115</b>	<b>100.00%</b>

**LOAN TYPE REPORT**

LOAN TYPE	LOANS	% OF TOTAL
FHA	115	100.00%
<b>TOTAL</b>	<b>115</b>	<b>100.00%</b>

**PROPERTY TYPE REPORT**

PROPERTY TYPE	LOANS	% OF TOTAL
1 Unit Single Family Detached	103	89.57%
Townhouse	12	10.43%
<b>TOTAL</b>	<b>115</b>	<b>100.00%</b>

**CATEGORY TYPE REPORT**

TYPE	LOANS	% OF TOTAL
Existing	110	95.65%
New	5	4.35%
Unspecified	0	0.00%
<b>TOTAL</b>	<b>115</b>	<b>100.00%</b>

**TARGET/NON TARGET REPORT**

TYPE	LOAN	AMOUNT	% OF TOTAL
TARGET	2	\$333,841.00	1.74%
NON TARGET	113	\$26,262,035.00	98.26%
<b>TOTAL</b>	<b>115</b>	<b>\$26,595,876.00</b>	<b>100.00%</b>

**INTEREST RATE LISTING REPORT**

RATE	COUNT	AMOUNT	% OF TOTAL
3.2500%	25	\$5,524,986.00	21.74%
3.3750%	18	\$3,813,174.00	15.65%
3.5000%	2	\$488,979.00	1.74%
3.6250%	6	\$1,189,829.00	5.22%
3.8750%	11	\$2,194,149.00	9.57%
4.0000%	1	\$157,102.00	0.87%
4.5000%	2	\$467,342.00	1.74%
4.8750%	6	\$1,359,723.00	5.22%
5.0000%	8	\$2,029,951.00	6.96%
5.2500%	12	\$3,223,087.00	10.43%
5.3750%	1	\$245,471.00	0.87%
5.5000%	14	\$3,612,967.00	12.17%
5.6250%	2	\$499,449.00	1.74%
5.7500%	4	\$1,113,148.00	3.48%
6.0000%	3	\$676,519.00	2.61%
<b>TOTAL</b>	<b>115</b>	<b>\$26,595,876.00</b>	<b>100.00%</b>

**INTEREST RATE RANGES REPORT**

RATE	LOANS	% OF TOTAL
3.2500% - 3.4900%	43	37.39%
3.5000% - 3.7400%	8	6.96%
3.7500% - 3.9900%	11	9.57%
4.0000% - 4.2400%	1	0.87%
4.5000% - 4.7400%	2	1.74%
4.7500% - 4.9900%	6	5.22%
5.0000% - 5.2400%	8	6.96%
5.2500% - 5.4900%	13	11.30%
5.5000% - 5.7400%	16	13.91%
5.7500% - 5.9900%	4	3.48%
6.0000% - 6.2400%	3	2.61%
<b>TOTAL</b>	<b>115</b>	<b>100.00%</b>

**FIRST TIME HOMEBUYER REPORT**

FIRST TIME HOMEBUYER	LOANS	% OF TOTAL
No	0	0.00%
Yes	115	100.00%
<b>TOTAL</b>	<b>115</b>	<b>100.00%</b>

**ADDITIONAL MORTGAGE REPORT**

ADDTL MTG PROGRAM \ PRIMARY MTG PROGRAM	LOANS	AMOUNT	AVERAGE LOAN AMOUNT
DPA \ 2020A SF Program	114	\$1,000,000.00	\$8,771.93

**GENDER REPORT**

GENDER	LOANS	% OF TOTAL
MALE	53	46.09%
FEMALE	61	53.04%
NONBINARY	0	0.00%
UNDISCLOSED	1	0.87%
<b>TOTAL</b>	<b>115</b>	<b>100.00%</b>

**RACE REPORT**

DESCRIPTION	LOANS	% OF TOTAL
Undisclosed	1	0.87%
American Indian/ Alaskan Native & Black/ Af	1	0.87%
Black/ African American	20	17.39%
Black/African American & White	2	1.74%
Missing	1	0.87%
Other	9	7.83%
Tenant Declined to Respond	4	3.48%
White	77	66.96%
<b>TOTAL</b>	<b>115</b>	<b>100.00%</b>

**ETHNICITY REPORT**

ETHNICITY	LOAN	AMOUNT	% OF TOTAL
HISPANIC	57	\$13,368,012.00	50.00%
NON HISPANIC	49	\$11,182,604.00	42.98%
OTHER	8	\$1,898,076.00	7.02%
<b>TOTAL</b>	<b>114</b>	<b>\$26,448,692.00</b>	<b>100.00%</b>

