

**FLORIDA GREEN
FINANCE AUTHORITY**

**REGULAR BOARD MEETING
JUNE 4, 2026
2:00 P.M.**

AGENDA
FLORIDA GREEN FINANCE AUTHORITY
Town of Mangonia Park
1755 East Tiffany Drive
Mangonia Park, FL 33407
1-800-743-4099 Access 9363638
REGULAR BOARD MEETING
June 4, 2026
2:00 p.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
 - 1. March 5, 2026 Regular Board Meeting.....Page 5
- G. Status/Program Update – Information Report.....Page 8
 - 1. Residential
 - 2. Federal PACE Regulations
- H. Old Business
 - 1. Update Regarding Ongoing PACE Litigation in Florida
- I. New Business
 - 1. Discussion Regarding Commercial PACE Program Examples and Corresponding Fees.....Page 17
 - 2. Consider Resolution No. 2026-03 – Establishing Applicable Maximum Rates, Fees and Other Charges Imposed on Property Owners in Connection with the Renewpace Program for Fiscal Year 2026/2027.....Page 24
 - 3. Consider Resolution No. 2026-04 – Adopting a Fiscal Year 2026/2027 Proposed Budget.....Page 27
- J. Administrative Matters
- K. Board Member Comments
- L. Adjourn

AFFIDAVIT OF PUBLICATION

Laura Archer
Florida Green Finance
2501 Burns RD
Suite A

Palm Beach Gardens FL 33410-5207

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Pensacola News Journal, a newspaper published in Escambia County, Florida; with circulation in Escambia and Santa Rosa Counties; that the attached copy of advertisement, being a Legal Ad in the matter of Public Notices, was published on the publicly accessible website of Escambia County, Florida, or in a newspaper by print in the issues of, on:

PNJ Pensacola News_Journal 05/22/2026
PNJ pnj.com 05/22/2026

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 05/22/2026

D. Roberts

Legal Clerk
Nancy Heyrman

Notary, State of WI, County of Brown
5.19.27

My commission expires

Publication Cost: \$275.24
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Please do not use this form for payment remittance.

NANCY HEYRMAN
Notary Public
State of Wisconsin

NOTICE OF REGULAR BOARD MEETING OF FLORIDA GREEN FINANCE AUTHORITY

NOTICE IS HEREBY GIVEN that the Board of Supervisors ("Board") of the Florida Green Finance Authority ("Authority") will hold a Regular Board Meeting on June 4, 2026, at 2:00 P.M. (EST) at the Town of Mangonia Park Municipal Center located at 1755 East Tiffany Drive, Mangonia Park, Florida 33407.

The purpose of this meeting is to conduct any business coming before the Board. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Agenda for this meeting may be obtained from the Authority's website or by contacting the Authority Manager at 561-630-4922 and/or toll free at 1-877-737-4922 prior to the meeting.

Such meeting will involve the use of Communications Media Technology. Members of the public may attend and participate in the meeting from the Actual Meeting Location, as well as Remote Meeting Locations. Said locations where members of the public may attend and participate are as follows:

Palm Beach County, FL: Town of Mangonia Park Municipal Center
(Actual Meeting Location)
1755 East Tiffany Drive
Mangonia Park, FL 33407

Sarasota County, FL: City of North Port (Remote Meeting Location)
1100 North Chamberlain Boulevard
North Port, FL 34286

Escambia County, FL: Whibbs Conference Room
(Remote Meeting Location)
City of Pensacola
City Hall, 1st Floor
222 West Main Street
Pensacola, FL 32502
(2:00 P.M. Eastern/1:00 P.M. Central)

Indian River County, FL City of Fellsmere (Remote Meeting Location)
22 S. Orange Street
Fellsmere, FL 32948

If any person decides to appeal any decision made with respect to any matter considered at this meeting, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based. In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at this meeting should contact the Authority Manager at 561-630-4922 and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of the meeting.

Meetings may be cancelled from time to time without advertised notice.

FLORIDA GREEN FINANCE AUTHORITY

www.flgfa.org

5/22/26 #12340208

Publication Date
2026-05-22

Subcategory
Miscellaneous Notices

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FLORIDA GREEN FINANCE AUTHORITY

www.flgfa.org

PUBLISH: INDIAN RIVER PRESS JOURNAL (INDIAN RIVER COUNTY) 05/22/26

TCN12340231

Publication Date
2026-05-22

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5/22/26 #12339887

Publication Date
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PUBLISH: SARASOTA HERALD-TRIBUNE (SARASOTA) 05/22/26

#12340332

**FLORIDA GREEN FINANCE AUTHORITY
REGULAR BOARD MEETING
MARCH 5, 2026**

A. CALL TO ORDER

The March 5, 2026, Regular Board Meeting of the Florida Green Finance Authority was called to order at 2:03 p.m. in the Town of Lantana located at 500 Greynolds Circle, Lantana, Florida 33462.

B. PROOF OF PUBLICATION

Proof of publication was presented showing that notice of the Regular Board Meeting had been published in the *Palm Beach Post*, the *Sarasota Herald-Tribune*, and the *Pensacola News Journal* on February 23, 2026, as legally required.

C. ESTABLISH QUORUM

A quorum was established with the following Supervisors present:

Supervisor	Jurisdiction	
Chair Nicole Dritz	Town of Lantana	Present
Darrion Scott	Town of Mangonia Park	Present
Jennifer McMahon	City of Cooper City	Present
Dave Robau		Absent
Tricia Wisner	City of North Port	Present via phone

Others present at the meeting included:

Staff Member	Company/Agency
James Candela	Special District Services, Inc.
Mitty Barnard	Davis & Associates, P.A.

Others present included:

Staff Member	Company/Agency
Erin Deady	Erin L. Deady, P.A.
Bill Capko (by phone)	Lewis, Longman & Walker
Matthew Choy (by phone)	Renew Financial
Laura Bravo (by phone)	Renew Financial

D. ADDITIONS OR DELETIONS TO AGENDA

There were no additions or deletions to the agenda.

E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

There were no comments from the public.

F. APPROVAL OF MINUTES

1. January 29, 2026, Regular Board Meeting

A **motion** was made by Supervisor Scott, seconded by Supervisor McMahon and passed unanimously approving the minutes of the January 29, 2026, Regular Board Meeting, as presented.

G. STATUS/PROGRAM UPDATE – INFORMATION REPORT

a. Residential (Turn it over to Renew Financial: Jennifer Rojo Suarez / Matthew Choy)

Matthew Choy provided a program update by reviewing the materials in the agenda package.

b. Federal PACE Regulations (Erin Deady)

Laura Bravo provided an update on new Federal PACE regulations and how Renew Financial had successfully launched a new program in compliance with the new ruling.

H. OLD BUSINESS

1. Update Regarding Ongoing PACE Litigation in Florida

Ms. Deady provided an update on the ongoing PACE litigation in Florida.

I. NEW BUSINESS

1. Discussion Regarding Fees and Budgetary Impact of Commercial Provider Termination

Renew Financial confirmed they were comfortable paying for the entire budget now that they are the only third party administrator.

The Board requested that District staff research C-PACE fee structures from other programs in Florida and nationally. This will be an agenda item at the next Board meeting.

2. Consider Resolution No. 2026-02 – Reaffirming and Again Adopting the Cost Sharing Report for Additional Commercial Pace Providers

Resolution No. 2026-02 was presented, entitled:

RESOLUTION NO. 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FLORIDA GREEN FINANCE AUTHORITY, REAFFIRMING AND AGAIN ADOPTING THE COST SHARING REPORT FOR ADDITIONAL COMMERCIAL PACE PROVIDERS; PROVIDING AN EFFECTIVE DATE AND FOR OTHER PURPOSES.

A **motion** was made by Supervisor McMahon, seconded by Supervisor Scott and passed unanimously adopting Resolution No. 2026-02, as presented.

J. ADMINISTRATIVE MATTERS

There were no Administrative Matters to come before the Board.

