

**Florida Housing Finance Corporation
Asset Management Noncompliance Report
Cutoff Date: 10/12/2018**

Owner Contact Information	Development Name	Program and Number	County	Owner Notified of Noncompliance (Oldest Date)	Noncompliance Source	Open Items / Most Recent Activity (Type and Date)	Monitoring Agent
Alden Torch Financial LLC Alison Wadle	Pine Meadows - Jacksonville (1310)	HC 2003-060C	Duval	5/21/2018	Program Report	Failure to perform first anniversary recertification Last activity: 9/28/2018-Email to Management	First Housing
Arcadia Housing Authority Becky Sue Mercer	Arcadia Oaks (2132)	HC 2008-514C	DeSoto	1/6/2015	Annual Review 12/15/2014	1) Failure to provide required tenant programs 2) Failure to provide required tenant service Last activity: 10/4/2018 Letter to owner.	Seltzer
				12/21/2017	Annual Review 12/11/2017	1) Failure to provide five required tenant programs 2) Failure to recertify eligibility 3) Failure to meet Uniform Physical Condition Standards (UPCS) for buildings 4) Failure to meet UPCS for units Last activity: 10/4/2018 Letter to owner.	Seltzer
Assistance to the Elderly, Inc. (ATTE) Paul Ramos	Residential Plaza at Blue Lagoon (0685)	HC 90L-060	Miami-Dade	9/22/2017	Annual Review 8/22/2017	Failure to meet uniform physical condition standards for units Last activity: 9/21/2018 Letter to Owner	First Housing
Beneficial Communities LLC Donald Paxton	Lulav Square (2594)	HC 2013-017C	Miami-Dade	6/15/2018	Triennial Review: 6/7/2018	1) Failure to provide required unit features 2) Failure to provide required development amenities 3) Failure to provide required tenant programs and services Last activity: Letter to Owner 10/17/2018	AmeriNat
Big Bend Community Based Care Inc. Mike Watkins	Independence Village (2429)	SAIL 2008-01-05 (RFP)	Bay	12/27/2017	Annual Review 12/13/2017	1) Failure to meet uniform physical condition standards (UPCS) for units 2) Failure to perform annual recertifications 3) Failure to document eligibility upon initial occupancy Last activity: 10/25/2018 Letter from owner	Seltzer
Carrfour Supportive Housing Inc. Stephanie Berman-Eisenberg	Liberty Village (2712)	HC 2015-279CS SAIL 2014-398CS	Miami-Dade	6/20/2018	Initial Review: 6/13/2018	Failure to provide required tenant programs and services Last activity: Letter from Owner 10/25/2018	AmeriNat

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CED Companies Alan H. Ginsburg	Brookside (1243)	HC 2003-506C SAIL 2004-139S	Alachua	5/9/2018	Annual Review: 4/5/2018	1) Failure to annually recertify eligibility 2) Failure to meet Housing Credit applicable fraction requirement Last activity: Letter from Owner 10/25/2018	AmeriNat
	Brookwood Forest (1580)	SAIL 2005-080S & 2006-12SEL HC 2006-513C	Duval	8/10/2017	Annual Review 7/20/2017	1) Failure to perform annual recertification. (SAIL/HC) 2) Failure to meet overall set-aside requirement (SAIL/HC) 3) Failure to meet building-by-building applicable fraction requirement (HC) Last activity: 10/12/2018 response from Owner	Seltzer
	Cambridge Cove (1065)	SAIL 2001-078S	Polk	3/1/2018	Program Report	1) Failure to annually recertify eligibility 2) Failure to meet income set-aside requirement Last activity: Letter to owner 9/20/2018	First Housing
Centro Campesino Farmworker Center, Inc. Maria VillaCampa	Palm Villas (0592)	HC 95L-016 HOME 94DRHR-005	Miami-Dade	4/10/2018	Annual Review: 3/12/2018	Failure to meet UPCS for buildings Last activity: 9/13/2018-Email to Management	First Housing
Community Housing Partners Corporation Jeffrey K. Reed	Crossings at Leesburg (1159)	HC 2002-162C	Lake	5/18/2018	Annual Review: 4/18/2018	1) Failure to meet set-aside requirements. 2) Failure to perform first anniversary income determination. 3) Failure to provide required tenant programs. 4) Failure to fully provide required amenity. 5) Failure to meet Uniform Physical Conditions Standards (UPCS) for buildings. 6) Failure to meet UPCS for site. Last activity: 8/23/2018 Letter to owner	Seltzer
				10/5/2016	Annual Review 9/7/2016	Failure to meet Uniform Physical Condition Standards. Last activity: 9/28/2018 Email from Management	First Housing
	Horizon House Sunset (1083)	SAIL 2000-066S	Alachua	10/31/2017	Annual Review 9/29/2017	Failure to meet Uniform Physical Condition Standards. Last activity: 9/28/2018 Email from Management	First Housing

