

**BEFORE THE STATE OF FLORIDA
FLORIDA HOUSING FINANCE CORPORATION**

SHERWOOD OAKS PRESERVATION, LP,
CENTURY WOODS PRESERVATION, LP,
COLLEGE PRESERVATION, LP,
CRYSTALWOOD PRESERVATION, LP,
BRIARWOOD PRESERVATION, LP

Petitioners,

vs.

FHFC Case No.: 2020-074BP

RFA No. 2020-204

Application Nos.

2021-046C

2021-048C

2021-049C

2021-050C

2021-053C

FLORIDA HOUSING FINANCE
CORPORATION,

Respondent.

_____ /

**FORMAL WRITTEN PROTEST AND
PETITION FOR ADMINISTRATIVE HEARING**

Petitioners, Sherwood Oaks Preservation, LP (“Sherwood”), Century Woods Preservation, LP (“Century”), College Preservation, LP (“College”), Crystalwood Preservation, LP (“Crystalwood”), Briarwood Preservation, LP (“Briarwood”), (collectively “Petitioners”), pursuant to sections 120.57(3), Florida Statutes (“F.S.”), and Rules 28-110 and 67-60, Florida Administrative Code (“FAC”) hereby file this Formal Written Protest and Petition for Administrative Hearing regarding the review, ranking, scoring and eligibility decisions of Respondent, FLORIDA HOUSING FINANCE CORPORATION (“Florida Housing”) in awarding funding pursuant to Request for Application 2020-204 Housing Credit Financing for the Preservation of Existing Affordable Multifamily Housing Developments (the “RFA”). In support of their challenge Petitioners provide as follows:

1. Petitioners are all Florida limited partnerships in the business of providing affordable housing. Petitioners, for purposes of this proceeding are all located at 1022 West 23d Street, Suite 300, Panama City, Florida 32405.

2. Petitioner, Sherwood submitted an Application in response to the RFA requesting \$1,125,000 in tax credits to preserve a 124 unit complex in Alachua County, Florida.

3. Petitioner, Century submitted an Application in response to the RFA requesting \$418,000 in tax credits to preserve a 36 unit complex in Escambia County, Florida.

4. Petitioner, College submitted an Application in response to the RFA requesting \$1,425,000 in tax credits to preserve a 108 unit complex in Putnam County, Florida.

5. Petitioner, Crystalwood submitted an Application in response to the RFA requesting \$853,000 in tax credits to preserve a 64 unit complex in Polk County, Florida.

6. Petitioner, Briarwood submitted an Application in response to the RFA requesting \$783,350 in tax credits to preserve a 63 unit complex in Leon County, Florida.

7. Florida Housing is the allocating agency for the State of Florida that was granted the authority to issue the RFA for the purpose of incentivizing construction, redevelopment, rehabilitation or preservation of much needed affordable housing. Florida Housing's address is 227 North Bronough Street, Suite 5000, Tallahassee, Florida 32301.

8. On September 3, 2020, Florida Housing issued the RFA which offered funding as follows:

SECTION ONE INTRODUCTION

Under this RFA, Florida Housing Finance Corporation (the Corporation) expects to offer an estimated \$8,275,500 of Housing Credits to qualified Applicants that commit to preserve existing affordable multifamily housing developments for the demographic categories of Families, the Elderly, and Persons with a Disability in accordance with the terms and conditions of this RFA inclusive of the Exhibits, applicable laws, rules and regulations.

and the Corporation's generally applicable construction and financial standards.

9. Through the issuance of the RFA, Florida Housing sought to solicit proposals from qualified applicants that would agree to preserve existing affordable housing consistent with the terms and conditions of the RFA, applicable laws, rules, and regulations.

10. On October 22, 2020, Petitioners submitted Applications in response to the RFA. Florida Housing received 18 Applications in response to the RFA.

11. On November 17, 2020, the designated Review Committee met and considered the Applications submitted in response to the RFA. The Review Committee was made up of Florida Housing staff. At the meeting the Review Committee members read into the record individual scores for each Application and determined if each Application satisfied all threshold requirements.

12. The Review Committee also made eligibility determinations concerning each submitted Application. Based on the threshold and eligibility determinations and scores, the Review Committee, following the selection criteria of the RFA, recommended allocating funding to selected Applicants. The Review Committee recommended that Petitioners' Applications be deemed ineligible. It is believed that had Petitioners' Applications been deemed eligible at least one Application, Petitioner Sherwood, would be in the funding range. It is further believed that the inclusion of all 5 of Petitioners' Applications as eligible could affect other aspects of the scoring and review process including the leveraging calculation.

13. On December 4, 2020, Florida Housing's Board of Directors considered and accepted the Review Committee's ranking, scoring and eligibility determination.

14. As the owner or developer of proposed preservation projects seeking funding through the RFA, Petitioners are substantially affected by Florida Housing's review, scoring,

ranking and eligibility determination of the responses to the RFA. The results of this proceeding affects Petitioners' ability to obtain the requested funding through the RFA and could affect the ranking of other applications. Consistent with the primary mission and goal of the RFA, Petitioners seeks to preserve much needed affordable housing. Without the funds provided by the RFA, Petitioners will be unable to preserve and provide this much needed housing. Accordingly, Petitioners' substantial interests are affected by the decisions made by Florida Housing.

15. As unsuccessful Applicants, Petitioners on December 9, 2020, timely filed their respective Notices of Intent to Protest. This combined Written Protest is being timely filed to challenge the eligibility determinations made by Florida Housing as it relates to Petitioners.

16. As disclosed in the notes of the Review Committee and as discussed orally during the Review Committee meeting, Petitioners were all deemed ineligible based solely on an alleged failure to comply with the Financial Arrearage Requirements of the RFA.

17. Specifically at Section Five, the RFA provides as follows:

An Application **will be deemed ineligible for funding** if, as of close of business the day before the Committee meets to make a recommendation to the Board, **there remains any financial obligations for which an Applicant or Developer or Principal, Affiliate or Financial Beneficiary of the Applicant or Developer is in arrears to the Corporation** or any agent or assignee of the Corporation as reflected on the most recently published Past Due Report posted to the Corporation's Website under the link Property Owners & Managers/Past Due Reports (also accessible by **clicking here**), but not more recently than five business days prior to the date the Committee meets to make a recommendation to the Board.

(Emphasis added)

18. At the November 17, 2020, Review Committee Meeting, Mr. Kemy Derrickson, Assistant Comptroller for Florida Housing, announced that pursuant to this RFA language Petitioners as of the date of the Review Committee Meeting had outstanding financial obligations

presumably attributable to a Principal, Affiliate, or Financial Beneficiary of the Petitioners. (See Attachment A at page 1 of 6)

19. The most recently published Florida Housing Finance Corporation Past Due Report posted to the website dated October 28, 2020 ("Past Due Report"), indicated that payments remained outstanding for several Developments associated with Royal American Development, Inc. and Joseph F. Chapman IV. Mr. Chapman is an identified Principal of each Petitioner in the instant case. Mr. Chapman is also the identified Authorized Principal Representative in each of the Developments listed on the Past Due Report. It is presumed this is the basis for the ineligibility determination as to all Petitioners. (See Attachment A at page 1, 6 of 6)

20. As specifically reflected in the Past Due Report, the financial arrears conclusion is based on the failure to pay, prior to the scheduled Review Committee Meeting held on November 17, 2020, the annual HOME payments for the following 3 identified projects:

1. Cottondale Village
2. Graceland Manor
3. Pana Villa

(See Attachment A at page 6 of 6)

21. Florida Housing's eligibility determination is erroneous in that the listed Developments on the Past Due Report are no longer in arrears as all outstanding obligations have been satisfied. Additionally, to the extent Florida Housing asserts that these obligations were satisfied untimely, it was Florida Housing's own actions or inactions that in fact resulted in any alleged untimely satisfaction.

22. Based on knowledge and belief the required payments for these Developments listed on the Past Due Report have in the past been made timely. Indeed Applications submitted where Royal American Development, Inc. was the Applicant or Developer or Mr. Chapman was an identified Principal have been deemed eligible and indeed funded. However, this year in

conjunction with the current RFA, it is alleged that payments were not made or not timely made before the scheduled Review Committee Meeting. All payments however have been made and to the extent any payments were allegedly untimely, Florida Housing's failure to properly send notice to a valid email address or to the proper contact person is the reason for this failure.

