




ORANGE COUNTY HOUSING FINANCE AUTHORITY

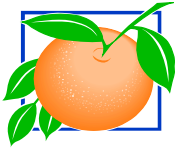
AGENDA PACKAGE

BOARD OF DIRECTORS' MEETING

WEDNESDAY, JANUARY 4, 2023

ORANGE COUNTY ADMINISTRATION BUILDING
201 South Rosalind Ave – Orlando, FL 32801 | Commissioners Chambers – 1st Floor





W.D. MORRIS
EXECUTIVE DIRECTOR

MEMORANDUM

BOARD OF DIRECTORS

VERNICE ATKINS-BRADLEY
CHAIR

KENNETH HUGHES
VICE CHAIR

SASCHA RIZZO
BOARD MEMBER

CURTIS HUNTER
BOARD MEMBER

MERCEDES MCCALL
BOARD MEMBER

TO: Vernice Atkins-Bradley, Chair, OCHFA
Kenneth Hughes, Vice Chair, OCHFA
Sascha Rizzo, Board of Directors, OCHFA
Curtis Hunter, Board of Directors, OCHFA
Mercedes McCall, 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

FROM: W.D. Morris, Executive Director

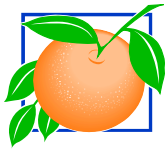
DATE: December 27, 2022

RE: **JANUAR 4, 2023 BOARD OF DIRECTORS' AGENDA**

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

Date: **Wednesday, January 4, 2023**
Time: **8:30 a.m.**
Location: Orange County Administration Center
Commissioner's Chambers
201 Rosalind Avenue - Orlando, Florida 32801

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

**OCHFHA BOARD OF DIRECTORS' MEETING
January 4, 2023 ~ 8:30 A.M.**

AGENDA

BOARD OF DIRECTORS

VERNICE ATKINS-BRADLEY
CHAIR

PUBLIC COMMENT

KENNETH HUGHES
VICE CHAIR

CONSENT AGENDA

SASCHA RIZZO
BOARD MEMBER

A. GENERAL ADMINISTRATION

- 1. Adoption of December 7, 2022, Board of Directors Meeting minutes.

Pg. 2-3

CURTIS HUNTER
BOARD MEMBER

B. EXECUTIVE DIRECTOR'S OFFICE

- 1. Opportunity Zones Status – No Activity.

Pg. 4

MERCEDES MCCALL
BOARD MEMBER

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 OCHFHA's operating fund investments.

Pg. 5-15

D. PROGRAM OPERATIONS

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

Pg. 16-21

Pg. 22-26

DISCUSSION AGENDA

A. EXECUTIVE DIRECTOR

- No Items -

B. OTHER BUSINESS

ORANGE COUNTY HOUSING FINANCE AUTHORITY

BOARD OF DIRECTORS

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

OFFICIAL MEETING MINUTES

Meeting: Board of Directors Meeting **Date:** Wednesday, December 7, 2022 **Time:** 8:30am
Location: Orange County Administration Center – Commissioners Chambers – 1st Fl., 201 S. Rosalind Ave., Orlando, FL.

Members

PRESENT

Vernice Atkins-Bradley
Vice Chair

Sascha Rizzo
Board Member

Kenneth Hughes
Board Member

Members

NOT PRESENT

Mercedes McCall
Chair

Curtis Hunter
Board Member

OCHFA Staff

PRESENT

W.D. Morris
Executive Director

Kayode Adetayo
Chief Financial Officer

Frantz Dutes
Staff

Olympia Roman
Staff

Chaynae Price
Staff

Mildred Guzman
Staff

OCHFA Professionals

PRESENT

Mike Watkins
Bond Counsel, Greenberg Traurig

BCC Staff

PRESENT

Fred Winterkamp
Fiscal Business Svcs

Danielle Philippe
Fiscal Business Svcs

MEETING OPENED: There being a quorum, Vice 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/ K. Hughes **AYE BY VOICE VOTE:** All Present **NAY BY VOICE VOTE:** _____ **ABSTAINED:** _____

A. GENERAL ADMINISTRATION

1. Adoption of November 2, 2022, Regular Board of Directors 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 REVISION OF OCHFA'S PERSONNEL POLICIES – AMENDING THE EMPLOYEE BENEFITS SECTION

W.D. Morris, Executive Director, addressed the board regarding consideration of staff request to amend OCHFA's Personnel Polices, Employee Benefits Section. He stated that the Authority currently has ten (10) paid holidays as part of its Employee Benefits; and that recently, the Orange County Board of County Commissioners approved two (2) additional paid holidays for its eligible, full-time employees – Veteran's Day and a second (2nd) Floating Holiday – was added to the 2023 calendar year; and is recommending the Authority approve the two additional, paid holidays for its employees. Board Member Rizzo asked the effective date of the revisions. Mr. Morris stated the changes would be effective January 1, 2023.

ACTION TAKEN

There being no further discussion, the Board approved Revisions to the Authority's Personnel Policies Benefit Section, to include two (2) additional paid holidays – (1) Veteran's Day and (2) a Second Floating Holiday.

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

BI-ANNUAL ELECTION OF CHAIR AND VICE CHAIR

Mr. Morris addressed the Board regarding the bi-annual election of the Board's chair and vice chair. He stated that In accordance with procedures adopted by the Board for the election of Chair and Vice Chair of the Orange County Housing Finance Authority, selection of Officers "...shall take place bi-annually (i.e., once every two (2) years) at the applicable regular December meeting of the Board." Madame Vice Chair Atkins-Bradley opened the floor for nominations. Board Member Rizzo nominated the following: Vernice Atkins-Bradley to serve as Chair and Kenneth Hughes to serve as Vice Chair. The nomination/motion was closed on the said names.

ACTION TAKEN

There being no further discussion, the Board elected Vernice Atkins-Bradley to serve as Chair and Kenneth Hughes to serve as Vice Chair; with terms expiring December 2025.

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

OTHER BUSINESS

UPDATE ON SOUTHWICK COMMONS

Mr. Morris provided the Board with an update on the proposed Southwick Commons Apartments.

HOLIDAY GREETING

Board Member Rizzo shared holiday greetings and appreciation of staffs work in 2022.

REMEMBRANCE OF PEARL HARBOR

Board Member Rizzo reminded all those in attendance of the 81st anniversary of Pearl Harbor. To that, Vice Chair Atkins-Bradley asked for a moment of silence in remembrance.