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Community Housing Partners Corporation Jeffrey K. Reed Continued	Parkside Garden (0615)	HOME 2006-017H	Marion	5/21/2018	Annual Review: 5/8/2018	1) Failure to meet Uniform Physical Condition Standards (UPCS) for site 2) Failure to meet UPCS for buildings 3) Failure to meet UPCS for units Last activity: 10/19/2018 Letter to owner	Seltzer
	Woodlawn Terrace (1104)	HOME 2002-718H	St. Johns	11/17/2017	Annual Review 11/9/2017	1) Failure to provide required unit feature 2) Failure to meet uniform physical condition standards (UPCS) for units 3) Failure to meet UPCS for buildings 4) Failure to meet UPCS for site Last activity: Letter from Owner 10/23/2018	AmeriNat
Creative Choice Homes Inc. Dilip Barot	Caribbean West (0132)	HOME 93HD-008	Miami-Dade	6/18/2018	Annual Review: 6/8/2018	1) Failure to meet uniform physical condition standards for buildings (Irma) 2) Failure to adjust rental rate of over-income HOME household Last activity: Letter to Owner 10/5/2018	AmeriNat
	Gardens - Aswan & Alexandria Gardens East & West (0286)	HC 91L-024 HOME 92HR-009	Miami-Dade	5/30/2018	Program Report	Failure to obtain approval from Florida Housing for change in the number of units in the development. Last activity: 8/22/2018 Letter to owner contact.	First Housing
	Hickory Hill (1486)	HC 2004-079C	Leon	4/28/2016	Annual Review 4/19/2016	1) Failure to meet uniform physical condition standards (UPCS) for units 2) Failure to meet UPCS for buildings 3) Failure to meet UPCS for site 4) Failure to provide required unit features Last activity: Letter to Owner 10/12/2018	AmeriNat
	Village Oaks (0896)	HC 1999-011C	Alachua	11/8/2017	Annual Review 10/6/2017	Failure to provide required development amenities. Last activity: 9/28/2018 Email from Management	First Housing
	Vista Palms (0037)	SAIL 2001-060S HC 2001-533C SAIL ELI RFP 2010-16-26	Lee	3/2/2018	Annual Review 1/30/2018	Failure to meet UPCS for buildings Last activity: 10/26/2018 Letter to owner	Seltzer