K. BOARD MEMBER COMMENTS

Chairperson Dritz inquired about audits and potential findings. Staff advised that there had been no findings. The final report from the auditor would be circulated to the Board via email once it has been received.

L. ADJOURNMENT

A **motion** was made by Supervisor McMahon, seconded by Supervisor Scott and passed unanimously adjourning the Regular Board Meeting at 2:48 p.m.

Chairman/Vice Chair

Secretary/Asst. Secretary



INFORMATION REPORT

DATE: JUNE 4, 2026

FGFA PROGRAM: RENEWPACE – PROPERTY ASSESSED CLEAN ENERGY PROGRAM

PURPOSE:

- I. UPDATE ON RENEWPACE RESIDENTIAL PROGRAM
- II. UPDATE ON MARKETING EFFORTS
- III. UPDATE ON STATE AND FEDERAL LEGISLATION
- IV. UPDATE ON RPACE ENROLLED JURISDICTIONS
- V. UPDATE ON TAX COLLECTOR AGREEMENTS

BOARD MEMBERS:

CHAIR NICOLE DRITZ, TOWN OF LANTANA
VICE CHAIR DARRION SCOTT, TOWN OF MANGONIA PARK
DAVE ROBAU, CITY OF PENSACOLA
TRICIA WISNER, CITY OF NORTH PORT
JENNIFER MCMAHON, CITY OF COOPER CITY
ROBERT LORING, CITY OF FELLSMERE

Background:

RenewPACE is a Program of the Florida Green Finance Authority (the “Authority”) designed to offer communities, property owners and capital providers a multitude of options for investing in community improvements that save both energy and money. The Authority Board of Supervisors (“Board”) is being asked to hear or consider several items for the RenewPACE residential program, as well as administrative items related to the management of the Authority:

Discussion:

- I. UPDATE ON RENEWPACE RESIDENTIAL PROGRAM

Program Application Statistics (as of 5/15/2026)

The program is contributing to the local goals of creating jobs and saving energy.

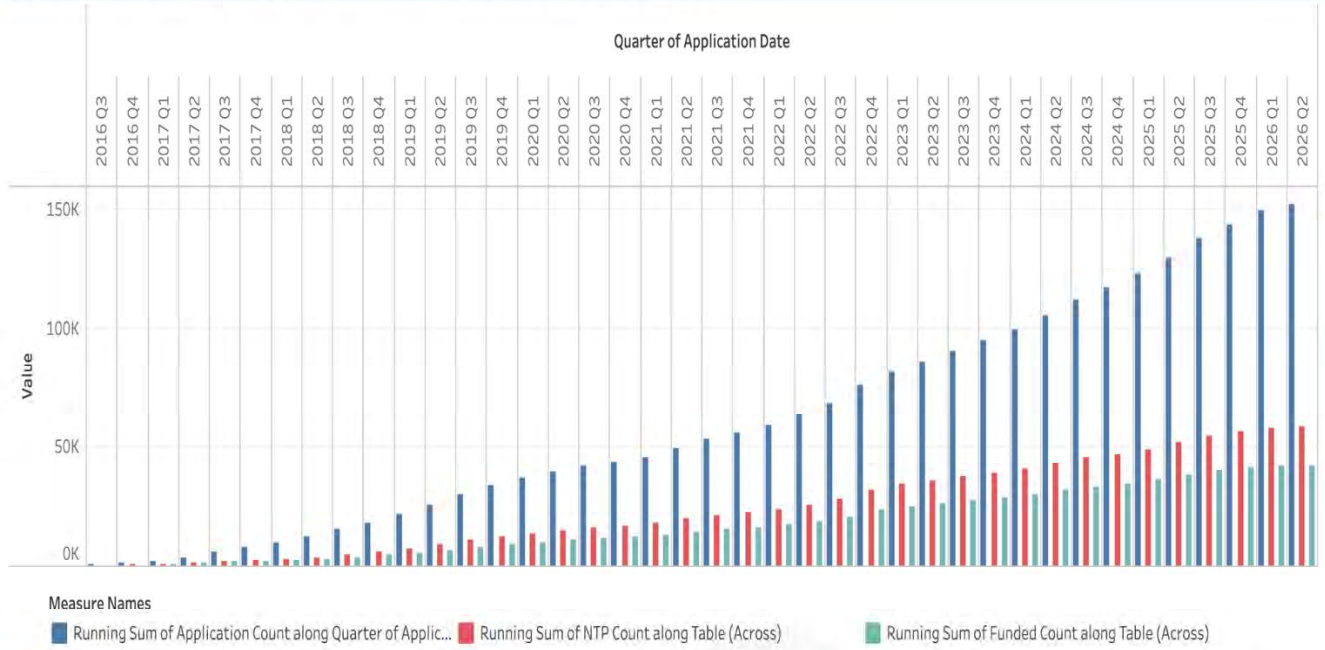
- Jobs created: 19,490
- Utility bill savings electricity (lifetime): \$ 310,852,135
- Utility bill savings natural gas (lifetime): \$54,627,075
- Lifetime energy generation & savings:
 - Renewable energy generated (kWh): 960,372,093
 - Energy saved (kWh): 587,298,794
 - Therms saved: 42,801,113
 - Green House Gas Reductions: 666,943 metric tons

Below is a summary of program application statistics.

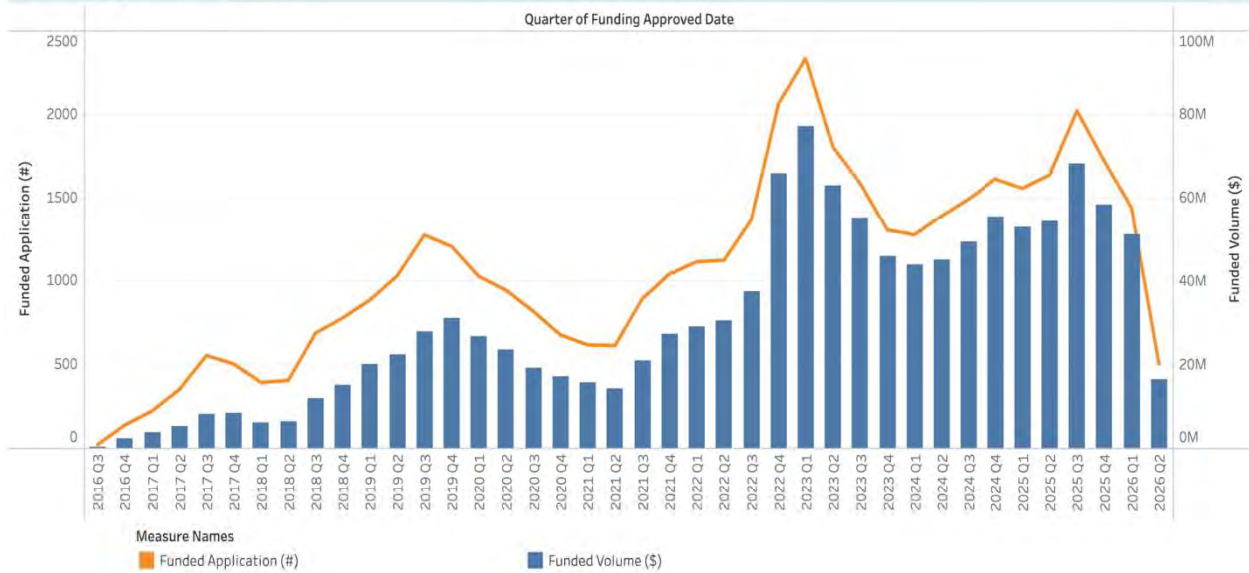
As of 5/15/2026	8/21/2024	11/19/2024	3/4/2025	6/5/2025	9/3/2025	11/17/2025	2/20/2026	5/15/2026
# Applications	109,230	115,201	120,881	127,533	135,171	140,919	146,970	151,946
Total App Value	\$3,140,514,156	\$3,346,745,619	\$3,545,750,301	\$3,761,125,412	\$4,011,015,516	\$4,202,785,017	\$4,400,686,371	\$4,577,029,015
Average Assessment Value	\$27,405	\$27,661	\$28,028	\$28,329	\$28,548	\$28,743	\$29,018	\$29,147
Notice to Proceed (#/\$)*	44,562 / \$1,278,446,082	46,557 / \$1,346,320,609	48,477 / \$1,412,412,298	50,956 / \$1,495,670,091	53,439 / \$1,575,824,630	55,274 / \$1,637,593,912	57,115 / \$1,700,974,708	58,609 / \$1,750,822,342
Funded (#/\$)	30,990 / \$849,284,841	32,493 / \$898,772,858	34,339 / \$962,442,405	36,188 / \$1,025,182,746	38,038 / \$1,085,903,205	39,581 / \$1,137,687,812	41,175 / \$1,194,834,600	42,376 / \$1,235,147,139
# Active Contractors	741	754	802	886	892	907	924	919
# Counties Approved (RPACE)	24	24	25	25	25	25	25	25

