

Orange County Housing Finance Authority
(A Component Unit of Orange County, Florida)
Independent Auditor's Reports and
Basic Financial Statements

For the Year Ended September 30, 2025



THE NICHOLS GROUP, P.A.
CERTIFIED PUBLIC ACCOUNTANTS

**Orange County Housing Finance Authority
(A Component Unit of Orange County, Florida)
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For the Year Ended September 30, 2025**

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FINANCIAL SECTION



INDEPENDENT AUDITOR'S REPORT

To the Board Members of the Orange County Housing Finance Authority
Orlando, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the business-type activities, each major fund, and the aggregate remaining fund information of the Orange County Housing Finance Authority (Authority), a component unit of Orange County, Florida (County), as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Authority, as of September 30, 2025, and the respective changes in financial position, and cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Authority and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

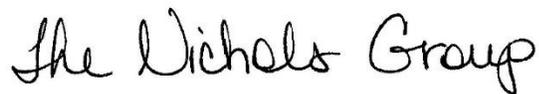
Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, schedules of proportionate share of the net pension liability, and schedules of contributions on pages 6-10 and 36-39 be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the Authority's basic financial statements. The accompanying supplementary schedules as listed in the table of contents are presented for purposes of additional analysis and are not a required part of the financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplementary schedules are fairly stated, in all material respects, in relation to the financial statements as a whole.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated January 31, 2026, on our consideration of the Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Authority's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control over financial reporting and compliance.



The Nichols Group, PA
Certified Public Accountants
Fleming Island, Florida

January 31, 2026



INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board Members of the Orange County Housing Finance Authority
Orlando, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Orange County Housing Finance Authority (Authority), a component unit of Orange County, Florida (County), as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements, and have issued our report thereon dated January 31, 2026.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Authority's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements, on a timely basis. *A material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. *A significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Authority's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion.

The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of This Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

The Nichols Group

The Nichols Group, PA
Certified Public Accountants
Fleming Island, Florida

January 31, 2026

Management's Discussion and Analysis (Unaudited)

This section of the Orange County Housing Finance Authority's (Authority) financial statements presents management's analysis of the Authority's financial performance during the fiscal year that ended on September 30, 2025. Please read it in conjunction with the financial statements, which follow this section.

Financial Highlights

In the current year, the Authority experienced an increase in revenue due to higher demand to supply affordable housing in Central Florida communities.

Overview of the Financial Statements

The financial statements consist of two parts: management's discussion and analysis (MD&A) and the basic financial statements. The basic financial statements also include notes that explain in more detail some of the information in the financial statements.

Required Basic Financial Statements

The Authority utilizes enterprise funds for financial reporting purposes. These funds include the activities of the operating fund of the Authority (Operating Fund) and the single family bond programs (Single Family Fund). As the Authority only presents its financial information using enterprise funds, under Governmental Accounting Standards Board (GASB) Statement No. 34, *Basic Financial Statements and Management's Discussion and Analysis - for State and Local Governments* (GASB 34), it is considered to be a "special purpose government engaged only in business-type activities." Accordingly, the Authority only presents fund financial statements as defined in GASB 34. Additionally, under GASB 34 the Operating Fund and the Single Family Fund are each considered major funds.

The financial statements of the Authority report information about the Authority using accounting methods similar to those used by private sector companies. These statements offer short-term and long-term financial information about its activities. The Statement of Net Position includes all of the Authority's assets and liabilities and provides information about the nature and amounts of investments in resources (assets) and the obligations to Authority creditors (liabilities). The assets and liabilities are presented in a classified format, which distinguishes between current and long-term assets and liabilities. It also provides the basis for computing rate of return, evaluating the capital structure of the Authority and assessing the liquidity and financial flexibility of the Authority.

All of the current year's revenues and expenses are accounted for in the Statement of Revenues, Expenses, and Changes in Net Position. This statement measures the success of the Authority's operations over the past year and can be used to determine whether the Authority has successfully recovered all of its costs through its services provided, as well as its profitability and credit-worthiness.

The final required financial statement is the Statement of Cash Flows. The primary purpose of this statement is to provide information about the Authority's cash receipts and cash payments during the reporting period. The statement reports cash receipts, cash payments, and net changes in cash resulting from operating, investing, non-capital financing and financing activities and provides answers to such questions as where did cash come from, what was cash used for and what was the change in the cash balance during the reporting period.

Financial Analysis

Our analysis of the financial statements of the Authority begins below. One of the most important questions asked about the Authority's finances is, "Is the Authority as a whole better off or worse off as a result of the year's activities?" The Statement of Net Position and the Statement of Revenues, Expenses and Changes in Net Position report information about the Authority's activities in a way that will help answer this question. These two statements report the net position of the Authority and changes in them. You can think of the Authority's net position - the difference between assets and liabilities - as one way to measure financial health or financial position. Over time, increases or decreases in the Authority's net position are one indicator of whether its financial health is improving or deteriorating. However, you will need to consider other non-financial factors such as changes in interest rates, economic conditions, regulations and new or changed government legislation.

Net position

To begin our analysis, a summary of the Authority's Statement of Net Position is presented in Table A-1.

Table A-1
Condensed Statement of Net Position
(In thousands of dollars)

	Fiscal Year 2025	Fiscal Year 2024	Dollar Change	Percentage Change
Cash and investments	\$ 120,507	\$ 118,853	\$ 1,654	1.4%
Loans receivable	1,462	1,503	(41)	-2.7%
Fees and other receivables, net	4,876	4,365	511	11.7%
Capital assets, net	209	219	(10)	-4.6%
Total assets	<u>127,054</u>	<u>124,940</u>	<u>2,114</u>	1.7%
Deferred outflow of resources	170	180	(10)	-5.6%
Current liabilities	1,634	1,609	25	1.6%
Long-term liabilities	62,388	64,838	(2,450)	-3.8%
Total liabilities	<u>64,022</u>	<u>66,447</u>	<u>(2,425)</u>	-3.6%
Deferred inflow of resources	242	209	33	15.8%
Net position				
Net investment in capital assets	209	219	(10)	-4.6%
Restricted	5,008	5,584	(576)	-10.3%
Unrestricted	57,743	52,660	5,083	9.7%
Total net position	<u>\$ 62,960</u>	<u>\$ 58,463</u>	<u>\$ 4,497</u>	7.7%

Total changes in assets and liabilities reflect changes due to increased multifamily applications and redemptions in fiscal year 2025.

Table A-2
Condensed Statement of Revenues, Expenses and Changes in Net Position
(In thousands of dollars)

	Fiscal Year 2025	Fiscal Year 2024	Dollar Change	Percentage Change
Loan interest and fee income	\$ 4,492	\$ 3,063	\$ 1,429	46.7%
Investment Income, including net changes in fair value of investments	5,052	7,087	(2,035)	-28.7%
Total operating revenues	<u>9,544</u>	<u>10,150</u>	<u>(606)</u>	-6.0%
General and administrative expenses	2,480	2,606	(126)	-4.8%
Interest and other expenses	2,567	1,876	691	36.8%
Total operating expenses	<u>5,047</u>	<u>4,482</u>	<u>565</u>	12.6%
Change in net position	<u>4,497</u>	<u>5,668</u>	<u>(1,171)</u>	-20.7%
Beginning net position	58,463	52,795	5,080	9.6%
Ending net position	<u>\$ 62,960</u>	<u>\$ 58,463</u>	<u>\$ 4,497</u>	7.7%

While the Statement of Net Position shows the change in net position, the Statement of Revenues, Expenses and Changes in Net Position provides answers as to the nature and source of these changes.

As can be seen in Table A-2 above, the net decrease in operating revenues resulted primarily from an decrease in investment income, including net changes in fair value of investments.

Individual Major Fund Analysis

Operating Fund

Table A-3
Condensed Statement of Revenues, Expenses and Changes in Net Position –
Operating Fund
(In thousands of dollars)

	Fiscal Year 2025	Fiscal Year 2024	Dollar Change	Percentage Change
Interest on loans	\$ 46	\$ 23	\$ 23	100.0%
Investment Income, including net changes in fair value of investments	2,476	1,336	1,140	85.3%
Fee income and other revenue	4,446	3,039	1,407	46.3%
Total operating revenues	<u>6,968</u>	<u>4,398</u>	<u>2,570</u>	58.4%
General and administrative expenses	1,764	2,190	(426)	-19.5%
Pension	80	100	(20)	-20.0%
Total operating expenses	<u>1,844</u>	<u>2,290</u>	<u>(446)</u>	-19.5%
Net Transfers	<u>(50)</u>	<u>(4,614)</u>	<u>4,564</u>	98.9%
Change in net position	<u>5,074</u>	<u>(2,506)</u>	<u>7,580</u>	302.5%
Beginning net position	52,879	55,385	-	0.0%
Ending net position	<u>\$ 57,953</u>	<u>\$ 52,879</u>	<u>\$ 5,074</u>	9.6%

During the current fiscal year, the Operating Fund Statement of Revenues, Expenses and Changes in Net Position reflects that net position increased by approximately \$5,074 thousand as compared

to a decrease in fiscal year 2024 of approximately \$2,506 thousand. The increase in the change in net position was primarily due to a decrease of transfers out as a result of the Single Family 2024 bond issuance and interest transfers that were transferred in the prior year.

Single Family Fund

Table A-4
Condensed Statement of Revenues, Expenses and Changes in Net Position –
Single Family Fund
(In thousands of dollars)

	Fiscal Year 2025	Fiscal Year 2024	Dollar Change	Percentage Change
Investment Income, including net changes in fair value of investments	\$ 2,576	\$ 5,752	\$ (3,176)	-55.2%
Fee income and other revenue	-	1	(1)	-100.0%
Total operating revenues	<u>2,576</u>	<u>5,753</u>	<u>(3,177)</u>	-55.2%
General and administrative expenses	716	416	300	72.1%
Interest and other expenses	2,480	1,398	1,082	77.4%
Debt issuance cost	7	378	(371)	-98.1%
Total operating expenses	<u>3,203</u>	<u>2,192</u>	<u>1,011</u>	46.1%
Net Transfers	50	4,614	(4,564)	-98.9%
Change in net position	<u>(577)</u>	<u>8,175</u>	<u>(8,752)</u>	-107.1%
Beginning net position	5,584	(2,591)	8,175	315.5%
Ending net position	<u>\$ 5,007</u>	<u>\$ 5,584</u>	<u>\$ (577)</u>	-10.3%

During the current fiscal year, the Single Family Programs Fund net position decreased by \$577 thousand, mostly due to the decrease in investment income, including the change in fair value of investments and a net decrease in transfers.

Capital Assets and Long-Term Debt

Capital Assets

As of September 30, 2025, the Authority had approximately \$209 thousand invested in a variety of capital assets, net of accumulated depreciation. As shown in Table A-5, this represents a net decrease (additions, deductions and depreciation) from the end of last year.

Table A-5
Capital Assets
(In thousands of dollars)

	Fiscal Year 2025	Fiscal Year 2024
Land	\$ 112	\$ 112
Building	412	412
Furniture and Fixtures	135	133
Total capital assets	<u>659</u>	<u>657</u>
Less: accumulated depreciation	<u>(450)</u>	<u>(438)</u>
Net Capital Assets	<u>\$ 209</u>	<u>\$ 219</u>

Long-Term Debt

As of September 30, 2025, the Authority had \$63,331 thousand in outstanding long-term debt of which \$943 thousand is due within one year. This represents a net decrease of \$2,132 thousand from the prior fiscal year. A summary of long-term debt is included in the following Table A-6.

Table A-6
Long-Term Debt
(In thousands of dollars)

	Fiscal Year 2025	Fiscal Year 2024
Operating fund	\$ 890	\$ 778
Single family fund	62,441	64,685
Total debt outstanding	63,331	65,463
Current portion of long-term debt	943	625
Total long-term debt, noncurrent	<u>\$ 62,388</u>	<u>\$ 64,838</u>

For more detailed information regarding the Authority's capital assets and long-term debt, please refer to the notes to the financial statements.