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Dominium LLC Paul R. Sween	Regency Palms (0610)	SAIL 1999-079S HC 1998-527C & 2015-528C	Pasco	11/6/2017	Annual Review 10/11/2017	1) Failure to provide a unit feature. (SAIL) 2) Failure to meet Uniform Physical Condition Standards (UPCS) for Buildings. (SAIL/HC) 3) Failure to meet UPCS for units. (SAIL/HC) Last activity: 9/28/2018 letter to owner	Seltzer
	River Trace (0701)	HC 2000-547C MMRB MR2000V 1&2	Manatee	1/11/2018	Annual Review 12/12/2017	Failure to provide required unit features Last activity: 10/10/2018-Email from Management	First Housing
	River Trace Homes (Manatee Pond) (0499)	SAIL 96S-019 HC 93L-088	Manatee	7/30/2008	Annual Review 7/24/2008	Failure to meet farmworker categorical requirement. 3/24/09: Unable to move forward on owner's 1/15/09 request for relief from farmworker set-aside. Owner failed to respond to requests made by credit underwriter. Last activity: 9/19/2018 letter from owner.	Seltzer
Gardenia Gardens Inc. Joe Richardson	Gardenia Gardens (2563)	HC 2012-020C	Alachua	10/3/2014	Initial Review 9/24/2014	Failure to provide required unit features: - Dishwashers not permanently installed Availability of portable dishwashers in every unit under discussion by FHFC program staff. Last Activity: Letter from Owner 9/25/2018	AmeriNat
Halo Homes, LLC Harry L. Maxwell	Maxwell Manor II (1341)	HOME 2003-133H	Saint Johns	8/1/2012	Annual Review 7/25/2012	Failure to provide development amenity: - Covered picnic area with table, benches and grill Last activity: Letter to Owner 10/5/2018	AmeriNat
				8/4/2017	Annual Review 7/25/2017	Failure to provide development amenity: - Playground/tot lot Last activity: Letter to Owner 10/5/2018	AmeriNat
Harmony Housing Advisors, Inc. Robert Barolak	Pemberly Palms (0419)	SAIL 95S-044 HC 96L-008	Indian River	2/9/2018	Annual Review 1/11/2018	Failure to obtain and provide an updated utility allowance Last activity: 9/28/2018 letter to owner.	Seltzer
Hatton House Apartments LLC Joseph S. Caruso	Hatton House (0339)	HC 1999-069C	Jackson	11/14/2017	Annual Review 10/12/2017	Failure to document eligibility upon initial occupancy Last activity: 10/8/2018 Email from Management	First Housing

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Henderson Global Investors (North America) Inc. Taeuk Namkoong	Cameron Cove (0126)	MMRB MR85XX	Broward	12/20/2017	Annual Review 11/20/2017	Failure to meet uniform physical condition standards for units Last activity: 9/27/2018 Email from Management	First Housing
Heritage Partners Group Inc. James Kincaid	Park Crest Terrace I (0601)	SAIL 1998-080CS HC 1999-004C	Highlands	6/6/2018	Annual Review: 5/10/2018	1) Failure to meet uniform physical condition standards (UPCS) for buildings 2) Failure to meet UPCS for units 3) Failure to provide required amenity Last activity: 10/25/2018 Letter to owner	Seltzer
	Royal Palm Lakes (0721)	HC 96L-010 SAIL 95S-030	Palm Beach	5/12/2014	Annual Review 4/8/2014	Failure to provide required unit features Laundry hook-ups in units Last activity: 9/13/2018 Email from Management	First Housing
				5/25/2017	Annual Review 4/26/2017	1) Failure to provide required unit features 2) Failure to meet Uniform Physical Condition Standards (UPCS) for units 3) Failure to meet UPCS for buildings Last activity: 9/13/2018 Email from Management	First Housing
					Annual Review: 4/19/2018	1) Failure to provide required Tenant Programs and Services. 2) Failure to meet uniform physical condition standards for units. Last activity: 9/13/2018 Email from Management	First Housing
Housing Trust Group LLC Randy Reiger	Park at Wellington II (2825)	HC 2016-508C MMRB 2016 Series J SAIL 2016-182BS	Pasco	7/2/2018	Initial Review: 6/20/2018	1) Failure to document eligibility at initial occupancy 2) Exceeded rent limitation Last activity: 10/24/2018 Letter from owner	Seltzer