**Inclusive of funded projects*

Cumulative Counts of Application Received, Approved and Funded



Funded Application Volume



*Q2 2026 up to 5/15/2026

As of 5/15/2026	# of Applications	Total Application Value	NTP # / \$*	Funded (#/\$)
Town of Lantana	296	\$8,683,404	123 / \$3,476,400	83 / \$2,281,592
Town of Mangonia Park	41	\$1,338,279	22 / \$750,414	13 / \$294,693
City of North Port	814	\$18,823,725	363 / \$6,708,390	301 / \$5,350,902
City of Pensacola	105	\$3,247,165	6 / \$154,709	2 / \$49,031
City of Cooper City	511	\$16,784,983	190/ \$6,724,030	151 / \$5,159,464
City of Fellsmere	17	\$528,730	3 / \$84,870	3 / \$84,870

**Inclusive of funded projects*

Applications have been submitted for a range of products including air source heat pumps, insulation, duct replacement, water heaters, windows, wind-resistant shingles, storm windows, storm shutters, doors, central air conditioners, solar, and roofs.

Renewable Energy Project %	Energy Efficiency Project %	Safety & Resilience Project %
14%	22%	64%

Program Policy Updates

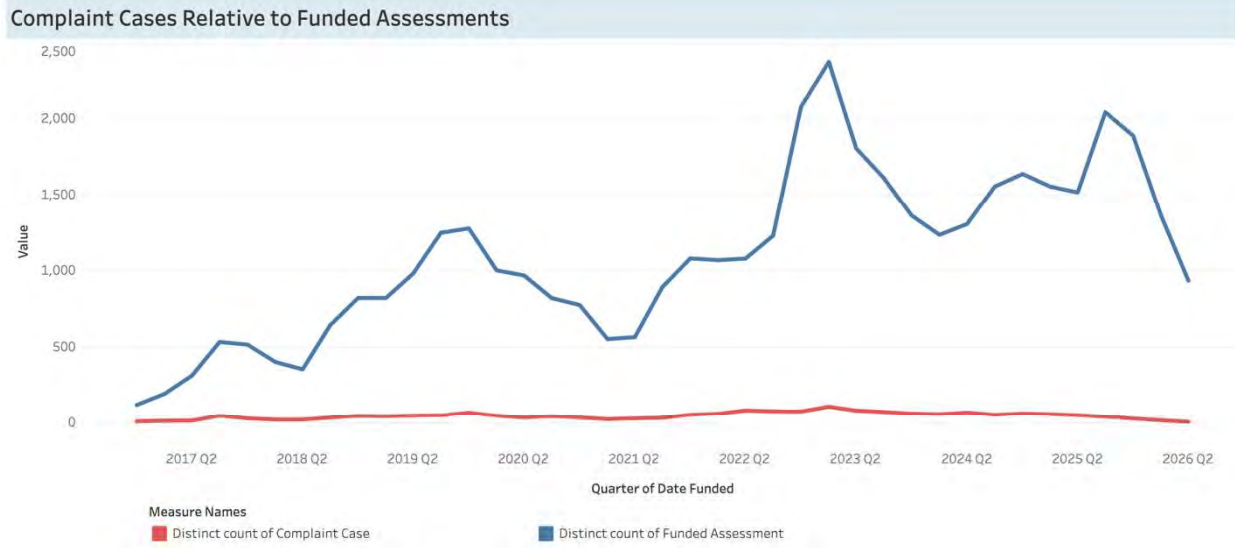
Per Resolution 2016-03 (Section 9), the Board authorized the Program Administrator to amend the Residential Handbook from time to time. Per Exhibit A of the Third-Party Administration Services Agreement Section I.3.a.iv, Renew Financial is responsible for maintaining “Program Application & Funding Request Forms”. The following is a brief summary of the updates. Renew Financial has provided an opportunity for review of the policy details to the standard working group that includes Special District Services, legal counsels, and key partners prior to implementing any new policy.

Consumer Complaints

Renew Financial tracks consumer complaints. There are currently 7 open complaints this quarter. Complaints are addressed through outreach to the property owner(s) and contractor (if applicable). Complaints were resolved in an average of 13 calendar days. Renew Financial makes every effort to address and resolve issues quickly. Delays in resolution may occur depending on availability of the parties and degree of the complaint. Resolution resulted in a variety of actions including, but not limited to, additional training of contractor, confirmation of key terms with property owner, withdraw of application at request of property owner, and refund of a portion of the cost to the property owner by the contractor.

Below is a brief summary of complaints (as of 5/15/2026):

- Number of complaints received since program launch in 2016: 1,752
- Number of complaints resolved and closed since program launch in 2016: 1,681
- Complaint Rate: 4.1%
- Contractor related complaints: 1,539
- Most common categories of complaints: Workmanship; Delayed/Incomplete Projects



II. UPDATE ON MARKETING EFFORTS

Any updates will be provided at the Authority Board meeting.

III. UPDATE ON STATE AND FEDERAL LEGISLATION

Any updates will be provided at the Authority Board meeting.

IV. UPDATE ON ENROLLED JURISDICTIONS (see list on the following pages)

BREVARD

- Cape Canaveral
- Indian Harbour Beach
- Satellite Beach

BROWARD

- Coconut Creek*
- Cooper City*
- Coral Springs*
- Dania Beach*
- Davie*
- Deerfield Beach*
- Fort Lauderdale
- Hallandale Beach*
- Hillsboro Beach*
- Hollywood*
- Lauderdale-by-the-Sea*
- Lauderdale Lakes*
- Lauderdale*
- Lazy Lake*
- Lighthouse Point*
- Margate
- Miramar
- North Lauderdale*
- Oakland Park*
- Parkland*
- Pembroke Park*
- Pembroke Pines
- Plantation*
- Pompano Beach
- Sea Ranch Lakes*
- Southwest Ranches*
- Sunrise*
- Tamarac*
- Weston*
- West Park*
- Wilton Manors*
- Unincorporated County*

CHARLOTTE (CPACE)

- Punta Gorda
- Unincorporated County

CITRUS

- Inverness*
- Crystal River*
- Unincorporated County

COLLIER

- Naples
- Unincorporated County (CPACE)

COLUMBIA

- Unincorporated County (CPACE)

ESCAMBLA

- Century (CPACE)
- Pensacola
- Unincorporated County (CPACE)

HILLSBOROUGH

- Unincorporated County

HIGHLANDS

- Sebring (CPACE)
- Lake Placid (CPACE)
- Avon Park (CPACE)
- Unincorporated County (CPACE)

INDIAN RIVER

- Fellsmere
- *Sebastian*
- Unincorporated County (CPACE)