Economic Factors and Next Year's Budget

The Authority's Board of Directors and management considered many factors when setting the fiscal year 2026 budget. These factors include the expected operating costs of the Authority, as well as projected issuance costs for single family projects and administrative and financing fees from multifamily projects, which in turn consider such factors as anticipated population growth of the participating counties and the economy of the region as a whole.

Requests for Information

This financial report is designed to provide a general overview of the Authority's finances for all those with an interest in the Authority's finances. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Chief Financial Officer, 2211 East Hillcrest Street, Orlando, Florida 32803.

BASIC FINANCIAL STATEMENTS

Orange County Housing Finance Authority
(A Component Unit of Orange County, Florida)
Statement of Net Position
September 30, 2025

	Operating Fund	Single Family Fund	Total
Assets			
Current assets:			
Cash and cash equivalents	\$ 20,679,648	\$ -	\$ 20,679,648
Restricted cash and cash equivalents	-	3,330,208	3,330,208
Program fees receivable	385,365	-	385,365
Accrued loan interest	167,869	-	167,869
Accrued investment interest	-	289,240	289,240
Prepaid expenses	35,958	7,663	43,621
Total current assets	<u>21,268,840</u>	<u>3,627,111</u>	<u>24,895,951</u>
Noncurrent assets:			
Restricted cash and cash equivalents	-	16,109,737	16,109,737
Internal balances	8,425,613	(8,425,613)	-
Mortgage backed securities	25,486,122	54,901,286	80,387,408
Loans receivable-net	-	1,462,368	1,462,368
Notes receivable-net	3,988,973	-	3,988,973
Capital assets-net	209,237	-	209,237
Total noncurrent assets	<u>38,109,945</u>	<u>64,047,778</u>	<u>102,157,723</u>
Total assets	<u>59,378,785</u>	<u>67,674,889</u>	<u>127,053,674</u>
Deferred Outflows of Resources			
Contributions	<u>170,143</u>	<u>-</u>	<u>170,143</u>
Liabilities			
Current liabilities:			
Accounts payable and other liabilities	463,565	17,556	481,121
Accrued interest payable	-	208,528	208,528
Compensated absences, current portion	77,084	-	77,084
Term leave, current portion	26,888	-	26,888
Bonds payable, current portion	-	840,000	840,000
Total Current Liabilities	<u>567,537</u>	<u>1,066,084</u>	<u>1,633,621</u>
Noncurrent Liabilities:			
Bonds payable-net	-	61,601,045	61,601,045
Net pension liability	663,165	-	663,165
Compensated absences	100,108	-	100,108
Term leave	23,189	-	23,189
Total Noncurrent Liabilities	<u>786,462</u>	<u>61,601,045</u>	<u>62,387,507</u>
Total Liabilities	<u>1,353,999</u>	<u>62,667,129</u>	<u>64,021,128</u>
Deferred Inflows of Resources			
Contributions	<u>242,205</u>	<u>-</u>	<u>242,205</u>
Net Position			
Net investment in capital assets	209,237	-	209,237
Restricted	-	5,007,760	5,007,760
Unrestricted	57,743,487	-	57,743,487
Total net position	<u>\$ 57,952,724</u>	<u>\$ 5,007,760</u>	<u>\$ 62,960,484</u>

See accompanying notes.

Orange County Housing Finance Authority
(A Component Unit of Orange County, Florida)
Statement of Revenues, Expenses and Changes in Net Position
For the Year Ended September 30, 2025

	Operating Fund	Single Family Fund	Total
Operating Revenues			
Interest on loans	\$ 46,180	\$ -	\$ 46,180
Investment income	514,273	836,462	1,350,735
Net increase in fair value of investments	1,961,685	1,739,684	3,701,369
Fee income and other revenue	4,446,037	-	4,446,037
Total operating revenues	<u>6,968,175</u>	<u>2,576,146</u>	<u>9,544,321</u>
Operating Expenses			
Interest	-	2,479,715	2,479,715
Bond issuance cost	-	6,750	6,750
General and administrative	1,764,433	716,143	2,480,576
Pension	80,072	-	80,072
Total operating expenses	<u>1,844,505</u>	<u>3,202,608</u>	<u>5,047,113</u>
Operating Income	<u>5,123,670</u>	<u>(626,462)</u>	<u>4,497,208</u>
Transfers in	10,000	60,000	70,000
Transfers out	(60,000)	(10,000)	(70,000)
Total transfers	<u>(50,000)</u>	<u>50,000</u>	<u>-</u>
Changes in Net Position	<u>5,073,670</u>	<u>(576,462)</u>	<u>4,497,208</u>
Net Position, Beginning of Year	52,879,054	5,584,222	58,463,276
Net Position, End of Year	<u>\$ 57,952,724</u>	<u>\$ 5,007,760</u>	<u>\$ 62,960,484</u>

See accompanying notes.

Orange County Housing Finance Authority
(A Component Unit of Orange County, Florida)
Statement of Cash Flows
For the Year Ended September 30, 2025

	Operating Fund	Single Family Fund	Total
Cash Flows from Operating Activities			
Cash received from developers and homeowners	\$ 4,026,861	\$ -	\$ 4,026,861
Cash received from (paid for) housing programs	(51,695)	40,861	(10,834)
Cash received from (paid for) internal balances	(507,806)	507,805	(1)
Cash payments for operating and administrative expenses	(1,965,151)	(717,021)	(2,682,172)
Net cash provided (used) by operating activities	1,502,209	(168,355)	1,333,854
Cash Flows from Noncapital Financing Activities			
Principal payments on bonds and note payable	-	(2,148,750)	(2,148,750)
Interest paid on bonds and note payable	-	(2,580,641)	(2,580,641)
Payments for bond issuance costs	-	(6,750)	(6,750)
Net cash paid for noncapital financing activities	-	(4,736,141)	(4,736,141)
Cash Flows from Investing Activities			
Proceeds from principal paydowns of MBS	-	116,109,921	116,109,921
Payments for the issuance of MBS	(12,796,530)	(110,261,218)	(123,057,748)
Sale of investments	158,269	7,674,382	7,832,651
Interest received	514,273	842,878	1,357,151
Net cash provided by (used in) investing activities	(12,123,988)	5,798,037	(6,325,951)
Net Change in Cash and Cash Equivalents	(10,623,913)	893,541	(9,730,372)
Cash and Cash Equivalents, Beginning of Year	31,303,561	18,546,404	49,849,965
Cash and Cash Equivalents, End of Year	\$ 20,679,648	\$ 19,439,945	\$ 40,119,593
Reconciliation of Cash and Cash Equivalents			
Current cash and cash equivalents	\$ 20,679,648	\$ -	\$ 20,679,648
Current cash and cash equivalents - for debt service	-	3,330,208	3,330,208
Cash and cash equivalents - restricted	-	16,109,737	16,109,737
Total cash and cash equivalents	\$ 20,679,648	\$ 19,439,945	\$ 40,119,593
Reconciliation of Changes in Operating Income to Net Cash Provided by (Used In) Operating Activities			
Operating net income	\$ 5,123,670	\$ (626,462)	\$ 4,497,208
Adjustments to reconcile changes in operating income to net cash provided by (used in) operating activities:			
Depreciation	12,272	-	12,272
Bond issuance cost	-	6,750	6,750
Interest expense	-	2,479,727	2,479,727
Investment interest income	(672,539)	(836,462)	(1,509,001)
Unrealized gain on investments	(1,803,415)	(1,739,684)	(3,543,099)
Transfers	(50,000)	50,000	-
Change in operating assets and liabilities:			
Loans receivable	-	40,861	40,861
Accrued loan interest receivable	(51,695)	-	(51,695)
Program fees receivable	(44,007)	-	(44,007)
Notes receivable	(421,349)	-	(421,349)
Prepaid expenses	638	(510)	128
Internal balances	(457,805)	457,805	-
Accounts payable and other liabilities	(60,987)	(380)	(61,367)
Deferred outflows of resources for pensions	9,673	-	9,673
Deferred Inflows of resources for pensions	32,946	-	32,946
Net pension liability	(115,193)	-	(115,193)
Total adjustments	(3,621,461)	458,107	(3,163,354)
Net Cash Provided (Used) by Operating Activities	\$ 1,502,209	\$ (168,355)	\$ 1,333,854

See accompanying notes.

Orange County Housing Finance Authority
(A Component Unit of Orange County, Florida)
Notes to the Financial Statements
For the Year Ended September 30, 2025

1. Reporting entity

The Orange County Housing Finance Authority (Authority), a public body corporate and politic with no taxing power, was established on October 13, 1978, by the Board of County Commissioners of Orange County, Florida (Board) in accordance with the Florida Housing Finance Authority Law, Part IV of Chapter 159, *Florida Statutes*. The Authority was created to finance dwelling accommodations for low, moderate and middle-income persons. The Authority is authorized to borrow money through the issuance of bonds, notes or other obligations to finance multifamily housing developments and single family residential housing.

Financial oversight and accountability to the citizens of Orange County is provided by the Board. The Board appoints the Authority members, who serve a term of four years. The Board has the power to remove a member of the Authority from office without cause.

The Authority is a component unit of Orange County, Florida (County) for financial reporting purposes; the Authority has no component units that meet the criteria for inclusion in the Authority's basic financial statements.

Bonds and other obligations issued by the Authority are conduit debt and are payable, both as to principal and interest, solely from the assets of the various programs which are pledged under the resolutions authorizing the particular issues. These issues do not constitute an obligation, either general or special, of the Authority, the state of Florida or of any local government therein. Neither the full-faith, credit and revenues, nor the taxing power of Orange County, the state of Florida or any local government therein, shall be pledged to the payment of the principal or interest on the obligations.

Pursuant to interlocal agreements with the surrounding Florida counties of Seminole, Osceola and Lake, the Authority is also authorized to issue bonds to fund projects located within those counties and to provide mortgage loans under its programs to the residents of those counties.

2. Summary of significant accounting policies

A. Measurement focus, basis of accounting and financial statement presentation

The accounting records of the Authority are organized on the basis of funds as prescribed by accounting principles generally accepted in the United States of America (GAAP) applicable to governments as established by the Governmental Accounting Standards Board (GASB); and when applicable to governmental entities, statements of the Financial Accounting Standards Board (FASB). The operations of each fund are accounted for within a separate set of self-balancing accounts recording cash and other financial resources, together with related liabilities, net position, revenues and expenses.

The Authority accounts for its activities through the use of enterprise funds. Enterprise funds are used to account for activities similar to those found in the private sector, where the determination of a change in financial position is necessary or useful for sound financial administration (business-type activities). Because the Authority has only business-type activities, it is considered to be a special purpose government for financial reporting purposes. As such, the Authority presents its fund activity separately with a total column to denote the financial position, changes in financial position and cash flows at the reporting unit level (the Authority as a whole). All activities are considered to be operating in nature.

Orange County Housing Finance Authority
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The accompanying financial statements present the financial position, changes in financial position and cash flows of the Operating Fund, which reports all of the funds controlled by the Authority, and the Single Family Fund, which accounts for all of the single family bond programs of the Authority. The Operating Fund and Single Family Fund are each considered major funds.

The financial statements are prepared on the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when incurred.

B. Cash and cash equivalents

For purposes of the Statement of Cash Flows, the Authority considers all highly liquid financial instruments with an original maturity of 90 days or less at the time of purchase to be cash equivalents.

C. Investments

Investments in direct obligations of the United States of America or any agency thereof, federal instrumentalities and mutual funds are carried at fair value as determined in an active market. Investments in certificates of deposit are carried at amortized cost.

D. Loans receivable

Loans receivable are carried at original cost, including unamortized discount, less principal collections. Servicing of loans is provided by various approved and qualified private lending institutions and servicing organizations on behalf of the Authority. Servicing costs on single family issues are recorded as a reduction of interest income.

E. Mortgage backed securities (MBS)

The Authority has entered into various investment agreements with the bond trustees (financial institutions) (Bond Trustees) who are custodians of Government National Mortgage Association (GNMA) and Federal National Mortgage Association (FNMA) securities which are collateral on the majority of single-family bonds. These agreements require the Bond Trustees to hold these securities to maturity, thus requiring the GNMA and FNMA securities to be redeemed at their face value. GASB Statement No. 72, *Fair Value Measurement and Application*, requires these MBS to be recorded at fair value, which will reflect current period fluctuations in their value.