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JJR Apartments, LLC Joel Reyes & Xiomara Reyes	Teal Pointe (0845)	HC 93L-097 HOME 93HD-014	Miami-Dade	11/28/2011	Annual Review 10/27/2011	1) Failure to document eligibility upon initial occupancy 2) Failure to meet overall set-aside requirements 3) Failure to meet Uniform Physical Condition Standards (UPCS) for units 4) Failure to meet UPCS for common area Last activity: 10/4/2018 Letter to Owner	First Housing
				8/31/2012	Program Report	Failure to execute all instruments reasonably required to comply with the Loan Agreement and Land Use Restriction Agreement and carry out the provisions of the Compliance Monitoring and Servicing Agreement Last activity: 10/8/2018 Letter to Owner	First Housing
				12/3/2012	Annual Review 11/2/2012	1) Failure to document eligibility 2) Failure to meet all set-aside requirements 3) Failure to meet Uniform Physical Condition Standards for site Last activity: 10/4/2018 Letter to Owner	First Housing
				12/2/2013	Annual Review 10/31/2013	1) to document eligibility upon initial occupancy 2) to annually recertify eligibility Last activity: 10/4/2018 Letter to Owner	First Housing
				4/1/2015	Annual Review 2/27/2015	1) Failure to properly document eligibility 2) Failure to meet Uniform Physical Condition Standards for units Last activity: 10/4/2018 Letter to Owner	First Housing
				12/1/2015	Annual Review 10/30/2015	Failure to properly document eligibility Last activity: 10/4/2018 Letter to Owner	First Housing
				11/15/2016	Annual Review 10/17/2016	Failure to properly document eligibility Last activity: 10/4/2018 Letter to Owner	First Housing
				11/21/2017	Annual Review 10/25/2017	1) Failure to meet uniform physical condition standards for units 2) Failure to properly document eligibility 3) Failure to meet overall set-aside requirements Last activity: 10/4/2018 Letter to Owner	First Housing

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Key West Housing Authority J. Manuel Castillo Sr.	Eastwind (0249)	HOME 95HR-009	Monroe	1/18/2018	Annual Review 12/20/2017	1) Failure to provide required development amenities 2) Failure to meet uniform physical condition standards for buildings (Irma) Last activity: 10/8/2018 Email from Management	First Housing
Key West Housing Authority J. Manuel Castillo Sr.	Tropical Isle (0877)	HOME 95HR-008	Monroe	1/17/2018	Annual Review 12/19/2017	1) Failure to provide required development amenities 2) Failure to meet uniform physical condition standards for buildings (Irma) Last activity: 10/8/2018 Email from Management	First Housing
Lakeside Capital Advisors LP Michael J. Hornbrook	Spinnaker Reach (0793)	HC 94L-127	Duval	5/10/2018	Annual Review: 4/11/2018	1) Failure to document eligibility upon initial certification. 2) Failure to meet Uniform Physical Condition Standards for site. Last activity: 10/5/2018 Letter from owner	Seltzer
Lo Exclusivo LLC Antonio Callejas Gomez (WISCO, LLC William S. Sultenfuss, II)	Apartments of River Oaks (0039)	SAIL 1998-081S HC 92L-041	Hillsborough	1/14/2004	Program Report	1) Failure to annually recertify household eligibility (12/2003); 2) Failure to meet 258-unit overall requirement (12/2003); 3) Failure to meet 130-unit requirement in 50% category (3/19/2009); 4) Failure to submit required program report (10/27/09). Last activity: 10/27/2009 email from management.	Florida Housing
				3/3/2009	Annual Review 2/24/2009	Failure to provide required tenant programs and services Last activity: 10/27/2009 email from management.	Florida Housing
Maint-Co Services Inc. Gail W. Curtis	Ivy Chase - Hudson (0392)	HC 93L-086	Pasco	3/14/2013	Annual Review 3/7/2013	Failure to meet Uniform Physical Condition Standards (UPCS) for units Last activity: Foreclosure remains pending.	Florida Housing
				4/9/2015	Annual Review 3/25/2015	1) Failure to meet Uniform Physical Condition Standards (UPCS) for units 2) Failure to meet UPCS for buildings 3) Failure to make reasonable attempts to rent vacant units: Last activity: Foreclosure remains pending.	Florida Housing
				4/6/2016	Annual Review 3/22/2016	1) Failure to report units unsuitable for occupancy. 2) Failure to meet uniform physical condition standards for units. Last activity: Foreclosure remains pending.	Florida Housing
				3/13/2017	Annual 3/2/2017	1) Failure to obtain or reconfirm current utility allowance 2) Failure to meet uniform physical condition standards for units Last activity: Foreclosure remains pending.	Florida Housing