JEFFERSON

- Monticello*
- Unincorporated County

LAKE

- Eustis (CPACE)
- Leesburg
- Mount Dora

LEE

- Bonita Springs
- Cape Coral
- Estero
- Fort Myers

LEVY

- Williston
- Unincorporated County

MANATEE

- Bradenton*
- Bradenton Beach*
- Palmetto*
- Unincorporated County

MARION

- Unincorporated County

MARTIN

- Sewall's Point
- Stuart
- Unincorporated County

MIAMI-DADE

- Aventura
- Biscayne Park
- Coral Gables

OSCEOLA

- Kissimmee*
- St. Cloud*
- Unincorporated County

PALM BEACH

- Atlantis*
- Belle Glade*
- Boca Raton*
- Boynton Beach
- Briny Breezes*
- Cloud Lake*
- Delray Beach
- Glen Ridge*
- Golf
- Greenacres*
- Gulfstream*
- Haverhill*
- Highland Beach*
- Hypoluxo*
- Juno Beach*
- Jupiter*
- Jupiter Inlet Colony*
- Lake Clarke Shores*
- Lake Park*
- Lake Worth
- Lantana*
- Loxahatchee Groves*
- Manalapan*
- Mangonia Park
- North Palm Beach*
- Ocean Ridge*
- Pahokee*
- Palm Beach*
- Palm Beach Gardens*
- Palm Beach Shores*
- Palm Springs*
- Riviera Beach*
- Royal Palm Beach*
- South Bay*
- South Palm Beach*
- Tequesta*
- Wellington*
- West Lake*
- West Palm Beach
- Unincorporated County

PASCO

- Port Richey
- Zephyrhills
- Unincorporated County

PINELLAS

- Gulfport (CPACE)

SARASOTA

- North Port*

DUVAL

- Jacksonville (CPACE)

- Cutler Bay
- Doral
- El Poral
- Hialeah
- Hialeah Gardens
- Homestead
- Key Biscayne
- Medley
- Miami
- Miami Beach
- Miami Gardens
- Miami Lakes
- Miami Shores Village
- Miami Springs
- North Bay Village
- North Miami
- North Miami Beach
- Opa-Locka
- Palmetto Bay
- Pinecrest
- South Miami
- Surfside
- Sweetwater
- Virginia Gardens
- West Miami
- Unincorporated County

- Sarasota*
- Venice*
- Unincorporated County

SEMINOLE

- Oviedo
- Sanford

ST. JOHNS

- Unincorporated County (CPACE)

SUWANNEE

- Branford
- Live Oak
- Unincorporated County

VOLUSIA

- Edgewater
- Orange City
- Port Orange
- Unincorporated County (CPACE)

MONROE

- Islamorada*
- Key Colony Beach*
- Key West*
- Layton*
- Marathon*
- Unincorporated County

NASSAU

- Fernandina Beach

ORANGE

- Apopka
- Ocoee (CPACE)
- Orlando
- Winter Garden (CPACE)
- Winter Haven (CPACE)
- Winter Park
- Unincorporated County (CPACE)

Those jurisdictions denoted with an asterisk became Parties to the Authority through the County’s Interlocal Agreement.

² Please note that with regard to Sebastian that while it had signed onto the Original ILA, we are currently in extended discussions with this jurisdiction about signing onto to the updated Second Amended and Restated ILA. Until we finalize these discussions we have verbally agreed not to activate residential PACE in the jurisdiction until those discussions have concluded.

V. UPDATE ON TAX COLLECTOR AGREEMENTS

Uniform Collection Agreements are currently in place with the following county Tax Collector's offices: Alachua, Brevard, Broward, Charlotte, Citrus, Collier, Duval, Escambia, Hernando, Highlands, Hillsborough, Indian River, Lake, Lee, Levy, Manatee, Marion (re-executed), Martin, Miami-Dade, Monroe, Nassau, Okeechobee, Orange, Osceola, Palm Beach, Pasco, Pinellas, Polk, Sarasota, Seminole, St. Johns, Suwannee, and Volusia.



AMITY R. BARNARD, ESQ.

Florida Bar Board Certified Attorney in
City, County and Local Government Law
E-mail: mitt@DavisLawTeam.com

June 4, 2026

AGENDA ITEM SUMMARY

To: Chair Dritz, Vice Chair Scott and Supervisors Robau, Wisner and McMahon
Cc: Todd Wodraska, Secretary
From: Amity Barnard, General Counsel
Re: C-PACE Fee Discussion

At the March 5, 2026 Board meeting, the Board had a discussion regarding fees and the budgetary impacts of Petros' commercial provider termination. The Board directed staff to review other commercial ("C-PACE") programs within Florida and nationally and report those findings at the June Board meeting.

The attached chart provides the fees imposed by other C-PACE programs both in Florida and in other states including:

- Florida Development Finance Corporation (FDFC)
- National:
 - Atlanta CPACE
 - North Carolina
 - New Jersey
 - New Hampshire
 - Virginia
 - Oklahoma C-PACE
 - Chattanooga CPACER
 - Missouri Show Me PACE
 - Colorado
 - Texas PACE Authority

The C-PACE programs reviewed were exclusively C-PACE, only offering a commercial program (not a commercial program with residential like the current FGFA structure). Review of the above illustrates percentage-based fees typically tied to the project amount, with some programs setting maximum fee amounts regardless of the total project amount. Note that staff was unable to locate any instances of a "Buy In Fee" in any other C-PACE programs reviewed. Note also that the publicly available information pertains almost exclusively to project/transaction fees. Staff was unable locate specific budget information for these programs.

As the Board is aware, the transaction fees charged under the Authority's program (both commercial and residential) are set by the third-party administrators and typically set forth in their respective program handbooks. In earlier days of the Authority's program, the Board approved each iteration of the administrators' handbooks. However, that was changed several years ago, with the administrators updating their handbooks as necessary to reflect current fees and eligible qualifying improvements. Currently, the Board does however approve the maximum fees to be set by each provider on an annual basis (at the June meeting). In addition to the transactional fees set by the third-party administrators, there are also additional costs incurred by the administrators.

The Cost Sharing Report for Additional Commercial PACE Providers first adopted by the Board in 2021 requires any new commercial providers to pay a one-time Buy-In Fee of \$75,000 and be responsible for their share of the Authority's Final Commercial Budget Total Fixed Expenditures for each fiscal year (split equally between all commercial PACE providers in the Authority's program). For the current fiscal year, the Final Commercial Budget Total Fixed Expenditures are \$107,600. The Report also provides that revenue generated through commercial deals will be tracked and may be applied to the following year's Commercial Budget in the form of a carryover credit. This mechanism will allow the commercial providers to reduce their share of the Commercial Budget through prior year's deal generated revenues. Note that this budgetary requirement is a requirement of the commercial providers regardless of transaction closings, meaning under the current structure, commercial providers in the Authority's program would be responsible for their share of the commercial budget regardless of whether they closed any deals in a given year.

Staff reported to the Board in May 2025 that an additional C-PACE provider showed interest in the program. A second letter of interest was received by staff on April 24, 2026 from another C-PACE provider showing interest in the program.

With this information, staff has identified the following options available to the Board:

- Continue forward with the current Cost Sharing Report, leaving the Buy-In Fee and Budget allocation as approved.
- Direct staff to revise the Cost Sharing Report to change the current fees/budget responsibilities provided within. Approval of the revised report would require Board action at a future Board meeting.
- If there is desire to actively solicit additional commercial PACE providers, the Board could direct staff to prepare a procurement document for future posting.