F. Allowance for losses on loans and notes receivable

As described in Note 7, the Authority makes loans through its Operating Fund for down payment assistance and to various agencies. These loans have very favorable interest rates and repayment terms. An allowance has been established based upon management's evaluation of the balances therein. These loans are included as notes receivable in the accompanying financial statements.

G. Internal balances

Down payment assistance and bond issuance costs paid for by the Operating Fund on behalf of the single family bond program are presented as internal balances on the Statement of Net Position. Single Family Fund reimbursements of these balances to the Operating Fund are anticipated to result from residual proceeds upon retirement of bonds payable.

Orange County Housing Finance Authority
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H. Interfund transfers

Transfers of resources between funds occur when the custody of the mortgage-backed securities changes due to the retirement of bond issues.

I. Bond discounts and premiums

Discounts and premiums on the sale of bonds are capitalized and amortized over the life of the bonds using the straight-line method, which approximates the effective interest method. Costs relating to issuing bonds that were paid for through the use of other funding sources are expensed when incurred.

J. Capital assets

Capital assets are stated at historical cost and are depreciated based on various useful lives ranging from 3 to 39 years using the straight-line method. The Authority has established a capitalization threshold for capital assets of \$1,000.

K. Deferred outflows/inflows of resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, Deferred Outflows of Resources, represents a consumption of net position that applies to a future period and so will not be recognized as an expense until then. The Authority only has one item that qualifies for reporting in this category: It is the contributions made to the pension plan in the 2024 fiscal year.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, Deferred Inflows of Resources, represents an acquisition of net position that applies to a future period and so will not be recognized as revenue until then. The Authority only has one item that qualifies for reporting in this category: It is the deferrals of pension expense that result from the implementation of GASB Statement No. 68 (GASB 68), *Accounting and Financial Reporting for Pensions* – an amendment of GASB 27.

L. Pensions

For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the plan net position of the Florida Retirement System (FRS or the System) and additions to/deductions from FRS' plan net position has been determined on the same basis as they are reported by FRS. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms.

M. Fee income

In connection with the administration of its bond programs, the Authority receives various fees from developers for each of the bond issues administered. These fees are based on either a percentage of bonds, mortgage loans or GNMA certificates outstanding or a certain dollar amount, as provided for in the bond issue documents and recognized as income in the year for which they are assessed. The portion of these fees assessed for the Authority's operating costs is recognized in the Operating Fund. In addition to these fees, the Authority receives the residual, if any, of single family project funds upon full payment of the bonds.

Orange County Housing Finance Authority
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For the Year Ended September 30, 2025

N. Interest Income

Interest on mortgage loans and investments is recognized as income when earned. Interest on mortgage loans is recorded net of service fees.

O. General and administrative expenses

The Single Family Fund recognizes various trustee costs and operating expenses as general and administrative expenses.

Operating Fund general and administrative expenses represent the Authority's operating costs.

P. Income taxes

The Authority is exempt from income taxes; therefore, no provision for tax liability has been included in the Authority's financial statements.

The Authority's Forms 8038 filed in connection with its bond issues, and payroll tax returns, are subject to examination by the IRS, generally for three years after they were filed.

Q. Use of restricted resources

When both restricted and unrestricted resources are available for use, it is the Authority's policy to use restricted resources first, then unrestricted resources as they are needed.

R. Net position

Net investment in capital assets includes the Authority's capital assets, net of the accumulated depreciation on those assets.

Restricted net position is used to indicate a segregation of a portion of net position equal to the assets restricted for meeting various covenants as defined in the bond indentures or other laws or regulations. Unrestricted net position relates to that portion of net position not restricted for the purposes defined above.

S. Use of estimates

The preparation of financial statements in conformity with GAAP requires management to make estimates and assumptions that affect the amounts reported in the financial statements and accompanying notes. Actual results could differ from those estimates.

3. Recently issued accounting standards

GASB Statement No. 101, *Compensated Absences*. The objective of this statement is to better meet the information needs of financial statement users by updating the recognition and measurement guidance for compensated absences. The objective is achieved by aligning the recognition and measurement guidance under a unified model and by amending certain required disclosures. The requirements of this statement have been adopted for the year ended September 30, 2025.

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GASB Statement No. 102, *Certain Risk Disclosures*. The objective of this Statement is to provide users of government financial statements with information about risks related to a government's vulnerabilities due to certain concentrations or constraints that is essential to their analyses for making decisions or assessing accountability. The requirements of this statement have been adopted for the year ended September 30, 2025.

GASB Statement No. 103, *Financial Reporting Model Improvements*. The objective of this Statement is to improve key components of the financial reporting model to enhance its effectiveness in providing information that is essential for decision making and assessing a government's accountability. This Statement also addresses certain application issues. The requirements of this Statement are effective for the year ended September 30, 2026. The Authority has elected not to early implement this statement and has not yet determined the impact it will have on the financial statements.

GASB Statement No. 104, *Disclosure of Certain Capital Assets*. State and local governments are required to provide detailed information about capital assets in notes to financial statements. Statement No. 34, *Basic Financial Statements—and Management's Discussion and Analysis—*for State and Local Governments, requires certain information regarding capital assets to be presented by major class. The objective of this Statement is to provide users of government financial statements with essential information about certain types of capital assets. The requirements of this statement are effective for the year ended September 30, 2026. The Authority has elected not to early implement this statement and has not yet determined the impact it will have on the financial statements.

4. Description of programs

A. Single family programs

The single family programs have issued the following:

- Single Family Bond Issues 1980; 1982 Series A; 1983 Series A; 1984 Series A; and 1985 Series A

The proceeds of the bonds were used primarily to purchase mortgage loans from certain qualified lending institutions on single-family residences for persons of low to moderate income in Orange County, Florida.

The Program also issued the following:

- Single Family Housing Revenue Bonds 1987 Series A, B, C, D, E, F; 1988 Series A; 1989 Series A, B, C, D, E; 1990 Series A; 1991 Series A; 1992 Series A, B; 1994 Series A; Series 1994; Series 1995; 1996 Series A, B; 1997 Series A, B; 2001 Series A-1 (AMT), A-2 (ST AMT), A-3 (Taxable); and 2002 Series A (AMT)
- Homeowner Revenue Bonds 1998 Series A-1 (AMT), A-2 (Taxable); 1999 Series A-1 (AMT), A-2 (Non-AMT), A-3 (Short-term AMT), A-4 (Taxable); 2000 Series A-1 (AMT), A-2 (Short-term AMT), A-3 (Taxable), B-1 (AMT), B-2 (Short-term AMT), B-3 (Taxable); 2001 Series A-1 (AMT), A-2 (Short-term AMT), A-3 (Taxable); 2002 Series A (AMT); 2002 Series B (AMT); 2003 Series A (AMT); and 2004 Series A (AMT)
- Homeowner Revenue Bonds 2001 Series C-1 (AMT), Series C-2 (Variable Rate AMT), Series C-3 (Non-AMT), and Series C-4 (Taxable)

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- Homeowner Revenue Bonds 2006 Series A-1 (AMT), and Series A-2 (AMT)
- Homeowner Revenue Bonds 2007 Series A (AMT), and Series B (AMT)
- Homeowner Mortgage Revenue Bonds, NIBP 2009 Series (Multi-County Program)
- Homeowner Mortgage Revenue Bonds, NIBP 2009 Series B (Non-AMT) and 2011 A (Non-AMT) (Multi-County Program)
- Homeowner Mortgage Revenue Bonds, NIBP 2009 Series C (Non-AMT) and 2011 B (Non-AMT) (Multi-County Program)
- Homeowner Revenue Bonds 2013 Series A Taxable (Multi-County Program) Refunding Bonds
- Homeowner Revenue Bonds 2014 Series A (Non-AMT)(Multi-County Program)
- Homeowner Revenue Bonds 2017 Series A (Non-AMT)(Multi-County Program)
- Homeowner Revenue Bonds 2018 Series A (Non-AMT)(Multi-County Program)
- Homeowner Revenue Bonds 2020 Series A (Non-AMT)(Multi-County Program)
- Homeowner Revenue Bonds 2020 Series B (Federally Taxable Pass-Through)(Multi-County Program)
- Homeowner Revenue Bonds 2023 Series A (Non-AMT)(Multi-County Program)
- Homeowner Revenue Bonds 2024 Series A (Non-AMT)(Multi-County Program)

The proceeds of the bonds are used primarily to purchase GNMA certificates to the extent mortgage loans are originated by participating lenders. The mortgage loans are intended for single family residences for persons of low to moderate income in Orange, Seminole, Lake and Osceola Counties, Florida.

B. Operating

The Authority's operating fund collects program fees from the various bond issues. Expenses are those incurred in operating the Authority, which are determined by budgetary restrictions imposed by the Board of Directors. The operating fund also makes second and third mortgage loans used for down payment assistance as well as loans to various agencies that assist in providing housing for handicapped, homeless and low-income people in the area served by the Authority. These loans are typically non-interest bearing or have interest rates substantially below the prevailing market rate and include other favorable terms of repayment.

5. Cash, cash equivalents and investments

At September 30, 2025, the Authority had the following cash, cash equivalents and investments:

	<u>Fair Value</u>	<u>Credit Quality Rating (S&P;Moody's)</u>	<u>Maturity (Years)</u>
Operating fund			
Bank deposits	\$ 14,374,867	NA	NA
U.S. Bank Money Market Account	<u>6,304,781</u>	NA	NA
Total operating fund cash and cash equivalents	<u>\$ 20,679,648</u>		
Single Family fund			
US Bank Money Market	\$ 8,474,652	A+/A-1; Aa3/P-1	< 90 days
First American Government Obligations	<u>10,965,293</u>	AAAm/Aaa-mf	< 90 days
Total single family fund cash and cash equivalents	<u>\$ 19,439,945</u>		

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Bank deposits are secured as provided by Chapter 280, *Florida Statutes*. This law requires local governments to deposit funds only in financial institutions designated as qualified public depositories by the Chief Financial Officer of the State of Florida, and creates the Public Deposits Trust Fund, a multiple financial institution pool with the ability to assess its member financial institutions for collateral shortfalls if a default or insolvency has occurred. At September 30, 2025, all of the Authority's bank deposits were in qualified public depositories.

Certain of the Authority's investments are subject to credit risk, interest rate risk and concentration of credit risk considerations, as defined by GASB 40. Cash equivalents are not exposed to credit risk, as defined by GASB 40.

Concentration of credit risk is the risk of loss attributed to the magnitude of a government's investment in a single issuer. GASB 40 requires the disclosure of investments in any one issuer that represent 5% or more of total investments. Investments issued by or explicitly guaranteed by the U.S. Government and investments in mutual funds, external investment pools and other pooled investments are exempt from this requirement. As of September 30, 2025, the Authority's Operating Fund had no investments which are subject to concentration of credit risk disclosure requirements.

Fair value measurements

Investments are measured at fair value on a recurring basis. Recurring fair value measurements are those that Government Accounting Standards Board (GASB) Statements require or permit in the statement of net position at the end of each reporting period. The Authority's financial instruments measured and reported at fair value are classified according to the following hierarchy:

Level 1 – Unadjusted quoted prices for identical assets or liabilities in active markets that the Authority has the ability to access at the measurement date.

Level 2 – Inputs are based on significant observable inputs, including unadjusted quoted market prices for similar assets and liabilities in active markets, unadjusted quoted prices for identical or similar assets or liabilities in markets that are not active, or inputs other than quoted prices that are observable for the asset or liability.

Level 3 – Inputs that are unobservable for the asset or liability and include situations where there is little, if any, market activity for the asset or liability.

The categorization of financial instruments within the hierarchy is based upon the pricing transparency of the instrument and should not be perceived as the particular investment's risk. The US Treasury Note and S&L Government Certificate classified as Level 1 of the fair value hierarchy are valued using quoted market prices in active markets. We believe the market is an actively traded market given the high level of daily trading volume. The mortgage backed securities and Guaranteed Investment Contracts classified as Level 2 of the fair value hierarchy are valued using prices quoted in active markets for similar securities.