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Maint-Co Services Inc. Gail W. Curtis Continued	Laurel Park (1348)	HC 2003-168C	Marion	3/27/2018	Annual Review 3/20/2018	Failure to meet uniform physical condition standards for common areas - casualty loss November 25, 2017 Last activity: Letter to Owner 10/19/2018	AmeriNat
Nepesa Property Investors Inc. Fred Anthony	Deer Meadow (0228)	MMRB 2012 Series C	Duval	3/1/2018	Program Report	1) Failure to annually recertify eligibility 2) Failure to meet income set-aside requirement Last activity: Letter to owner 9/28/2018	First Housing
North Florida Educational Development Corporation Carolyn Ford	Lanier Oaks (0457)	SAIL 1998-049S	Gadsden	12/21/2011	Annual Review 11/20/2012	1) Failure to document eligibility upon initial occupancy 2) Failure to properly recertify eligibility 3) Failure to meet Uniform Physical Condition Standards for units 4) Failure to meet Uniform Physical Condition Standards for buildings 5) Failure to meet Uniform Physical Condition Standards for 6) Failure to submit required monthly Program Reports Last activity: 12/4/2013 outstanding issues discussed.	Florida Housing
				12/21/2012	Annual Review 11/15/2011	1) Failure to document eligibility upon initial occupancy 2) Failure to properly recertify eligibility 3) Failure to meet Uniform Physical Condition Standards for 4) Failure to provide development amenity: 5) Failure to provide all required tenant programs and services: Last activity: 12/4/2013 outstanding issues discussed.	Florida Housing
				12/20/2013	Annual Review 12/4/2013	1) Failure to document eligibility upon initial occupancy 2) Failure to properly recertify eligibility 3) Failure to meet Uniform Physical Condition Standards for units and common areas Last activity: 4/16/2014 letter sent to owner.	Florida Housing
Ortsac Investments, LLC Sofia Castro	Bear Creek - Naples (0069)	HC 94L-004 SAIL 93S-045	Collier	10/22/2017	Annual Review 9/21/2017	Failure to meet uniform physical condition standards for buildings 1) Casualty loss - fire on 4/10/2017 2) Damage as a result of Hurricane Irma Last activity: 9/20/2018 Letter from owner	Seltzer
Outrigger Inc. Aldo Coviello	Outrigger Village (0585)	HC 92L-093	Osceola	1/8/2018	Annual Review 12/7/2017	1) Failure to meet uniform physical condition standards for buildings 2) Failure to meet UPCS for common areas Last activity: 9/13/2018 Email to Management	First Housing

