

HOUSING FINANCE AUTHORITY OF CLAY COUNTY

MEETING AGENDA

June 18, 2026, 9:00 a.m.

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

CONFERENCE CALL ATTENDEES

MINUTES

May 21, 2026

PUBLIC COMMENT

SHIP PROGRAM, NSP 1 AND NSP 3

CONSTRUCTION LOAN PROJECTS:

WIGGINS CONSTRUCTION PROJECTS

OPERATION LIFELINE/Spring Street

Sale of East Street Lots

MERCY SUPPORT SERVICES

CONTINUING FUNDING PROGRAM

“HOME SWEET HOME PROGRAM”

CONTINUING BUSINESS

Update on Allocation Request

NEW BUSINESS

Mini Application for Bond Financing

FINANCIAL ADVISOR’S REPORT

TREASURER’S REPORT

EXECUTIVE DIRECTOR’S REPORT

ATTORNEY’S REPORT

AUDITOR’S REPORT

PUBLIC COMMENT

ADJOURN

The Next Meeting of the Authority will be July 16, 2026

HOUSING FINANCE AUTHORITY OF CLAY COUNTY, FLORIDA

May 21, 2026

The regular meeting of the Housing Finance Authority of Clay County met in the County Commission Meeting Room, 4th Floor of the County Administration Building, 477 Houston Street, Green Cove Springs, Florida, at 9:00 a.m. on the above date.

The meeting was called to order at 9:00 a.m. by the Chairman, Mr. Jim Ryan. The invocation was given by Mr. Ryan. Mrs. Daniels led the pledge of allegiance. Roll call was taken by Mrs. Long with the following members present:

Members Attending In Person:

Mr. Jim Ryan
Mrs. Lisa Daniels
Mrs. Linda Long

Members Absent:

Mrs. Barbara Coleman
Mr. Roger Higginbotham

Others Attending in Person:

Rich Komando, Bradley & Komando, P.A.
Theresa Sumner, Executive Director
Joe Wiggins, Wiggins Construction
Erick Saks, Operation Lifeline
Eric Weller, Vestcor

Attending Via Conference Call:

Molly Clark, PRAG
Chandler Luger, RBC

Mr. Ryan announced that notices regarding the meeting were sent to all members, as well as to the press. Mr. Ryan welcomed the guests to the meeting.

Minutes:

Mr. Ryan asked if everyone had received copies of the Minutes from the April 16, 2026 meeting and they had. Mr. Ryan asked if there were corrections or additions to the minutes. There being no corrections or additions to the minutes, motion was made by Mrs. Daniels to accept the Minutes of the April 16, 2026 meeting, seconded by Mrs. Long, carried 3 – 0.

Public Comment: None.

SHIP, NSP 1 and NSP 3 Programs:

SHIP Program:

Ms. Sumner reported there is approximately \$1,215,177.00 available for use in program income. Ms. Sumner reviewed the on-going projects.

NSP 1 and NSP 3 Programs: Annual inspections have been completed. No areas of concern were noted.

CONSTRUCTION LOAN PROJECTS, WIGGINS CONSTRUCTION PROJECTS, WORKFORCE RENTAL HOUSING:

Wiggins Construction:

Sunrise Development, Keystone Heights – At its January 19, 2023 meeting, the Authority approved a loan in the amount of \$400,000 for the acquisition of the 52 single family lots in the Sunrise Development. Closing on the Authority's loan took place on February 17, 2023. Mr. Wiggins indicated this project has been approved by Keystone Heights and is ready to move forward. Loan terms were extended at the February meeting for an additional two (2) year period. **(February 2028)**

1290 Spruce Street, Green Cove Springs - At its November 21, 2024 meeting, the Authority approved a loan to Wiggins Construction in the amount of \$180,000.00 to build affordable housing on the lot under the terms and conditions of the construction loan program. Closing on the Authority's loan took place July 31, 2025. **Construction has been completed. This home has been sold to an income eligible buyer and the construction loan has been repaid to the Authority.**

6202 Furman Avenue, Keystone Heights - At its February 20, 2025 meeting, the Authority approved a loan to Wiggins Construction in the amount of \$180,000.00 to build affordable housing on the lot under the terms and conditions of the construction loan program. Closing on the Authority's loan took place July 31, 2025. **Construction has been completed.** This home has been listed on the MLS for sale.