	Fair Value	Level 1	Level 2	Level 3
Operating Fund				
Mortgage backed securities	\$ 25,486,122	\$ -	\$ 25,486,122	\$ -
Total Operating Fund	<u>25,486,122</u>	<u>-</u>	<u>25,486,122</u>	<u>-</u>
Single Family Fund				
Mortgage backed securities	54,901,286	-	54,901,286	-
Total Single Family Fund	<u>54,901,286</u>	<u>-</u>	<u>54,901,286</u>	<u>-</u>
Total Financial Instruments by Fair Value Level	<u>\$ 80,387,408</u>	<u>\$ -</u>	<u>\$ 80,387,408</u>	<u>\$ -</u>

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Operating Fund Investment Risk Mitigation Policies

The Operating Fund investment policy limits maturities of direct obligations of the United States of America, any agency thereof, and federal instrumentalities to two years from the date of purchase, limits investments in money market mutual funds to those with weighted average maturities of 90 days or less, and limits maturities of certificates of deposit to one year.

The Authority manages credit risk in its Operating Fund by limiting investments authorized to direct obligations of the United States of America or any agency thereof, federal instrumentalities, interest-bearing time or demand deposits with any qualified depository institution and money market mutual funds registered under the Federal Investment Company Act of 1940 and with credit quality ratings equivalent to or better than Standard & Poor's rating of AAAM or the equivalent by another rating agency.

In the Operating Fund, the Authority manages concentration of credit risk by diversification of its investment portfolio to minimize the impact of potential losses from one type of security or individual issuer. In addition, the Authority invests in investments issued by or explicitly guaranteed by the U.S. Government.

Single Family Fund

Credit quality ratings, weighted average maturities and concentration of credit risk permitted for single family investments are based on policies provided in respective trust indentures, which vary among projects. Such investments are made at the direction of trustees based on the underlying trust indenture policies.

6. Mortgage backed securities

At September 30, 2025, mortgage backed securities consisted of investments in the following securities with maturity dates ranging from years 2030 to 2055.

	Operating Fund	Single Family Fund	Total
Federal Home Loan Mortgage Corporation	\$ 442,050	\$ -	\$ 442,050
Federal National Mortgage Association	151,113	-	151,113
Government National Mortgage Association	24,892,959	54,901,286	79,794,245
	<u>\$ 25,486,122</u>	<u>\$ 54,901,286</u>	<u>\$ 80,387,408</u>

In connection with the retirement of certain single family mortgage revenue bond programs, the Authority has transferred residuals consisting in part of mortgage backed securities from the Single Family Fund to the Operating Fund.

Operating fund mortgage backed securities include \$563,469 held as collateral by Federal Home Loan Bank.

The mortgage backed securities are valued at fair value and bear interest at various rates ranging from 2.75% to 6.75%.

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7. Loans receivable

Single family mortgage loans receivable of \$1,462,368, relate to down payment assistance loans issued during 2006 and 2007 in amounts up to \$35,000 per household and down payment assistance loans issued during 2007 through 2024 in amounts up to \$10,000 per household. These loans are secured by second mortgages and, in the opinion of management do not have a material exposure to loss.

8. Notes receivable

Notes receivable of the Operating Fund are summarized as follows at September 30, 2025:

\$78,929 fifth mortgage loan, secured by property, \$254 due monthly	\$	46,022
Down payment assistance notes receivable, secured by property, issued from 1991 through 1997		248,562
Down payment assistance notes receivable, secured by property, issued from 2006 through 2011		801,222
Down payment assistance notes receivable, secured by property, issued since 2014		3,192,938
Other notes receivable, secured by property, primarily due 2030		1,319,621
Subtotal		5,608,365
Less allowance for losses on notes receivable		(1,619,392)
Total	\$	3,988,973

Due to the nature of these notes and the repayment terms, substantially all are considered to be long term receivables for financial reporting purposes.

Down payment assistance ("DPA") notes issued from 1991 through 1997 were in amounts up to \$2,500 per household and are due after the first mortgage has been paid in full. An allowance has been established for approximately \$248,562 of these DPA notes. DPA notes issued from 2006 through 2011 were in amounts up to \$10,000 per household with varying repayment terms allowing for repayments on some notes to be deferred up to 5 years from the date of issuance. An allowance has been established for approximately \$1,370,830 of these DPA notes, which equates to the amount of loans for which foreclosure notices have been received. It is reasonably possible that a change in this estimated allowance may occur in the near term; however, an estimate of possible additional valuation allowance for these notes, if any, cannot be made. All of the DPA notes are secured by second or third mortgages.

Other notes receivable consist of three notes made to entities associated with multifamily housing projects, secured by property and expected to be fully collectible.

9. Interfund transfers

The Authority reports interfund transfers between the Operating Fund and Single Family Fund.

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In 2024, the net activity of \$50,000 interfund transfers were between the Single Family Custody Account in the Operating Fund and the 2020 A/B and 2024A Single Family Bonds in the Single Family Bond Fund.

10. Capital assets

Capital assets of the Operating Fund are summarized as follows at September 30, 2025:

	Balance 10/1/2024	Additions	Deletions	Balance 9/30/2025
Land	\$ 112,000	\$ -	\$ -	\$ 112,000
Building	411,671	-	-	411,671
Furniture and fixtures	133,100	2,134	-	135,234
Less accumulated depreciation	(437,396)	(12,272)	-	(449,668)
Total capital assets, net	<u>\$ 219,375</u>	<u>\$ (10,138)</u>	<u>\$ -</u>	<u>\$ 209,237</u>

11. Accounts payable and other liabilities

	Operating Fund	Single Family Fund	Total
Program fee payable	\$ -	\$ 17,556	\$ 17,556
Hannibal Square Collateral	279,538	-	279,538
Unearned revenue	124,346	-	124,346
Payroll and related liabilities	51,453	-	51,453
Accounts payable	8,229	-	8,229
	<u>\$ 463,566</u>	<u>\$ 17,556</u>	<u>\$ 481,122</u>

12. Compensated Absences

Employees of the Authority earn personal, sick leave, and other types of paid leave in accordance with the Authority's personnel policies. Compensated absences are accrued as a liability when earned by employees if (a) the leave is attributable to services already rendered, (b) the leave accumulates, and (c) it is more likely than not to be used for time off or otherwise paid in cash or settled through noncash means. The liability is measured using pay rates in effect as of the financial statement date and includes salary-related payments directly and incrementally associated with payments to be made for compensated absences. The portion of the liability expected to be paid within one year is reported as a current liability in the Statement of Net Position.

13. Collateralized Bank Loan

In 2017, the Authority entered into a \$20 million limited line of credit agreement with the Federal Home Loan Bank (Bank) to provide financing for the support of the Single-Family Program. All

**Orange County Housing Finance Authority
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advances under this agreement are fully collateralized with pledged mortgage backed securities.

At September 30, 2025, the amount pledged for advances was \$7,578,078 made up of FNMA and GNMA securities with rates ranging from 3.50% to 5.49%, maturity dates ranging from 2037 to 2046 and pledge dates ranging from 2016 to 2017. The market value of these securities held in safekeeping by the bank at September 30, 2025 was \$563,469.

The ending balance of the line of credit at September 30, 2025 is \$0.

14. Bonds payable

Bonds are issued in the form of serial, term and capital appreciation bonds and are both taxable and tax-exempt depending on the particular terms of the issue. The annual percentage rate, maturity, principal balance outstanding and other information relating to bond and notes indebtedness at September 30, 2025 were as follows:

Series	Type	Annual Percentage Rate	Principal Maturity	Principal Balance Outstanding	Current Portion
Single Family Bonds:					
2017 A	Serial	1.950-2.750	2025-2028	210,000 1)	70,000
2017 A	Term	3.150-4.000	2032-2040	4,325,000	-
2018 A	Serial	2.800-3.600	2025-2030	205,000 2)	80,000
2018 A	Term	3.850-4.250	2033-2049	5,380,000	-
2020 A & 2020 B	Serial	0.850-2.100	2025-2032	925,000 3)	170,000
2020 A & 2020 B	Term	1.650-3.000	2035-2050	11,450,852	-
2023 A	Serial	3.150-3.500	2025-2031	1,640,000 4)	250,000
2023 A	Term	3.500-5.500	2033-2054	12,240,000	-
2024 A	Serial	3.500-4.100	2025-2035	3,225,000 5)	270,000
2024 A	Term	4.250-5.750	2039-2055	20,695,000	-
Total Single Family Bonds Payable:				60,295,852	840,000

1) Net of unamortized premium of	\$ (501,095)	SERIES 2017 A
2) Net of unamortized premium of	(391,840)	SERIES 2018 A
3) Net of unamortized premium of	(225,556)	SERIES 2020 A
4) Net of unamortized premium of	(472,147)	SERIES 2023 A
5) Net of unamortized premium of	(554,555)	SERIES 2024 A
	\$ (2,145,193)	

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Scheduled principal and interest payments commencing October 1, 2025, are as follows:

Fiscal Year Ending September 30,	Bonds Payable		Total
	Principal	Interest	
2026	\$ 840,000	\$ 2,490,223	\$ 3,330,223
2027	770,000	2,468,069	3,238,069
2028	770,000	2,445,033	3,215,033
2029	715,000	2,421,939	3,136,939
2030	760,000	2,397,985	3,157,985
2031-2035	3,385,000	11,621,613	15,006,613
2036-2037	5,000,000	10,863,144	15,863,144
2038-2045	9,075,000	9,366,441	18,441,441
2046-2050	11,615,000	7,798,760	19,413,760
2051-2055	27,365,852	4,672,020	32,037,872
Total Bonds and Notes Outstanding	60,295,852	56,545,227	116,841,079
Unamortized Premium, net	2,145,193	-	2,145,193
Total	\$ 62,441,045	\$ 56,545,227	\$ 118,986,272

Assets of the various programs are pledged for payment of principal and interest on the applicable bonds. Each issue is collateralized by a separate collateral package. In addition, certain assets are further restricted for payment of interest and principal in the event that the related debt service and other available funds are insufficient.

Provisions of the bond resolutions provide for various methods of redemption. Bonds are to be redeemed at par, primarily from prepayments of mortgage loans securing the issues, from unexpended bond proceeds and excess program revenues. Bonds are generally redeemable at the option of the Authority at premiums ranging up to 6%. Certain term bonds require mandatory sinking fund payments for their redemption.

The Authority also issues bonds that provide financing for the acquisition, construction and rehabilitation for multifamily housing for low-income renters. The properties financed are pledged as collateral, and the bonds are payable solely from payments on the underlying mortgage or promissory notes. These multifamily bonds do not constitute a debt or pledge of the faith and credit of the Authority and, as a result of the Authority adopting GASB Statement No. 91, *Conduit Debt Obligations* in 2022, they are excluded from the accompanying financial statements. At September 30, 2025, the multifamily bonds and notes have an aggregate outstanding principal amount payable of \$490,470,903. The Authority is unaware of any current financial difficulties and or defaults relating to these multifamily bond programs.

15. Changes in long-term debt

Long-term debt is summarized as follows at September 30, 2025:

	Balance			Balance	
	October 1, 2024	Additions	Reductions	September 30, 2025	Current Portion
Operating Fund					
Net pension liability	\$ 778,358	\$ 239,453	\$ (354,646)	\$ 663,165	\$ -
Term leave liability	44,501	5,576	-	50,077	26,888
Compensated absences	190,321	9,521	(22,650)	177,192	77,084
Total operating fund	1,013,180	254,550	(377,296)	890,434	103,972
Single Family Fund					
Bonds payable	64,684,913	-	(2,243,868)	62,441,045	840,000
Total single family fund	64,684,913	-	(2,243,868)	62,441,045	840,000
Total long-term debt	\$ 65,698,093	\$ 254,550	\$ (2,621,164)	\$ 63,331,479	\$ 943,972

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16. Net position

Restricted net position

Pursuant to various trust indentures and loan agreements, upon satisfaction of all bondholder indebtedness and payment of all authorized expenses, any remaining funds are disbursed to the Authority or the respective developer as described in each trust indenture or loan agreement.