**RACE BY ETHNICITY REPORT**

RACE	HISPANIC	NONHISPANIC	OTHER	LOANS	% OF TOTAL
Undisclosed	0	0	0	0	0.00%
American Indian/ Alaskan Native & Black/ African Ameri	0	1	0	1	0.88%
Black/ African American	1	18	1	20	17.54%
Black/African American & White	1	1	0	2	1.75%
Missing	0	0	1	1	0.88%
Other	5	2	2	9	7.89%
Tenant Declined to Respond	1	0	3	4	3.51%
White	49	27	1	77	67.54%
<b>TOTAL</b>	<b>57</b>	<b>49</b>	<b>8</b>	<b>114</b>	<b>100.00%</b>

**PIPELINE REPORT**

<b>PROGRAM PIPELINE</b>	<b>LOANS</b>	<b>AMOUNT</b>	<b>% OF TOTAL</b>
Reservation	2	\$465,506.00	1.74%
UW Certification	9	\$2,395,978.00	7.83%
eHP Compliance	4	\$1,097,184.00	3.48%
Purchased/Servicer	1	\$324,022.00	0.87%
Investor/Trustee	99	\$22,313,186.00	86.09%
<b>TOTAL</b>	<b>115</b>	<b>\$26,595,876.00</b>	<b>100.00%</b>

**PROGRAM SUMMARY**

<b>AVERAGE PRINCIPAL MORTGAGE:</b>	\$231,268.49
<b>AVERAGE PURCHASE PRICE:</b>	\$240,122.56
<b>AVERAGE DPA AMOUNT:</b>	\$8,771.93
<b>AVERAGE AGE OF PRIMARY BORROWER:</b>	39
<b>AVERAGE HOUSEHOLD SIZE:</b>	2
<b>AVERAGE EMPLOYED IN HOUSEHOLD:</b>	1
<b>AVERAGE HOUSEHOLD ANNUAL INCOME:</b>	\$60,787.33

Orange County HFA  
Demographic Analysis Report  
Freddie Mac Program

**ORIGINATION SUMMARY REPORT**

<b>ORIGINATOR SUMMARY</b>	<b>LOANS</b>	<b>AMOUNT</b>	<b>% OF TOTAL</b>
Atlantic Bay Mortgage Group, LLC.	2	\$335,620.00	1.72%
Bank of England	3	\$597,475.00	2.59%
Centennial Bank	2	\$357,100.00	1.72%
Christensen Financial, Inc.	6	\$1,030,755.00	5.17%
Columbus Capital Lending LLC	1	\$124,925.00	0.86%
Envoy Mortgage, Ltd	3	\$491,810.00	2.59%
Equity Prime Mortgage, LLC	1	\$150,350.00	0.86%
Fairway Independent Mortgage Corporation	13	\$2,268,561.00	11.21%
FBC Mortgage, LLC	5	\$1,042,905.00	4.31%
Guaranteed Rate, Inc.	1	\$116,850.00	0.86%
Hamilton Group Funding, Inc.	1	\$142,590.00	0.86%
Land Home Financial Services, Inc.	8	\$1,538,224.00	6.90%
Movement Mortgage, LLC	1	\$135,800.00	0.86%
New American Funding, LLC	11	\$2,098,607.00	9.48%
Waterstone Mortgage Corporation	58	\$10,701,604.00	50.00%
<b>TOTAL</b>	<b>116</b>	<b>\$21,133,176.00</b>	<b>100.00%</b>

**CITY SUMMARY**

<b>CITY</b>	<b>LOANS</b>	<b>AMOUNT</b>	<b>% OF TOTAL</b>
Altamonte Springs	4	\$534,850.00	3.45%
Apopka	9	\$1,606,556.00	7.76%
Casselberry	3	\$480,650.00	2.59%
Clermont	1	\$106,400.00	0.86%
Eustis	2	\$345,303.00	1.72%
Fern Park	1	\$256,080.00	0.86%
Fruitland Park	3	\$579,963.00	2.59%
Kissimmee	16	\$3,049,090.00	13.79%
Leesburg	1	\$189,150.00	0.86%
Longwood	1	\$189,053.00	0.86%
Mascotte	1	\$204,188.00	0.86%
Mount Dora	1	\$169,750.00	0.86%
Ocoee	3	\$657,810.00	2.59%
Orlando	48	\$8,359,625.00	41.38%
Oviedo	2	\$474,650.00	1.72%
Saint Cloud	7	\$1,614,250.00	6.03%
Sanford	4	\$719,720.00	3.45%
Sorrento	2	\$469,828.00	1.72%
Tavares	3	\$570,750.00	2.59%
Winter Park	2	\$226,195.00	1.72%
Winter Springs	2	\$329,315.00	1.72%
<b>TOTAL</b>	<b>116</b>	<b>\$21,133,176.00</b>	<b>100.00%</b>