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Overtown Development Group, Inc. Salomon Yuken	Arena Garden (0042)	HC 91L-019	Miami-Dade	3/20/2018	Annual Review 2/15/2018	Failure to meet uniform physical condition standards for units Last activity: 9/27/2018 Email to Management	First Housing
	New Arena Square (0536)	HC 2000-004C	Miami-Dade	5/23/2018	Annual Review: 4/25/2018	1) Failure to provide required tenant program and service 2) Household exceeded maximum limitation upon initial occupancy 3) Failure to meet Very Low-Income (35% AMI) set aside 4) Failure to provide required development amenities. 5) Failure to meet Uniform Physical Condition Standards (UPCS) for units 6) Failure to meet UPCS for site Last activity: 9/7/2018 Letter to owner	Seltzer
Owl Tallahassee Housing Inc. Samuel J. Dubbin	Augustine Club (0053)	MMRB MR2007D	Leon	11/14/2016	Annual Review 10/13/2016	Failure to meet uniform physical condition standards Last activity: 10/22/2018 Letter to Owner	First Housing
				4/5/2017	Program Report	1) Failure to meet uniform physical condition standards 2) Failure to document eligibility upon initial occupancy - units rented to non-qualified households when low-income requirement not fulfilled (9/26/17 LS) Last activity: 10/22/2018 Letter to Owner	First Housing
	Cypress Pointe (0999)	MMRB MR2007D	Leon	12/8/2017	Program Report	Failure to meet income set-aside requirement Last activity: 9/24/2018 letter to owner.	First Housing
Pacifica Companies LLC	Springwood - Tallahassee (802)	HC-9%	Leon	4/12/2018	Annual Review: 3/27/2018	1) Failure to document eligibility upon initial occupancy 2) Failure to perform first annual anniversary recertification Last Activity: 9/28/2018 Letter to owner	Seltzer
	Mira Lagos (0500)	FDIC HC 91L-043	Manatee	7/31/2015	Annual Review 7/9/2015	Failure to meet Uniform Physical Condition Standards (UPCS) for units Last activity: 10/4/2018 email by monitor.	Seltzer
				8/2/2016	Annual Review 7/13/2016	1) Failure to document eligibility upon initial occupancy 2) Households exceeded income limits upon initial occupancy (HC) 3) Failure to meet UPCS for Site 4) Failure to meet UPCS for Buildings 5) Failure to meet UPCS for Units Last activity: 10/4/2018 email by monitor.	Seltzer

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Pacifica Companies LLC Deepak Israni Continued	Mira Lagos (0500)	FDIC HC 91L-043	Manatee	8/4/2017	Annual Review 7/12/2017	1) Conversion of a Low Income unit to non-residential use 2) Failure to meet uniform physical condition standards (UPCS) for site 3) Failure to meet UPCS for buildings (HC) 4) Failure to meet UPCS for units (HC) Last activity: 10/4/2018 email by monitor.	Seltzer
	Oasis Club (0177)	HC 94L-023 SAIL 93S-014	Orange	4/13/2018	Annual Review: 3/14/2018	Failure to meet UPCS for site Last activity: 10/8/2018 Letter from owner.	Seltzer
Read Property Group LLC Josh Ostreicher Robert Wolf Raymond Katz	Villas of Capri (0901)	HC 96L-504 HOME 96DHR-016	Collier	5/8/2017	Annual Review 5/2/2017	1) Failure to meet uniform physical condition standards (UPCS) for site 2) Failure to meet UPCS for buildings 3) Failure to meet UPCS for units 4) Failure to provide required development amenity Last activity: Letter from Owner 10/15/2018	AmeriNat
				5/30/2018	Annual Review: 5/21/2018	1) Failure to meet uniform physical condition standards (UPCS) for units 2) Failure to meet UPCS for buildings 3) Failure to meet UPCS for site 4) Failure to meet UPCS health and safety standards Last activity: Letter to Owner 10/15/2018	AmeriNat
	Saddlebrook (0730)	HC 97L-038	Palm Beach	8/31/2017	Program Report 6/30/2017	Failure to perform first anniversary recertification Last activity: 10/4/2018 Letter to Owner	First Housing
				9/29/2017	Annual Review 8/30/2017	1) Failure to perform first anniversary recertification 2) Failure to meet uniform physical condition standards for units 3) Failure to properly recertify eligibility Last activity: 10/4/2018 Letter to Owner	First Housing
Richman Group Kristin M. Miller	Landings - Homestead (0453)	HC 93L-108 SAIL 93SHR-009 HOME 94DRHR-001	Miami-Dade	8/20/2013	Program Report	Failure to make reasonable attempts to rent vacant units Last activity: 10/17/2018 Letter to Owner	First Housing
Roundstone Development, LLC Clifton E. Phillips	Courts at Village Square (2832)	HC 2013-509C	Palm Beach	4/27/2018	Initial Review: 4/17/2018	Failure to meet Uniform Physical Condition Standards (UPCS) for buildings Last activity: Letter from Owner 10/25/2018	AmeriNat