The following is a summary of restricted assets, liabilities, and net position as of September 30, 2025:

	Single Family
Total restricted cash & cash equivalents	\$ 19,439,945
Total restricted current assets	296,903
Total restricted noncurrent assets	56,363,654
Total restricted assets	76,100,502
Total current liabilities payable from restricted assets	1,066,084
Total noncurrent liabilities payable from restricted assets	70,026,658
Total restricted liabilities payable from restricted assets	71,092,742
Total restricted net position	\$ 5,007,760

Unrestricted net position

Unrestricted net position represents all resources not included in the other components of net position. At September 30, 2025, \$50,000 of the Authority's Operating Fund unrestricted net position has been designated as a general contingency account.

17. Retirement plans

Florida Retirement System:

General Information - All of the Authority's employees participate in the Florida Retirement System (FRS). As provided by Chapters 121 and 112, *Florida Statutes*, the FRS provides two cost sharing, multiple employer defined benefit plans administered by the Florida Department of Management Services, Division of Retirement, including the FRS Pension Plan (Pension Plan) and the Retiree Health Insurance Subsidy (HIS Plan). Under Section 121.4501, *Florida Statutes*, the FRS also provides a defined contribution plan (Investment Plan) alternative to the FRS Pension Plan, which is administered by the State Board of Administration (SBA). As a general rule, membership in the FRS is compulsory for all employees working in a regularly established position for a state agency, county government, district school board, state university, community college, or a participating city or special district within the State of Florida. The FRS provides retirement and disability benefits, annual cost-of-living adjustments, and death benefits to plan members and beneficiaries. Benefits are established by Chapter 121, *Florida Statutes*, and Chapter 60S, Florida Administrative Code. Amendments to the law can be made only by an act of the Florida State Legislature.

The State of Florida annually issues a publicly available financial report that includes financial statements and required supplementary information for the FRS. The latest available report may

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be obtained by writing to the State of Florida Division of Retirement, Department of Management Services, P.O. Box 9000, Tallahassee, Florida 32315-9000, or from the Web site: www.dms.myflorida.com/workforce_operations/retirement/publications.

Pension Plan

Plan Description - The Pension Plan is a cost-sharing multiple-employer defined benefit pension plan, with a Deferred Retirement Option Program (DROP) for eligible employees.

Benefits Provided - Benefits under the Pension Plan are computed on the basis of age, average final compensation, and service credit. For Pension Plan members enrolled before July 1, 2011, Regular class members who retire at or after age 62 with at least six years of credited service or 30 years of service regardless of age are entitled to a retirement benefit payable monthly for life, equal to 1.6% of their final average compensation based on the five highest years of salary, for each year of credited service. Vested members with less than 30 years of service may retire before age 62 and receive reduced retirement benefits. Special Risk Administrative Support class members who retire at or after age 55 with at least six years of credited service or 25 years of service regardless of age are entitled to a retirement benefit payable monthly for life, equal to 1.6% of their final average compensation based on the five highest years of salary, for each year of credited service. Special Risk class members (sworn law enforcement officers, firefighters, and correctional officers) who retire at or after age 55 with at least six years of credited service, or with 25 years of service regardless of age, are entitled to a retirement benefit payable monthly for life, equal to 3.0% of their final average compensation based on the five highest years of salary for each year of credited service. Senior Management Service class members who retire at or after age 62 with at least six years of credited service or 30 years of service regardless of age are entitled to a retirement benefit payable monthly for life, equal to 2.0% of their final average compensation based on the five highest years of salary for each year of credited service. Elected Officers' class members who retire at or after age 62 with at least six years of credited service or 30 years of service regardless of age are entitled to a retirement benefit payable monthly for life, equal to 3.0% (3.33% for judges and justices) of their final average compensation based on the five highest years of salary for each year of credited service.

For Pension Plan members enrolled on or after July 1, 2011, the vesting requirement is extended to eight years of credited service for all these members and increasing normal retirement to age 65 or 33 years of service regardless of age for Regular, Senior Management Service, and Elected Officers' class members, and to age 60 or 30 years of service regardless of age for Special Risk and Special Risk Administrative Support class members. Also, the final average compensation for all these members will be based on the eight highest years of salary.

As provided in Section 121.101, *Florida Statutes*, if the member is initially enrolled in the Pension Plan before July 1, 2011, and all service credit was accrued before July 1, 2011, the annual cost-of-living adjustment is three percent per year. If the member is initially enrolled before July 1, 2011, and has service credit on or after July 1, 2011, there is an individually calculated cost-of-living adjustment. The annual cost-of-living adjustment is a proportion of three percent determined by dividing the sum of the pre-July 2011 service credit by the total service credit at retirement multiplied by three percent. Plan members initially enrolled on or after July 1, 2011, will not have a cost-of-living adjustment after retirement.

In addition to the above benefits, the DROP program allows eligible members to defer receipt of

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monthly retirement benefit payments while continuing employment with a FRS employer for a period not to exceed 60 months after electing to participate. Deferred monthly benefits are held in the FRS Trust Fund and accrue interest. There are no required contributions by DROP participants

Contributions - Effective July 1, 2011, all enrolled members of the FRS, other than DROP participants, are required to contribute three percent of their salary to the FRS. In addition to member contributions, governmental employers are required to make contributions to the FRS based on state-wide contribution rates established by the Florida Legislature. These rates are updated as of July 1 of each year. The employer contribution rates by job class for the periods from October 1, 2024 through June 30, 2025 and from July 1, 2025 through September 30, 2025, respectively, were as follows: Regular—11.57% and 11.97%; Special Risk Administrative Support—37.76% and 37.42%; Special Risk—30.73% and 33.13%; Senior Management Service—32.46% and 31.18%; Elected Officers’—56.62% and 52.51%; and DROP participants—19.13% and 20.02%. Added to these employer rates from October 1, 2024 through June 30, 2025 and from July 1, 2025 through September 30, 2025, respectively, include the 2.00% contribution for HIS and the assessment of 0.06 % for administration of the Pension Plan.

The Authority’s contributions to the Pension Plan totaled \$73,966 for the fiscal year ended September 30, 2025.

Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions – At September 30, 2025, the Authority reported a liability of \$384,468 for its proportionate share of the Pension Plan’s net pension liability. The net pension liability was measured as of June 30, 2025, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The Authority’s proportionate share of the net pension liability was based on the Authority’s 2024-2025 fiscal year contributions relative to the 2023-24 fiscal year contributions of all participating members. At June 30, 2025, the Authority’s proportionate share was 0.001238816%, which was an increase of 0.000132340% from its proportionate share measured as of June 30, 2024.

For the fiscal year ended September 30, 2025, the Authority recognized Pension Plan pension expense of \$24,327. In addition, the Authority reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

Description	Deferred Outflows of Resources	Deferred Inflows of Resources
	<u> </u>	<u> </u>
Differences between expected and actual experience	\$ 41,065	\$ -
Change of assumptions	44,647	-
Net difference between projected and actual earnings on Pension Plan investments	-	64,191
Changes in proportion and differences between Authority Pension Plan contributions and proportionate share of contributions	53,858	61,180
Authority Pension Plan contributions subsequent to the measurement date	19,751	-
Total	<u>\$ 159,321</u>	<u>\$ 125,371</u>

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The deferred outflows of resources related to the Pension Plan, totaling \$19,751 resulting from Authority contributions to the Pension Plan subsequent to the measurement date, will be recognized as a reduction to the net pension liability in the fiscal year ended September 30, 2025. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to the Pension Plan will be recognized in pension expense as follows:

<u>Fiscal Year Ending September 30:</u>	<u>Amount</u>
2026	\$ (37,787)
2027	27,173
2028	52,239
2029	(21,444)
2030	(11,422)
Thereafter	5,440
Total	<u>\$ 14,199</u>

Actuarial Assumptions - The total pension liability in the June 30, 2025 actuarial valuation was determined using the following economic assumptions, applied to all periods included in the measurement:

Inflation	2.40 percent
Salary increases	3.50 percent, average, including inflation
Discount rate and long-term expected rate of return	6.70 percent

The actuarial assumptions used in the June 30, 2023, valuation were based on the results of an actuarial experience study for the period July 1, 2018 through June 30, 2023.

The mortality assumption was based on the PUB-2010 base table, projected generationally with Scale MP-2021 details.

The long-term expected rate of return assumption of 6.70 percent used in GASB discount rate calculations consists of two building block components: 1) a long-term average annual inflation assumption of 2.40 percent as adopted in October 2025 by the FRS Actuarial Assumption Conference; and 2) an inferred real (in excess of inflation) return of 4.20 percent. Geometrically combining those building blocks using the formula $(1 + .024) \times (1 + .042) - 1$ generates an expected nominal return of 6.70 percent. In the opinion of the FRS consulting actuary, both building block components and the overall 6.70 percent return assumption were determined to be reasonable and appropriate per Actuarial Standards of Practice. The 6.70 percent reported investment return assumption is the same as the investment return assumption chosen by the 2024 FRS Actuarial Assumption Conference for funding policy purposes.

For reference, the table below contains a summary of return assumptions for various asset classes based on the long-term target asset allocation. The six specific asset classes displayed are per system request and are summarized results of a more detailed market outlook model with additional asset classes. Each asset class assumption is based on a consistent set of underlying real return assumptions from Milliman's model combined with the FRS Actuarial Assumption Conference's 2.4 percent inflation assumption. The Milliman assumptions are not based on historical returns, but instead are based on a forward-looking capital market economic model.

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Asset Class	Policy Allocation *	Annual Arithmetic Return	Compound Annual (Geometric) Return	Standard Deviation
Cash	1.0%	3.2%	3.2%	1.1%
Fixed Income	29.0%	5.5%	5.4%	4.0%
Global Equity	45.0%	8.5%	6.9%	18.3%
Real Estate	12.0%	8.4%	7.1%	16.8%
Private Equity	11.0%	12.4%	8.8%	28.4%
Strategic Investments	2.0%	6.5%	6.1%	8.7%
Total	100.0%			
Assumed Inflation - Mean			2.4%	1.5%

*As outlined in the FRS Pension Plan's investment policy available from Funds We Manage on the SBA's website at www.sbafla.com.

Discount Rate - The discount rate used to measure the total pension liability was 6.70%. The Pension Plan's fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the discount rate for calculation of the total pension liability is equal to the long-term expected rate of return. The 6.70 percent rate of return assumption used in the June 30, 2025 calculations was determined by the consulting actuary, Milliman, to be reasonable and appropriate per Actuarial Standard of Practice Number 27 (ASOP 27). For additional information regarding the depletion date projection, refer to the 2025 GASB 67 Supplement to the FRS Actuarial Valuation available from Valuations on Publications page of the Division of Retirement's website at www.frs.myflorida.com.

Sensitivity of the Authority's Proportionate Share of the Net Position Liability to Changes in the Discount Rate - The following represents the Authority's proportionate share of the net pension liability calculated using the discount rate of 6.70%, as well as what the Authority's proportionate share of the net pension liability would be if it were calculated using a discount rate that is one percentage point lower, 5.70%, or one percentage point higher, 7.70%, than the current rate:

	1% Decrease (5.70%)	Current Discount Rate (6.70%)	1% Increase (7.70%)
Authority's proportionate share of the net pension liability	\$ 754,513	\$ 384,468	\$ 74,228

Pension Plan Fiduciary Net Position - Detailed information regarding the Pension Plan's fiduciary net position is available in the separately issued FRS Pension Plan and Other State-Administered Systems Comprehensive Annual Financial Report.

Payables to the Pension Plan- At September 30, 2025, the Authority reported payables of \$0 for outstanding contributions required for the year.

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HIS Plan

Plan Description - The HIS Plan is a cost-sharing multiple-employer defined benefit pension plan established under Section 112.363, *Florida Statutes*, and may be amended by the Florida legislature at any time. The benefit is a monthly payment to assist retirees of State-administered retirement systems in paying their health insurance costs and is administered by the Florida Department of Management Services, Division of Retirement.

Benefits Provided - For the fiscal year ended September 30, 2025, eligible retirees and beneficiaries received a monthly HIS Plan payment of \$7.50 for each year of creditable service completed at the time of retirement, with a minimum HIS Plan payment of \$45 and a maximum HIS Plan payment of \$225 per month. To be eligible to receive these benefits, a retiree under a State-administered retirement system must provide proof of health insurance coverage, which may include Medicare.