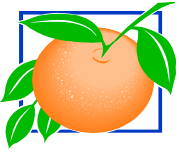
ADJOURNMENT

There being no further business, Vernice Atkins-Bradley – Vice Chair, adjourned the meeting at 8:49 a.m.

ATTEST:

W.D. MORRIS
EXECUTIVE DIRECTOR

VERNICE ATKINS-BRADLEY
VICE CHAIR



D. MORRIS
EXECUTIVE DIRECTOR

CONSENT

MEMORANDUM

BOARD OF DIRECTORS

VERNICE ATKINS-BRADLEY
CHAIR

KENNETH HUGHES
VICE CHAIR

SASCHA RIZZO
BOARD MEMBER

CURTIS HUNTER
BOARD MEMBER

MERCEDES MCCALL
BOARD MEMBER

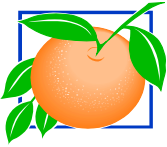
TO:	OCHFA Board of Directors
FROM:	W.D. Morris, Executive Director
DATE:	December 20, 2022
RE:	OPPORTUNITY ZONES STATUS JANUARY 4, 2023 REGULAR BOARD OF DIRECTORS' MEETING

CURRENT

- No Activity -

ACTION REQUESTED

-information only-



W.D. MORRIS
EXECUTIVE DIRECTOR

CONSENT ITEM

MEMORANDUM

BOARD OF DIRECTORS

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CHAIR

VERNICE ATKINS-BRADLEY
VICE CHAIR

SASCHA RIZZO
BOARD MEMBER

CURTIS HUNTER
BOARD MEMBER

KENNETH HUGHES
BOARD MEMBER

TO:	OCHFA Board of Directors
FROM:	W.D. Morris, Executive Director
CONTACT:	Olukayode Adetayo, Chief Financial Officer
DATE:	December 22, 2022
RE:	OCHFA CONSOLIDATED BALANCE SHEET FOR THE OPERATING FUND FOR THE PERIOD ENDING NOVEMBER 30, 2022. JANUARY 4, 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 3.257% interest income on all investments.

Orange County Housing Finance Authority

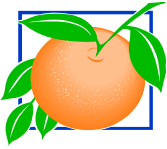
Operating Fund Balance Sheet

As of November 30, 2022

	GENERAL FUND	LOW INCOME HOUSING FUND	HOMEOWNERSHIP ASSISTANCE FUND	COMBINED <u>TOTALS</u>
Assets				
Cash	7,690,913.90	1,337,207.45	3,118,407.24	12,146,528.59
***** Investments	3,978,155.78	0.00	201,050.43	4,179,206.21
GNMA/FNMA Securities	14,961,768.59	0.00	0.00	14,961,768.59
Accounts Receivable	298,459.66	0.00	43,718.73	342,178.39
Loan Receivable	101,252.82	0.00	0.00	101,252.82
Notes Receivable	1,162,789.85	24,200.00	0.00	1,186,989.85
S/F 2014 A GNMA Collateral / Rcvbl	4,060,955.67	0.00	0.00	4,060,955.67
GF - FHLB GNMA Collateral / Rcvbl	819,966.34	0.00	0.00	819,966.34
Mortgage Receivable	0.00	322,479.80	4,183,415.27	4,505,895.07
**** Allowance for Doubtful Accounts	0.00	(291,126.89)	(1,360,394.78)	(1,651,521.67)
Mortgage & GNMA/FNMA Income Receivable	3,393,543.53	0.00	0.00	3,393,543.53
Deferred FRS Pension Contributions	249,278.00	0.00	0.00	249,278.00
Interfund Receivable/Payable	16,464,345.64	4,775,793.63	(8,200,578.35)	13,039,560.92
Prepaid Expenses	45,339.95	0.00	0.00	45,339.95
Fixed Assets	243,463.61	0.00	0.00	243,463.61
Total Assets	53,470,233.34	6,168,553.99	(2,014,381.46)	57,624,405.87
Current liabilities:				
Other Payables	186,652.15	0.00	0.00	186,652.15
FRS Net Pension Liability	955,951.00	0.00	0.00	955,951.00
Accounts Payables	286,258.34	0.00	0.00	286,258.34
Total liabilities	1,428,861.49	0.00	0.00	1,428,861.49
Retained Earnings Previous Period	51,962,041.59	6,132,539.79	(2,016,243.70)	56,078,337.68
Net Income (Loss)	79,330.26	36,014.20	1,862.24	117,206.70
Total Liabilities & Retained Earnings	53,470,233.34	6,168,553.99	(2,014,381.46)	57,624,405.87

**** 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

MERCEDES MCCALL
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VERNICE ATKINS-BRADLEY
VICE CHAIR

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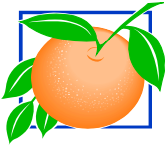
TO:	OCHFA Board of Directors
FROM:	W.D. Morris, Executive Director
CONTACT:	Olukayode Adetayo, Chief Financial Officer
DATE:	December 22, 2022
RE:	OCHFA COMBINED STATEMENT OF REVENUES, EXPENSES AND CHANGES IN RETAINED EARNINGS FOR THE PERIOD ENDING NOVEMBER 30, 2022. JANUARY 4, 2023 REGULAR BOARD OF 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 2 Periods Ending November 30, 2022

	Operating Fund			
	General Fund	Low Income Hsg Fund	Homeownership Assistance Fund	Current YTD
Revenue:				
Administrative Fees	152,480.75	0.00	0.00	152,480.75
Bond Financing Fees	45,340.00	0.00	0.00	45,340.00
Intra Fund Revenue	7,148.39	0.00	0.00	7,148.39
Other Revenue	21.07	36,014.20	1,000.00	37,035.27
Investment Income	10,041.12	0.00	413.13	10,454.25
Income from Loans, GNMA's	115,603.39	0.00	929.11	116,532.50
Total Revenues	330,634.72	36,014.20	2,342.24	368,991.16
Expenses				
General and Administrative	250,901.94	0.00	480.00	251,381.94
Other Expenses	402.52	0.00	0.00	402.52
Total Expenses	251,304.46	0.00	480.00	251,784.46
Net Income (Loss)	79,330.26	36,014.20	1,862.24	117,206.70
Retained Earnings Beginning of Year	51,962,041.59	6,132,539.79	-2,016,243.70	56,078,337.68
Retained Earnings End of Year	52,041,371.85	6,168,553.99	(2,014,381.46)	56,195,544.38



W.D. MORRIS
EXECUTIVE DIRECTOR

CONSENT ITEM

MEMORANDUM

BOARD OF DIRECTORS

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BOARD MEMBER

KENNETH HUGHES
BOARD MEMBER

TO:	OCHFA Board of Directors
FROM:	W.D. Morris, Executive Director
CONTACT:	Olukayode Adetayo, Chief Financial Officer
DATE:	December 22, 2022
RE:	OCHFA FISCAL YEAR 2023 OPERATING FUND – COMPARISON OF BUDGET VS. ACTUAL AS OF NOVEMBER 30, 2022. JANUARY 4, 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 November 30, 2022.