23. In prior years Florida Housing practice has been to forward invoices by mail when required payments are due and in cases where payments are not timely made "Late Notices" to the entities obligated to make the required payments as was the case here. As indicated on the Past Due Report, the identified Developer/Contact was Royal America Development, Inc. and/or Joseph F. Chapman IV. (See Late Notices at Attachment B)

24. A review of the communications between Florida Housing and Petitioners in existence and discovered to date concerning payments indicates that on October 27, 2020, Florida Housing forwarded via email Late Notices for 5 listed Developments. (See Attachment A page 6 of 6). Attachment D page 1-5)

25. Based on emails, the timeline for communications concerning the Late Notices is as follows:

- On October 27, 2020, Mr. Chapman received Late Notices for Little Oaks and apparently Oakdale via email.
- On October 29, 2020, a representative of Royal America informs Florida Housing that the contact person information included in the Late Notices should be changed and provided email addresses accordingly.
- On November 5, 2020, Florida Housing published the Past Due Report which listed all 5 Developments.
- On November 5, 2020, payments for Little Oaks and Oakdale were received by Florida Housing.
- On November 9, 2020, a representative of Royal American communicates with Florida Housing regarding the published Past Due Report and specifically explains that no invoices had been received for 3 of the listed Developments.
- On November 10, 2020, Florida Housing acknowledges payment for Little Oaks and Oakdale and emails the Late Notices for Cottondale; Graceland, and Pana Villa to Amy Seal at Royal American. In that email, Florida Housing indicates that these same Late Notices had already been sent to Royal American at Kerri.tudh@royal-america.com.

(See Attachment D)

26. Based on the Late Notices, communications and actual payments, 4 out of the 5 Late Notices identify Kimberly Murphy as the person the Late Notices were directed to. The Late Notice for Little Oaks was correctly forwarded Attn: Joseph F. Chapman, IV which is consistent with the identified contact person on the Past Due Report. The Little Oaks Late Notice was immediately responded to and payment made on October 29, 2020. The Late Notice was emailed to Mr. Chapman directly. (See Attachment B at page 1, 4, 6, 8, 10)

27. As reflected in the attached email however Kimberly Murphy retired from Royal American in 2017. In fact Mrs. Murphy notified numerous individuals including employees of Florida Housing that as of July 31, 2017, she was retired and no longer worked at Royal American. Nonetheless 4 out of 5 Florida Housing invoices and Late Notices still reflect Mrs. Murphy as the contact person more than 3 years after her retirement. (See Attachment C)

28. In addition to still identifying a contact person other than Mr. Chapman, Florida Housing used an incorrect email address when it prior to November 10, 2020, forwarded Late Notices to what it apparently presumed was Royal American Development, Inc.

29. As confirmed by Ms. Misty Smith, Senior Program Accountant, in an email, the Late Notices for Cottondale, Graceland and Pana Villa had been forwarded to Kerri.toth@royal-american.com. That email address however is not an active or live email address. Accordingly those particular Late Notices were not received by Mr. Chapman on October 27, 2020, as was the case with the Little Oaks Late Notice. As indicated previously The Little Oak Oaks Late Notice was timely responded to and satisfied prior to the Review Committee Meeting. It appears as though the Oakdale Late Notice was also forwarded to Mr. Chapman timely and not sent to the

inactive email address. The Oakdale Late Notice was also responded to and satisfied prior to the Review Committee Meeting. (See Attachment D at page 1, 4 of 5)

30. Had Florida Housing forwarded the Late Notices for Cottondale, Graceland, and Pana Villa to a valid email address or to Mr. Chapman like it did for Little Oaks and apparently Oakdale, then all respective payments would have been made timely as was the case with Little Oaks and Oakdale. Moreover on November 10, 2020, Petitioners made clear that they would pay the invoices as required, the same as had been done for Little Oaks and Oakdale. In fact all required payments were made prior to the November 17, 2020, Review Committee Meeting. (See Attachment C of 7, 9 and 11 of 11, D at page 1 of 5)

31. To find Petitioners Applications ineligible for failing to timely resolve arrearage obligations when Florida Housing's own actions caused any delay is arbitrary and capricious. At best any delay here based on the facts should be deemed a minor irregularity.

32. Petitioners reserve the right to amend this Petition as necessary.

33. Material Issues in Dispute

- a. Whether Florida Housing's review and actions taken concerning the Petitioners' Applications in response to the RFA was arbitrary or capricious, clearly erroneous or contrary to competition.
- b. Whether Petitioners' Applications have been appropriately reviewed, ranked, and scored.

WHEREFORE, Petitioners requests that a settlement meeting be scheduled and to the extent no settlement is reached a hearing scheduled and ultimately the entry of a Recommended and Final Order determining that Florida Housing's review and scoring of the Applications was contrary to the RFA specifications and to Florida Housing's governing statutes, rules and policies to such an extent as to be arbitrary, capricious, contrary to competition, and clearly erroneous and finding Petitioners' Applications eligible for funding.

Respectfully submitted,

CARLTON, FIELDS

/s/ Michael P. Donaldson

MICHAEL P. DONALDSON

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Counsel for Petitioners

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that the foregoing Formal Written Protest and Petition for Administrative Hearing was filed by e-mail with Ana McGlamory, Corporation Clerk, at (CorporationClerk@floridahousing.org), and a copy via email to Hugh Brown, General Counsel, at (Hugh.brown@floridahousing.org), both with the Florida Housing Finance Corporation, 227 North Bronough Street, Suite 5000, Tallahassee, FL 32301, this 21st day of December 2020.

/s/ Michael P. Donaldson

MICHAEL P. DONALDSON

RFA 2020-204
Scoring Meeting 11/17/2020 10:00 A.M.


**** Financial Arrearage Requirement**

We have reviewed the past due report for any financial obligations for which an Applicant or Developer or Principal, Affiliate or Financial Beneficiary of the Applicant or Developer is in arrears to the Corporation or any agent or assignee of the Corporation as reflected on the most recently published Past Due Report posted to the Corporation's Website, but not more recently than five business days prior to today's committee meeting. As of the close of business yesterday there were five applications that were still in arrears.

| | |
|-----------|---------------|
| 2021-046C | Sherwood Oaks |
| 2021-048C | Century Woods |
| 2021-049C | College Arms |
| 2021-050C | Crystalwood |
| 2021-053C | Briarwood II |

The outstanding arrearages on the 10/28/2020 past due report are as follows:

Cottdale Village – HOME interest of \$1,739.70 due on 10/1/2020 and late fee of \$86.99
Graceland Manor – HOME interest of \$1,739.70 due on 10/1/2020 and late fee of \$86.99
Pana Villa – HOME interest of \$1,739.70 due on 10/1/2020 and late fee of \$86.99

Meeting Attendee: _____ Kenny Derrickson _____
Meeting Attendee Signature: _____  _____
Past Due Report Date: _____ 10/28/2020 _____