Contributions - The HIS Plan is funded by required contributions from FRS participating employers as set by the Florida Legislature. Employer contributions are a percentage of gross compensation for all active FRS members. For the fiscal year ended September 30, 2025, the HIS Plan contribution for the fiscal year was 2.00%. The Authority contributed 100% of its statutorily required contributions for the current and preceding four years. HIS Plan contributions are deposited in a separate trust fund from which payments are authorized. HIS Plan benefits are not guaranteed and are subject to annual legislative appropriation. In the event legislative appropriation or available funds fail to provide full subsidy benefits to all participants, benefits may be reduced or cancelled.

The Authority's contributions to the HIS Plan totaled \$19,434 for the fiscal year ended September 30, 2025.

Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions – At September 30, 2025, the Authority reported a liability of \$278,697 for its proportionate share of the HIS Plan's net pension liability. The net pension liability was measured as of June 30, 2025, and the total pension liability used to calculate the net pension liability was also determined by an actuarial valuation as of that date. The Authority's proportionate share of the net pension liability was based on the Authority's 2024-25 fiscal year contributions relative to the 2023-24 fiscal year contributions of all participating members. At June 30, 2025, the Authority's proportionate share was 0.002174361%, which was a decrease of 0.000160958% from its proportionate share measured as of June 30, 2024.

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For the fiscal year ended September 30, 2025, the Authority recognized HIS Plan pension expense of (\$13,736). In addition, the Authority reported deferred outflows of resources and deferred in flows of resources related to pensions from the following sources:

Description	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 1,664	\$ 67,410
Change of assumptions	2,467	442
Net difference between projected and actual earnings on HIS Plan investments	-	232
Changes in proportion and differences between Authority HIS Plan contributions and proportionate share of contributions	1,717	48,750
Authority HIS Plan contributions subsequent to the measurement date	4,974	-
Total	\$ 10,822	\$ 116,834

The deferred outflows of resources related to the HIS Plan, totaling \$4,974 resulting from Authority contributions to the HIS Plan subsequent to the measurement date, will be recognized as a reduction of the net pension liability in the fiscal year ended September 30, 2025. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to the HIS Plan will be recognized in pension expense as follows:

Fiscal Year Ending September 30:	Amount
2026	\$ (21,990)
2027	(17,611)
2028	(22,199)
2029	(16,599)
2030	(20,588)
Thereafter	(11,999)
Total	\$ (110,986)

Actuarial Assumptions - The total pension liability as of June 30, 2024, were based on certain results of an actuarial experience study of the FRS for the period July 1, 2018 – June 30, 2023.

The following changes in actuarial assumptions occurred in 2025 for the HIS Program:

-
- All demographic assumptions and methods were reviewed as part of the 2024 Experience Study. Changes were adopted by the 2025 FRS Actuarial Assumption Conference during its meetings in October 2025.
- The assumption changes were updated to reflect recent and anticipated future experience of HIS program participants. Changes were adopted by the 2025 FRS Actuarial

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Assumption Conference during its October 2025 meeting.

- The discount rate was modified to reflect the change in the value of the municipal bond index between GASB measurement dates.

The total pension liability in the June 30, 2025 actuarial valuation was determined using the following economic assumptions, applied to all periods included in the measurement:

Inflation	2.40 percent
Salary increases	3.50 percent, average, including inflation
Municipal bond rate	5.20 percent

The same demographic and pay-related assumptions that were used in the Florida Retirement System Actuarial Valuation as of July 1, 2024, (“funding valuation”) were used for the HIS program, unless otherwise noted. In a given membership class and tier, the same assumptions for both Investment Plan (IP) members and for FRS Pension Plan members were used.

The mortality assumption was based on the PUB-2010 base table, projected generationally with Scale MP-2021 details.

Discount Rate - The discount rate used to measure the total pension liability was 5.20%. In general, the discount rate for calculating the total pension liability under GASB 67 is equal to the single rate equivalent to discounting at the long-term expected rate of return for benefit payments prior to the projected depletion date. Because the HIS benefit is essentially funded on a pay-as-you-go basis, the depletion date is considered to be immediate. The single equivalent discount rate is equal to the municipal bond rate selected by the FRS Actuarial Assumption Conference.

Sensitivity of the Authority’s Proportionate Share of the Net Position Liability to Changes in the Discount Rate - The following represents the Authority’s proportionate share of the net pension liability calculated using the discount rate of 5.20% as well as what the Authority’s proportionate share of the net pension liability would be if it were calculated using a discount rate that is one percentage point lower, 4.20%, or one percentage point higher, 6.20%, than the current rate:

	<u>1% Decrease (4.20%)</u>	<u>Current Discount Rate (5.20%)</u>	<u>1% Increase (6.20%)</u>
Authority's proportionate share of the net pension liability	\$ 314,276	\$ 278,697	\$ 248,858

HIS Plan Fiduciary Net Position - Detailed information regarding the HIS Plan’s fiduciary net position is available in the separately issued FRS Pension Plan and Other State-Administered Systems Comprehensive Annual Financial Report.

Payables to the HIS Plan- At September 30, 2025, the Authority reported payables of \$0 for outstanding contributions required for the year.

Investment Plan

The SBA administers the defined contribution plan, qualified under Section 401(a) of the Internal Revenue Code, officially titled the FRS Investment Plan. The investment Plan is reported in the

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SBA's annual financial statements and in the State of Florida Comprehensive Annual Financial Report.

As provided in Section 121.4501, *Florida Statutes*, eligible FRS members may elect to participate in the Investment Plan in lieu of the FRS defined benefit plan. Authority employees participating in DROP are not eligible to participate in the Investment Plan. Employer and employee contributions, including amounts contributed to individual member's accounts, are defined by law, but the ultimate benefit depends in part on the performance of investment funds. Benefit terms, including contribution requirements, for the Investment Plan are established and may be amended by the Florida Legislature. The Investment Plan is funded with the same employer and employee contribution rates that are based on salary and membership class (Regular Class, Elected County Officers, etc.), as the Pension Plan. Contributions are directed to individual member accounts, and the individual members allocate contributions and account balances among various approved investment choices. Costs of administering the Investment Plan, including the FRS Financial Guidance Program, are funded through an employer contribution of 0.04 percent of payroll and by forfeited benefits of plan members.

Allocations to the investment member's accounts during the 2024-25 fiscal year, as established by Section 121.72, *Florida Statutes*, are based on a percentage of gross compensation, by class, as follows: Regular class 11.30%, Special Risk Administrative Support class 12.95%, Special Risk class 19.00%, Senior Management Service class 12.67% and County Elected Officers class 16.34%.

For all membership classes, employees are immediately vested in their own contributions and are vested after one year of service for employer contributions and investment earnings. If an accumulated benefit obligation for service credit originally earned under the Pension Plan is transferred to the Investment Plan, the member must have the years of service required for Pension Plan vesting (including the service credit represented by the transferred funds) to be vested for these funds and the earnings on the funds. Nonvested employer contributions are placed in a suspense account for up to five years. If the employee returns to FRS-covered employment within the five-year period, the employee will regain control over their account. If the employee does not return within the five-year period, the employee will forfeit the accumulated account balance. For the fiscal year ended September 30, 2025, the information for the amount of forfeitures was unavailable from the SBA; however, management believes that these amounts, if any, would be immaterial to the Authority.

After termination and applying to receive benefits, the member may roll over vested funds to another qualified plan, structure a periodic payment under the Investment Plan, receive a lump-sum distribution, leave the funds invested for future distribution, or any combination of these options. Disability coverage is provided; the member may either transfer the account balance to the Pension Plan when approved for disability retirement to receive guaranteed lifetime monthly benefits under the Pension Plan or remain in the Investment Plan and rely upon that account balance for retirement income.

The Authority's Investment Plan pension expense totaled \$69,481 for the fiscal year September 30, 2025.

Payables to the Investment Plan- At September 30, 2025, the Authority reported payables of \$0 for outstanding contributions required for the year.

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18. Deferred compensation plan

The Authority participates in a deferred compensation plan available under Internal Revenue Code Section 457(b) (Plan). Plan assets are held in trust for the exclusive benefit of the plan participants and their beneficiaries. The Authority is required to contribute on behalf of each participant 5% of earnings for the plan year. Participants may select additional individual levels of contributions (not to exceed maximum contribution limits established by the Internal Revenue Service.) Plan assets are managed by Voya Financial. The Authority has no management control over the assets of the Plan. Accordingly, the assets of the Plan are not included in these financial statements. For the year ended September 30, 2025, the Authority contributed \$68,332 to the Plan.

19. Commitments and contingencies

In 1995, as part of the Single Family Housing Revenue Bond Series 1994 (1994 Bonds), the trustee for the 1994 Bonds received \$675,000 in exchange for an agreement whereby the trustee for the 1994 Bonds will remit an amount equal to 6.0689655% of each interest payment received by the trustee on GNMA certificates to a third party. During the year ended September 30, 2025, the Authority remitted \$6 under such agreement.

20. Risk management

The Authority is exposed to various risks related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters for which the Authority purchases commercial insurance. No settlements in excess of claims have been incurred in the past three fiscal years. The Authority's health insurance is covered by Orange County, Florida's Self-Insurance Fund, a risk management pool to which risk is transferred in exchange for annual premium payment.

21. Subsequent events

On November 13, 2025, the Authority issued its \$15,550,000 Homeowner Revenue Bonds, Series 2025A (Non-AMT) (Multi-County Program).

During the period October 1, 2025 through January 1, 2026, pursuant to various trust indentures, bonds in the aggregate amount of \$223,698 were called for redemptions. The bonds were called at a redemption price equal to par value plus accrued interest as follows:

Date Called	Redemption	Redemption Amount	Program	Series
10/01/25	Partial	\$ 185,414	Homeowner Revenue Bonds	Series 2020 B (Federally Taxable) (Multi County Program)
11/01/25	Partial	12,815	Homeowner Revenue Bonds	Series 2020 B (Federally Taxable) (Multi County Program)
12/01/25	Partial	12,655	Homeowner Revenue Bonds	Series 2020 B (Federally Taxable) (Multi County Program)
01/01/26	Partial	12,814	Homeowner Revenue Bonds	Series 2020 B (Federally Taxable) (Multi County Program)
Total Redemptions		<u>\$ 223,698</u>		

Management has evaluated subsequent events through January 31, 2026, the date on which the financial statements were available to be issued.

REQUIRED SUPPLEMENTARY INFORMATION

**Orange County Housing Finance Authority
(A Component Unit of Orange County, Florida)
Schedule of Proportionate Share of the Net Pension Liability
Florida Retirement System Pension Plan
Last Ten Fiscal Years***

	<u>2025</u>	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>
Authority's proportion of the net pension liability (asset)	0.001238816%	0.001106476%	0.001249103%	0.001516038%	0.001383523%	0.001108586%	0.001175885%	0.002178499%	0.002049555%	0.002133429%
Authority's proportionate share of the net pension liability (asset)	\$ 384,468	\$ 428,037	\$ 497,728	\$ 564,088	\$ 104,509	\$ 480,477	\$ 404,958	\$ 656,175	\$ 606,453	\$ 538,693
Authority's covered payroll	\$ 994,055	\$ 993,217	\$ 978,561	\$ 945,697	\$ 960,686	\$ 915,222	\$ 890,764	\$ 982,896	\$ 916,210	\$ 800,090
Authority's proportionate share of the net pension liability (asset) as a percentage of its covered payroll	38.68%	43.10%	50.86%	59.65%	10.88%	52.50%	45.46%	66.76%	66.19%	67.33%
Plan fiduciary net position as a percentage of the total pension liability	87.26%	83.70%	82.38%	82.89%	96.40%	78.85%	82.61%	84.26%	83.89%	84.88%

*The amounts presented for each fiscal year were determined as of June 30.

*The amounts presented for each fiscal year were determined as of June 30.