Attachments

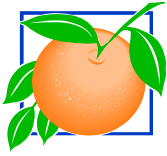
Orange County Housing Finance

Statement of Earnings

For The 2 Periods Ending November 30, 2022

	Fiscal Year 2023 Budget	Year To Date Revenue Received	Budget Remaining YTD	%age Budget Remaining YTD
Revenue:				
2014 SERIES A	\$4,292	\$0	\$4,292	100%
2017 SERIES A	\$11,518	\$0	\$11,518	100%
2018 SERIES A	\$10,165	\$0	\$10,165	100%
2020 SERIES A	\$2,875	\$0	\$2,875	100%
2020 SERIES B	\$210,077	\$0	\$210,077	100%
HANDS 2001 F	\$7,600	\$4,470	\$3,130	41%
THE LANDINGS ON MILLENIA	\$21,170	\$0	\$21,170	100%
LEE VISTA APARTMENTS	\$32,400	\$15,900	\$16,500	51%
COVE AT LADY LAKE	\$21,555	\$10,628	\$10,928	51%
LAKESIDE POINTE APARTMENTS	\$16,290	\$7,995	\$8,295	51%
OVIEDO TOWN CENTER PHASE I	\$15,090	\$0	\$15,090	100%
OVIEDO TOWN CENTER PHASE II	\$10,000	\$0	\$10,000	100%
OVIEDO TOWN CENTER PHASE III	\$10,000	\$0	\$10,000	100%
OVIEDO TOWN CENTER PHASE IV	\$10,000	\$0	\$10,000	100%
LAUREL OAKS I	\$22,380	\$0	\$22,380	100%
LAUREL OAKS II	\$20,670	\$0	\$20,670	100%
ROLLING ACRES I	\$9,919	\$5,000	\$4,919	50%
ROLLING ACRES II	\$10,000	\$5,000	\$5,000	50%
FOUNTAINS @ MILLENIA II	\$10,000	\$5,000	\$5,000	50%
FOUNTAINS @ MILLENIA III	\$10,000	\$5,000	\$5,000	50%
FOUNTAINS @ MILLENIA IV	\$10,938	\$5,419	\$5,519	50%
SOUTHWINDS	\$14,875	\$7,313	\$7,563	51%
POST VISTA POST FOUNTAINS	\$15,720	\$0	\$15,720	100%
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	\$0	\$68,040	100%
CRESTWOOD APARTMENTS	\$17,910	\$0	\$17,910	100%
LAKE SHERWOOD APARTMENTS	\$15,120	\$0	\$15,120	100%
OAK HARBOR APARTMENTS	\$20,820	\$10,410	\$10,410	50%
RIVER RIDGE APARTMENTS	\$27,150	\$0	\$27,150	100%
SEVILLE PLACE APARTMENTS	\$18,540	\$0	\$18,540	100%
NASSAU BAY APARTMENTS	\$105,482	\$0	\$105,482	100%
BUCHANAN BAY	\$38,142	\$0	\$38,142	100%
WESTWOOD PARK APTS	\$49,392	\$24,683	\$24,710	50%
VISTA PINES APTS	\$65,889	\$32,930	\$32,960	50%
LAKE WESTON POINT APTS	\$50,845	\$0	\$50,845	100%
CHAPEL TRACE APARTMENTS	\$38,017	\$0	\$38,017	100%
BAPTIST TERRACE APARTMENTS	\$32,167	\$0	\$32,167	100%
HANDS	\$3,570	\$1,785	\$1,785	50%
ALHAMBRA TRACE APTS	\$1,900	\$950	\$950	50%
BOND FINANCING FEES	\$187,500	\$45,340	\$142,160	76%
TRANSFER IN	\$0	\$7,148	(\$7,148)	
GAIN ON SALE OF GNMA'S	\$25,000	\$0	\$25,000	100%
OTHER REVENUES	\$358,476	\$37,035	\$321,440	90%
INV INCOME	\$151,667	\$10,454	\$141,212	93%
FHLB HELD SECURITIES GNMA/FNMA INCOME	\$0	\$21,560	(\$21,560)	
MORTGAGE INCOME HFA OF WINTER PARK	\$9,000	\$220	\$8,780	98%
INTEREST INCOME ON WESTLAKES PHASE I	\$7,500	\$1,109	\$6,391	85%
GNMA/FNMA INCOME	\$748,234	\$40,665	\$707,570	95%
MASTER ACC FUND GNMA/FNMA INCOME	\$0	\$52,049	(\$52,049)	
2006 A DPA MORTGAGE INTEREST	\$600	\$39	\$561	94%
2006 A 1 DPA MORTGAGE INTEREST	\$2,100	\$15	\$2,085	99%
2007 A DPA MORTGAGE INTEREST	\$10,300	\$436	\$9,864	96%
2007 B DPA MORTGAGE INTEREST	\$10,300	\$429	\$9,871	96%
2009 A NIBP DPA MORTGAGE INTEREST	\$500	\$10	\$490	98%
	\$2,591,695	\$368,991	\$2,222,704	86%