Florida Housing Finance Corporation
Pay Due Report
 As of 10/28/2020

| Developer/Contract | Property Name | Owner Entity | Affiliate/Financial Beneficiary/Project | Funding Source(s) | County | Original Loan Amount | Line-Position | Service / Title | Comments |
|--|------------------------------------|--|---|---|-----------|---|---------------|-----------------|--|
| Alpha and Omega Freedom Ministries, Inc. Lorraine Gillette | Remed. Home | Alpha and Omega Freedom Ministries, Inc. | Alpha and Omega Freedom Ministries, Inc. | SAIL RFP 2016-01-07R | Holmes | \$1,577,150 | Second | FHFC | SAIL - Past due for T&I statements and R&R payments. |
| Alex Housing Communities Development (Formerly Carlisle Group) | Mural Court HI | Alex Housing Communities Development | Mural Court II, LLC, Mural Court III, LLC, Mural Court IV Development, LLC, Columbia Housing SLP Corporation, Columbia Housing/FNC Intelligent Fund 200X LP, Carbon Development Group LLC, 110111, Reggie | MMRE 2016-2016B RRLF 2015-1609R Supplemental HC 2015-221C | Holmes | \$4,300,000 \$3,736,285.90 Supplemental N/A | First | EMGUSA | RRLF - Past due 2016 RRLF interest in the amount of \$327,11.29 due 8/1/20 and corresponding late charge amount of \$3,900.66 due 8/1/20 to avoid penalty. Past due 2019 RRLF interest in the amount of \$12,613.29 due 8/1/20 and corresponding late charge amount of \$1,090.66 for failure to remit 8/1/20. 10/14/20 - state e-mail checking status of payment. Borrower has reached out to Special Assets for a Performance Agreement. |
| Big Bend Community Based Care, Inc. Mike Wallace | Lakeon Lake Village | Big Bend Community Based Care, Inc. | Independence Village LLC, Big Bend Community Based Care, Inc., Good Sky Development, LLC | SAIL RFP 2016-01-02R | Bay | \$1,697,745 | First | SMGSA | SAIL - Borrower under Performance Agreement for overdue payments and financial reporting with FHFC due to shortage from Hurricane Michael working with Special Assets to pay off the SAIL loan first, and all property in City of Panama City. Fee due for annual servicing fees due to Borrower \$1,500 in the amount of \$75,028.76; 4/17/20 FHFC Board Meeting - presented to Board for a short sale to the City of Panama City and subsequently required. Working on City to finalize payment. |
| Braun Group, L.C. D. Reid Braun | Keys I & II | The Braun Group, L.C. | The Braun Group, L.C., D. Reid Braun, Tom F. Braun | SAIL 1999HRB-021 HC 1997L-065 | Manatee | \$1,200,000 N/A | Second N/A | FHFC | SAIL - Borrower has failed to remit RR deposits for June 2019 through September 2020. RR deposits are past due approximately \$13,500 through 9/30/2020. Borrower has failed to provide proof of T&I deposits for August through September 2020. T&I deposits are past due approximately \$12,000 through 9/30/2020. Also covers Phase II. Reminders and past due notices sent monthly, with the last reminder sent 10/6/2020. |
| | The Keys III | The Braun Group, L.C. | The Braun Group, L.C., D. Reid Braun, Tom F. Braun | SAIL 1999HRB-022 HC 1998L-019 | Manatee | \$1,451,200 N/A | Second | FHFC | SAIL - Borrower has failed to provide proof of T&I deposits for August through September 2020. T&I deposits are past due approximately \$13,000 through 9/30/2020; also covers Phase II. Last reminder sent 10/6/2020. |
| Carlisle Development Group LLC Tammy Rizzo | Palfox Landing | Carlisle Development Group LLC | Carlisle Development Group LLC, Palfox Landing LTD, Matthew Green, Jeffrey Rault, Eric Pascoe Inc., 2203 Palfox Landing LLC | HOME 2009-065C1X, TCDF 2009-065C1X, TCAP 2009-065C1X, HC 9% 2009-065C1X | Lee | \$155,000 \$6,435,940 \$2,764,100 \$ 0. | Second | FHFC | ARRA - Over amount interest due \$94,425 due 10/1/20 plus late fee \$10,542.62 |
| CRMO Housing Development Corp. Al Gunn | Triple Oaks II, 1020; Omega Villas | CRMO Housing Development Corporation | James Palmer, Inc., R.P. Robert Gunn, Willie Major, Joseph, Anne Shewell, Myron Anderson | SAIL 2016-107C | Galveston | \$7,490,000 | Second | FHFC SA | SAIL - Loan matured 12/31/17. A payment of \$1,490,000.00. Demand letter sent 9/25/2020. |
| Code Capital Partners Jared Robinson | Cypress Grove 2B Sakaguchi | Code Capital Partners | CCCpress, LLC, Code RE Partners, Inc. | SAIL 2016-028B RFP 2014-217C | Broward | SAIL \$1,715,000 N/A | Second | SAC | SAIL - Failure to submit monthly service payments in a replacement escrow account for January thru October 2020. |

| Developer/Contact | Property Name | Owner Entity | Affiliates/Principal Beneficiaries/Principal | Funding Source(s) | County | Original Loan Amount | Loan Position | Service / Trustee | Comments |
|---|-----------------------------|--|--|---|------------|---|------------------------------|-------------------|--|
| Cushman Development Management Services, Inc. Mara Mathis | M. 2004 | Comcast Group Development LLC | Comcast Development Management Services, Inc. Comcast Group Development LLC; M&M Market Research Associates LTD; Registered Agents of Florida LLC; Coastal LLC | HOME 2008-03000 FLCAP 2008-00401/0010-00001 FLCAP 2008-00601/0010-00001 MARB 2007-00000 SAIL 0901-00000 | Miami-Dade | \$175,800 \$7,381,170 2,261,000 \$1,196,000 \$3,000,000 | Second | FHFC | ARRA - Cross group address, only \$1.75M to the 100-000 plus later for other \$60.9M |
| Creative Choice Homes Indip Rental Yash Pal Kulkarni | Andree Ind. 200 Vista Palms | Creative Choice Homes | Creative Choice Homes X, L.S., Creative Choice Homes 20 LLC, Alliant Tax Credit Fund XVIII LP, Alliant Tax Credit XXVI LLC | SAIL 0001-00000 ELC 0712-00000 SMI 0207 SC 0001-03300 | Lee | \$2,000,000 \$2,299,425 \$271,271 N/A | Credit Enhancement Second | SMG/SA | SAIL - Loan Maturity on 12/31/18. Paid for 2019 SAIL. Interest in the amount of \$20,645.40 due 8/31/20. Servicer requesting a forbearance plan from FHFC which is currently under review. Demand letter sent 9/30/2020. |
| | Empire Square Mid Isles | Creative Choice IV Limited LLC | DFO Manager, LLC, NE Holdings Management, LLC, Narmida Best | SAIL 1085-01000 | Monroe | \$1,290,000 | First | FHFC/SA | SAIL - Loan Maturity 02/28/2018. Demand letter sent 03/02/20. |
| | Florida Blue Bay | Creative Choice Homes, Inc. | Creative Choice Homes XXXVII, LTD Creative Choice Homes XXXVIII, Inc. | SA L 1062-00000 HC 0002-00000 | Osceola | \$1,100,000 N/A | Second | Asset/SAI | SAIL - P&I (S&P) FINANCING - 100% P&I 134 \$20,706.00. Disc 04-2020 20.9 Cash Flow Interest, Inc |
| Dominion LLC Paul R. Swann | Village at Delray | Village at Delray Ltd | Delray Beach Leased Holdings Associates I, LLC, Delray Beach Holdings II, LLC Paul R. Swann, Mark S. MacIntosh, Arnold E. Brundage, PNC Tax Credit Capital Institutional Fund 41 LP | HOME 09-07001/07000, FLCAP 09-05000/05000, HC 09-07001/09-07000 | Palm Beach | \$115,000 \$7,364,000 N/A | Second | FHFC | HOME (ARRA) - Cross group address for financing \$1,358,500 due 10/31/19, plus later for \$6,905,500. Loan notes sent 9/30/20 |
| East Little Havana Community Development Corporation Anita T. Rodriguez-Tajero | Riv Turner | East Little Havana Community Development Corporation | Anita T. Rodriguez-Tajero, Wilfredo Gonzalez, Almendra Yunes Segura | SAIL 1951-00298 HC 0001-01000 | Miami-Dade | \$300,000 N/A | 3rd N/A | FHFC | LLC - Cross FHFC HC multiple cross financing fact book 11/25/20. LHM contacted the servicer on 11/20/2019. |
| Florissant Villa Community Development Corporation National Birdsong | Budger and Associates | Ridge Windward East, LLC; Florissant Villa Community Development | Florissant Villa Community Development Corporation, Ridge Windward East Ltd, National Birdsong | PLP 0001-01000 | Duval | \$700,000 | Second | FHFC/SA | PLP - Loan maturity on 12/31/19. Demand letter sent 9/30/2020. Amount due is \$700,000. |
| Florida Housing Affordability, Inc Joseph J. Savino | Three Francine | Florida Housing Affordability, Inc | Joseph J. Savino, Marie K. Savino, Debra Savino, Sofia M. Savino, Andrea M. Savino | FHFC-41900 | Osceola | N/A | N/A | FHFC | FHFC - Cross FHFC Administration Fee due 02/29/2020, totaling \$12,634.16 for a pro forma. Owner indicated they could not pay and FHFC notified servicer to close monitoring on 4/27/20. |
| Grace and Truth Community Development Bishop Kipasa M. Johnson | Grace Manor | Grace and Truth Community Development | Bishop Kipasa M. Johnson, Africa Anderson, Reginald Anley, Carolyn Latta, William George Bishop Fred Brown | PLP 2007-042 | Duval | \$600,000 | First | FHFC/SA | PLP - Loan Maturity on 12/31/19. Demand letter sent 04/02/2020. LHM contacted the servicer on 11/20/2019. |