**Orange County Housing Finance Authority
(A Component Unit of Orange County, Florida)
Schedule of Contributions
Florida Retirement System Pension Plan
Last Ten Fiscal Years***

	<u>2025</u>	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>
Contractually required contribution	\$ 73,966	\$ 62,656	\$ 60,090	\$ 64,692	\$ 52,706	\$ 36,833	\$ 36,461	\$ 62,085	\$ 53,355	\$ 52,027
Contributions in relation to the contractually required contribution	\$ (73,966)	\$ (62,656)	\$ (60,090)	\$ (64,692)	\$ (52,706)	\$ (36,833)	\$ (36,461)	\$ (62,085)	\$ (53,355)	\$ (52,027)
Contribution deficiency (excess)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Authority's covered payroll	\$ 994,055	\$ 993,217	\$ 978,561	\$ 945,697	\$ 960,686	\$ 915,222	\$ 890,764	\$ 982,896	\$ 916,210	\$ 800,090
Contributions as a percentage of covered payroll	7.44%	6.31%	6.14%	6.84%	5.49%	4.02%	4.09%	6.32%	5.82%	6.50%

*The amounts presented for each fiscal year were determined as of June 30.

**Orange County Housing Finance Authority
(A Component Unit of Orange County, Florida)
Schedule of Proportionate Share of the Net Pension Liability
Florida Retirement System Health Insurance Subsidy
Last Ten Fiscal Years***

	<u>2025</u>	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>
Authority's proportion of the net pension liability (asset)	0.002174361%	0.002335319%	0.002445288%	0.002659875%	0.002653115%	0.002594312%	0.002632276%	0.002980015%	0.002600868%	0.002614177%
Authority's proportionate share of the net pension liability (asset)	\$ 278,697	\$ 350,321	\$ 388,344	\$ 281,723	\$ 325,444	\$ 316,761	\$ 294,525	\$ 315,408	\$ 278,097	\$ 304,671
Authority's covered payroll	\$ 994,055	\$ 993,217	\$ 978,561	\$ 945,697	\$ 960,686	\$ 915,222	\$ 890,764	\$ 982,896	\$ 916,210	\$ 800,090
Authority's proportionate share of the net pension liability (asset) as a percentage of its covered payroll	28.04%	35.27%	39.69%	29.79%	33.88%	34.61%	33.06%	32.09%	30.35%	38.08%
Plan fiduciary net position as a percentage of the total pension liability	6.36%	4.80%	4.12%	4.81%	3.56%	3.00%	2.63%	2.15%	1.64%	0.97%

*The amounts presented for each fiscal year were determined as of June 30.

**Orange County Housing Finance Authority
(A Component Unit of Orange County, Florida)
Schedule of Contributions
Florida Retirement System Health Insurance Subsidy
Last Ten Fiscal Years***

	<u>2025</u>	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>
Contractually required contribution	\$ 19,434	\$ 19,771	\$ 16,085	\$ 16,094	\$ 15,595	\$ 14,950	\$ 14,617	\$ 16,161	\$ 13,765	\$ 13,399
Contributions in relation to the contractually required contribution	\$ (19,434)	\$ (19,771)	\$ (16,085)	\$ (16,094)	\$ (15,595)	\$ (14,950)	\$ (14,617)	\$ (16,161)	\$ (13,765)	\$ (13,399)
Contribution deficiency (excess)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Authority's covered payroll	\$ 994,055	\$ 993,217	\$ 978,561	\$ 945,697	\$ 960,686	\$ 915,222	\$ 890,764	\$ 982,896	\$ 916,210	\$ 800,090
Contributions as a percentage of covered payroll	1.96%	1.99%	1.64%	1.70%	1.62%	1.63%	1.64%	1.64%	1.50%	1.67%

*The amounts presented for each fiscal year were determined as of June 30.

SUPPLEMENTAL BOND PROGRAM STATEMENTS

Orange County Housing Finance Authority
(A Component Unit of Orange County, Florida)
Supplemental Schedule of Bond Program Statements of Net Position
September 30, 2025

	Multifamily Fund	Single Family Fund	Total
Assets			
Current assets:			
Restricted cash and cash equivalents	\$ 375,296	\$ 3,330,208	\$ 3,705,504
Accrued loan interest	3,067,011	-	3,067,011
Accrued investment interest	236,738	289,240	525,978
Prepaid expenses	-	7,663	7,663
Total current assets	<u>3,679,045</u>	<u>3,627,111</u>	<u>7,306,156</u>
Noncurrent assets:			
Restricted cash and cash equivalents	86,521,501	16,109,737	102,631,238
Mortgage backed securities	16,183,104	54,901,286	71,084,390
Loans receivable-net	506,292,773	1,462,368	507,755,141
Total noncurrent assets	<u>608,997,378</u>	<u>72,473,391</u>	<u>681,470,769</u>
Total assets	<u>612,676,423</u>	<u>76,100,502</u>	<u>688,776,925</u>
Liabilities			
Current liabilities:			
Accounts payable and other liabilities	41,053,656	17,556	41,071,212
Accrued interest payable	3,582,084	208,528	3,790,612
Third party loans	28,384,853	-	28,384,853
Note payable, current portion	18,597,791	-	18,597,791
Bonds payable, current portion	-	840,000	840,000
Total Current Liabilities	<u>91,618,384</u>	<u>1,066,084</u>	<u>92,684,468</u>
Noncurrent Liabilities:			
Due to other funds	-	8,425,613	8,425,613
Notes payable	151,256,722	-	151,256,722
Bonds payable-net	320,616,390	61,601,045	382,217,435
Total Noncurrent Liabilities	<u>471,873,112</u>	<u>70,026,658</u>	<u>541,899,770</u>
Total Liabilities	<u>563,491,496</u>	<u>71,092,742</u>	<u>634,584,238</u>
Net Position			
Unrestricted	49,184,927	5,007,760	54,192,687
Total net position	<u>\$ 49,184,927</u>	<u>\$ 5,007,760</u>	<u>\$ 54,192,687</u>

Orange County Housing Finance Authority
(A Component Unit of Orange County, Florida)
Supplemental Statement of Revenues, Expenses and Changes in Net Position
For the Year Ended September 30, 2025

	Multifamily Fund	Single Family Fund	Total
Operating Revenues			
Investment income	\$ 3,358,568	\$ 836,462	\$ 4,195,030
Net increase in fair value of investments	-	1,739,684	1,739,684
Interest on loans	64,629,026	-	64,629,026
Fee income and other revenue	41,361,741	-	41,361,741
Total operating revenues	<u>109,349,335</u>	<u>2,576,146</u>	<u>111,925,481</u>
Operating Expenses			
Interest	22,459,598	2,479,715	24,939,313
Bond issuance cost	22,672,761	6,750	22,679,511
General and administrative	10,795,441	716,143	11,511,584
Total operating expenses	<u>55,927,800</u>	<u>3,202,608</u>	<u>59,130,408</u>
Operating income	<u>53,421,535</u>	<u>(626,462)</u>	<u>52,795,073</u>
Transfers in	771,032	60,000	831,032
Transfers out	(1,292,976)	(10,000)	(1,302,976)
Total Transfers	<u>(521,944)</u>	<u>50,000</u>	<u>(471,944)</u>
Changes in Net Position	<u>52,899,591</u>	<u>(576,462)</u>	<u>52,323,129</u>
Net Position, Beginning of Year	(3,714,664)	5,584,222	1,869,558
Net Position, End of Year	<u>\$ 49,184,927</u>	<u>\$ 5,007,760</u>	<u>\$ 54,192,687</u>

Orange County Housing Finance Authority
(A Component Unit of Orange County, Florida)
Supplemental Schedule of Statements of Cash Flows
For the Year Ended September 30, 2025

	<u>Multifamily Fund</u>	<u>Single Family Fund</u>	<u>Total</u>
Cash Flows from Operating Activities			
Cash received from developers	\$ 112,227,607	\$ -	\$ 112,227,607
Cash received (paid) for housing programs	(77,816,005)	40,861	(77,775,144)
Cash received (paid) for internal balances	(521,944)	507,805	(14,139)
Cash payments for other general and administrative expenses	<u>(27,020,009)</u>	<u>(717,021)</u>	<u>(27,737,030)</u>
Net cash provided by operating activities	6,869,649	(168,355)	6,701,294
Cash Flows from Noncapital Financing Activities			
Proceeds from issuance of bonds payable	82,761,564	-	82,761,564
Proceeds from issuance notes payable	36,778,148	-	36,778,148
Principal payments on bonds and notes payable	(28,980,669)	(2,148,750)	(31,129,419)
Interest paid on bonds and note payable	(20,893,382)	(2,580,641)	(23,474,023)
Payments for bond issuance costs	<u>(22,672,761)</u>	<u>(6,750)</u>	<u>(22,679,511)</u>
Net cash provided by (used in) noncapital financing activities	46,992,900	(4,736,141)	42,256,759
Cash Flows from Investing Activities			
Proceeds from principal paydowns of MBS	244,439	116,109,921	116,354,360
Payments for the issuance of MBS	-	(110,261,218)	(110,261,218)
Purchase of investments	-	(8,567,926)	(8,567,926)
Sale of investments	-	7,674,382	7,674,382
Interest	<u>3,297,210</u>	<u>842,878</u>	<u>4,140,088</u>
Net cash provided by investing activities	3,541,649	5,798,037	9,339,686
Net Change in Cash and Cash Equivalents	57,404,198	893,541	58,297,739
Cash and Cash Equivalents, Beginning of Year	<u>29,492,599</u>	<u>18,546,404</u>	<u>48,039,003</u>
Cash and Cash Equivalents, End of Year	<u>\$ 86,896,797</u>	<u>\$ 19,439,945</u>	<u>\$ 106,336,742</u>
Reconciliation of Cash and Cash Equivalents			
Current cash and cash equivalents - for debt service	375,296	3,330,208	3,705,504
Cash and cash equivalents - restricted	<u>86,521,501</u>	<u>16,109,737</u>	<u>102,631,238</u>
Cash and Cash Equivalents, End of Year	<u>\$ 86,896,797</u>	<u>\$ 19,439,945</u>	<u>\$ 106,336,742</u>
Reconciliation of Changes in Operating Income to Net Cash Provided by Operating Activities			
Operating net income	\$ 53,421,535	\$ (626,462)	\$ 52,795,073
Adjustments to reconcile operating income to net cash provided by operating activities:			
Interest expense	22,459,598	2,479,727	24,939,325
Investment interest income	(3,358,568)	(836,462)	(4,195,030)
Bond issuance cost	22,672,761	6,750	22,679,511
Unrealized gain on investments	-	(1,739,684)	(1,739,684)
Transfers	(521,944)	50,000	(471,944)
Change in operating assets and liabilities:			
Loans receivable	(77,816,005)	40,861	(77,775,144)
Accrued loan interest receivable	(1,511,935)	-	(1,511,935)
Prepaid expenses	-	(510)	(510)
Third party loans	7,748,775	-	7,748,775
Internal balances	-	457,793	457,793
Accounts payable and other liabilities	<u>(16,224,568)</u>	<u>(368)</u>	<u>(16,224,936)</u>
Total adjustments	<u>(46,551,886)</u>	<u>458,107</u>	<u>(46,093,779)</u>
Net cash provided by (used in) operating activities	<u>\$ 6,869,649</u>	<u>\$ (168,355)</u>	<u>\$ 6,701,294</u>

**Orange County Housing Finance Authority
(A Component Unit of Orange County, Florida)
Supplemental Schedule of Multifamily Programs
For the Year Ended September 30, 2025**

Following is a supplemental schedule of multifamily programs.