	Fiscal Year 2023	Year To Date	Budget	%age
	Budget	Expenses	Remaining	Budget
		Incurred	YTD	Remaining YTD
Costs and expenses:				
SALARIES AND WAGES	\$1,076,376	\$149,096	\$927,281	86%
SHIPPING	\$2,500	\$334	\$2,166	87%
TRAVEL/CONFERENCE/ TRAINING	\$36,000	\$1,974	\$34,026	95%
CASUAL LABOR/STUDENT ASST.	\$3,000	\$0	\$3,000	100%
OFFICE MAINTENANCE	\$19,000	\$1,976	\$17,024	90%
BUILDING MAINTENANCE	\$16,000	\$3,690	\$12,310	77%
TELEPHONE	\$28,000	\$2,254	\$25,746	92%
POSTAGE	\$3,000	\$0	\$3,000	100%
OFFICE SUPPLIES	\$5,000	\$120	\$4,880	98%
OFFICE FURNITURE	\$1,000	\$0	\$1,000	100%
PUBLICATIONS	\$2,000	\$188	\$1,812	91%
PRINTING/ANNUAL REPORT	\$6,500	\$0	\$6,500	100%
EQUIPMENT / COMPUTER / PRINTER	\$10,000	\$0	\$10,000	100%
MARKETING	\$20,000	\$20,000	\$0	0%
CONTRACTOR SERVICES	\$22,000	\$7,953	\$14,048	64%
SEMINARS/EDUCATION	\$15,000	\$160	\$14,840	99%
EMPLOYEE BENEFITS HEALTH/LIFE	\$160,000	\$24,536	\$135,464	85%
UNEMPLOYMENT COMPENSATION	\$2,000	\$0	\$2,000	100%
OTHER INSURANCE & TAXES	\$1,200	\$0	\$1,200	100%
ANNUAL AUDIT	\$53,000	\$0	\$53,000	100%
LEGAL ADVERTISING	\$4,000	\$107	\$3,893	97%
LEGAL FEES	\$10,000	(\$250)	\$10,250	103%
MEMBERSHIP	\$7,500	\$1,500	\$6,000	80%
PAYROLL TAXES	\$82,343	\$7,742	\$74,601	91%
MISCELLANEOUS EXPENSE	\$12,000	\$239	\$11,761	98%
LOSS ON DPA FORECLOSURES	\$30,000	\$0	\$30,000	100%
FLORIDA RETIREMENT SYSTEM	\$128,196	\$19,014	\$109,182	85%
457 DEFERRED COMP EMPLOYER CONTRIBUTION EXP	\$53,819	\$7,455	\$46,364	86%
LIMITED HRA	\$10,500	\$0	\$10,500	100%
TERM LEAVE	\$20,000	\$0	\$20,000	100%
FILE STORAGE	\$2,400	\$184	\$2,216	92%
LOCAL MILEAGE REIMBURSEMENT	\$2,000	\$59	\$1,941	97%
EQUIPMENT MAINTENANCE	\$5,000	\$713	\$4,287	86%
INSURANCE COVERAGES	\$70,000	\$0	\$70,000	100%
RESERVE FOR REPLACEMENT BLDG	\$5,000	\$0	\$5,000	100%
FHLB LOAN INTEREST COLLATERAL EXP	\$0	\$60	(\$60)	
FINANCIAL ADVISORY SERVICES	\$12,000	\$0	\$12,000	100%
PERFORMACE AWARD PROGRAM	\$107,606	\$0	\$107,606	100%
ADMINISTRATIVE EXP. TRUSTEE	\$0	\$2,280	(\$2,280)	
CUSTODY FEE	\$5,500	\$0	\$5,500	100%
ADMIN EXPENSE BANK/TRUSTEE	\$1,000	\$0	\$1,000	100%
REBATE FEE EXPENSE	\$6,000	\$0	\$6,000	100%
OPERATING CONTINGENCY RESERVE	\$50,000	\$0	\$50,000	100%
1994 EXCESS GNMA INTEREST EXP	\$0	\$39	(\$39)	
1995 EXCESS GNMA INTEREST EXP	\$0	\$21	(\$21)	
LOSS ON SALE	\$0	\$343	(\$343)	
	\$2,106,440	\$251,784	\$1,854,655	88%



CONSENT ITEM

W.D. MORRIS
EXECUTIVE DIRECTOR

MEMORANDUM

BOARD OF DIRECTORS

MERCEDES MCCALL
CHAIR

VERNICE ATKINS-BRADLEY
VICE CHAIR

SASCHA RIZZO
BOARD MEMBER

CURTIS HUNTER
BOARD MEMBER

KENNETH HUGHES
BOARD MEMBER

TO:	OCHFA Board of Directors
FROM:	W.D. Morris, Executive Director
CONTACT:	Olukayode Adetayo, Chief Financial Officer
DATE:	December 22, 2022
RE:	OCHFA FISCAL YEAR 2023, OPERATING FUND – COMPARISON OF ACTUAL REVENUES AND EXPENSES FOR THE PERIODS ENDING NOVEMBER 30, 2021 AND NOVEMBER 30, 2022. JANUARY 4, 2023 REGULAR BOARD OF DIRECTORS' MEETING

Attached for your review is the comparison of the Actual Revenues and Expenses for the periods ending November 30, 2021 and November 30, 2022.

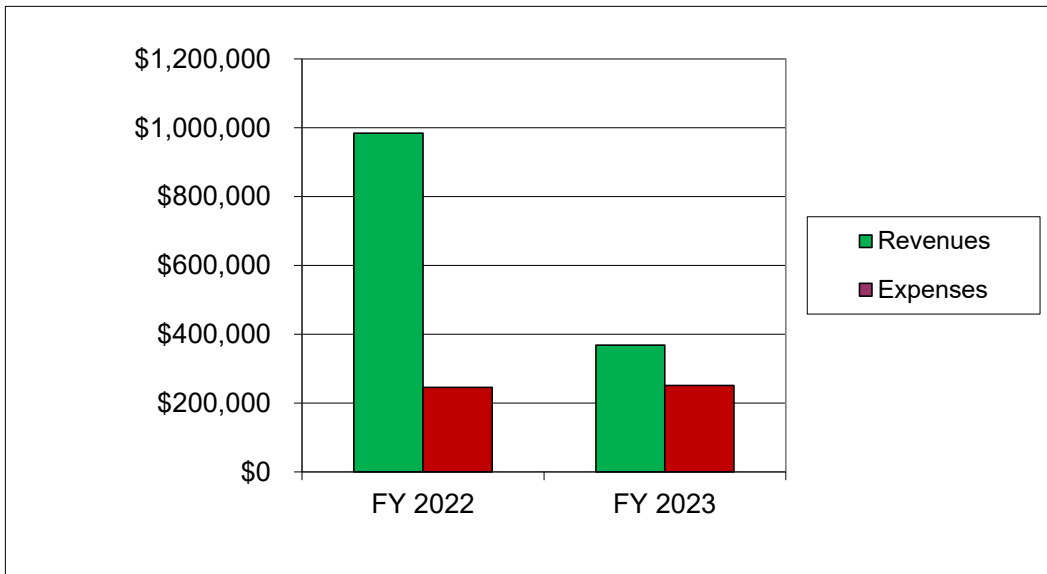
Attachments

Actual Revenues and Expenses Comparison
For the Period Ending November 30, 2022

	FY 2022	FY 2023	% Δ
Revenues	\$984,580	\$368,991	-63%
Expenses	\$246,288	\$251,784	2%

Revenues decreased this year compared with last year. This is due to the receipt of financing fees for one multifamily project, which is not present in the current year. The overall change in revenues is -63%.