| Developer/Contract | Project Name | Owner Entity | Affiliate/Principal Beneficiary/Principal | Fee/Service(s) | County | Original Loan Amount | Loan-Status | Contractor | Comments |
|--|----------------------------------|--|--|--------------------------------|--------------|----------------------|-------------|------------|--|
| FLA.N.D.S. of Central Florida JIM McKeown | Lake Lonic II | Clouette and Neighliff Real Estate Development Services of Central Florida, Inc. | Housing & Neighborhood Development Services of Central Florida, Inc. | HOME 1904P-405 | Seville | \$1,458,000 | Second | AmeriNUSA | HOME - Loan matured 02/20/17. Received copies of draft Allotment to Pledgeman. Note extending Maturity Date to 4/1/2018. To date, transaction has not closed. Documents being reviewed by PHPC outside contract. No action to date. 08/19/2018. |
| FLA.N.D.S. of Central Florida, east. JIM McKeown | Lancaster Mills | Housing & Neighborhood Development Services of Central Florida, Inc. | Housing & Neighborhood Development Services of Central Florida, Inc. | HOME 1904R-405 | Orange | \$504,400 | Second | AmeriNat | HOME - 2013 HOME Loan For \$500 for Failure to provide SR-4. Correspondence sent 5-1-14, 8-12-14, 9-9-14, 1-7-15, 1-29-15 & 1-13-2015. |
| Housing Development, Inc. Debbie Sebasty | Independence Village I | Housing Independence, Inc. | Independence Village I Apartments | HOME-APDP | Hillsborough | NA | NA | PLP-FL | PHPC - Fee due service fees total \$1,568.50. The owners have refused to pay their fees and we have ceased monitoring in light of our future fees. Last contact the owner on 6-25-12. |
| Tadkinson Non Profit Housing, Inc. David Peters | Juanita L. Lee Gardens | Indiantown Homes RFL, Ltd. Inc. | Indiantown Homes RFL, Ltd. Inc. | HOME 1909 189HR | Marin | \$906,837 | Second | FFFC/SA | HOME - Loan matured 03/01/2020. Demand letter sent 06/20/2018. |
| | New Hope Community, II | Indiantown Non-Profit Housing, Inc. | Indiantown Non-Profit Housing, Inc. | HOME 1909 189HR | Marin | \$1,710,891 | Second | AmeriNUSA | HOME - MAT. REQ - January 26, 2019. Last Maturity Notice sent 07/09/2019 from Special Assets. Demand notice sent 9/23/2019 |
| Anthony Development Corp. Anne M. Wallace | Eden Park 211 Condom | Eden Park Development Corp. | Eden Park Associates Ltd Eden Park Investors, Inc. Eden Park Associates Inc. MPC Social Warehousing LLC, Madison Social Limited Partner, Inc.; Anne M. Wallace; Edmund L. Jennings Jr. | SATL 2010-4825 HC 2014-5190 | Alachua | \$1,025,000 NA | Second | SMG | SALE - Post Close - the amount of \$41,907 for SALE interest payment which is the remaining amount owed from the total maturity date was sent in the amount of \$68,167.06 due 8/1/18. The developer paid a partial payment in the amount of \$11,040.00 in order that the interest calculation would bring the developer to the paid due in the amount of \$0,168.15. The late payment invoice sent on 8/1/18 due upon receipt. The developer is still disputing the amount that was billed for SALE interest payment with PHPC as of 6/14/18. Per email from PHPC on 1/7/19 there will be no reduction of SALE interest. |
| Maint - Co Services LLC Gail Curtis | Key Chase - Hudson | Key Chase Apartments, Ltd. | Gail W. Curtis | EC 951-4661 | Brow | NA | NA | FFFC | FFC - Over FTRC/EC compliance monitoring fees 06/24/2018. Last contacted the owner on 1-27/2017. Monitoring ended 10/31/17. Final judgement of FTRC/EC was entered on 10/20/18. |
| Norfolk County Board for Humanity Diana Strombeck | 730 Gardens | Merritt Court Merritt Court Financing | Merritt Court Finance for Rumrort, Roger Anhalt, Gary Francis Diana Strombeck | PLP 2016-01-08-26 | Maricopa | \$402,000 | | PHPC/SA | PLP - Loan matured 9/18/20. Amount drawn is \$348,885.61. On 04/11/2018 the Board approved a 1 year Extension. Documents modifications are being prepared. Demand letter sent 9/18/2020. |
| Miami Beach Community Development Corporation, Inc Ahmed Morfin | Mirador Place (aka Sunway Place) | MBCDC Mirador Place LLC | MBCDC Mirador Place LLC Ahmed Morfin, Michael Hamman, Jason Wozniak, Jeff Feldman | DEMO 1919-106HL | Miami-Dade | \$1,020,000 | Second | FFFC/SA | DEMO - Loan matured 4/4/20. Amount drawn is \$1,080,000.00. On 01/19/20 the Board approved a 1 year Extension. Documents modifications are being prepared. Demand letter sent 4/30/2020 |