Series	Type	Annual Percentage Rate	Principal Maturity	Principal Balance Outstanding	Current Portion
Multifamily Bonds:					
2004 A	Term	* 2.644	2037	9,155,000	-
2005 A	Term	* 3.570	2038	6,180,000	-
2005 B	Term	* 2.674	2038	4,665,000	-
2007 G	Term	* 2.920	2042	6,980,000	-
2007 H	Term	* 2.920	2042	6,450,000	-
2007 K	Term	* 3.215	2043	1,780,000	-
2007 L	Term	* 3.202	2043	3,565,000	-
2007 M	Term	* 3.205	2043	4,075,000	-
2007 P	Term	* 2.900	2043	5,350,000	-
2009 A-2 NIBP	Term	2.480	2044	4,610,000	-
2009 A-3 NIBP	Term	2.320	2044	6,460,000	-
2009 A-4 NIBP	Term	2.320	2044	8,310,000	-
2009 A-5 NIBP	Term	2.320	2044	5,710,000	-
2013 A	Term	5.650	2030	20,700,000	-
2014 B	Term	5.250	2042	22,680,000	-
2016 D SENIOR	Term	4.500	2051	16,391,000	-
2017 A SENIOR	Term	5.000	2052	21,872,000	-
2018 A-1	Term	4.830	2035	16,205,423	-
2020 A	Term	4.150	2023	20,736,004	-
2022 C	Term	5.250	2040	10,580,399	-
2023A	Term	** 6.750	2063	37,000,000	-
2024 A	Term	3.350	2040	3,923,006	-
2024 B	Term	*** 6.001	2028	11,868,558	-
2024 CD	Term	3.350	2028	28,370,000	-
2025 A	Term	3.350	2028	37,000,000	-
Total Multifamily Bonds Payable:				320,616,390	-

Series	Annual Percentage Rate	Principal Maturity	Principal Balance Outstanding	Current Portion
Multifamily Notes:				
2016A Housing Revenue Note	4.320	2033	12,010,444	212,688
2019 A-1 Multifamily Housing Revenue Note	4.330	2035	24,182,159	415,318
2022A Multifamily Housing Revenue Note	4.290	2040	46,465,593	457,561
2022B Multifamily Housing Revenue Note	3.230	2039	31,696,317	432,224
2023 B Multifamily Housing Revenue Note	7.270	2063	55,500,000	17,080,000
Total Multifamily Notes Payable:			169,854,513	18,597,791
Total Multifamily Bonds and Notes Payable:			\$ 490,470,903	\$ 18,597,791

* This bond issue has a variable interest rate. The rate shown is the rate in effect at year end. Other interest rates are fixed and have not changed from the prior year.

** 6.750 through December 1, 2025. 6.20% per annum thereafter until maturity.

*** 6.0012% - Variable until the Stabilization Date 12/1/26, and 6.46% thereafter.

**Orange County Housing Finance Authority
(A Component Unit of Orange County, Florida)
Supplemental Schedule of Multifamily Programs
For the Year Ended September 30, 2025**

Other bondholder information

The Authority has currently financed more than 54 separately collateralized multifamily housing projects, certain of which have required debt service payments to be made by the provider of credit enhancement due to developer payment defaults. No debt service payment default has ever occurred on any publicly offered Authority indebtedness. Developer payment defaults may result in:

- Prepayments by the provider of credit enhancement, guaranteeing the obligations of the defaulting developer with respect to such bonds in whole or in part.
- The refunding and early redemption of bonds prior to their stated maturities at their original principal amount plus accrued interest.

The guarantor or provider of other credit enhancement may also be a partner or hold other ownership interests in the developer. Under such circumstances, it may be advantageous for the provider of credit enhancement to prepay the program loan upon developer payment default and eliminate the project from participation in the housing programs of the Authority.

The public policy goal of the Authority is to provide affordable housing to persons of low, moderate and middle income. The Authority realizes that in certain instances, the financial difficulties of the developers may result, in part, from the deed restrictions and other covenants required by the Authority in furtherance of this public policy and which are required by federal income tax law. The Authority intends to make every effort to preserve the participation of troubled projects in providing affordable housing to persons of low, moderate and middle income without impairing the security for bonds issued by the Authority.



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INDEPENDENT AUDITOR'S MANAGEMENT LETTER

To the Board Members of the Orange County Housing Finance Authority, Orlando, Florida.

Report on the Financial Statements

We have audited the financial statements of the Orange County Housing Finance Authority (Authority), a component unit of Orange County, Florida (County), as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated January 31, 2026.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and Independent Accountant's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated January 31, 2026, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report. There were no findings in the preceding annual audit report.

Official Title and Legal Authority

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. The Authority has no component units. This information is disclosed in Note 1 of the basic financial statements.

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require that we apply appropriate procedures and report the results of our determination as to whether or not the Authority has met one or more of the conditions described in Section 218.503(1), *Florida Statutes*, and identification of the specific condition(s) met. In connection with our audit we determined that the Authority did not meet any of the conditions described in Section 218.503(1), *Florida Statutes*.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for the Authority. It is management's responsibility to monitor the Authority's financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Property Assessed Clean Energy (PACE) Programs

As required by Section 10.554(1)(i)6.a., Rules of the Auditor General, the County, of which the Authority is a component unit, did operate a PACE program authorized pursuant to Sections 163.081 or 163.082, Florida Statutes, within the County's geographical boundaries during the fiscal year under audit.

As required by Section 10.554(1)(i)6.c., Rules of the Auditor General, if a PACE program was operating within the geographical areas of the County, the full names and contact information of each such program administrator and third party administrator is provided as follows:

Information Regarding PACE Program Administrators and Third-Party Administrators (Orange County, Florida)					
Special District: Florida Resiliency and Energy District (FRED)					
Program Type: Commercial PACE (C-PACE) Only					
Program Administrator	First Name	Last Name	Title	Phone	Email
Florida Development Finance Corporation	Ryan	Bartkus	Sr. Director	(407) 712-6353	rbartkus@fdcbonds.com
	Ahisha	Rodriguez	Programs Manager	(407) 712-6352	arodriguez@fdcbonds.com
Third-Party Administrator Name	First Name	Last Name	Title	Phone	Email
Allctrify	Colin	Bishopp	CEO	(202) 550-7570	colin@allctrify.com
	Fran	Faulknor	Chief Investment Officer	(240) 393-5569	fran@allctrify.com
	Aaron	Jordan	Management and Compliance	(202) 550-7570	aaron@allctrify.com
	Colin	Kalvas	Counsel	(202) 550-7570	ckalvas@brickergraydon.com
Bayview PACE	Victoria	DaSilva	Investment Associate		victoriadasilva@bayview.com
	Danny	Roberts	Assistant Vice President	(844) 518-2343	dannyroberts@bayview.com
	Joseph	Zanzuri	CRE Analyst	(844) 518-2343	josephzanzuri@bayview.com
	Anne	Hill	Sr. Vice President	(844) 518-2343	annehill@bayview.com
Ebee Management Group	Teresa	Smith	Strategic Growth & Development	(419) 340-0420	tsmith@ebecco.com
Enhanced Capital	Ian	McCulley			imcculley@enhancedcapital.com
FBRT Green Capital, LLC	Lain	Gutierrez	Managing Director	(212) 588-1420	lgutierrez@benefitstreetpartners.com
Forbright Bank	Martin	Gitlin	Attorney	(203) 557-3894	martin@cleanenergycounsel.com
	Omayra	Rodriguez	Process	(301) 299-8810	orodriguez@forbrightbank.com
Imperial Ridge	Joel	Poppert	Managing Director	(303) 390-1655	jpoppert@imperialridgecap.com
	Kevin	Morse	Managing Director	(303) 390-1655	kmorse@imperialridgecap.com
Lord Capital LLC	Stephen	Ceurvorst		(212) 400-7150	sceurvorst@lordcap.com
	Joseph	Lau	President	(212) 400-7150	jlau@lordcap.com
	Jessica	Collins		(212) 400-7150	jcollins@lordcap.com
Nuveen Green Capital	Robert	Dimatteo		(917) 968-0948	robert.dimatteo@nuveen.com
	Alicia	Helgans	Management	(203) 875-9501	alicia.helgans@nuveen.com
	Nancy	Montour	Asset Manager	(917) 968-0948	nancy.montour@nuveen.com
	Tara	Crotty	Management	(917) 208-4016	tara.crotty@nuveen.com
	Mariely	Clarkson	Transaction Counsel	(203) 875-9505	mariely.clarkson@nuveen.com
PACE Equity	Shay	Harold		(407) 227-4275	sharold@pace-equity.com
	Beau	Engman	Founder & President	(414) 301-2328	beau@pace-equity.com
	Kevin	Moyer	Chief Investment Officer	(567) 686-7636	kmoyer@pace-equity.com
	Ryan	Van Spankeren	Management	(855) 378-0858	ryanvs@pace-equity.com
	Ethan L	Elsner, Sr.	Executive Vice President	(414) 446-3645	ethan@pace-equity.com
	Aysha	Cox	Transaction Analyst	(855) 378-0858	acox@pace-equity.com
	Pam	Haack	Director, Asset Management	(855) 378-0858	phaack@pace-equity.com
PACE Loan Group	Rafi	Golberstein	Chief Executive Officer	(612) 355-2606	rafi@paceloangroup.com
	Matthew	McCormack	Junior Originator / Analyst	(612) 355-2630	matthew@paceloangroup.com
	Angela	Ledding	Managing Director	(218) 966-8418	angela@paceloangroup.com
	Kris	Jones	Vice President, Originations	(619) 723-1778	kris@paceloangroup.com
	Bali	Kumar	Chief Operating Officer	(612) 355-2990	bali@paceloangroup.com
Peachtree Group	Robert	Loeb		(770) 299-2516	rloeb@stonehillsc.com
	Jared	Schlosser	Senior Vice President	(678) 823-9313	jschlosser@stonehillsc.com
(Legal Name: Stonehill PACE)	Lexi	Glunn	PACE Investment Analyst	(678) 823-9313	lglunn@stonehillsc.com
Petros PACE Finance	John	Gamm	Vice President - Legal	(512) 599-9027	john@petrospartners.com
	Andy	Meyer	Senior Vice President	(636) 577-0378	andy@petrospartners.com
	Tasha	Hernandez	Transaction Manager	(512) 256-9771	tasha@petrospartners.com
	Justin	White	Vice President - Transactions	(512) 599-9047	justin@petrospartners.com
Poppy Bank	Andrew	Fuller		(888) 636-9994	afuller@poppy.bank
Rockwood	Todd	Velnosky	Principal	(314) 380-5999	tvelnosky@rockwoodam.com
	Byron	Delear		(314) 445-7911	byron@sustainableequity.org
Sustainable Equity, LLC	Abraham	Rezez			abraham@sustainableequity.org
Twain Financial Partners	Ammie	Minton	Management	(314) 300-4202	ammie.minton@twainfinancial.com
	Jela	Dilber	Managing Director	(314) 300-4183	jela.dilber@twainfinancial.com

Special District Component Units

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the Authority reported:

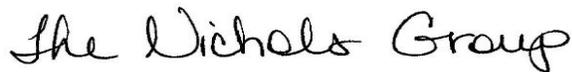
- a. The total number of district employees compensated in the last pay period of the district's fiscal year as 9.
- b. The total number of independent contractors to whom nonemployee compensation was paid in the last month of the district's fiscal year as 1.
- c. All compensation earned by or awarded employees, whether paid or accrued, regardless of contingency as \$990,365.
- d. All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency as \$13,021.
- e. Each construction project with a total cost of at least \$65,000 approved by the district that is scheduled to begin on or after October 1 of the fiscal year being reported, together with the total expenditures for such project as \$0.
- f. A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the district amends a final adopted budget under Section 189.016(6), Florida Statutes. The Authority did not amend its final adopted budget.

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, Board Members of the Authority, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.



The Nichols Group, PA
Certified Public Accountants
Fleming Island, Florida
January 31, 2026



**INDEPENDENT ACCOUNTANT'S REPORT ON
COMPLIANCE WITH SECTION 218.415, FLORIDA STATUTES**

To the Board Members of the Orange County Housing Finance Authority
Orlando, Florida

We have examined the Orange County Housing Finance Authority's (Authority), compliance with Section 218.415, Florida Statutes, as of and for the year ended September 30, 2025, as required by Section 10.556(10)(a), *Rules of the Auditor General*. Management is responsible for the Authority's compliance with those requirements. Our responsibility is to express an opinion on the Authority's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about the Authority's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide legal determination of the Authority's compliance with specified requirements.

In our opinion, the Authority complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2025.

This report is intended solely for the information and use of the Florida Auditor General, Orange County, Board Members and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

A handwritten signature in black ink that reads "The Nichols Group". The script is fluid and cursive, with the first letters of "The" and "Group" being capitalized and prominent.

The Nichols Group, PA
Certified Public Accountants
Fleming Island, Florida

January 31, 2026