**COUNTY SUMMARY**

<b>COUNTY</b>	<b>LOANS</b>	<b>AMOUNT</b>	<b>% OF TOTAL</b>
Lake	14	\$2,635,332.00	12.07%
Orange	64	\$11,295,036.00	55.17%
Osceola	21	\$4,218,490.00	18.10%
Seminole	17	\$2,984,318.00	14.66%
<b>TOTAL</b>	<b>116</b>	<b>\$21,133,176.00</b>	<b>100.00%</b>

**HOUSEHOLD ANNUAL INCOME REPORT**

<b>ANNUAL INCOME</b>	<b>LOANS</b>	<b>% OF TOTAL</b>
\$15,000-\$29,999	2	1.72%
\$30,000-\$44,999	37	31.90%
\$45,000-\$59,999	47	40.52%
\$60,000-\$74,999	23	19.83%
\$75,000-\$89,999	7	6.03%
<b>TOTAL</b>	<b>116</b>	<b>100.00%</b>

**HOUSEHOLD SIZE REPORT**

<b>HOUSEHOLD SIZE</b>	<b>LOANS</b>	<b>% OF TOTAL</b>
1 - One person	44	37.93%
2 - Two persons	33	28.45%
3 - Three persons	19	16.38%
4 - Four persons	14	12.07%
5 - Five persons	4	3.45%
6 - Six persons	2	1.72%
<b>TOTAL</b>	<b>116</b>	<b>100.00%</b>

**LOAN AMOUNT REPORT**

<b>LOAN AMOUNT</b>	<b>LOANS</b>	<b>% OF TOTAL</b>
\$50,000-\$75,000	1	0.86%
\$75,000-\$100,000	2	1.72%
\$100,000-\$125,000	11	9.48%
\$125,000-\$150,000	15	12.93%
\$150,000-\$175,000	24	20.69%
\$175,000-\$200,000	20	17.24%
\$200,000-\$225,000	23	19.83%
\$225,000-\$250,000	12	10.34%
\$250,000-\$275,000	7	6.03%
\$275,000-\$300,000	1	0.86%
<b>TOTAL</b>	<b>116</b>	<b>100.00%</b>

**PURCHASE PRICE REPORT**

<b>PURCHASE PRICE</b>	<b>LOANS</b>	<b>% OF TOTAL</b>
\$50,000-\$75,000	1	0.86%
\$75,000-\$100,000	2	1.72%
\$100,000-\$125,000	7	6.03%
\$125,000-\$150,000	11	9.48%
\$150,000-\$175,000	20	17.24%
\$175,000-\$200,000	22	18.97%
\$200,000-\$225,000	24	20.69%
\$225,000-\$250,000	21	18.10%
\$250,000-\$275,000	5	4.31%
\$275,000-\$300,000	2	1.72%
\$300,000-\$325,000	1	0.86%
<b>TOTAL</b>	<b>116</b>	<b>100.00%</b>

**LOAN TYPE REPORT**

<b>LOAN TYPE</b>	<b>LOANS</b>	<b>% OF TOTAL</b>
FreddieMac 80% AMI	31	26.72%
FreddieMac HFA Advantage	70	60.34%
FreddieMac OVER 80% AMI	15	12.93%
<b>TOTAL</b>	<b>116</b>	<b>100.00%</b>

**PROPERTY TYPE REPORT**

<b>PROPERTY TYPE</b>	<b>LOANS</b>	<b>% OF TOTAL</b>
1 Unit Single Family Detached	86	74.14%
Condominium	22	18.97%
Duplex w/approval	4	3.45%
Rowhouse	1	0.86%
Townhouse	3	2.59%
<b>TOTAL</b>	<b>116</b>	<b>100.00%</b>

**CATEGORY TYPE REPORT**

<b>TYPE</b>	<b>LOANS</b>	<b>% OF TOTAL</b>
Existing	113	97.41%
New	3	2.59%
Unspecified	0	0.00%
<b>TOTAL</b>	<b>116</b>	<b>100.00%</b>

**TARGET/NON TARGET REPORT**

<b>TYPE</b>	<b>LOANS</b>	<b>AMOUNT</b>	<b>% OF TOTAL</b>
TARGET	4	\$609,580.00	3.45%
NON TARGET	112	\$20,523,596.00	96.55%
<b>TOTAL</b>	<b>116</b>	<b>\$21,133,176.00</b>	<b>100.00%</b>