| Developer/Owner | Property Name | Owner Entity | Affiliate/Financial Beneficiary/Principal | Pooling Strategy | County | Original Loan Amount | Loan Position | Security Type | Comments |
|---|--|---|---|---|------------|--|---------------|---------------|--|
| Miami Beach Community Development Corporation, Inc. cont Alfred Martia | The Ailer | MBCDC: The Ailer LLC | Miami Beach Community Development Corporation, Inc. Alan Ball; Donna Clarke Carroll Crowe; Jo Annadonna Tamia Sheffner | ERCL 2016-01E | Miami-Dade | \$150,000 | Third | FDIC | EMRL - On to \$10,584 plus a 5% late charge of \$29,26 for the annual EMRL starting from the 08/01/2013. Over a late fee of \$59,78 for late payment of 2018 Servicing Fee. Remainder notice sent 09/05/20. |
| North Florida Educational Development Corp. Cynthia Ford | Limerock | North Florida Educational Development Corp. | North Florida Educational Development Corp. Cynthia Ford; Tom Wiggin McGHEE; Kim Green; Clarence Lewis; Susan Figgens; Lakin Thomas; Bloddy Morgan | SALE 1998-0498 | Collier | \$1,100,000 | First | FDPCSA | SABL - Loan issued 02/15/15. Demand letter sent 05/02/20. Borrower was responsive. Future to submit 2019-2019 Audited Financial Statements and SAG, Cash Flow Reporting Form, Over \$500 SAG Late Filing Fee for 2019-2019. Over 2019-2020 Servicing fees from 07/1, 1,100 plus late charges of \$7,610.10. On 09/20 notice was sent to borrower regarding unpaid fees. Over from July, August, and Sept 2020 implementation notices 09/20/20. |
| Dakewood Manor, LLC Vito Difuria | Oakwood Manor (Oak Creek) - Broom | Dakewood Manor, LLC | | FDIC-AHDP | Polk | NA | NA | FDIC | FDIC - Over EPMC Administration Fees from \$3,348.50 due 03/20. Loan closed 03/20 |
| Orate Leased Housing Corporation, Inc. Burrell Bernard | Magnolia Walk II | Magnolia Walk Apartments II, Ltd. | Magnolia Walk Apartments II, Ltd. Burrell Bernard; Houston C. Gray; Gracynya B Dawson; Dorcas Leung; Eddie Boyd; Rose Jenkins; Eboni Moore; Aura Thomas | SALE 2011-195E TC 040-151K5 | Manatee | \$1,940,000 NA | Second NA | FDPCSA | SALE - Loan received 03/2020. Demand letter sent 05/02/20. Borrower has failed to provide proof of 128 and SR documents in accordance with requirements. Based on the most recent data analysis from statements received through 05/2020, the current arrear balance is \$12,205 and the current Reserve deficiency is \$11,472. Last reminder sent 06/15/20. |
| Pine Apartments of Palm Bay, LLC Jeffery W. Wells | Pine | Pine Apartments of Palm Bay, LLC | Jeffery W. Wells, Teoniam W. Wells | FDIC-AHDP | Brevard | NA | NA | FDIC | FDIC - Past due servicer fees due \$1,650.04. Invoice sent 04/01/14. Reminder Notice sent 02/25/14. Past Due Notices sent 4/17/14, 5/29/14, and 7/28/14. Remainder by a MOC on 1/24/15 and we have ceased monitoring. |
| Polk County Housing Developers Inc. Benjamin Stevenson | Colton Meadow (a Polk Colon Villa) | Colton Meadow Authority | Polk County Housing Developers Inc. Lakeland Housing Authority; Benjamin Stevenson; Colton Meadow LLC; Benjie Spear; Colton Meadow GP LLC | HOME 2004-063CTX TCBP 2009-062CTX TCAP 2009-062CTX HC 5% 2009-063CTX | Polk | \$100,000 \$1,182,378 \$1,271,421 \$100 | Second | FDIC | ARRA - Received payment on 10/06/20. Over annual interest due \$1,739.70 due 10/01/20 plus late fee \$45,876.93 |
| Real Estate Management, LLC Richard Wible | Delmont Gardens (VRL) II | Delmont Gardens, LLC | Real Estate Management, LLC | FDIC-AHDP | Franklin | NA | NA | FDIC | FDIC - Past due servicer fees due \$5,012.48. The owners have refused to pay their fees and we have ceased monitoring to eliminate future fees. Last contacted the owner on 02/25/12. |
| | Hay House (VRL) II | Hay House, LLC | Real Estate Management, LLC | FDIC-AHDP | Franklin | NA | NA | FDIC | FDIC - Past due servicer fees due \$5,012.48. The owners have refused to pay their fees and we have ceased monitoring to eliminate future fees. Last contacted the owner on 02/25/12. |
| | Villa Barabola (VRL) II | Villa Barabola, LLC | Real Estate Management, LLC | FDIC-AHDP | Franklin | NA | NA | FDIC | FDIC - Past due servicer fees due \$5,012.48. The owners have refused to pay their fees and we have ceased monitoring to eliminate future fees. Last contacted the owner on 02/25/12. |
| Refuge Home, Inc. Margaret Baldwin | Refuge Home | Refuge Home, Inc. | Refuge Home, Inc. Margaret Baldwin | DEMO 1044-11NDV | Levy | \$640,000 | First | FDPCSA | DEMO - Loan issued 02/17/14. Annual dues is \$440,000. On 06/20/20 Board approved cutting on year additional 14 years. Payments modifications are being prepared. |
| Rejuvenate Property Developers LLC Stephanie Baker | House of Renaissance Preserve II (a Renaissance Preserve) | Financing Authority City of Fort Myers | Financing Authority City of Fort Myers Renaissance Preserve Developers LLC; Stephanie Baker; Maria Davis; Renaissance Preserve LLC | HOME 2004-063CTX TCBP 2009-062CTX TCAP 2009-062CTX HC 5% 2009-063CTX | Lee | \$155,000 \$1,756,171 \$975,715 \$100 | Second | FDIC | ARRA - Over annual interest from 5/28/15 due 10/1/20 plus late fee \$66.40 |

| Developer/Contract | Property Name | Owner Entity | Affiliate/Financial Beneficiary/Principal | Exhibit Section(s) | County | Original Loan Amount | Loan-Priority | Service Provider | Comments |
|--|---|--|--|---|--------------|---|---------------|------------------|--|
| Richard Group Blaine Myers | Mini Vents | Mini Vents Limited Partnership | Blaine Myers Richard Group Capital | HOME 199-418-00 FC 4907-487 | Jordan | \$1,500,000 | | FHDC/SA | HOME Loan modified on 1/24/2020. Demand letter sent 9/20/20. On 10/16/20 the Board approved a 1 year extension. Documents and forecasts are being prepared. |
| Royal American Development Inc. Joseph F. Chapman IV | Cottondale Village | Royal American Development Inc. | Royal American Development Inc.; Joseph F. Chapman IV; Cottondale Village Redevelopment LTD; Lauretta Pippin | HOME 2009-450CTX TCAP 2009-450CTX TCAP 2009-450CTX HC 9% 2009-450CTX | Jackson | \$155,800 \$2,052,000 \$2,344,100 \$98,600 | Second | FHFC | ARRA - Over annual interest loan \$1,739,70 due 10/1/20 plus late fee \$60.99 |
| Royal American Development Inc. unit. Joseph F. Chapman IV | Goodland Manor | Royal American Development Inc. | Royal American Development Inc.; Joseph F. Chapman IV; Goodland Manor Redevelopment LTD; Lauretta Pippin | HOME 2009-451CTX TCAP 2009-451CTX TCAP 2009-451CTX HC 9% 2009-451CTX | Jackson | \$155,900 \$1,774,900 \$1,204,775 \$100 | Second | FHFC | ARRA - Over annual interest loan \$1,739,70 due 10/1/20 plus late fee \$60.99 |
| | Little Oaks | Royal American Development Inc. | Royal American Development Inc.; Joseph F. Chapman IV; Little Oaks Redevelopment LTD; Lauretta Pippin; Southern Coastal Mortgage Company | HOME 2009-449CTX TCAP 2009-449CTX TCAP 2009-449CTX HC 9% 2009-449CTX | Levy | \$145,900 \$1,170,131 \$1,051,376 \$100 | Second | FHFC | ARRA - Resched payment on 11/20/20. Over annual interest loan \$1,739,70 due 10/1/20 plus late fee \$60.99 |
| | Oakdale | Royal American Development Inc. | Royal American Development Inc.; Joseph F. Chapman IV; Oakdale Redevelopment LTD; Lauretta Pippin | HOME 2009-448CTX TCAP 2009-448CTX TCAP 2009-448CTX HC 9% 2009-448CTX | Walton | \$155,900 \$5,011,393 \$1,163,391 \$100 | Second | FHFC | ARRA - Over annual interest loan \$1,739,70 due 10/1/20 plus late fee \$60.99 |
| | Pine Villa | Royal American Development Inc. | Pine Villa Redevelopment Ltd; Royal American Development Inc.; Joseph F. Chapman IV; Joseph B. Chapman; Joseph P. Chapman IV; Lauretta Pippin | TCAP 2009-441CTX TCAP 2009-441CTX HOME 2009-441CTX FC 2009-441CTX | Bay | \$1,700,577 \$7,903,205 \$135,900,000 N/A | Second | SMG/SA FHFC | TCAP - Loan assumed on 3/20/20. Demand letter sent 9/20/20. TCAP loan to be restructured to amortizing payments. Closing scheduled for 10/20/20 ARRA - Over annual interest loan \$1,739,70 due 10/1/20 plus late fee \$60.99 |
| Special Care Living Assistance Development, Inc. Pedro F. Rodriguez | Port Place | Special Care Living Assistance Development, Inc. | Special Care Living Assistance Development, Inc. | HOME 1999-014 | Miami Dade | \$2,722,073 | First | SMG | HOME - Past due for August monthly principal only payment due 8/1/20 in the amount of \$2,859,74. 8/18/20 - borrower working to find payment solution before month end |
| St Thomas Properties, LLC Daniel Gerner | Chatham Place | St. Thomas Properties, LLC | Daniel Gerner | FC 02L238 | Billsborough | NA | NA | FHFC | FC - Over 300% HC compliance remaining pay due \$10,400. Lender contacted the borrower 11/20/20. Current outstanding status WS2018. |
| West Augustine Historical CDC Gregory B. White, Sr. | West Augustine Housing and Economic Development | West Augustine Historical CDC | West Augustine Historical CDC; Gregory B. White Sr; Willie Cooper Sr; Tom Cleveland; Dorothy Williams; Betty Greene; Robert Neumann; Katherine Jones | H.P 2017-013520 | St. Johns | \$454,200 | | FHDC/SA | PLP - Loan modified on 1/22/20. A second draw of \$100,000 on 10/21/20 the Board approved a 1 year extension. Document modifications are being prepared. |