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Saint John Community Development Corporation Eric Haynes	St. John Island (D & K Island) (0047)	HC 90L-013	Miami-Dade	6/8/2018	Annual Review: 5/7/2018	1) Failure to properly document eligibility 2) Failure to meet Uniform Physical Condition Standards for units 3) Failure to provide required development amenities 4) Failure to properly recertify eligibility Last activity: 9/24/2018-Letter to Owner	First Housing
Southern Affordable Services Inc. Jay Brock	Waterford East (0927)	HC 1999-064C	Orange	6/19/2017	Annual Review 5/17/2017	Failure to maintain first-year applicable fraction Last activity: 10/8/2018 Letter from owner	Seltzer
				7/27/2017	Program Report	1) Failure to perform annual income determination 2) Failure to meet applicable fraction requirements Last activity: 10/8/2018 Letter from owner	Seltzer
				6/7/2018	Annual Review: 5/8/2018	1) Failure to perform first anniversary income determination 2) Failure to perform annual recertification 3) Failure to meet applicable fraction requirement Last activity: 10/8/2018 Letter from owner	Seltzer
Southport Financial Services, Inc J. David Page	Highland Palms (1982)	HC SAIL 2008-002CS	Highlands	5/10/2018	Annual Review: 4/11/2018	1) Failure to meet farmworker categorical requirement 2) Failure to provide required tenant programs and services Last activity: 10/4/2018 Letter to Owner	First Housing
St. Thomas Properties, LLC Daniel Gessner	Cinnamon Cove (0165)	HC 92L-058	Hillsborough	12/11/2008	Program Report	Failure to meet Uniform Physical Condition Standards for units: units not habitable; casualty loss - sink hole occurred in June 2007 Last activity: 8/22/2018 Letter to Owner	Florida Housing
				3/13/2009	Annual Review 2/17/2009	Failure to meet Uniform Physical Condition Standards for units: discovered additional uninhabitable units from prior casualty loss Last activity: 8/8/2018 Letter to Owner	Florida Housing
				3/14/2013	Annual Review 2/13/2013	Failure to maintain first-year applicable fraction - units converted to nonresidential use Last activity: 8/8/2018 Letter to Owner	Florida Housing