Overall, general operating expenses increased this year compared to last year due to the personal leave payout and related benefit payments for one departed employee. The overall change in expenses is 2%.





CONSENT ITEM

W.D. MORRIS
EXECUTIVE DIRECTOR

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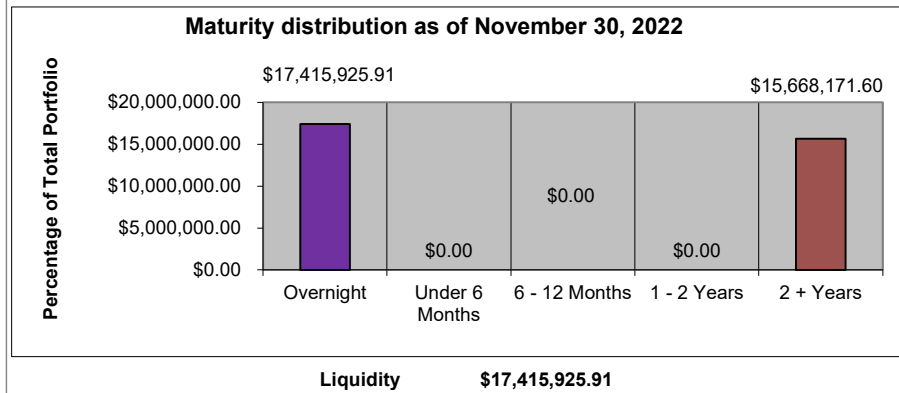
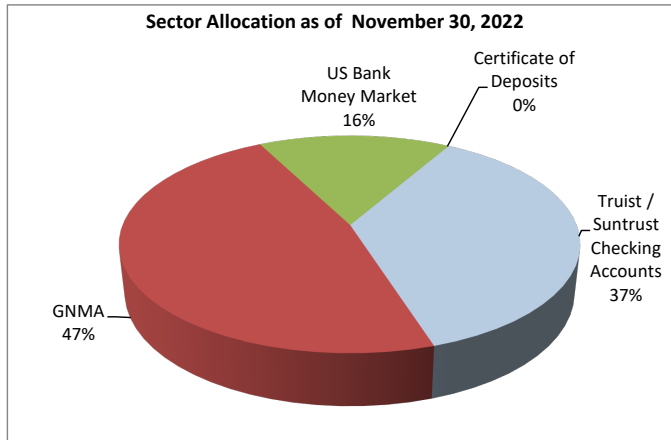
TO:	OCHFA Board of Directors
FROM:	W.D. Morris, Executive Director
CONTACT:	Olukayode Adetayo, Chief Financial Officer
DATE:	December 22, 2022
RE:	SUMMARY OF OCHFA'S OPERATING FUND INVESTMENTS. JANUARY 4, 2023 REGULAR BOARD OF DIRECTORS' MEETING

As of November 30, 2022 the total investments in the Operating Fund of the Orange County Housing Finance Authority was \$33,084,097.51 producing an average yield of 3.257% as shown in the Summary of Accounts. If you have any questions on this matter do not hesitate to ask me.

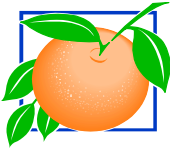
Attachments

**Orange County Housing Finance Authority
Summary of Accounts
as of November 30, 2022**

Account	Account #	Institution	Ending Balance ¹	Net Interest Earned ¹	Average Yield (Annualized) ¹
Operating Fund	215252054184-000	Truist / Suntrust Bank	\$7,690,858.39	\$14,984.93	1.5000%
Low Income Housing Fund	215252054192-000	Truist / Suntrust Bank	\$1,337,207.45	\$2,739.84	1.5000%
Homeownership Assistance Fund	1000042656834	Truist / Suntrust Bank	\$3,118,407.24	\$6,237.87	1.5000%
Custody Account	129142000	US Bank Money Market	\$4,529,918.34	\$10,132.70	2.0000%
Custody Account	129142000	GNMA - OCHFA Investment	\$14,961,768.60	\$43,959.13	5.0700%
Custody Account	141763000	US Bank Money Market /NIBP	\$201,050.43	\$457.72	2.0000%
Custody Account	261060000	US Bank Money Market /Turnkey	\$538,484.06	\$1,076.59	2.0000%
FHLB Collateral	38786	FHLBank Atlanta	\$706,403.00	\$10,218.50	4.5800%
Total			\$33,084,097.51	\$89,807.28	3.257%



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

SASCHA RIZZO
BOARD MEMBER

MERCEDES McCALL
BOARD MEMBER

CURTIS HUNTER
BOARD MEMBER

TO:	OCHFA Board of Directors
FROM:	W.D. Morris, Executive Director
CONTACT:	Frantz Dutes, Director Program Operations
DATE:	December 20, 2022
RE:	STATUS REPORT: 2020-A HOMEOWNER REVENUE BOND PROGRAM; TBA "TURNKEY" MORTGAGE LOAN PROGRAM JANUARY 4, 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.

PRODUCTS	INTEREST RATES	ORIGINATION FEE
Zero Point	5.750%	1%

Commencing from the initial reservation date there is an aggregate total of Seventeen Million One Hundred Fifty Two Thousand Seven Hundred Ninety Dollars (**\$17,152,790**) 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 December 20, 2022:

- Eighty Seven (**87**) loans originated: **86--FHA; 0-VA; 1-USDA-RD.**
- The Authority's 2020A DPA program has financed or committed an aggregate total of: Seven Hundred Thirty Thousand Dollars (**\$730,000**).
- 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 Nineteen Million Two Hundred Sixty Eight Thousand Six Hundred Ninety One Dollars (**\$19,268,691**).

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

TBA "TURNKEY" MORTGAGE LOAN PROGRAM

Effective June 5, 2022 the Authority's TBA "Turnkey" Mortgage Loan program was temporarily suspended pending favorable market conditions.

ACTION REQUESTED: For information only.