C-PACE Examples

State	Year C-PACE Program Started	Capital Providers	Fees
Former CPACE Provider			<ul style="list-style-type: none"> • Program Administration <ul style="list-style-type: none"> ○ Base program fee: 1.30-1.00% depending on project amount ○ Asset servicing fee: 0.3-1.0% depending on maturity length ○ Recordation fee: \$120-150 per parcel ○ Standard Project Fees – Bond Counsel <ul style="list-style-type: none"> ○ 3.5-0.20% of project amount depending on project size ○ Standard Project Fees – General Counsel Opinion <ul style="list-style-type: none"> ○ \$7,500 per opinion ○ Authority Administration – 0.375-0.19% depending on project amount ○ Trustee Fees \$7,500 and a \$2,000 annual fee ○ Tax Roll Administration: \$15 per parcel ○ County Collection Fees: vary by county, expected at 1-4%
Percentage Based Fees			
Florida Development Finance Corporation (FDFC/FRED) ¹	2017	20 active providers, 6 other providers approved but not yet active ²	<ul style="list-style-type: none"> • Utilizes a consolidated Cost of Issuance (“COI”) framework which includes the key parties to a C-PACE transaction—namely the Program Administrator (FDFC), Program Counsel, and financing/advisory consultants • COI is structured on a tiered basis, with smaller transactions subject to fixed fees (generally in the mid–\$30,000s to low–\$60,000s) and larger transactions transitioning to a declining basis point structure, typically starting around 1.00% and decreasing to approximately 0.20% or lower as project size increases • In addition to the COI, the program includes standard closing and administrative costs, including an upfront administration/setup fee (approximately \$500), along with transaction-specific third-party expenses such as legal, advisory, recording, and depository services • On an ongoing basis, the program includes annual administration fees (generally around \$500), as well as customary county-level servicing costs related to tax collection and property appraiser functions. • FDFC does not charge any buy-in or access fees to capital providers
Atlanta CPACE	2025	Unknown	<p>The following fees are associated with an Atlanta C-PACE project:</p> <ul style="list-style-type: none"> • Application Fee - \$500 (non-refundable) • Administration Fee – 1% of total financing costs at closing (maximum \$100,000) • Legal Fee – 50 basis points (bps) of total financing costs (minimum \$7,500; maximum \$22,500)

¹ Staff made a public records request to FDFC to obtain their current fees. The bullets provided are the summary response received from FDFC relative to their fees.

² <https://www.fdfcbonds.com/capital>

C-PACE Examples

			<ul style="list-style-type: none"> • Servicing Fee - 30 bps of annual payment, to be added to the annual tax bill (\$400 minimum). If the annual servicing fee exceeds \$1,500, then Invest Atlanta may provide flexibility on a project-by-project basis and at its own discretion. • County Tax Collector Fee – 1% of annual payment, to be added on the annual tax bill
North Carolina	2025	Unknown	<p>To offset the actual and reasonable costs of administering the C-PACE Program, as required by the C-PACE Act, EDPNC will collect a \$750 application fee with each Project Application. For each approved Project Application, EDPNC will collect at closing of the C-PACE financing:</p> <ol style="list-style-type: none"> 1. A processing fee equal to 1% of the total amount financed, not to exceed \$25,000 (N.C.G.S. §160A-239.14(2b)). 2. A \$500 administration fee to reimburse local governments for costs associated with their duties under the C-PACE Act (N.C.G.S. §160A-239.15a(5)). <p>These fees will be included in the C-PACE assessment and financing, to be paid by the property owner.³</p>
New Jersey	2025	6 providers ⁴	<ul style="list-style-type: none"> • Initial Application Fee - The portion of the Application Fee due with a completed Garden State C-PACE application. - \$1,000 • Closing Fee - The portion of the Application Fee collected by the Qualified Capital Provider at the time of closing of the Direct Financing and remitted to the Authority within ten (10) calendar days. - 1 percent (%) of Direct Financing principal amount, not to exceed \$75,000 • Technical Reviewer Fee - If the Eligible Owner elects to use a Technical Reviewer retained by the Authority for a Technical Review and the Authority agrees, the Eligible Owner shall pay the full amount of direct costs of the Technical Reviewer. - Direct costs of the Technical Reviewer • Municipal Annual Fee - An annual municipal fee shall be paid by the Eligible Owner to the Participating Municipality once per year for the Participating Municipality’s administrative expenses regarding the ongoing billing, collecting, and remitting of the C-PACE Assessment. <ul style="list-style-type: none"> - Not to exceed \$5,000 – For C-PACE Projects in which the Direct Financing is less than or equal to \$15M; and - Not to exceed \$10,000 – For C-PACE Projects in which the Direct Financing is greater than \$15M <p>The Municipal Annual Fee shall reflect the Participating Municipality’s actual administrative expenses regarding the ongoing billing, collecting, and remitting of the C-PACE Assessment.</p>
New Hampshire	2025	4 providers ⁵	<ul style="list-style-type: none"> • The NH BFA , as compensation for time and costs incurred in the establishment of the C-PACER Program, including the C-PACER model ordinance/resolution, this Program guidebook, the draft documents, as well as for reviewing a Project application for completeness and executing

³ <https://edpnc.com/nc-cpace/>

⁴ <https://www.njeda.gov/c-pace/>

⁵ <https://nhbfa.com/loans/c-pacer/c-pacer-capital-providers/>

C-PACE Examples

			<p>the assessment agreement, C-PACER lien, and assignment, is entitled to a fee equal to 1% of the amount financed by the property owner. This payment is a condition precedent to executing the assessment, assignment, closing, and recording.</p> <ul style="list-style-type: none"> In addition, the Authority will charge an annual fee the equivalent of 0.1% (one tenth of one percent) of the remaining unpaid principal loan balance.
Virginia	2022	“Open market” that encourages the participation of a wide variety of capital providers that meet minimum program requirements ⁶	<p>Closing Fee</p> <ul style="list-style-type: none"> 1.05% of Lien Amount Minimum Fee: \$3,300 <p>Servicing Fee (if provided by Program Administrator)</p> <ul style="list-style-type: none"> 1.5% of Annual Loan Amount Minimum Fee: \$300 Maximum Fee: \$2,000 <p>Closing and Servicing Fees cover the regular costs of the administration of the Program. These costs and expenses do not include any specialized optional professional services that may be necessary for a particular Project either prior or post-closing. Examples include but are not limited to:</p> <ul style="list-style-type: none"> Requesting substantial assistance in developing the Project scope Obtaining Lender Consent on behalf of the Property Owner or Capital Provider Time-intensive negotiation of any Program documents Extensive review of a Project beyond the Program Administrator’s standard scope of work Review of non-standardized Program documents Obtaining a legal opinion for the Capital Provider Assistance in amending a C-PACE Payment on behalf of a Capital Provider Assistance related to curing a delinquency on behalf of the Capital Provider
Oklahoma C-PACE	2021	20 providers ⁷	<ul style="list-style-type: none"> Capital Provider Fees Legal Fees Program Administration Fee - 1.25% of the sum of eligible costs financed. Capped at \$50,000.
Chattanooga CPACER	2021	Unknown	<p>To make the costs of administering the C-PACER Program cost-neutral, the City will collect a Program Fee equal to 1% of the amount financed by the Property Owner, not to exceed \$50,000. An application fee of \$300 will be paid with submission of the Program Application, and the remaining \$49,700 fee will be paid by the applicant at closing for an approved Project Application.⁸</p>

⁶ <https://virginiapace.com/capital-providers-benefits/>

⁷ <https://oklahomacpace.org/participating-capital-providers/>

⁸ <https://chcrpa.org/sustainability/our-work/>

C-PACE Examples

Missouri Show Me PACE	2015	15 providers ⁹	<ul style="list-style-type: none"> • One-time application fee of 1% of the project cost with a cap of \$80,000. This fee will be collected as part of closing. • Annual administrative servicing fees is 1% of the annual collected amount not to exceed \$1,000. • Projects closed after 2022 will be collected by the administrators' third-party servicer, the fee for this service is a flat \$400. • If the assessment is collected by the Jackson County Collector, each annual assessment payment provided to the Assessor of Jackson County it will assess a 1.6% fee. These fees are subject to adjustment by changes in state statute. AmeriNat provides servicing for the assessment at \$400 per assessment per year, whether collected directly by AmeriNat or by the municipality.¹⁰
Colorado	2013	30 providers ¹¹	<p>Colorado C-PACE is designed to be self-sustaining. To ensure that the program fees charged to program participants are sufficient to cover the operating costs associated with administering the program, a one-time fee equal to 2.5% of the project finance amount (not to exceed \$75,000 per project, with a minimum fee of \$5,000 per project) will be assigned to each C-PACE project. The program administration fee is typically included in the total financed amount.</p>
Texas PACE Authority			<p>TPA Fee Structure¹² - TPA is committed to maintaining a lean, efficient, and financially stable program administrator. To support high-quality project administration while minimizing costs to stakeholders, TPA charges two fees: an Application Fee and an Ongoing Residual (Administrative) Fee.</p> <p>Application Fee - covers project intake, eligibility screening, document coordination, and preparation for funding and closing. This fee is based on the Total Financed Amount, defined as the sum of all eligible hard and soft costs associated with the project, excluding the TPA Application Fee itself. This includes, but is not limited to:</p> <ul style="list-style-type: none"> • Construction and equipment costs • Engineering, architectural, legal, and permitting fees • Lender origination fees • Capitalized interest • Title, recording, escrow, and other financing-related costs <p>Effective April 1, 2025, the Application Fee is the greater of:</p> <ul style="list-style-type: none"> • \$2,000; or • 1.00% of the first \$5 million of the Total Financed Amount,