6330 Alliance Avenue, Keystone Heights - At its May 15, 2025 meeting, the Authority approved a loan to Wiggins Construction in the amount of \$180,000.00 to build affordable housing on the lot under the terms and conditions of the construction loan program. Mr. Wiggins requested the draw schedule be amended to allow for the first draw to allow for the payment of the lot. Closing on the Authority's loan took place June 16, 2025. **Construction has been completed.** This home has been listed on the MLS for sale.

6414 Bowdoin Street in Keystone Heights - At its August 21, 2025 meeting the Authority approved a construction loan to Wiggins Construction in the amount of \$180,000.00 and provided for an amendment to the draw schedule which provides for the payment of the lot in the amount of \$7,000.00 with the first draw. Closing on the Authority's loan took place on September 2, 2025. This is in the final construction stage and has been listed on the MLS for sale.

6515 Woodland, Keystone Heights – At this April 16, 2026 meeting, the Authority approved a construction loan to Wiggins Construction in the amount of \$180,000.00 to build affordable housing under the terms and conditions of the construction loan program, contingent upon the sale and closing of 1290 Spruce Street, Green Cove Springs, FL. Closing on the Authority's loan has not taken place.

Mr. Wiggins was present at the meeting and requested the purchase price for the home to be constructed at 6515 Woodland Drive in Keystone Heights be increased to \$300,000.00 to allow for additional square footage in the home along with an additional bedroom. After further discussion, motion was made by Mrs. Daniels to allow for an increase in the purchase price of the home being constructed at 6515 Woodland Drive to \$300,000.00, in consideration of additional square footage and an additional bedroom in the home, seconded by Mrs. Long, carried 3 – 0.

Operation Lifeline:

Kirk Street: At its July 20, 2023 meeting, the Authority approved a loan in the amount of \$85,000.00 to Lifeline Construction to construct affordable housing on the property. Closing on the Authority's loan took place on August 25, 2023. All six lot premiums have been re-paid to the Authority. Loan terms were extended at the October 16, 2025 meeting for an additional one- year term. (October 2026). **This loan was repaid to the Authority in April of 2026.**

Roberts Ave, Green Cove Springs - At its January 18, 2024 meeting the Authority approved a loan not to exceed \$30,000.00 to purchase two lots the county has offered for sale. When it became apparent that only one lot was going to be purchased, Ms. Sumner asked for clarification of the loan amount and suggested the loan amount include the closing costs with an amount not to exceed \$12,000.00. After further discussion, motion was made by Mrs. Daniels to approve a loan amount not to exceed \$12,000.00, including closing costs, for the purchase of the Roberts Avenue property, seconded by Mrs. Coleman, carried 5 – 0. The closing on this property was held on January 31, 2025. Extension of the loan terms were extended for an additional one (1) year term. **(January 2027)**

1204 East Street, Green Cove Springs, At its January 16, 2025 meeting, the Authority approved a loan to Operation Lifeline in the amount of the purchase price of \$155,000.00 plus closing costs, a loan amount not to exceed \$165,000.00, providing for an interest only loan at 5% interest. Closing on this loan took place March 5, 2025. Loan terms were extended for an additional one (1) year period. **(March 2027)**

606 Spring Street, Green Cove Springs. Veteran's House: Operation Lifeline received a \$20,000 grant from Vystar Credit Union to support the Spring Street house and a grant was also received from Community Foundation in the amount of \$10,000.00. Additional grants are expected as well. The grants will be used for maintenance on the house. Mr. Saks reported they would like to make some changes that will assist the mobility of the residents. Loan terms were extended for an additional two (2) year period. **(January 2028)**

Spec Homes on Kirk/Harring Street:

Lot 1, 1716 Harring Street – At its June 20, 2024 meeting the Authority approved a construction loan in the amount of \$180,000.00 for the purpose of building affordable housing under its Construction Loan Program. The closing on the Authority's loan took place on February 5, 2025. This loan has been suspended because it is being funded through the SHIP Program. **This loan was repaid to the Authority on January 2, 2026.**