Orange County HFA
Demographic Analysis Report
2020A SF Program

ORIGINATION SUMMARY REPORT

ORIGINATOR SUMMARY	LOANS	AMOUNT	% OF TOTAL
Bank of England	1	\$319,113.00	1.15%
Centennial Bank	12	\$2,827,011.00	13.79%
Christensen Financial, Inc.	5	\$996,386.00	5.75%
Envoy Mortgage, Ltd	1	\$265,109.00	1.15%
Equity Prime Mortgage, LLC	1	\$266,081.00	1.15%
Fairway Independent Mortgage Corporation	17	\$3,730,924.00	19.54%
FBC Mortgage, LLC	1	\$176,739.00	1.15%
Guaranteed Rate, Inc.	1	\$240,562.00	1.15%
Hamilton Group Funding, Inc.	2	\$354,460.00	2.30%
Land Home Financial Services, Inc.	3	\$633,804.00	3.45%
Paramount Residential Mortgage Group, Inc.	1	\$188,034.00	1.15%
Synovus Bank	1	\$201,515.00	1.15%
Waterstone Mortgage Corporation	41	\$9,068,953.00	47.13%
TOTAL	87	\$19,268,691.00	100.00%

CITY SUMMARY

CITY	LOANS	AMOUNT	% OF TOTAL
Altamonte Springs	5	\$1,133,454.00	5.75%
Apopka	3	\$618,588.00	3.45%
Casselberry	4	\$773,724.00	4.60%
Clermont	1	\$246,355.00	1.15%
Grand Island	2	\$512,544.00	2.30%
Groveland	1	\$147,184.00	1.15%
Kissimmee	10	\$2,091,260.00	11.49%
Leesburg	2	\$336,237.00	2.30%
Longwood	3	\$762,925.00	3.45%
Maitland	1	\$188,034.00	1.15%
Mascotte	1	\$245,471.00	1.15%
Minneola	1	\$307,125.00	1.15%
Oakland	1	\$250,381.00	1.15%
Orlando	30	\$6,928,809.00	34.48%
Saint Cloud	5	\$1,150,661.00	5.75%
Sanford	9	\$1,799,588.00	10.34%
Tavares	1	\$270,019.00	1.15%
Winter Garden	2	\$452,540.00	2.30%
Winter Park	1	\$240,562.00	1.15%
Winter Springs	4	\$813,230.00	4.60%
TOTAL	87	\$19,268,691.00	100.00%

COUNTY SUMMARY

COUNTY	LOANS	AMOUNT	% OF TOTAL
Lake	9	\$2,064,935.00	10.34%
Orange	39	\$8,813,396.00	44.83%
Osceola	15	\$3,241,921.00	17.24%
Seminole	24	\$5,148,439.00	27.59%
TOTAL	87	\$19,268,691.00	100.00%

HOUSEHOLD ANNUAL INCOME REPORT

ANNUAL INCOME	LOANS	% OF TOTAL
\$15,000-\$29,999	1	1.15%
\$30,000-\$44,999	16	18.39%
\$45,000-\$59,999	33	37.93%
\$60,000-\$74,999	22	25.29%
\$75,000-\$89,999	13	14.94%
\$90,000-\$104,999	2	2.30%
TOTAL	87	100.00%

HOUSEHOLD SIZE REPORT

HOUSEHOLD SIZE	LOANS	% OF TOTAL
1 - One person	25	28.74%
2 - Two persons	25	28.74%
3 - Three persons	21	24.14%
4 - Four persons	9	10.34%
5 - Five persons	6	6.90%
6 - Six persons	1	1.15%
TOTAL	87	100.00%

LOAN AMOUNT REPORT

LOAN AMOUNT	LOANS	% OF TOTAL
\$125,000-\$150,000	5	5.75%
\$150,000-\$175,000	9	10.34%
\$175,000-\$200,000	19	21.84%
\$200,000-\$225,000	15	17.24%
\$225,000-\$250,000	14	16.09%
\$250,000-\$275,000	13	14.94%
\$275,000-\$300,000	9	10.34%
\$300,000-\$325,000	2	2.30%
\$325,000-\$350,000	1	1.15%
TOTAL	87	100.00%

PURCHASE PRICE REPORT

PURCHASE PRICE	LOANS	% OF TOTAL
\$125,000-\$150,000	4	4.60%
\$150,000-\$175,000	6	6.90%
\$175,000-\$200,000	20	22.99%
\$200,000-\$225,000	7	8.05%
\$225,000-\$250,000	17	19.54%
\$250,000-\$275,000	18	20.69%
\$275,000-\$300,000	9	10.34%
\$300,000-\$325,000	2	2.30%
\$325,000-\$350,000	4	4.60%
TOTAL	87	100.00%

LOAN TYPE REPORT

LOAN TYPE	LOANS	% OF TOTAL
FHA	86	98.85%
USDA-RHS	1	1.15%
TOTAL	87	100.00%

PROPERTY TYPE REPORT

PROPERTY TYPE	LOANS	% OF TOTAL
1 Unit Single Family Detached	77	88.51%
Townhouse	10	11.49%
TOTAL	87	100.00%

CATEGORY TYPE REPORT

TYPE	LOANS	% OF TOTAL
Existing	84	96.55%
New	3	3.45%
Unspecified	0	0.00%
TOTAL	87	100.00%

TARGET/NON TARGET REPORT

TYPE	LOANS	AMOUNT	% OF TOTAL
TARGET	2	\$333,841.00	2.30%
NON TARGET	85	\$18,934,850.00	97.70%
TOTAL	87	\$19,268,691.00	100.00%

INTEREST RATE LISTING REPORT

RATE	COUNT	AMOUNT	% OF TOTAL
3.2500%	25	\$5,524,986.00	28.74%
3.3750%	18	\$3,813,174.00	20.69%
3.5000%	2	\$488,979.00	2.30%
3.6250%	6	\$1,189,829.00	6.90%
3.8750%	11	\$2,194,149.00	12.64%
4.0000%	1	\$157,102.00	1.15%
4.5000%	2	\$467,342.00	2.30%
4.8750%	6	\$1,359,723.00	6.90%
5.0000%	8	\$2,029,951.00	9.20%
5.3750%	1	\$245,471.00	1.15%
5.6250%	2	\$499,449.00	2.30%
5.7500%	1	\$319,113.00	1.15%
6.0000%	4	\$979,423.00	4.60%
TOTAL	87	\$19,268,691.00	100.00%