**INTEREST RATE LISTING REPORT**

RATE	COUNT	AMOUNT	% OF TOTAL
2.8750%	4	\$569,795.00	3.45%
3.0000%	1	\$191,000.00	0.86%
3.1250%	4	\$726,006.00	3.45%
3.2500%	10	\$1,873,515.00	8.62%
3.3750%	9	\$1,522,510.00	7.76%
3.5000%	4	\$947,225.00	3.45%
3.6250%	1	\$148,825.00	0.86%
3.7500%	2	\$441,350.00	1.72%
3.8750%	4	\$955,140.00	3.45%
4.0000%	2	\$429,710.00	1.72%
4.2500%	1	\$123,675.00	0.86%
4.3750%	1	\$150,350.00	0.86%
4.5000%	4	\$766,203.00	3.45%
4.6250%	10	\$1,869,016.00	8.62%
4.7500%	5	\$1,085,750.00	4.31%
4.8750%	6	\$1,009,560.00	5.17%
5.0000%	1	\$179,550.00	0.86%
5.1250%	2	\$327,240.00	1.72%
5.2500%	18	\$2,999,840.00	15.52%
5.3750%	20	\$3,441,481.00	17.24%
5.5000%	4	\$781,307.00	3.45%
5.6250%	3	\$594,128.00	2.59%
<b>TOTAL</b>	<b>116</b>	<b>\$21,133,176.00</b>	<b>100.00%</b>

**INTEREST RATE RANGES REPORT**

RATE	LOANS	% OF TOTAL
2.7500% - 2.9900%	4	3.45%
3.0000% - 3.2400%	5	4.31%
3.2500% - 3.4900%	19	16.38%
3.5000% - 3.7400%	5	4.31%
3.7500% - 3.9900%	6	5.17%
4.0000% - 4.2400%	2	1.72%
4.2500% - 4.4900%	2	1.72%
4.5000% - 4.7400%	14	12.07%
4.7500% - 4.9900%	11	9.48%
5.0000% - 5.2400%	3	2.59%
5.2500% - 5.4900%	38	32.76%
5.5000% - 5.7400%	7	6.03%
<b>TOTAL</b>	<b>116</b>	<b>100.00%</b>

**FIRST TIME HOMEBUYER REPORT**

FIRST TIME HOMEBUYER	LOANS	% OF TOTAL
No	2	1.72%
Yes	114	98.28%
<b>TOTAL</b>	<b>116</b>	<b>100.00%</b>

**ADDITIONAL MORTGAGE REPORT**

ADDTL MTG PROGRAM \ PRIMARY MTG PROGRAM	LOANS	AMOUNT	AVERAGE LOAN
AIS \ Freddie Mac Program	21	\$33,500.00	\$1,595.24
DPA \ Freddie Mac Program	89	\$667,500.00	\$7,500.00
DPA 2017 \ Freddie Mac Program	28	\$210,000.00	\$7,500.00

**GENDER REPORT**

GENDER	LOANS	% OF TOTAL
MALE	65	56.52%
FEMALE	50	43.48%
NONBINARY	1	0.87%
UNDISCLOSED	0	0.00%
<b>TOTAL</b>	<b>115</b>	<b>100.00%</b>

**RACE REPORT**

DESCRIPTION	LOANS	% OF TOTAL
American Indian/ Alaskan Native & Black/ African An	1	0.86%
Asian Indian	1	0.86%
Black/ African American	23	19.83%
Black/African American & White	2	1.72%
Chinese	1	0.86%
Other	9	7.76%
Tenant Declined to Respond	4	3.45%
White	75	64.66%
<b>TOTAL</b>	<b>116</b>	<b>100.00%</b>

**ETHNICITY REPORT**

<b>ETHNICITY</b>	<b>LOANS</b>	<b>AMOUNT</b>	<b>% OF TOTAL</b>
HISPANIC	41	\$7,460,567.00	35.34%
NON HISPANIC	70	\$12,708,064.00	60.34%
OTHER	5	\$964,545.00	4.31%
<b>TOTAL</b>	<b>116</b>	<b>\$21,133,176.00</b>	<b>100.00%</b>

**RACE BY ETHNICITY REPORT**

<b>RACE</b>	<b>HISPANIC</b>	<b>NONHISPANIC</b>	<b>OTHER</b>	<b>LOANS</b>	<b>% OF TOTAL</b>
American Indian/ Alaskan Native & Black/ African American	1	0	0	1	0.86%
Asian Indian	0	1	0	1	0.86%
Black/ African American	0	22	1	23	19.83%
Black/African American & White	1	1	0	2	1.72%
Chinese	0	1	0	1	0.86%
Other	6	2	1	9	7.76%
Tenant Declined to Respond	1	0	3	4	3.45%
White	32	43	0	75	64.66%
<b>TOTAL</b>	<b>41</b>	<b>70</b>	<b>5</b>	<b>116</b>	<b>100.00%</b>