Lot 2, 1734 Harring Street – At its June 20, 2024 meeting the Authority approved a construction loan in the amount of \$180,000.00 for the purpose of building affordable housing under its Construction Loan Program. The closing on the Authority's loan took place on December 23, 2024. Construction has been completed. **This loan has been repaid to the Authority.**

Lot 3, 1750 Harring Street – At its June 20, 2024 meeting the Authority approved a construction loan in the amount of \$180,000.00 for the purpose of building affordable housing under its Construction Loan Program. The closing on the Authority's loan took place on December 23, 2024. This is in the final construction stage. Loan terms were extended for an additional one (1) year term. **(December 2026)**

Lot 6, 1786 Harring Street - At its June 26, 2025 meeting, the Authority approved a construction loan in the amount of \$180,000.00 for the purpose of building affordable housing

under its Construction Loan Program. The closing on the Authority's loan took place on January 27, 2026. **(January 2027)**

Mr. Saks was present and requested that Operation Lifeline be allowed to purchase the home at 1750 Haring Street and use it to provide rental assistance to veterans. It is hoped that a veteran can be selected to rent the home until they are able to purchase the home. Mr. Saks indicated when the home is sold at a later date to the veteran, the sale price will not exceed \$250,000.00. After further discussion, motion was made by Mrs. Daniels to convert the current loan on 1750 Haring Street, to a loan amortized for 30 years, with an interest rate of 5%, providing for a monthly payment and having a term of three years beginning May 21, 2026 and ending May 20, 2029, and also allowing for the rental of the property to a veteran, seconded by Mrs. Long, carried 3 – 0.

Mercy Support Services: Ms. Sumner indicated that a new funding agreement was approved by the County Commission that will allow Mercy Support Services to receive funds under the SHIP Program's Special Needs Housing Strategy. This will provide partial funding for the construction of the quads at Mercy Village.

2012 Continuous Funding Program – Home Sweet Home:

Ms. Sumner reviewed the funding report for second mortgages, providing a spreadsheet outlining down payment assistance provided as well as the trades that have taken place. She noted there were two down payment assistance loan payoffs received in April. She further noted that proceeds from a trade in the amount of \$3,294.26 were received in March.

Ms. Sumner provided a copy of the Income Limits and the Purchase Price Limits recently released by HUD. The purchase price limits appear to be extremely high. Ms. Sumner shared her conversation with Mark Hendrickson regarding the Hillsborough County Housing Finance Authority's decision to set their purchase price limit in an amount not to exceed \$450,000.00. After further discussion, motion was made by Mrs. Long to approve the 2026 purchase price for the Housing Finance Authority of Clay County's bond programs and down payment assistance programs in an amount not to exceed \$395,000.00, and approval of the 2026 Income Limits as established by HUD, seconded by Mrs. Daniels, carried 3- 0, a copy of which is attached to these minutes.

Continuing Business:

Subordination Agreement. The subordination agreement relating to Vestcor's construction and development of Kelli Grove was discussed. The Authority will be providing a \$340,000 loan to Vestcor to be used in the construction of Kelli Grove. The subordination agreement will allow for the subordination of the Authority's loan to the senior loan. After further discussion, motion was made by Mrs. Daniels to approve the Subordination Agreement pertaining to the construction and development of Kelli Grove, seconded by Mrs. Long, carried 3 – 0.

New Business:

None.

STAFF REPORTS:

Financial Advisors Report:

No report was scheduled.

Treasurer's Report:

Ms. Sumner provided a copy of the Treasurer's Report for the month of April 2026, noting a positive net income for the month. After further discussion, motion was made by Mrs. Daniels to approve the Treasurer's Report for April 2026, as presented, seconded by Mrs. Long, carried 3 – 0.

Ms. Sumner noted a certificate of deposit maturing with TC Federal/Colony Bank on May 24, 2026. After further discussion of the reinvestment options, motion was made by Mrs. Daniels to instruct the executive director to reinvest the certificate of deposit at a 3.5% interest rate for a term of 5 months, seconded by Mrs. Long, carried 3- 0.

Executive Director's Report:

Ms. Sumner reported the County Commission approved the resolution approving the Authority's Plan of Financing involving the issuance of single-family mortgage revenue bonds.