⁹ <https://www.showmepace.com/lenders>

¹⁰ <https://www.showmepace.com/faq>

¹¹ <https://coloradocpace.com/faq/>

¹² https://www.texaspaceauthority.org/home/resources/documents/#tpas_fee_structure

C-PACE Examples

			<ul style="list-style-type: none"> • 0.50% of the portion exceeding \$5 million. • An initial \$500 deposit is due with the application; the balance is due at closing. <p>Exception: Legacy 3-Tier Fee Structure - A limited number of TPA-administered programs still use the previous three-tier Application Fee, calculated as the greater of:</p> <ul style="list-style-type: none"> • \$2,000; or • 1.00% of the first \$5 million of the Total Financed Amount, • 0.50% of the portion exceeding \$5 million, and • 0.25% of the portion exceeding \$20 million <p>• An initial \$500 deposit is due with the application; the balance is due at closing.</p> <p>If you are unsure whether your project falls under the updated or legacy fee structure, please contact our Transaction Team for confirmation.</p> <p>Amendments - For amendments to an existing PACE assessment, the Application Fee will apply to the increased Total Financed Amount (i.e., the difference between the original and revised amounts), or \$2,000—whichever is greater. A \$500 deposit is due with the amendment application. Partial Releases and Early Payoffs are considered amendments and require the \$2,000 fee to be paid with the amendment request.</p> <p>Ongoing Residual (Administrative) Fee - This fee supports long-term program administration, compliance monitoring, and reporting to local governments.</p> <ul style="list-style-type: none"> • Charged at 8 basis points (0.08%) annually on the outstanding loan principal • Paid as part of the annual PACE assessment • The Ongoing Residual (Administrative) Fee remains due and payable to TPA regardless of any interest-only or capitalized payment periods • May be capitalized and prepaid at closing <p>If the PACE assessment is amended and the financed amount increases, the ongoing administrative fee may be recalculated accordingly.</p>
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City, County and Local Government Law
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June 4, 2026

AGENDA ITEM SUMMARY

To: Chair Dritz, Vice Chair Scott and Supervisors Robau, Wisner, McMahon and Loring
Cc: Todd Wodraska, Secretary
From: Amity Barnard, General Counsel
Re: RESOLUTION NO. 2026-03, A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FLORIDA GREEN FINANCE AUTHORITY, APPROVING AND ESTABLISHING THE APPLICABLE MAXIMUM RATES, FEES AND OTHER CHARGES IMPOSED ON PROPERTY OWNERS IN CONNECTION WITH THE RENEWPACE PROGRAM FOR FY 2026-27; PROVIDING AN EFFECTIVE DATE AND FOR OTHER PURPOSES.

The following describes the above-referenced agenda item:

Section 2.3 of the Broward County PACE Amended and Restated Interlocal Agreement with the Florida Green Finance Authority Relating to the Funding and Financing of Qualifying Improvements (“Broward ILA”) requires the Authority to annually establish the applicable maximum rates, fees, and other charges imposed on Property Owners in connection with utilization of the Authority’s PACE Program, including the rates paid by the Property Owner through the Financing Agreement (collectively, “Rates”). Such Rates must be just and equitable at the time of imposition for all Property Owners within Broward County. This section also requires the Authority to provide at least thirty (30) days’ prior written notice to the County of any meeting of its governing body at which will be considered any proposed increase(s) in Rates or any material change to the documentation required to be submitted to County under Section 20-176.133(d) of the Broward PACE Act.

The Board is asked to consider Resolution No. 2026-03 approving the maximum RenewPACE residential rates, fees and other charges for FY 2026-27 as required by the Broward ILA. This will be an annual item for the Board’s consideration. The required notice to Broward County was sent via regular U.S. Mail and e-mail on April 27, 2026.

This is not a budgetary item and there is no fiscal impact for authorizing this resolution. General Counsel recommends that the Board pass the above-referenced resolution.

RESOLUTION NO. 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FLORIDA GREEN FINANCE AUTHORITY, APPROVING AND ESTABLISHING THE APPLICABLE MAXIMUM RATES, FEES AND OTHER CHARGES IMPOSED ON PROPERTY OWNERS IN CONNECTION WITH THE RENEWPACE PROGRAM FOR FY 2026-27; PROVIDING AN EFFECTIVE DATE AND FOR OTHER PURPOSES.

WHEREAS, Renew Financial is the third-party administrator of the Florida Green Finance Authority’s (“Authority’s”) residential RenewPACE program; and

WHEREAS, Section 2.3 of the Broward County PACE Amended and Restated Interlocal Agreement with the Florida Green Finance Authority Relating to the Funding and Financing of Qualifying Improvements (“Broward ILA”) requires the Authority to annually establish the applicable maximum rates, fees, and other charges imposed on Property Owners in connection with utilization of the Authority’s PACE Program, including the rates paid by the Property Owner through the Financing Agreement (collectively, “Rates”). Such Rates must be just and equitable at the time of imposition for all Property Owners within Broward County; and

WHEREAS, Section 2.3 of the Broward ILA requires the Authority to provide at least thirty (30) days’ prior written notice to the County of any meeting of its governing body at which will be considered any proposed increase(s) in Rates or any material change to the documentation required to be submitted to County under Section 20-176.133(d) of the Broward PACE Act.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE FLORIDA GREEN FINANCE AUTHORITY AS FOLLOWS:

1. The Board of Supervisors of the Florida Green Finance Authority hereby approves and adopts the maximum program fees for the RenewPACE program for FY2026-27, attached hereto as Exhibit “A”.
2. This Resolution shall become effective immediately upon its passage and adoption.

PASSED AND ADOPTED this 4th day of June, 2026.

FLORIDA GREEN FINANCE AUTHORITY

By: _____
Authority Chair

ATTEST:

James Candela, Authority Secretary

Approved as form and legal sufficiency

Amity Barnard, Authority General Counsel

Exhibit “A”
Maximum Program Fees (Residential)

Origination Fees

Program Administrator – the Fee Basis less (i) Sponsor Origination Fee and the foreclosure expense reserve amount, less (ii) the Other Costs set forth in the Final Payment Summary.

Fee Basis: If the Total Financed Amount equals or exceeds the threshold of \$20,000 as adjusted as set forth in 12 C.F.R. § 1026.32(a)(1)(ii), then 5% of the Total Financed Amount. In all other cases, the lesser of (a) 8% of the Total Financed Amount or (b) \$1,000, as adjusted as set forth in 12 C.F.R. § 1026.32(a)(1)(ii). The \$1,000 and \$20,000 figures shall be adjusted by the annual percentage change in the Consumer Price Index as reported in Official Interpretation to 12 C.F.R. § 1026.32.

Total Financed Amount: The sum of (i) the Total Products Cost, (ii) the Total Closing Costs (as defined below), and (iii) the amount charged to the Property Owner for Buyer’s Points (if applicable).

Total Closing Costs: The sum of (i) the Program Administrator Fee, (ii) the Sponsor Origination Fee, (iii) the Other Costs set forth in the Final Payment Summary, and (iv) the capitalized interest paid by the Property Owner as part of the Financing Amount and set forth in the Final Payment Summary (as defined in the Financing Agreement).