October 27, 2020

LATE NOTICE

Little Oaks Redevelopment, Ltd.
c/o Royal American Development, Inc.
Attn: Joseph F. Chapman, IV
1002 West 23rd Street, Suite 400
Panama City, FL 32405

RE: Little Oaks Apartments - RFP 2009-04 / 2009-049CTXH
HOME Annual Interest Billing

2020 INVOICE

| | |
|--|--------------------------|
| HOME Loan Amount: | \$115,900.00 |
| UPB @ 9/30/2020: | \$115,900.00 |
| Note rate: | 1.5 % |
| | |
| Interest period – (10/1/2019 – 9/30/2020): | \$1,739.70 |
| Late fee: | \$86.99 |
| Total payment due upon receipt: | <u>\$1,826.69</u> |

*Payment received after 10/15/2020 will result in an additional 5% late charge in the amount of: \$ 86.99

Make check payable to:
Florida Housing Finance Corporation
Remit payment to:
Florida Housing Finance Corporation
Attn: Program Accounting
227 N. Bronough Street, Suite 5000
Tallahassee, FL 32301

Ron DeSantis, Governor

Board of Directors: Ron Libbarnan, Chairman • Ray Dubuque, Vice Chairman
Ryan Benson • Dane Eagle • Sandra Einhorn • LaTasha Green-Cobb • Bill Gulliford

Harold "Trey" Price, Executive Director

From: [Wanda Sampson](#)
To: [Jason Williams](#)
Subject: FW: Annual HOME Interest Late Notice
Date: Tuesday, October 27, 2020 3:30:51 PM
Attachments: 2020 HOME Interest Late Notice.pdf
[ATT00001.htm](#)

Please process this bill immediately. It offsets to the 21703. Late fee would go to late fee code

Going forward, if you see that something has run out on the accrual and we haven't got a bill, let me know.

Thanks

Wanda Sampson|Accounting Manager (850)-914-3227

From: Joey Chapman <joey.chapman@royalamerican.com>
Sent: Tuesday, October 27, 2020 3:12 PM
To: Wanda Sampson <wanda.sampson@royalamerican.com>
Subject: Fwd: Annual HOME Interest Late Notice

Sent from my iPhone

Begin forwarded message:

From: Misty Smith <Misty.Smith@floridahousing.org>
Date: October 27, 2020 at 2:08:06 PM CDT
To: Joey Chapman <joey.chapman@royalamerican.com>
Subject: Annual HOME Interest Late Notice

Good afternoon

Please see the attached invoice for the annual HOME interest payment and late fee.

Thank you,

Misty Smith | Senior Program Accountant
227 N. Bronough Street, Suite 5000, Tallahassee, FL 32301 | p. 850.488.4197 | f.
850.488.9809 Misty.Smith@floridahousing.org | Visit our website at
www.floridahousing.org.

Florida has a broad and inclusive public records law. This e-mail and any responses to it should be considered a matter of public record.



Little Oaks Redevelopment, LTD.

1920086

Florida Housing Finance Corp
34110270

| DATE | INVOICE NO | DESCRIPTION | BALANCE |
|------------|-----------------|--------------------------|-----------------|
| 10-27-20 | 2009049CTX.1020 | Little Oaks 2009-049CTXH | 1826.69 |
| CHECK DATE | 10-29-20 | CHECK NUMBER 7432 | TOTAL > 1826.69 |

PLEASE DETACH AND RETAIN FOR YOUR RECORDS

7432 10/29/20 1826.69

Little Oaks Redevelopment, LTD.

Rent Account
1002 W 23rd Street
Suite 400
Panama City, FL 32405
850-769-8981

Bank of South
101 W 23rd Street
Panama City, FL 32405

85-127
847

| | | |
|------------------|-----------|----------------|
| DATE | CHECK NO. | AMOUNT |
| October 29, 2020 | 7432 | S*****1,826.69 |

Pay: *****One thousand eight hundred twenty-six dollars and 69 cents

TIFF DRIVER

** VOID * VOID * VOID **

Two Signatures Required Above \$10,000

**** NOT NEGOTIABLE ****

Void After 120 Days

PAY TO THE ORDER OF
Florida Housing Finance Corp
Attn: Loan Servicing
227 N. Bronough St, Ste 5000
Tallahassee, FL 32301

Attachment B
Page 3 of 11

October 27, 2020

LATE NOTICE

Kimberly Murphy
Royal American Development
1002 W. 23rd Street, Suite 400
Panama City, FL 32405

RE: Oakdale Apartments - RFP 2009-04 / 2009-048CTXH
HOME Annual Interest Billing

2020 INVOICE

| | |
|--|--------------------------|
| HOME Loan Amount: | \$115,900.00 |
| UPB @ 9/30/2020: | \$115,900.00 |
| Note rate: | 1.5 % |
| | |
| Interest period – (10/1/2019 – 9/30/2020): | \$1,739.70 |
| Late fee: | \$86.99 |
| Total payment due upon receipt: | <u>\$1,826.69</u> |

*Payment received after 10/15/2020 will result in an additional 5% late charge in the amount of: \$ 86.99

Make check payable to:
Florida Housing Finance Corporation
Remit payment to:
Florida Housing Finance Corporation
Attn: Program Accounting
227 N. Bronough Street, Suite 5000
Tallahassee, FL 32301

Ron DeSantis, Governor

Board of Directors: Ron Lieberman, Chairman • Roy Dubuque, Vice Chairman
Ryan Benson • Dana Eagle • Sandra Elmhorn • Tatiana Green-Cobb • Bill Gulliford

Harold "Trey" Price, Executive Director



1820086

Florida Housing Finance Corp
88

Royal American

| DATE | INVOICE NO | DESCRIPTION | BALANCE |
|---------------------|---------------------|----------------------|---------|
| 10-29-20 | 2009048CTX.1020 | Cakdale 2009-048CTXH | 1826.69 |
| CHECK DATE 11-02-20 | CHECK NUMBER 312031 | TOTAL > | 1826.69 |

PLEASE DETACH AND RETAIN FOR YOUR RECORDS



Royal American
 Central Disbursement Account
 1002 W 23rd Street
 Suite 400
 Panama City, FL 32405
 850-769-8981

BannerSouth
 101 W 25rd Street
 Panama City, FL 32405

85-127
 842

DATE CHECK NO. AMOUNT
 November 2, 2020 312031 \$*****1,826.69

Pay: *****One thousand eight hundred twenty-six dollars and 69 cents

TIFF DRIVER

** VOID * VOID * VOID **

Two Signatures Required Above \$10,000

**** NOT NEGOTIABLE ****

Void After 120 Days

PAY TO THE ORDER OF
 Florida Housing Finance Corp
 Attn: Loan Servicing
 227 N. Bronough St, Ste 5000
 Tallahassee, FL 32301

Attachment B
 Page 5 of 11

October 27, 2020

LATE NOTICE

Kimberly Murphy
 Royal American Development
 1002 W. 23rd Street, Suite 400
 Panama City, FL 32405

RE: Cottondale Village Apartments - RFP 2009-04 / 2009-05OCTXH
 HOME Annual Interest Billing

2020 INVOICE

| | |
|--|--------------------------|
| HOME Loan Amount: | \$115,900.00 |
| UPB @ 9/30/2020: | \$115,900.00 |
| Note rate: | 1.5 % |
| | |
| Interest period – (10/1/2019 – 9/30/2020): | \$1,739.70 |
| Late fee: | \$86.99 |
| Total payment due upon receipt: | <u>\$1,826.69</u> |

*Payment received after 10/15/2020 will result in an additional 5% late charge in the amount of: \$ 86.99

Make check payable to:
 Florida Housing Finance Corporation
Remit payment to:
 Florida Housing Finance Corporation
 Attn: Program Accounting
 227 N. Bronough Street, Suite 5000
 Tallahassee, FL 32301