INTEREST RATE RANGES REPORT

RATE	LOANS	% OF TOTAL
3.2500% - 3.4900%	43	49.43%
3.5000% - 3.7400%	8	9.20%
3.7500% - 3.9900%	11	12.64%
4.0000% - 4.2400%	1	1.15%
4.5000% - 4.7400%	2	2.30%
4.7500% - 4.9900%	6	6.90%
5.0000% - 5.2400%	8	9.20%
5.2500% - 5.4900%	1	1.15%
5.5000% - 5.7400%	2	2.30%
5.7500% - 5.9900%	1	1.15%
6.0000% - 6.2400%	4	4.60%
TOTAL	87	100.00%

FIRST TIME HOMEBUYER REPORT

FIRST TIME HOMEBUYER	LOANS	% OF TOTAL
No	0	0.00%
Yes	87	100.00%
TOTAL	87	100.00%

ADDITIONAL MORTGAGE REPORT

ADDTL MTG PROGRAM \ PRIMARY MTG PROGRAM	LOANS	AMOUNT	AVERAGE LOAN AMOUNT
DPA \ 2020A SF Program	87	\$730,000.00	\$8,390.80

GENDER REPORT

GENDER	LOANS	% OF TOTAL
MALE	41	47.13%
FEMALE	45	51.72%
NONBINARY	0	0.00%
UNDISCLOSED	1	1.15%
TOTAL	87	100.00%

RACE REPORT

DESCRIPTION	LOANS	% OF TOTAL
Undisclosed	1	1.15%
American Indian/ Alaskan Native & Black/	1	1.15%
Black/ African American	18	20.69%
Black/African American & White	1	1.15%
Other	7	8.05%
Tenant Declined to Respond	1	1.15%
White	58	66.67%
TOTAL	87	100.00%

ETHNICITY REPORT

ETHNICITY	LOANS	AMOUNT	% OF TOTAL
HISPANIC	41	\$9,156,107.00	47.67%
NON HISPANIC	41	\$9,109,196.00	47.67%
OTHER	4	\$856,204.00	4.65%
TOTAL	86	\$19,121,507.00	100.00%

RACE BY ETHNICITY REPORT

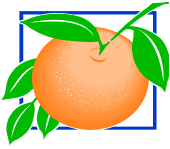
RACE	HISPANIC	NONHISPANIC	OTHER	LOANS	% OF TOTAL
Undisclosed	0	0	0	0	0.00%
American Indian/ Alaskan Native & Black/ African Ar	0	1	0	1	1.16%
Black/ African American	1	16	1	18	20.93%
Black/African American & White	1	0	0	1	1.16%
Other	5	1	1	7	8.14%
Tenant Declined to Respond	0	0	1	1	1.16%
White	34	23	1	58	67.44%
TOTAL	41	41	4	86	100.00%

PIPELINE REPORT

PROGRAM PIPELINE	LOANS	AMOUNT	% OF TOTAL
Reservation	1	\$319,113.00	1.15%
UW Certification	4	\$898,903.00	4.60%
eHP Compliance	2	\$529,236.00	2.30%
Purchased/Service	1	\$229,761.00	1.15%
Investor/Trustee	79	\$17,291,678.00	90.80%
TOTAL	87	\$19,268,691.00	100.00%

PROGRAM SUMMARY

AVERAGE PRINCIPAL MORTGAGE:	\$221,479.21
AVERAGE PURCHASE PRICE:	\$229,375.79
AVERAGE DPA AMOUNT:	\$8,390.80
AVERAGE AGE OF PRIMARY BORROWER:	38
AVERAGE HOUSEHOLD SIZE:	2
AVERAGE EMPLOYED IN HOUSEHOLD:	1
AVERAGE HOUSEHOLD ANNUAL INCOME:	\$58,423.71



W.D. MORRIS
EXECUTIVE DIRECTOR

CONSENT ITEM

BOARD OF DIRECTORS

MEMORANDUM

VERNICE ATKINS-BRADLEY
CHAIR

KENNETH HUGHES
VICE CHAIR

SASCHA RIZZO
BOARD MEMBER

CURTIS HUNTER
BOARD MEMBER

MERCEDES MCCALL
BOARD MEMBER

TO:	OCHFA Board of Directors
FROM:	W.D. Morris, Executive Director
CONTACT:	Mildred Guzman, Program Operations Administrator
DATE:	December 20, 2022
RE:	MULTI-FAMILY OCCUPANCY REPORT JANUARY 4, 2023 - REGULAR BOARD OF DIRECTORS' MEETING

OCCUPANCY REPORT

The Occupancy Report rate for the period of October 22 to November 21, 2022, was 99% for all units, and 96% 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: **10/22/2022**

EndReportingPeriod: **11/21/2022**

Property: (Status, Address)	Total Units	Occupied Units	Occup. %	Prior Month Occu%	Low Income:			Flag%	Comments
					Occupied Unit	Occup. %	Prior Month Occup. %		
Anderson Oaks, Active 708 Anderson St, Orlando	12	12	100%	100%	12	100%	100%	100%	
Baptist Terrace Apartment, Active 414 Eastt Pine Street, Orlando	197	196	99%	99%	145	74%	74%	40%	
Boca Vista (Chantham Harbor Refu 545 Nantucket Court, Altamonte Springs	324	324	100%	94%	303	94%	20%	20%	
Chapel Trace Apartments, Active 556 N. Goldenrod Road, Orlando	312	309	99%	155%	309	99%	155%	40%	
Citrus Square Apartments, Active 5625 Hickey Dr, Orlando	87	87	100%	100%	87	100%	100%	40%	
Cove at Lady Lake, Active 735 S. Hwy 27/441, Lady Lake	176	169	96%	99%	169	96%	99%	40%	
Crestwood Apartments, Active 3121 Crestwood Circle, St. Cloud	216	215	100%	99%	215	100%	98%	40%	
Dean Woods Place, Active 9808 Dean Woods Place, Orlando	48	48	100%	100%	48	100%	100%	100%	
Delaney Apartments, Active 507 Delaney Avenue, Orlando	8	8	100%	100%	8	100%	100%	100%	
Dunwoodie Apartments, Active 4213 Dunwoodie Blvd, Orlando	172	171	99%	99%	170	99%	99%	40%	
Emerald Villas (Seville Place), Acti 5450 Cholla Way, Orlando	264	264	100%	97%	266	101%	97%	40%	
Fountains at Lee Vista, Active 5743 Bent Pine Dr, Orlando	508	476	94%	95%	288	57%	58%	31%	
Fountains at Millenia Phase II, Acti 5316 Millenia Blvd., Orlando	32	32	100%	100%	32	100%	100%	40%	