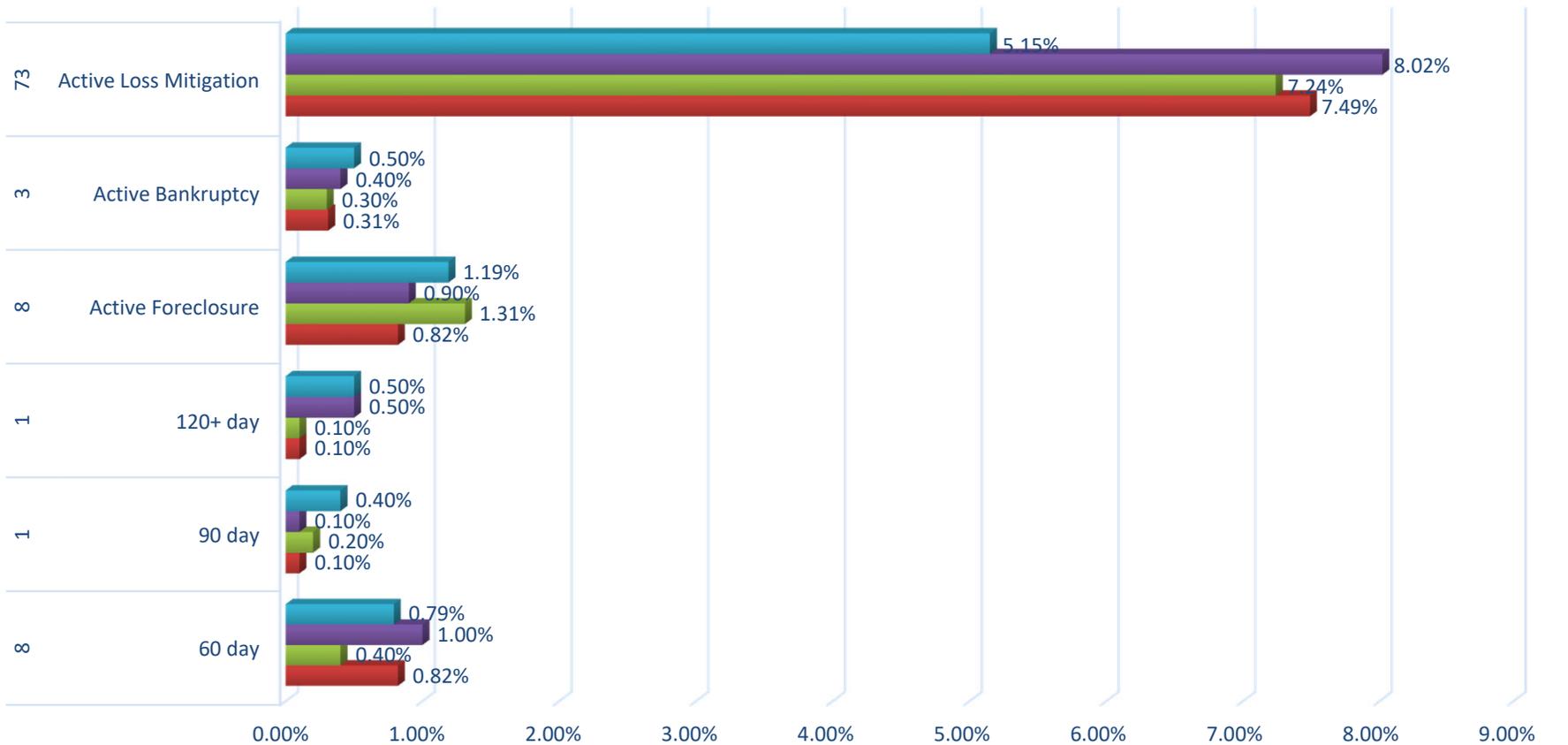
**PIPELINE REPORT**

<b>PROGRAM PIPELINE</b>	<b>LOANS</b>	<b>AMOUNT</b>	<b>% OF TOTAL</b>
Investor/Trustee	116	\$21,133,176.00	100.00%
<b>TOTAL</b>	<b>116</b>	<b>\$21,133,176.00</b>	<b>100.00%</b>

**PROGRAM SUMMARY**

<b>AVERAGE PRINCIPAL MORTGAGE:</b>	\$182,182.55
<b>AVERAGE PURCHASE PRICE:</b>	\$190,090.04
<b>AVERAGE DPA AMOUNT:</b>	\$6,601.45
<b>AVERAGE AGE OF PRIMARY BORROWER:</b>	38
<b>AVERAGE HOUSEHOLD SIZE:</b>	2
<b>AVERAGE EMPLOYED IN HOUSEHOLD:</b>	1
<b>AVERAGE HOUSEHOLD ANNUAL INCOME:</b>	\$51,472.57