Sponsor – not to exceed 1.5% of the project amount

Interest Rate

Not to exceed 15%

Administrative Expenses

Program Administrator – annual, not to exceed \$45 per year per Assessment

RESOLUTION NO. 2026-04

**A RESOLUTION OF THE FLORIDA GREEN FINANCE AUTHORITY,
ADOPTING A PROPOSED BUDGET FOR FISCAL YEAR 2026/2027 AND
PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the Board of Supervisors (“Board”) of the Florida Green Finance Authority is required to approve a Proposed Budget for each fiscal year; and

WHEREAS, the Proposed Budget including the Assessments for Fiscal Year 2026/2027 has been prepared and considered by the Board.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS
OF THE FLORIDA GREEN FINANCE AUTHORITY THAT:**

Section 1. The Proposed Budget including the Assessments for Fiscal Year 2026/2027 attached hereto as Exhibit “A” is approved and adopted.

Section 2. A Public Hearing is hereby scheduled for September 10, 2026 at 2:00 p.m. located at 500 Greynolds Circle, Town of Lantana, Florida 33462, for the purpose of receiving public comments on the Proposed Fiscal Year 2026/2027 Budget.

PASSED AND ADOPTED this 4th day of June, 2026.

ATTEST:

FLORIDA GREEN FINANCE AUTHORITY

Secretary

Chair

**APPROVED FOR FORM AND
LEGAL SUFFICIENCY**

Attorney

Florida Green Finance Authority

**Proposed Budget For
Fiscal Year 2026/2027
October 1, 2026 - September 30, 2027**

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PROPOSED BUDGET
FLORIDA GREEN FINANCE AUTHORITY
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027
(Combined Commercial and Residential)

	FISCAL YEAR 2026/2027 BUDGET
REVENUES	
Projected Carry Forward Surplus	100,000
O & M Funding Contributions	270,000
O & M Assessments (Commercial)	0
Loan Revenues (Residential)	21,035,712
Loan Revenues (Commercial)	0
Other Revenue - Commercial Closing Fees	10,000
Other Revenue - Administrator Cost Sharing	114,373
Interest Income	300
TOTAL REVENUES	\$ 21,530,385
VARIABLE EXPENDITURES	
Assessment Roll	353,639
Miscellaneous	10,000
TOTAL VARIABLE EXPENDITURES	\$ 363,639
FIXED EXPENDITURES	
Management	49,296
Legal	100,000
Audit Fees	18,250
Insurance	15,000
Legal Advertisements	9,000
Travel/Conference	15,000
New County Set-up Fee	1,000
Dues & Subscriptions	1,200
Trustee Fees	4,000
Website Management	2,000
Miscellaneous - postage, office supplies, etc.	2,000
Palm Beach County Pace Project Fees	20,000
Financial Advisory Fees	10,000
TOTAL FIXED EXPENDITURES	\$ 246,746
TOTAL EXPENDITURES	\$ 610,385
REVENUES LESS EXPENDITURES	\$ 20,920,000
Loan Payments (Residential)	(20,500,000)
Loan Payments (Commercial)	0
BALANCE	\$ 420,000
Fees (Residential)	(310,000)
Fees (Commercial)	0
Excess/ (Shortfall)	\$ 110,000
Program Reinvestment (Residential)	(100,000)
Program Reinvestment (Commercial)	(10,000)
Net Excess/ (Shortfall)	\$ -
Projected Fiscal Year-End Fund Balance	100,000

Approx. Participants As Of May 2026: 32,149 (this number will decrease as prepaid & matured loans are removed from the roll).

Approx. Additions For 2026/2027 (before prepayments have been removed): 6,184

DETAILED PROPOSED BUDGET
FLORIDA GREEN FINANCE AUTHORITY
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027
(Combined Commercial and Residential)

	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 BUDGET	COMMENTS
REVENUES				
Projected Carry Forward Surplus	0	100,000	100,000	
O & M Funding Contributions	231,518	270,000	270,000	No Change From 2025/2026 Budget
O & M Assessments (Commercial)	0	0	0	BrandsMart Has Paid Off 2015-1 Bond
Loan Revenues (Residential)	55,486,631	20,121,895	21,035,712	Loan Revenues (Residential)
Loan Revenues (Commercial)	0	0	0	Loan Revenues (Commercial)
Other Revenue - Commercial Closing Fees	2,723	10,000	10,000	
Other Revenue - Administrator Cost Sharing	70,413	167,600	114,373	
Interest Income	27,946	300	300	Interest Estimated At \$25 Per Month
TOTAL REVENUES	\$ 55,819,231	\$ 20,669,795	\$ 21,530,385	
VARIABLE EXPENDITURES				
Assessment Roll	284,111	276,595	353,639	32,149 X \$11 - Based On Approximate Participants
Miscellaneous	0	10,000	10,000	Miscellaneous
TOTAL VARIABLE EXPENDITURES	\$ 284,111	\$ 286,595	\$ 363,639	
FIXED EXPENDITURES				
Management	48,000	48,000	49,296	CPI Increase (2.7%)
Legal	87,596	90,000	100,000	\$10,000 Increase From 2025/2026 Budget
Audit Fees	16,500	16,500	18,250	Per Contract
Insurance	9,852	15,000	15,000	Insurance Estimate
Legal Advertisements	3,648	9,000	9,000	No Change From 2025/2026 Budget
Travel/Conference	0	15,000	15,000	No Change From 2025/2026 Budget
New County Set-up Fee	0	1,000	1,000	Estimated At One New County
Dues & Subscriptions	815	1,200	1,200	No Change From 2025/2026 Budget
Trustee Fees	0	4,000	4,000	No Change From 2025/2026 Budget
Website Management	1,500	2,000	2,000	No Change From 2025/2026 Budget
Miscellaneous - postage, office supplies, etc.	2,955	1,500	2,000	\$500 Increase From 2025/2026 Budget
Commercial Closing Fee	0	60,000	0	Line Item Removed
Palm Beach County Pace Project Fees	0	20,000	20,000	No Change From 2025/2026 Budget
Financial Advisory Fees	0	10,000	10,000	No Change From 2025/2026 Budget
TOTAL FIXED EXPENDITURES	\$ 170,866	\$ 293,200	\$ 246,746	
TOTAL EXPENDITURES	\$ 454,977	\$ 579,795	\$ 610,385	
REVENUES LESS EXPENDITURES	\$ 55,364,254	\$ 20,090,000	\$ 20,920,000	
Loan Payments (Residential)	(55,813,605)	(19,700,000)	(20,500,000)	Loan Payments (Residential)
Loan Payments (Commercial)	0	0	0	Loan Payments (Commercial)
BALANCE	\$ (449,351)	\$ 390,000	\$ 420,000	
Fees (Residential)	(450,381)	(280,000)	(310,000)	Fees (Residential)
Fees (Commercial)	0	0	0	Fees (Commercial)
Excess/ (Shortfall)	\$ (899,732)	\$ 110,000	\$ 110,000	
Program Reinvestment (Residential)	0	(100,000)	(100,000)	Program Reinvestment (Residential)
Program Reinvestment (Commercial)	0	(10,000)	(10,000)	Program Reinvestment (Commercial)
Net Excess/ (Shortfall)	\$ (899,732)	\$ -	\$ -	
Projected Fiscal Year-End Fund Balance	0	100,000	100,000	

Approx. Participants As Of May 2026: 32,149 (this number will decrease as prepaid & matured loans are removed from the roll).