Ron DeSantis, Governor

Board of Directors: Ron Lieberman, Chairman • Ray Gubaque, Vice Chairman
 Ryan Benson • Dane Eagle • Sandra Einhorn • LaTasha Green-Cobb • Bill Guiford

Koraki "Kory" Price, Executive Director

88

313276

AP

1920086

0

1920086 Florida Housing Finance Corp
88

Royal American

| DATE | INVOICE NO | DESCRIPTION | BALANCE |
|---|------------|--------------------------------|---------|
| 10-27-20 | 182.201027 | 2009-04/2009-050CPXHCottondale | 1826.69 |
| CHECK DATE 11-16-20 CHECK NUMBER 313276 TOTAL > | | | 1826.69 |

PLEASE DETACH AND RETAIN FOR YOUR RECORDS

180 07 190 07 0 0 384



Royal American
Central Disbursement Account
1002 W 23rd Street
Suite 400
Panama City, FL 32405
850-769-8981

BankcorpSmith
101 W 23rd Street
Panama City, FL 32405

DATE: November 16, 2020
CHECK NO: 313276
AMOUNT: \$*****1,826.69

Pay: *****One thousand eight hundred twenty-six dollars and 69 cents

TIFF DRIVER

** VOID * VOID * VOID **

Two Signatures Required Above \$10,000

**** NOT NEGOTIABLE ****

Void After 120 Days

PAY TO THE ORDER OF
Florida Housing Finance Corp
Attn: Loan Servicing
227 N. Bronough St, Ste 5000
Tallahassee, FL 32301



227 North Bronough Street, Suite 5000 • Tallahassee, Florida 32301
850.488.4197 • Fax: 850.488.9809 • www.floridahousing.org

October 27, 2020

LATE NOTICE

Kimberly Murphy
Royal American Development
1002 W. 23rd Street, Suite 400
Panama City, FL 32405

RE: Graceland Manor Apartments - RFP 2009-04 / 2009-051CTXH
HOME Annual Interest Billing

2020 INVOICE

HOME Loan Amount: \$115,900.00
UPB @ 9/30/2020: \$115,900.00
Note rate: 1.5 %

Interest period – (10/1/2019 – 9/30/2020): \$1,739.70
Late fee: \$86.99
Total payment due upon receipt: \$1,826.69

*Payment received after 10/15/2020 will result in an additional 5% late charge in the amount of: \$ 86.99

Make check payable to:
Florida Housing Finance Corporation
Remit payment to:
Florida Housing Finance Corporation
Attn: Program Accounting
227 N. Bronough Street, Suite 5000
Tallahassee, FL 32301

Ron DeSantis, Governor

Board of Directors: Ron Lieberman, Chairman • Ray Dubuque, Vice Chairman
Ryan Benson • Dane Eagle • Sandra Einhorn • LaTasha Green-Cobb • Bill Gulliford

Harold "Trey" Price, Executive Director

26110270

4092

AP

1920086

0

1920086

Florida Housing Finance Corp
26110270

Graceland Manor Redevelopment, LTD.

| DATE | INVOICE NO | DESCRIPTION | BALANCE |
|------------|------------|--------------------------------|---------|
| 10-27-20 | 261.201027 | 2009-04/2009-051C7XH Graceland | 1826.69 |
| CHECK DATE | 11-16-20 | CHECK NUMBER | 4092 |
| TOTAL > | | | 1826.69 |

PLEASE DETACH AND RETAIN FOR YOUR RECORDS

FA1110 WING COMPANY SIGNATURES (11/16/20) 0.011 230 4244

Graceland Manor Redevelopment, LTD.

Rent Account

1002 W 23rd Street

Suite 400

Panama City, FL 32405

850-769-8981

BankcorpSouth
101 W 23rd Street
Panama City, FL 32405

85-127
842

| | | |
|-------------------|-----------|-----------------|
| DATE | CHECK NO. | AMOUNT |
| November 16, 2020 | 4092 | \$*****1,826.69 |

Pay: *****One thousand eight hundred twenty-six dollars and 69 cents

TIFF DRIVER

** VOID * VOID * VOID **

Two Signatures Required Above \$10,000

**** NOT NEGOTIABLE ****

Void After 120 Days

PAY TO THE ORDER OF
Florida Housing Finance Corp
Attn: Loan Servicing
227 N. Bronough St, Ste 5000
Tallahassee, FL 32301

October 27, 2020

LATE NOTICE

Pana Villa Redevelopment, Inc.
 Kimberly Murphy
 1002 W. 23rd Street, Suite 400
 Panama City, FL 32405

RE: Pana Villa - RFP 2009-04/2009-041CTXH
 HOME Annual Interest Billing

2020 INVOICE

| | |
|--|--------------------------|
| HOME Loan Amount: | \$115,900.00 |
| UPB @ 9/30/2020: | \$115,900.00 |
| Note rate: | 1.5 % |
| | |
| Interest period -- (10/1/2019 -- 9/30/2020): | \$1,739.70 |
| Late fee: | \$86.99 |
| Total payment due upon receipt: | <u>\$1,826.69</u> |

*Payment received after 10/15/2020 will result in an additional 5% late charge in the amount of: \$ 86.99

Make check payable to:
 Florida Housing Finance Corporation
Remit payment to:
 Florida Housing Finance Corporation
 Attn: Program Accounting
 227 N. Bronough Street, Suite 5000
 Tallahassee, FL 32301

Ron DeSantis, Governor

Board of Directors: Ron Lieberman, Chairman • Ray Dubuque, Vice Chairman
 Ryan Benson • Doree Eagle • Sandra Einhorn • LaTasha Green-Coop • Bill Gulliford

Harold "Trey" Price, Executive Director

42210270

10128

AP

1920086

0

1920086 Florida Housing Finance Corp
42210270

Pana Villa Redevelopment, LTD

| DATE | INVOICE NO. | DESCRIPTION | BALANCE |
|------------|-------------|--------------------------------|---------|
| 10-27-20 | 422.201027 | 2009-04/2009-041CTXH PanaVilla | 1826.69 |
| CHECK DATE | 11-16-20 | CHECK NUMBER | 10128 |
| TOTAL > | | | 1826.69 |

PLEASE DETACH AND RETAIN FOR YOUR RECORDS

FILE THIS CHECK WITH THE FOLLOWING CHECKS FOR THE YEAR 1910 2020

Pana Villa Redevelopment, LTD

Rent Account
1002 W 23rd Street
Suite 400
Panama City, FL 32405
850-769-8981

BankcorpSouth
101 W 23rd Street
Panama City, FL 32405

85-127
642

DATE CHECK NO. AMOUNT
November 16, 2020 10128 \$*****1,826.69

Pay: *****One thousand eight hundred twenty-six dollars and 69 cents

TIFF DRIVER

** VOID * VOID * VOID **

Two Signatures Required Above \$10,000

**** NOT NEGOTIABLE ****

Valid After 120 Days

PAY TO THE ORDER OF
Florida Housing Finance Corp
Attn: Loan Servicing
227 N. Bronough St, Ste 5000
Tallahassee, FL 32301

Donaldson, Michael

From: Kim Murphy <kim.murphy@royalamerican.com>
Sent: Wednesday, August 2, 2017 5:19 PM
To: Nancy Muller
Subject: Re: Retirement

Yes can I call you tomorrow?

Sent from my iPhone

On Aug 2, 2017, at 4:02 PM, Nancy Muller <Nancy.Muller@floridahousing.org> wrote:

Nice email! Is there a good time for us to talk in the next day or so? Don't want to bother you too much, maybe just 15 min or so...

Thanks!