## Delinquency Statistics - FHA Loans

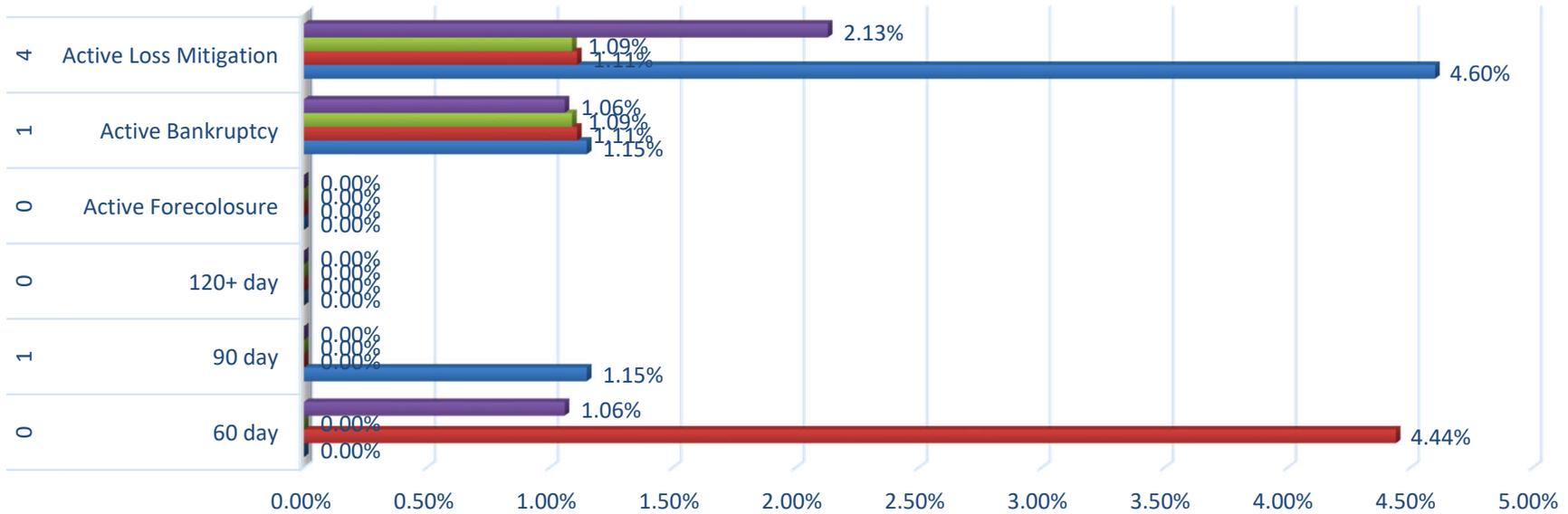


	8	1	1	8	3	73
	60 day	90 day	120+ day	Active Foreclosure	Active Bankruptcy	Active Loss Mitigation
■ 9/30/2022	0.79%	0.40%	0.50%	1.19%	0.50%	5.15%
■ 12/31/2022	1.00%	0.10%	0.50%	0.90%	0.40%	8.02%
■ 3/31/2023	0.40%	0.20%	0.10%	1.31%	0.30%	7.24%
■ 6/30/2023	0.82%	0.10%	0.10%	0.82%	0.31%	7.49%

As of December 31, 2022, the Authority's Government - FHA - total loan portfolio reflects 974-loans. Month end statistics reflects the following:

➤ Decrease in 90-Day and Foreclosures | ➤ Increase in 60-Day, Bankruptcies and Loss Mitigations.

## Delinquency Statistics - Conv. Loans



	0	1	0	0	1	4
	60 day	90 day	120+ day	Active Foreclosure	Active Bankruptcy	Active Loss Mitigation
■ 3/31/2022	1.06%	0.00%	0.00%	0.00%	1.06%	2.13%
■ 6/30/2022	0.00%	0.00%	0.00%	0.00%	1.09%	1.09%
■ 9/30/2022	4.44%	0.00%	0.00%	0.00%	1.11%	1.11%
■ 12/31/2022	0.00%	1.15%	0.00%	0.00%	1.15%	4.60%

As of December 31, 2022, the Authority's Conventional - Fannie/Freddie - total loan portfolio reflects 87-loans. Month end statistics reflects the following:

- Decrease in 60-Day | ➤ Increase in 90-Day, Bankruptcies and Loss Mitigations | ➤ No Change in 120-Day Delinquencies and Foreclosures.



W.D. MORRIS  
EXECUTIVE DIRECTOR

CONSENT ITEM

BOARD OF DIRECTORS

## MEMORANDUM

VERNICE ATKINS-BRADLEY  
CHAIR

KENNETH HUGHES  
VICE CHAIR

CURTIS HUNTER  
BOARD MEMBER

MERCEDES MCCALL  
BOARD MEMBER

RAY COLADO  
BOARD MEMBER

TO:	OCHFA Board of Directors
FROM:	W.D. Morris, Executive Director
CONTACT:	Mildred Guzman, Program Operations Administrator
DATE:	July 25, 2023
RE:	<b>MULTI-FAMILY OCCUPANCY REPORT</b> AUGUST 2, 2023 - REGULAR BOARD OF DIRECTORS' MEETING

### OCCUPANCY REPORT

The Occupancy Report rate for the period of June 23 to July 20, 2023, was 98% for all units, and 94% for units meeting set-aside requirements.