Approx. Additions For 2026/2027 (before prepayments have been removed): 6,184

PROPOSED BUDGET
FLORIDA GREEN FINANCE AUTHORITY
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027
(Commercial Only)

	FISCAL YEAR 2026/2027 COMMERCIAL BUDGET
REVENUES	
O & M Assessments (Commercial)	0
Bond/Loan Revenues (Commercial)	See Commercial Bond Page
Other Revenue - Commercial Closing Fees	10,000
Other Revenue - Administrator Cost Sharing	114,373
Other Revenue - Buy In	0
TOTAL REVENUES	\$ 124,373
VARIABLE EXPENDITURES	
Miscellaneous	1,000
TOTAL VARIABLE EXPENDITURES	\$ 1,000
FIXED EXPENDITURES	
Management	24,648
Legal	50,000
Audit Fees	9,125
Insurance	7,500
Legal Advertisements	4,500
Travel/Conference	7,500
New County Set-up Fee	500
Dues	600
Trustee Fees	2,000
Website Management	1,000
Miscellaneous - postage, office supplies, etc.	1,000
Palm Beach County Pace Project Fees	0
Financial Advisory Fees	5,000
TOTAL FIXED EXPENDITURES	\$ 113,373
TOTAL EXPENDITURES	\$ 114,373
REVENUES LESS EXPENDITURES	\$ 10,000
Bond/Loan Payments (Commercial)	0
BALANCE	\$ 10,000
Fees (Commercial)	0
Excess/ (Shortfall)	\$ 10,000
Program Reinvestment/Carryover Credit	(10,000)
Net Excess/ (Shortfall)	\$ -
Projected Fiscal Year-End Fund Balance	\$ -

NOTE: A separate spreadsheet is kept to track provider specific carryover credit that can be applied to quarterly invoices.

PROPOSED BUDGET
FLORIDA GREEN FINANCE AUTHORITY
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027
(Residential Only)

	FISCAL YEAR 2026/2027 RESIDENTIAL BUDGET	
REVENUES		
Projected Carry Forward Surplus		100,000
O & M Funding Contributions		270,000
Loan Revenues (Residential)		21,035,712
Interest Income		300
TOTAL REVENUES	\$	21,406,012
VARIABLE EXPENDITURES		
Assessment Roll		353,639
Miscellaneous		9,000
TOTAL VARIABLE EXPENDITURES	\$	362,639
FIXED EXPENDITURES		
Management		24,648
Legal		50,000
Audit Fees		9,125
Insurance		7,500
Legal Advertisements		4,500
Travel/Conference		7,500
New County Set-up Fee		500
Dues		600
Trustee Fees		2,000
Website Management		1,000
Miscellaneous - postage, office supplies, etc.		1,000
Palm Beach County Pace Project Fees		20,000
Financial Advisory Fees		5,000
TOTAL FIXED EXPENDITURES	\$	133,373
TOTAL EXPENDITURES	\$	496,012
REVENUES LESS EXPENDITURES	\$	20,910,000
Loan Payments (Residential)		(20,500,000)
BALANCE	\$	410,000
Fees (Residential)		(310,000)
Excess/ (Shortfall)	\$	100,000
Program Reinvestment (Residential)		(100,000)
Net Excess/ (Shortfall)	\$	-
Projected Fiscal Year-End Fund Balance		100,000

Approx. Participants As Of May 2026: 32,149 (this number will decrease as prepaid & matured loans are removed from the roll).

Approx. Additions For 2026/2027 (before prepayments have been removed): 6,184

**FLORIDA GREEN FINANCE AUTHORITY
PARTICIPANTS AS OF MAY 2026**

COUNTY	COMMENCING FISCAL YEAR 2023/2024	COMMENCING FISCAL YEAR 2024/2025	COMMENCING FISCAL YEAR 2025/2026	COMMENCING FISCAL YEAR 2026/2027	TOTAL*
Alachua	0	0	0	0	49
Brevard	256	8	1	0	843
Broward	2,147	1,736	1,894	1,336	11,694
Charlotte	11	0	0	0	375
Citrus	81	87	94	104	511
Collier	0	1	0	0	52
Escambia	1	1	0	0	3
Hernando	0	0	0	0	238
Highlands	0	1	0	0	1
Hillsborough	0	0	42	538	1,961
Indian River	1	2	0	0	4
Jefferson	0	0	0	0	1
Lake	0	3	1	0	5
Lee	89	83	55	63	411
Levy	7	2	14	9	49
Manatee	113	142	94	106	814
Marion	149	110	214	215	911
Martin	58	21	24	17	205
Miami-Dade	2,253	1,723	2,084	2,044	12,044
Monroe	7	7	2	3	32
Nassau	0	0	0	1	1
Okeechobee	18	3	0	0	26
Orange	35	71	94	98	502
Osceola	118	100	129	131	1,042
Palm Beach	1,334	1,230	1,321	1,185	7,440
Pasco	147	85	167	188	1,652
Polk	21	17	0	0	73
Sarasota	142	97	89	99	811
Seminole	11	16	18	11	88
Suwannee	1	0	3	10	14
Volusia	19	22	16	26	99
Sub-Total	7,019	5,568	6,356	6,184	41,951
Less Prepayments & Matured Loans	1,428	1,713	2,059	0	9,802
Total	5,591	3,855	4,297	6,184	32,149

Notes:

1. *Includes totals from years prior to those shown.
2. Current year numbers are approximates.
3. Current year prepayment numbers are approximates and will continuously change throughout the year.

**FLORIDA GREEN FINANCE AUTHORITY
COMMERCIAL BONDS AS OF MAY 2026**

BOND ISSUE	ORIGINAL PAR AMOUNT	CURRENT PAR AMOUNT	MATURITY DATE	ANNUAL ASSESSMENT AMOUNT
Series 2014 Loan (E&M Spirits)	\$5,496.00	\$0.00	November 2036	\$500.00
Series 2015-1 (Brandsmart Project)	\$2,225,700.00	\$0.00	Paid off	\$0.00
Series 2018 (Dadeland Mall Project)	\$2,595,468.73	\$933,985.05	November 2028	\$350,856.55
Series 2018A (Orlando Outlets Project)	\$5,562,289.94	\$4,498,150.14	November 2039	\$496,899.34
Series 2020-A (Avid Viera)	\$3,471,908.43	\$0.00	Paid off	\$0.00
Series 2020-B (Home 2-Palm Bay)	\$3,930,000.00	\$3,611,897.06	November 2046	\$312,209.65
Series 2020-C (Hyatt-Palm Bay)	\$5,643,500.00	\$5,186,702.54	November 2046	\$447,438.17
Series 2020-D (Pruitt Health - Lutz)	\$3,340,018.09	\$3,141,847.44	November 2047	\$264,372.11
Series 2021-1 (Le Meridien)	\$37,650,000.00	\$36,006,097.96	November 2047	\$2,746,937.13
Series 2021-2 (Sheraton - Palmetto)	\$30,600,000.00	\$29,416,120.86	November 2048	\$2,418,304.48
Series 2022-1 (Pruitt Health - Pensacola)	\$5,335,050.00	\$5,130,898.32	November 2048	\$422,279.36
Series 2022-2 (Certus Waterford Lakes)	\$7,200,000.00	\$6,930,858.84	November 2048	\$572,722.58
Series 2022-3 (Spanish Moss Apartments)	\$3,961,068.11	\$3,879,169.67	November 2047	\$333,839.33
Series 2022-4 (Certus Vero Beach)	\$8,640,000.00	\$8,640,000.00	November 2050	\$684,084.69
Series 2023-1 (Proper South Beach)	\$31,569,161.68	\$0.00	Paid off	\$0.00
Series 2023-2 (Marriott Palmetto)	\$14,400,000.00	\$14,400,000.00	November 2053	\$1,251,355.67
Series 2024 (Delray Beach Market)	\$14,515,442.07	\$14,515,442.07	November 2053	\$1,228,977.16
Series 2025 (SouthBank Hotel)	\$14,151,502.52	\$14,151,502.52	November 2049	\$1,417,956.32
Total	\$194,796,605.57	\$150,442,672.47		\$12,948,732.54

Note:

BrandsMart Paid Off Series 2015-1 Bond In 2021.

Avid Viera Paid Off Series 2020-A Bond In 2023.

Proper South Beach Paid Off Series 2023 Bond In 2025.