Tuesday, December 20, 2022

Page 1 of 4

Property: (Status, Address)	Total Units	Occupied Units	Occup. %	Prior Month Occu%	Low Income:			Flag%	Comments
					Occupied Unit	Occup. %	Prior Month Occup.%		
Fountains at Millenia Phase III, Acti 5316 Millenia Blvd., Orlando	82	81	99%	98%	81	99%	98%	40%	
Fountains at Millenia Phase IV, Act 5316 Millenia Blvd, Orlando	100	99	99%	98%	99	99%	98%	40%	
Goldenrod Pointe Apartments, Acti 3500 N Goldenrod Road, Orlando	70	70	100%	100%	70	100%	100%	60%	
Governors Manor, Active 2861 LB McLeod Rd, Orlando	120	120	100%	98%	118	98%	98%	75%	
Green Gables (Alhambra Trace), A 5201 Via Alizar Dr, Orlando	95	95	100%	100%	95	100%	100%	100%	
Kensington Oaks, Active 440 S. Mellonville Ave, Sanford	20	20	100%	100%	20	100%	100%	75%	
Lake Davis Apartments, Active 1301 Catherine Street, Orlando	36	36	100%	100%	36	100%	100%	75%	
Lake Jennie Phase I, Active 1301 Santa Barbara Dr, Sanford	25	25	100%	88%	22	88%	88%	75%	
Lake Jennie Phase II, Active 1312 Santa Barbara Dr, Sanford	40	40	100%	93%	37	93%	93%	75%	
Lake Sherwood Apartments, Activ 1826 London Crest Drive, Orlando	90	88	98%	98%	88	98%	98%	40%	
Lake Weston Pointe Apartments, A 2201 Weston Point Dr, Orlando	240	240	100%	99%	237	99%	99%	100%	
Lakeside Retreat at 27, Active 1403 Old Harbor Blvd., Leesburg	128	121	95%	98%	121	95%	98%	40%	
Lancaster Villas, Active 800 W. Lancaster Rd, Orlando	145	136	94%	94%	136	94%	94%	100%	
Landings at Carver Park, Active 1150 Conley Street, Orlando	56	54	96%	100%	54	96%	100%	40%	
Landings on Millenia, Active 5150 Millenia Boulevard, Orlando	336	326	97%	99%	246	73%	74%	40%	

Property: (Status, Address)	Total Units	Occupied Units	Occup. %	Prior Month Occu%	Low Income:			Flag%	Comments
					Occupied Unit	Occup. %	Prior Month Occup. %		
Landon Pointe Apartments, Active 1705 Grande Pointe Avenue, Orlando	276	276	100%	99%	273	99%	99%	40%	
Landon Trace Townhomes (Bucha 1813 Buchanan Bay Circle, Orlando	228	227	100%	99%	226	99%	99%	100%	
Landstar Park Apartments, Active 1001 Landstar Drive, Orlando	156	154	99%	99%	154	99%	99%	40%	
Laurel Oaks Phase I (Sleepy Hollo 2700 Laurel Hollow Dr., Leesburg	144	144	100%	96%	138	96%	96%	40%	
Laurel Oaks Phase II (Sleepy Hollo 2700 Laurel Hollow Dr., Leesburg	108	108	100%	91%	98	91%	91%	40%	
Lee Vista Club Apartments, Active 5903 Lee Vista Blvd, Orlando	312	310	99%	100%	310	99%	100%	40%	
Marbella Cove, Active 7528 Marbella Pt. Drive, Orlando	104	104	100%	100%	104	100%	100%	0%	
Marbella Pointe, Active 7528 Marbella Pt. Drive, Orlando	120	120	100%		120	100%		40%	
Nassau Bay Apartments, Active 5200 North Orange Blossom Trail, Orlando	492	486	99%	99%	486	99%	99%	100%	
Oak Harbor Apartments, Active 5770 Harbor Chase Circle, Orlando,	176	174	99%	99%	174	99%	99%	20%	
Oviedo Town Center Phase I, Activ 450 Fontana Circle #105, Oviedo	106	104	98%	100%	104	98%	100%	40%	
Oviedo Town Center Phase II, Activ 450 Fontana circle #105, Oviedo	34	34	100%	100%	34	100%	100%	40%	
Oviedo Town Center Phase III, Acti 450 Fontana circle #105, Oviedo	72	72	100%	100%	72	100%	100%	40%	
Oviedo Town Center Phase IV, Acti 450 Fontana Circle #105, Oviedo	24	24	100%	100%	24	100%	100%	40%	
Palm Grove Gardens, Active 3944 W.D. Judge Drive, Orlando	142	142	100%		142	100%		75%	

Property: (Status, Address)	Total Units	Occupied Units	Occup. %	Prior Month Occu%	Low Income:			Flag%	Comments
					Occupied Unit	Occup. %	Prior Month Occup.%		
Pebble Creek, Active 1317 Boulder Dr, Kissimmee	72	72	100%	100%	72	100%	100%	100%	
River Ridge Apartment Homes, Act 9957 Hidden River Drive #106, Orlando	160	160	100%	100%	160	100%	100%	40%	
Rolling Acres Phase I, Active 824 CrR 466, Lady Lake	104	101	97%	97%	101	97%	97%	40%	
Rolling Acres Phase II, Active 824 CR 466, Lady Lake	35	34	97%	100%	34	97%	100%	40%	
SouthWinds Cove, Active 3400 Southwinds Cove Way, Leesburg	112	112	100%	96%	90	80%	79%	40%	
Spring Lake Cove Phase I, Active 1508 Spring Lake Cove Lane, Fruitland Park	96	96	100%	98%	76	79%	79%	40%	
Spring Lake Cove Phase II, Active 1508 Spring Lake Cove Lane, Fruitland Park	48	47	98%	98%	47	98%	98%	40%	
Stratford Point, Active 1700 Old England Loop, Sanford	384	383	100%	98%	363	95%	93%	60%	
Vista Pines Apartments, Active 401 N Chickasaw Trail, Orlando	238	236	99%	100%	236	99%	100%	40%	
Westwood Park Apartments, Activ 11037 Laguna Bay Dr, Orlando	178	178	100%	99%	178	100%	99%	40%	
Willow Key Apartments, Active 5590 Arnold Palmer Dr, Orlando	384	384	100%	100%	384	100%	100%	40%	
Total Units:	8,244								
Current Period Summary:		8,144	99%		7,712	96%			
Prior Period Summary:		8,012	99%		7,395	95%			

Total Number of Properties: 54