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

### ACTION REQUESTED

For information only.

# Multi-Family Occupancy Report

BeginReportingPeriod: **6 /23/2023**

EndReportingPeriod: **7 /20/2023**

Property: (Status, Address)	Total Units	Occupied Units	Occup. %	Prior Month Occu%	Low Income:			Flag%	Comments
					Occupied Unit	Occup. %	Prior Month Occup.%		
<b>Anderson Oaks, Active</b> 708 Anderson St, Orlando	12	11	92%	100%	11	92%	100%	100%	
<b>Baptist Terrace, Active</b> 414 East Pine Street, Orlando	197	195	99%	99%	145	74%	74%	40%	
<b>Boca Vista (Chantham Harbor Refu</b> 545 Nantucket Court, Altamonte Springs	324	292	90%	92%	66	20%	20%	20%	
<b>Chapel Trace, Active</b> 556 N. Goldenrod Road, Orlando	312	310	99%	99%	310	99%	99%	40%	
<b>Citrus Square, Active</b> 5625 Hickey Dr, Orlando	87	86	99%	99%	60	69%	69%	40%	
<b>Cove at Lady Lake, Active</b> 735 S. Hwy 27/441, Lady Lake	176	164	93%	98%	164	93%	98%	40%	
<b>Dean Woods Place, Active</b> 9808 Dean Woods Place, Orlando	48	48	100%	100%	48	100%	100%	100%	
<b>Delaney, Active</b> 507 Delaney Avenue, Orlando	8	8	100%	100%	8	100%	100%	100%	
<b>Dunwoodie, Active</b> 4213 Dunwoodie Blvd, Orlando	172	169	98%	99%	168	98%	98%	40%	
<b>Emerald Villas (Seville Place), Acti</b> 5450 Cholla Way, Orlando	264	245	93%	96%	245	93%	96%	40%	
<b>Fountains at Lee Vista, Active</b> 5743 Bent Pine Dr, Orlando	508	473	93%	93%	304	60%	60%	31%	
<b>Fountains at Millenia Phase II, Acti</b> 5316 Millenia Blvd., Orlando	32	32	100%	94%	32	100%	94%	40%	
<b>Fountains at Millenia Phase III, Acti</b> 5316 Millenia Blvd., Orlando	82	80	98%	99%	80	98%	99%	40%	

Tuesday, July 25, 2023

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Property: (Status, Address)	Total Units	Occupied Units	Occup. %	Prior Month Occu%	Low Income:			Flag%	Comments
					Occupied Unit	Occup. %	Prior Month Occup. %		
<b>Fountains at Millenia Phase IV, Act</b> 5316 Millenia Blvd, Orlando	100	100	100%	98%	100	100%	98%	40%	
<b>Goldenrod Pointe, Active</b> 3500 N Goldenrod Road, Orlando	70	68	97%	100%	68	97%	100%	60%	
<b>Governors Manor, Active</b> 2861 LB McLeod Rd, Orlando	120	119	99%	98%	119	99%	98%	75%	
<b>Green Gables (Alhambra Trace), A</b> 5201 Via Alizar Dr, Orlando	95	93	98%	98%	93	98%	98%	100%	
<b>Kensington Oaks, Active</b> 440 S. Mellonville Ave, Sanford	20	18	90%	90%	18	90%	90%	75%	
<b>Lake Davis, Active</b> 1301 Catherine Street, Orlando	36	36	100%	100%	36	100%	100%	75%	
<b>Lake Jennie Phase I, Active</b> 1301 Santa Barbara Dr, Sanford	25	23	92%	100%	23	92%	100%	75%	
<b>Lake Jennie Phase II, Active</b> 1312 Santa Barbara Dr, Sanford	40	40	100%	100%	40	100%	100%	75%	
<b>Lake Sherwood, Active</b> 1826 London Crest Drive, Orlando	90	90	100%	100%	90	100%	100%	40%	
<b>Lake Weston Pointe, Active</b> 2201 Weston Point Dr, Orlando	240	237	99%	100%	237	99%	100%	100%	
<b>Lakeside Retreat at 27, Active</b> 1403 Old Harbor Blvd., Leesburg	128	127	99%	99%	127	99%	99%	40%	
<b>Lancaster Villas, Active</b> 800 W. Lancaster Rd, Orlando	145	143	99%	100%	143	99%	100%	100%	
<b>Landings at Carver Park, Active</b> 1150 Conley Street, Orlando	56	56	100%	100%	56	100%	100%	40%	
<b>Landings on Millenia, Active</b> 5150 Millenia Boulevard, Orlando	336	329	98%	99%	249	74%	75%	40%	
<b>Landon Pointe, Active</b> 1705 Grande Pointe Avenue, Orlando	276	270	98%	99%	270	98%	98%	40%	