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St. Thomas Properties, LLC Daniel Gessner Continued	Cinnamon Cove (0165)	HC 92L-058	Hillsborough	4/10/2017	Annual Review 2/27/2017	1) Failure to properly certify eligibility 2) Failure to meet overall set aside requirements 3) Failure to meet uniform physical condition standards for units Last activity: 8/8/2018 Letter to Owner	Florida Housing
				4/13/2017	Program Report	1) Failure to perform first anniversary recertification 2) Exceeded rent limitations 3) Failure to initially certify household Last activity: 8/22/2018 Letter to Owner	Florida Housing
				3/30/2018	Annual Review: 2/28/2018	1) Failure to document tenant eligibility upon initial occupancy. 2) Failure to properly recertify eligibility. 3) Failure to meet physical condition standards for units. Last activity: 8/8/2018 Letter to Owner	Florida Housing
				5/22/2018	Program Report	1) Failure to perform first year recertification for twenty-eight (28) units. 2) Exceeded rent limitation for one hundred and sixty-four (164) units. 3) Exceeded income limitation Last activity: 8/22/2018 Letter to Owner	Florida Housing
Strategic Realty Capital LLC Edward Lorin	Oak Chase (Key Vista) (0134)	HC 97L-021	Hillsborough	4/28/2017	Annual Review 4/21/2017	Failure to provide development amenities Last activity: Letter to Owner 10/19/2018	AmeriNat
				4/10/2018	Annual Review: 4/3/2018	1) Failure to property document eligibility 2) Failure to meet uniform physical condition standards (UPCS) for units 3) Failure to meet UPCS for common areas 4) Failure to provide required development amenities 5) Health and safety hazards Last activity: Letter to Owner 10/19/2018	AmeriNat
Tzadik Consulting Adam Hendry	Avesta Kings Trail (0966)	HC 96L-505	Duval	9/14/2017	Annual Review 8/16/2017	1) Failure to document eligibility upon initial occupancy. 2) Failure to perform first anniversary recertification. Last activity: 10/24/2018 Letter from owner.	Seltzer

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View Apartments LLC Cristobal Gil	Lakeview (0443)	HC 90L-033 SAIL 91S-033	Miami-Dade	5/22/2017	Annual Review 4/24/2017	1) Failure to document tenant eligibility upon initial occupancy 2) Failure to properly recertify eligibility 3) Failure to meet uniform physical condition standards for common area Last activity: 10/4/2018 Letter to Owner	First Housing
				5/14/2018	Annual Review: 4/12/2018	1) Failure to document tenant eligibility upon initial occupancy 2) Failure to meet Uniform Physical Condition Standards for common areas Last activity: 10/4/2018-Letter to Owner	First Housing
Villa Dylano LLC Jennifer Pearce	Villa Dylano (0891)	FDIC 411002561	Leon	11/15/2013	Annual Review 10/22/2013	Failure to meet the requirement for 46 Qualified Units Last activity: 10/3/2018 Letter to owner	Seltzer
				11/1/2016	Annual Review 10/26/2016	1) Failure to meet 23-unit set-aside requirement in the VLI (50%) category. 2) Failure to meet 46-unit Qualifying Units set-aside requirement Last activity: 10/3/2018 Letter to owner	Seltzer
				11/17/2017	Annual Review 10/25/2017	1) Failure to meet the VLI and LI set-aside requirements 2) Failure to document eligibility upon initial occupancy Last activity: 10/3/2018 Letter to owner	Seltzer
YMP Real Estate Management, LLC Moshe Popack	Center Court-Miami (0148)	HC 96L-511	Miami-Dade	11/28/2016	Annual Review 11/1/2016	1) Failure to meet Uniform Physical Condition Standards (UPCS) for unit Last activity: 10/11/2018 email to owner	Seltzer
				12/11/2017	Annual Review 11/9/2017	1) Failure to meet uniform physical condition standards (UPCS) for site 2) Failure to meet UPCS for units Last activity: 10/11/2018 email to owner	Seltzer

Florida Housing Finance Corporation
Asset Management Noncompliance Report
Cutoff Date: 10/12/2018

Owner Contact Information	Development Name	Program and Number	County	Owner Notified of Noncompliance (Oldest Date)	Noncompliance Source	Open Items / Most Recent Activity (Type and Date)	Monitoring Agent
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DISCLAIMER

This Report is presented for informational purposes only. This Report is based on information which Florida Housing Finance Corporation believes to be true and correct as of the date of the Report, and is based on information previously communicated by Florida Housing or its agents. The provisions of the compliance rules and provisions of the loan documents for each project take precedence over this Report in the event of a conflict. If you believe the Report is in error, it is your responsibility to immediately contact the Compliance Monitoring Agent listed for each development by telephone, fax or email. The Florida Housing Finance Corporation assumes no responsibility or liability for any errors or omissions regarding the information presented in this Report.

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