Attorney's Report:

Nothing further to report

Audit Report:

No report scheduled.

Other Public Comment: None

There being no further business to come before the Authority, the meeting was adjourned at 10:05 a.m. **THE NEXT MEETING OF THE AUTHORITY WILL BE June 18, 2026.**

Linda Long, Secretary

Adjusted Program Allocation

Balance Forward:		\$2,260,399.52			Available Program Income	
Allocation:		\$350,000.00	10%	\$ 35,000.00	Avail. For Admin Expenses	\$ 35,000.00
Allocation:		\$480,826.00	10%	\$ 48,082.60	Avail. For Admin Expenses	\$ 48,082.60
Allocation:		\$531,729.00	10%	\$ 53,172.90	Avail. For Admin Expenses	\$ 53,172.90
Allocation:			10%	\$ -	Avail. For Admin Expenses	\$ -
Allocation:			10%	\$ -	Avail. For Admin Expenses	\$ -
Program Revenue Received Quarter 1	July-September	\$31,817.36	5%	\$ 1,590.87	Avail. For Admin Expenses	\$ 1,590.87
Program Revenue Received Quarter 2	October-Dec.	\$117,101.83	5%	\$ 5,855.09	Avail. For Admin Expenses	\$ 5,855.09
Program Revenue Received Quarter 3	January-March	\$71,684.76	5%	\$ 3,584.24	Avail. For Admin Expenses	\$ 3,584.24
Program Revenue Received Quarter 4	April-June	\$35,610.42	5%	\$ 1,780.52	Avail. For Admin Expenses	\$ 1,780.52
Total Revenue		\$3,879,168.89			Total Admin Expenses	\$ 149,066.22
Total Program Income Available		\$3,730,102.67			Revenue through:	5/31/2026
					Updated:	06/08/26

\\0114 2015 SHIP REVENUE\\SHIP Revenue Report: 7.1.15 to CURRENT DATE.xlsx\\Allocation 25.25

SHIP Program Summary - Fiscal Year 2025-2026

Program Income Ave \$3,730,102.67

Demolition and Reconstruction

Status of Project	City	Encumbered	Total Expended Funds	Date of Final
Contract signed 8/27/25	Lawtey	\$200,751.31		

Non-Profit Housing Construction

Habitat/New const./DPA	GCS		\$150,000.00	09/12/25
Habitat/New const./DPA	GCS		\$150,000.00	10/03/25
Habitat/New const./DPA	GCS	\$150,000.00		
Lifeline/New const./DPA	GCS		\$150,000.00	01/02/26
Lifeline/New const./DPA	GCS		\$150,000.00	04/22/26
Lifeline/New const./DPA	GCS		\$150,000.00	10/6/2025
Lifeline/New const./DPA	GCS	\$75,000.00	\$75,000.00	

REHAB

Project completed	M'brg		\$48,259.75	9/9/2025
Project completed	OP		\$45,481.95	9/29/2025
Project completed	GCS		\$45,802.05	3/26/2026
Project completed	OP		\$48,428.85	2/17/2026
Project completed	OP		\$17,672.85	5/26/2026
Bid award review.	OP			
Contract Signing 5/28/26	OP	\$9,460.00		
Contractor Walkthrough TBD	M'burg			
Bid award review.	KH			
Bid award review.	OP			
Contractor Walkthrough TBD	KH			
Inspection requested	GCS			

DOWN PAYMENT ASSISTANCE

			\$775,000.00	
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HOMELESS PREVENTION

Eviction Prevention/Rapid Rehousing			\$300,000.00	
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FORECLOSURE INTERVENTION/COUNSELING

Foreclosure Intervention				
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ANNUAL ADMINISTRATIVE EXPENSES

Expenses			\$50,000.00	
Expenses			\$50,000.00	

		\$435,211.31	\$2,205,645.45	
	\$3,730,102.67			
ENCUMBERED AND EXPENDED TOTAL			\$2,640,856.76	

Program Income minus expended funds:

\$1,089,245.91

Revenue Received - Fourth Quarter April 1, 2026 - June 30, 2026						
Date	Florida Housing Finance	Wells Fargo (369900)	Bank of America (361000)	SHIP Rehab (359001)	SHIP Downpay	Totals
4/1/2026		\$427.76				
4/8/2026			\$686.43			
4/30/2026				\$17,603.91		
5/1/2026		\$426.25				
5/8/2026			\$893.94			
5/27/2026				\$15,170.00		
6/1/2026		\$402.13				
	\$0.00	\$1,256.14	\$1,580.37	\$32,773.91	\$0.00	\$35,610.42

F:\2014 2015 SHIP REVENUE\SHIP Revenue.xlsx]SHIP State FY

Revenue Total: \$35,610.42

[illegible]

Housing Finance Authority of Clay County
Statement of Net Assets
As of May 31, 2026

	<u>May 31, 26</u>
ASSETS	
Current Assets	
Checking/Savings	
1001 · Cash-Ameris CK	496,909.20
1202 · Cash - Ameris SHIP Program DPA	45,000.00
1501 · Ameris MM Account 2	1,018,083.54
1502 · First Federal MM	50.00
1503 · First Federal ICS	1,709,506.06
2509 · TC Federal Colony Bank MM	135,676.67
2507 · Investment CD Ameris 9-28-26	136,193.24
2511 · Investment CD TC/Colony 9-15-26	134,708.00
2505 · Investment CD FirstFed 4-7-27	136,921.75
2508 · Investment CD TC/Colony 8-24-27	133,162.00
Total Checking/Savings	<u>3,946,210.46</u>
Other Current Assets	
5050 · Loans - Current Portion	841,442.96
Total Other Current Assets	<u>841,442.96</u>
Total Current Assets	<u>4,787,653.42</u>
Other Assets	
5600 · Loans - Current Portion 2	-841,442.96
3021 · Receivables Other	-80,000.00
4000 · Interest Receivable - Mtg Loans	43,610.48
5100 · Mtg Loan Rec-Habitat 2nd Mtg	7,500.00
5251 · Mtg Loan Rec-BASCA Old Jennings	220,033.83
5253 · Mtg Loan Rec-BASCA 3168Lakeside	220,436.59
5252 · Mtg Loan Rec-BASCA650PineForest	187,777.63
5382 · Mtg Loan Rec-RentalSJHP George	27,000.00
5392 · DPA Second Mtg/Brevard 2009	30,000.00
5410 · Mtg Loan Rec - S/F 2007 DPA	5,705.03
5406 · Mtg Loan Rec-Mercy Crabapple	167,400.00
5408 · Mtg Loan Rec-Mercy Bartlett	132,400.00
5415 · Mtg Loan Rec - Mercy Duplex	400,000.00
5185 · Mtg Loan Rec - Wiggins Sunrise	400,000.00
5198 · Mtg Loan Rec - Wiggins Alliance	180,000.00
5217 · Mtg Loan Rec - Wiggins Furman	180,000.00
5218 · Mtg Loan Rec - Wiggins Bowdoin	169,000.00
5224 · Mtg Loan Rec - SJHP Pinewood	280,000.00
5416 · Mtg Loan Rec - Op Barnabas	252,540.00
5423 · Mtg Loan Rec - OP Lifeline 1750	180,000.00
5427 · Mtg Loan Rec - OP Lifeline 1786	54,000.00
5425 · Mtg Loan Rec - OP Life Roberts	11,858.50

	May 31, 26
5333 · Mtg Loan Rec-OPLife 606 Spring	258,583.50
5426 · Mtg Loan Rec - OP Lifeline East	158,509.02
5417 · Mtg Loan Rec - Vineyard	50,000.00
5116 · Mtg Loan Rec-Vestcor Cassie	80,000.00
5418 · Mtg Loan Rec - Vestcor Molly	340,000.00
5405 · DPA Home Sweet Home 2012	2,500,015.00
5500 · Allowance for Loan Losses	-256,379.00
Total Other Assets	5,358,547.62
TOTAL ASSETS	<u>10,146,201.04</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
5193 · Reserves - Insp OP Lifeline1734	500.00
6982 · Reserves - Insp OP Lifeline1786	500.00
Total Other Current Liabilities	1,000.00
Total Current Liabilities	1,000.00
Total Liabilities	1,000.00
Equity	
6900 · Retained Earnings	8,685,125.95
6910 · R.E.-Operations Reserve Fund	350,000.00
6989 · Reserves - OP Lifeline 1786	126,000.00
6959 · Reserves-Vestcor Kellie Grove	340,000.00
5219 · Reserves - Wiggins Bowdoin	11,000.00
5225 · Reserves - Wiggins Woodland	180,000.00
6998 · Reserves-Mercy Support Services	1,400.00
Net Income	451,675.09
Total Equity	10,145,201.04
TOTAL LIABILITIES & EQUITY	<u>10,146,201.04</u>