Property: (Status, Address)	Total Units	Occupied Units	Occup. %	Prior Month Occu%	Low Income:			Flag%	Comments
					Occupied Unit	Occup. %	Prior Month Occup. %		
<b>Landon Trace Townhomes (Bucha</b> 1813 Buchanan Bay Circle, Orlando	228	227	100%	100%	227	100%	100%	100%	
<b>Landstar Park, Active</b> 1001 Landstar Drive, Orlando	156	155	99%	99%	155	99%	99%	40%	
<b>Laurel Oaks Phase I (Sleepy Hollo</b> 2700 Laurel Hollow Dr., Leesburg	144	141	98%	100%	141	98%	100%	40%	
<b>Laurel Oaks Phase II (Sleepy Hollo</b> 2700 Laurel Hollow Dr., Leesburg	108	104	96%	98%	104	96%	98%	40%	
<b>Lee Vista Club, Active</b> 5903 Lee Vista Blvd, Orlando	312	308	99%	100%	308	99%	100%	40%	
<b>Marbella Cove, Active</b> 7528 Marbella Pt. Drive, Orlando	104	104	100%		104	100%		0%	
<b>Mendel Villas, Active</b> 3538 Aristotle Ave, Orlando	32	31	97%	97%	31	97%	97%	100%	
<b>Nassau Bay, Active</b> 5200 North Orange Blossom Trail, Orlando	492	485	99%	100%	485	99%	100%	100%	
<b>Oak Harbor, Active</b> 5770 Harbor Chase Circle, Orlando,	176	176	100%	100%	176	100%	100%	20%	
<b>Oviedo Town Center Phase I, Activ</b> 450 Fontana Circle #105, Oviedo	106	106	100%	100%	106	100%	100%	40%	
<b>Oviedo Town Center Phase II, Activ</b> 450 Fontana circle #105, Oviedo	34	34	100%	100%	34	100%	100%	40%	
<b>Oviedo Town Center Phase III, Acti</b> 450 Fontana circle #105, Oviedo	72	72	100%	100%	72	100%	100%	40%	
<b>Oviedo Town Center Phase IV, Acti</b> 450 Fontana Circle #105, Oviedo	24	24	100%	100%	24	100%	100%	40%	
<b>Palm Grove Gardens, Active</b> 3944 W.D. Judge Drive, Orlando	142	141	99%		141	99%		75%	
<b>Pebble Creek, Active</b> 1317 Boulder Dr, Kissimmee	72	72	100%	100%	72	100%	100%	100%	

Property: (Status, Address)	Total Units	Occupied Units	Occup. %	Prior Month Occu%	Low Income:			Flag%	Comments
					Occupied Unit	Occup. %	Prior Month Occup. %		
<b>River Ridge, Active</b> 9957 Hidden River Drive #106, Orlando	160	160	100%	100%	160	100%	100%	40%	
<b>Rolling Acres Phase I, Active</b> 824 CrR 466, Lady Lake	104	102	98%	98%	102	98%	98%	40%	
<b>Rolling Acres Phase II, Active</b> 824 CR 466, Lady Lake	35	35	100%	100%	35	100%	100%	40%	
<b>SouthWinds Cove, Active</b> 3400 Southwinds Cove Way, Leesburg	112	108	96%	98%	87	78%	79%	40%	
<b>Spring Lake Cove Phase I, Active</b> 1508 Spring Lake Cove Lane, Fruitland Park	96	88	92%	98%	72	75%	98%	40%	
<b>Spring Lake Cove Phase II, Active</b> 1508 Spring Lake Cove Lane, Fruitland Park	48	44	92%	92%	44	92%	92%	40%	
<b>Stratford Point, Active</b> 1700 Old England Loop, Sanford	384	380	99%	99%	350	91%	90%	60%	
<b>Summit Crestwood, Active</b> 3121 Crestwood Circle, St. Cloud	216	214	99%	100%	214	99%	100%	40%	
<b>Vista Pines, Active</b> 401 N Chickasaw Trail, Orlando	238	236	99%	100%	238	100%	100%	40%	
<b>Westwood Park, Active</b> 11037 Laguna Bay Dr, Orlando	178	178	100%	98%	178	100%	98%	40%	
<b>Willow Key, Active</b> 5590 Arnold Palmer Dr, Orlando	384	384	100%	100%	384	100%	100%	40%	
<b>Total Units:</b>	<b>8,156</b>								
<b>Current Period Summary:</b>		<b>7,971</b>	<b>98%</b>		<b>7,354</b>	<b>94%</b>			
<b>Prior Period Summary:</b>		<b>7,788</b>	<b>99%</b>		<b>7,166</b>	<b>94%</b>			
<b>Total Number of Properties:</b>	<b>54</b>								