Nancy

From: Kim Murphy [<mailto:kim.murphy@royalamerican.com>]
Sent: Monday, July 31, 2017 4:01 PM
To: Alison Colvard <corplady21@aol.com>; Betsy Farmer <betsy@promiseinbrevard.com>; 'Jack Kosik' <jack@jackkosik.com>; Sean Jones - RJTCF <Sean.Jones@RaymondJames.com>; Elena Adames <eadames@ambarco.com>; 'bmcdonough@stearnsweaver.com' <bmcdonough@stearnsweaver.com>; Feinberg, Helen <helen.feinberg@rbccm.com>; John Fischer <John.Fischer@RaymondJames.com>; jdixon@tagassociatesinc.com; Marilyn Carl <marilyn.carl@regions.com>; Jim Spound <JSpound@r4cap.com>; Colvin.Cindy <Cindy.Colvin@SunTrust.com>; Jay Segel <JSegel@r4cap.com>; Marc Schnitzer <MSchnitzer@r4cap.com>; Dan Shurts <DShurts@r4cap.com>; Ken Reecy <Ken.Reecy@floridahousing.org>; Kevin Tatreau <Kevin.Tatreau@floridahousing.org>; Nancy Muller <Nancy.Muller@floridahousing.org>; Libby O'Neill <Libby.O'Neill@floridahousing.org>; Amy Garmon <Amy.Garmon@floridahousing.org>; Haylock-Moore, Tammy <tammy.haylock-moore@chase.com>; Oscar Sol <osol@greenmillsgroup.com>; Mitchell Rosenstein <mrosenstein@greenmillsgroup.com>; Nick Inamdar <nick.inamdar@magellandev.com>; Amay Inamdar <amay.inamdar@magellandev.com>; Paula Rhodes <prhodes@invictusdev.com>; Richard Cavalieri <rcavalieri@invictusdev.com>; Donaldson, Michael <mdonaldson@carltonfields.com>; Chris Thomas <chris.thomas@tidwellgroup.com>; Sean McNeil <smcneil@mcneilcarroll.com>; rcarroll <rcarroll@mcneilcarroll.com>

Subject: Retirement

Friends & Colleagues,

What a wild ride my career has been. I have enjoyed working with each and every one of you over these last 29 years. My official retirement is Friday, August 4th, but my last day in the office is today. My current plan is to take some much needed rest and relaxation, but if you need to contact me for anything here is my contact information:

Kim.murphy13@aol.com

Cell: 850-596-0590

Take care my friends and have a wonderful life!

Kim Murphy

Senior Vice President

Royal American Development, Inc.

Direct: 850-914-3226

Cell: 850-596-0590

From: Amy Seal
To: [FHFCMultiFamilyLoans](mailto:FHFCMultiFamilyLoans@floridahousing.org)
Cc: [Melanie Housholder](mailto:Melanie.Housholder@floridahousing.org); [Kenny Derrickson](mailto:Kenny.Derrickson@floridahousing.org); [Wanda Sampson](mailto:Wanda.Sampson@floridahousing.org); [Jim Boyd](mailto:Jim.Boyd@floridahousing.org)
Subject: RE: Past Due Invoices
Date: Tuesday, November 10, 2020 10:49:04 AM

Kenny, thank you for sending these we will get them paid immediately. The contact for all of these interest invoices should be as follows:

Wanda Sampson
Accounting Manager | Royal American Companies | (850) 914-3227 | Cell: (850) 630-6694

Amy Seal
Development Associate
Royal American Development
1022 23rd Street, 3rd Floor
Panama City, Florida 32405
O 850-914-3282
C 850-832-3115

From: [FHFCMultiFamilyLoans](mailto:FHFCMultiFamilyLoans@floridahousing.org) <FHFCMultiFamilyLoans@floridahousing.org>
Sent: Tuesday, November 10, 2020 10:44 AM
To: Amy Seal <Amy.Seal@royalamerican.com>
Cc: [Melanie Housholder](mailto:Melanie.Housholder@floridahousing.org) <Melanie.Housholder@floridahousing.org>; [Kenny Derrickson](mailto:Kenny.Derrickson@floridahousing.org) <Kenny.Derrickson@floridahousing.org>
Subject: RE: Past Due Invoices

Amy,

We show payment received for Little Oaks on 11/2/20 and for Oakdale on 11/5/20. Attached are the invoices for the other three loans. I show the following contact information for these. Can you confirm if this is correct? If not, please provide the current contact information.

Cottondale Village: kerritoth@royal-american.com

Grace and Manor: kerritoth@royal-american.com

Pana Villa: kerritoth@royal-american.com

Thank you,

Misty Smith | Senior Program Accountant

227 N. Bronough Street, Suite 5000, Tallahassee, FL 32301 | p. 850.488.4197 | f. 850.488.9809
Misty.Smith@floridahousing.org ; Visit our website at www.floridahousing.org.



Florida has a broad and inclusive public records law. This e-mail and any responses to it should be considered a matter of public record.

From: Amy Seal <Amy.Seal@royalamerican.com>
Sent: Monday, November 9, 2020 4:44 PM
To: Kenny Derrickson <Kenny.Derrickson@floridahousing.org>
Subject: Past Due Invoices

Kenny, can you send me the invoices for the following interest payments that are due? I see we are on the past due report as not being paid but our accounting office has no record of receiving them. What they do show is we paid the following:

| | |
|-------------|-------------------------|
| Little Oaks | Paid 10/29/20 ck 7432 |
| Oakdale | Paid 11/2/20, ck 312031 |

The below are ones we have not received an invoice for:

Cottondale Village
Graceland Manor
Pana Villa.

Amy Seal
Development Associate
Royal American Development
1022 23rd Street, 3rd Floor
Panama City, Florida 32405
O 850-914-3282
C 850-832-3115

Disclaimer

Florida has a broad and inclusive public records law. This e-mail and any responses to it should be considered a matter of public record."

Amy Seal

From: Wanda Sampson <wanda.sampson@royalamerican.com>
Sent: Thursday, October 29, 2020 12:29 PM
To: Misty Smith; Jason Williams
Subject: RE: Annual HOME Interest Late Notice - Oakdale

wanda.sampson@royalamerican.com
jason.williams@royalamerican.com

Wanda Sampson|Accounting Manager (850)-914-3227

From: Misty Smith <Misty.Smith@floridahousing.org>
Sent: Thursday, October 29, 2020 12:09 PM
To: Wanda Sampson <wanda.sampson@royalamerican.com>; Jason Williams <jason.williams@royalamerican.com>
Subject: RE: Annual HOME Interest Late Notice

Wanda,

Please provide the email address to which you would like this invoice to be sent.

Thank you,
Misty

From: Wanda Sampson <wanda.sampson@royalamerican.com>
Sent: Thursday, October 29, 2020 12:48 PM
To: Misty Smith <Misty.Smith@floridahousing.org>; Jason Williams <jason.williams@royalamerican.com>
Subject: RE: Annual HOME Interest Late Notice

Hi Mary

If you could change it to Attn: Accounting, that would be great.

Wanda Sampson|Accounting Manager (850)-914-3227

From: Misty Smith <Misty.Smith@floridahousing.org>
Sent: Thursday, October 29, 2020 10:50 AM
To: Jason Williams <jason.williams@royalamerican.com>
Cc: Wanda Sampson <wanda.sampson@royalamerican.com>
Subject: RE: Annual HOME Interest Late Notice

Jason,

Please see attached. We currently have Kerri Toth as the contact for Oakdale. Should this be changed?

Thank you,



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From: Jason Williams <jason.williams@royalamerican.com>
Sent: Tuesday, October 27, 2020 4:40 PM
To: Misty Smith <Misty.Smith@floridahousing.org>
Cc: Wanda Sampson <wanda.sampson@royalamerican.com>
Subject: RE: Annual HOME Interest Late Notice

Good afternoon,

Thank you for the invoice for Little Oaks, I also need one for Oakdale Apartments – RFP 2009-04 / 2009-048CTXH.

Thank you

JASON WILLIAMS
GENERAL LEDGER TECHNICIAN
ROYAL AMERICAN COMPANIES
1022 WEST 23RD STREET, 3RD FLOOR
PANAMA CITY, FL 32403
850.914.8420

From: Joey Chapman <joey.chapman@royalamerican.com>
Sent: Tuesday, October 27, 2020 3:12 PM
To: Wanda Sampson <wanda.sampson@royalamerican.com>
Subject: Fwd: Annual HOME Interest Late Notice

Sent from my iPhone

Begin forwarded message:

From: Misty Smith <Misty.Smith@floridahousing.org>
Date: October 27, 2020 at 2:08:06 PM CDT
To: Joey Chapman <joey.chapman@royalamerican.com>
Subject: Annual HOME Interest Late Notice

Good afternoon

Please see the attached invoice for the annual HOME interest payment and late fee.

Thank you,

Misty Smith | Senior Program Accountant

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