Housing Finance Authority of Clay County
Income Statement
May 2026

	<u>May 26</u>
Ordinary Income/Expense	
Income	
7200 · Mortgage Loan Interest Income	10,270.86
7400 · Investment Interest Income	<u>3,294.23</u>
Total Income	<u>13,565.09</u>
Gross Profit	13,565.09
Expense	
8050 · HFA Legal Fees and Expenses	9,400.00
8210 · Secretarial Expense	500.00
8220 · Office Supplies	39.90
8240 · Executive Director Fees	6,067.00
8241 · Exec Dir Exp/Car Allowance	250.00
8243 · Executive Director - IRA	980.00
8242 · Executive Director SHIP Progr	4,000.00
8251 · Storage Facility	134.00
8260 · Telephone Expense	83.79
8261 · Website Expense	<u>42.00</u>
Total Expense	<u>21,496.69</u>
Net Ordinary Income	<u>-7,931.60</u>
Net Income	<u><u>-7,931.60</u></u>

Housing Finance Authority of Clay County
Income Statement & Budget Performance
May 2026

	May 26	Budget	Oct '25 - May 26	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
7000 · Authority Fee Income	0.00	3,500.00	3,500.00	21,000.00	28,000.00
7004 · Fee Income - Nathan Ridge	0.00		0.00	0.00	0.00
7011 · Fee Income - Nathans Ridge	0.00	30,000.00	31,545.52	30,000.00	30,000.00
7005 · Fee Income - Nathan Ridge 2	0.00	7,093.00	0.00	7,093.00	7,093.00
7006 · Fee Income - Molly Crossing	0.00	0.00	5,100.00	5,100.00	10,200.00
7007 · Fee Income - Cassie Gardens	0.00	0.00	0.00	2,400.00	2,400.00
7100 · SHIP Administration Fee	0.00		50,000.00	80,000.00	80,000.00
7200 · Mortgage Loan Interest Income	10,270.86	9,750.00	95,243.28	78,000.00	117,000.00
7202 · Down Pay Asst. Reimbursement	0.00		395,000.00		
7203 · Sale of Mtg. HOME SWEET HOME	0.00	3,583.00	50,077.83	28,668.00	43,000.00
7400 · Investment Interest Income	3,294.23	7,916.00	60,291.58	63,336.00	95,000.00
Total Income	13,565.09	61,842.00	690,758.21	315,597.00	412,693.00
Gross Profit	13,565.09	61,842.00	690,758.21	315,597.00	412,693.00
Expense					
8010 · Audit Fee Expense HFA	0.00	0.00	26,500.00	35,000.00	35,000.00
8030 · Financial Advisor Fees	0.00	0.00	0.00	0.00	5,000.00
8050 · HFA Legal Fees and Expenses	9,400.00	9,400.00	75,200.00	75,200.00	112,800.00
8110 · Organizational Dues and Fees	0.00	0.00	2,605.00	4,000.00	4,000.00
8120 · Educational Conference Expense	0.00	0.00	8,632.58	9,000.00	25,000.00
8210 · Secretarial Expense	500.00	500.00	4,000.00	4,000.00	6,000.00
8220 · Office Supplies	39.90	0.00	644.58	650.00	1,000.00
8230 · Advertising Expense	0.00	0.00	167.45	200.00	500.00
8240 · Executive Director Fees	6,067.00	6,067.00	48,532.00	48,532.00	72,800.00
8241 · Exec Dir Exp/Car Allowance	250.00	250.00	2,000.00	2,000.00	3,000.00
8243 · Executive Director - IRA	980.00	490.00	3,920.00	3,920.00	5,880.00
8242 · Executive Director SHIP Progr	4,000.00	4,000.00	32,000.00	32,000.00	48,000.00
8251 · Storage Facility	134.00	134.00	670.00	1,072.00	1,600.00
8260 · Telephone Expense	83.79	125.00	643.61	1,000.00	1,500.00
8261 · Website Expense	42.00	58.34	172.00	466.64	700.00
8290 · Miscellaneous Fees and Expenses	0.00	500.00	578.13	4,000.00	6,000.00
8300 · Special Projects James Boys	0.00		7,817.77	15,000.00	15,000.00
8310 · Special Project-REHAB PROJECTS	0.00	0.00	0.00	20,000.00	20,000.00
8320 · Special Projects Sadowski	0.00		25,000.00	25,000.00	25,000.00
8331 · Special Projects-Mercy Deposits	0.00	0.00	0.00	0.00	20,000.00
Total Expense	21,496.69	21,524.34	239,083.12	281,040.64	408,780.00
Net Ordinary Income	-7,931.60	40,317.66	451,675.09	34,556.36	3,913.00
Net Income	-7,931.60	40,317.66	451,675.09	34,556.36	3,913.00

Housing Finance Authority of Clay County
Year-to-Date Income Statement & Budget Comparison
October 2025 through May 2026

	Oct '25 - May 26	Budget	% of Budget
Ordinary Income/Expense			
Income			
7000 · Authority Fee Income	3,500.00	21,000.00	16.7%
7004 · Fee Income - Nathan Ridge	0.00	0.00	0.0%
7011 · Fee Income - Nathans Ridge	31,545.52	30,000.00	105.2%
7005 · Fee Income - Nathan Ridge 2	0.00	7,093.00	0.0%
7006 · Fee Income - Molly Crossing	5,100.00	5,100.00	100.0%
7007 · Fee Income - Cassie Gardens	0.00	2,400.00	0.0%
7100 · SHIP Administration Fee	50,000.00	80,000.00	62.5%
7200 · Mortgage Loan Interest Income	95,243.28	78,000.00	122.1%
7202 · Down Pay Asst. Reimbursement	395,000.00		
7203 · Sale of Mtg. HOME SWEET HOME	50,077.83	28,668.00	174.7%
7400 · Investment Interest Income	60,291.58	63,336.00	95.2%
Total Income	690,758.21	315,597.00	218.9%
Gross Profit	690,758.21	315,597.00	218.9%
Expense			
8010 · Audit Fee Expense HFA	26,500.00	35,000.00	75.7%
8030 · Financial Advisor Fees	0.00	0.00	0.0%
8050 · HFA Legal Fees and Expenses	75,200.00	75,200.00	100.0%
8110 · Organizational Dues and Fees	2,605.00	4,000.00	65.1%
8120 · Educational Conference Expense	8,632.58	9,000.00	95.9%
8210 · Secretarial Expense	4,000.00	4,000.00	100.0%
8220 · Office Supplies	644.58	650.00	99.2%
8230 · Advertising Expense	167.45	200.00	83.7%
8240 · Executive Director Fees	48,532.00	48,532.00	100.0%
8241 · Exec Dir Exp/Car Allowance	2,000.00	2,000.00	100.0%
8243 · Executive Director - IRA	3,920.00	3,920.00	100.0%
8242 · Executive Director SHIP Progr	32,000.00	32,000.00	100.0%
8251 · Storage Facility	670.00	1,072.00	62.5%
8260 · Telephone Expense	643.61	1,000.00	64.4%
8261 · Website Expense	172.00	466.64	36.9%
8290 · Miscellaneous Fees and Expenses	578.13	4,000.00	14.5%
8300 · Special Projects James Boys	7,817.77	15,000.00	52.1%
8310 · Special Project-REHAB PROJEC...	0.00	20,000.00	0.0%
8320 · Special Projects Sadowski	25,000.00	25,000.00	100.0%
8331 · Special Projects-Mercy Deposits	0.00	0.00	0.0%
Total Expense	239,083.12	281,040.64	85.1%
Net Ordinary Income	451,675.09	34,556.36	1,307.1%
Net Income	451,675.09	34,556.36	1,307.1%