

Florida Housing Finance Corporation
Asset Management Noncompliance Report
Cutoff Date: 6/9/2020

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
AMCS Development, LLC James J. Kerr, Jr	Perrytown (2909)	SAIL 2016-386S HC 2016-549C	Taylor	10/18/2019	Annual Review 10/1/2019	Failure to perform first anniversary income determination Last activity: Letter to Owner: 5/29/2020	AmeriNat
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: 6/12/2020 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: 6/12/2020 Letter to owner.	Seltzer
Assistance to the Elderly, Inc. (ATTE) Paul Ramos	Residential Plaza at Blue Lagoon (0685)	HC 90L-060	Miami-Dade	9/21/2018	Annual Review 8/22/2018	Failure to meet uniform physical condition standards for units Last activity: 6/11/2020-Email to Management	First Housing
				9/25/2019	Annual Review 8/23/2019	1) Failure to document tenant eligibility upon initial occupancy 2) Failure to meet Uniform Physical Condition Standards for units Last activity: 6/11/2020-Email to Management	First Housing
Atlantic Housing Foundation Inc. Michael Nguyen	Temple Court (1351)	HC 2003-118C	Miami-Dade	5/2/2019	Annual Review: 4/25/2019	1) Failure to meet uniform physical condition standards for units - Casualty loss (fire on 3/29/2019) 2) Failure to provide required unit features Last activity: Letter from Owner 6/12/2020	AmeriNat
Atlantic Housing Partners, LLLP Paul Missigman	Fountains at Millenia IV (2121)	SAIL 2008-246S HC 2007-524C	Orange	1/22/2020	Annual Review 1/10/2020	Failure to provide required development amenities (SAIL) Last Activity: Letter to Owner 6/15/2020	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 Property subsequently sustained damage as a result of a Major Disaster (Hurricane Michael) and is unsuitable for occupancy. Last activity: 4/17/20 Short Sale approved at FHFC board meeting.	Seltzer
Biscayne Housing Group Joel Tabas	Casa Matias (2468)	HOME 2009-076CH HC & TCEP 2011-011CHX	Miami-Dade	11/13/2019	Program Report	Failure to annually recertify household eligibility (HOME) Last activity: 6/3/2020-Letter to Owner	First Housing
Code Capital Partners LLC Jared Remington	Oak Chase (0134)	HC 97L-021	Hillsborough	4/28/2017	Annual Review 4/21/2017	Failure to meet UPCS for common area Last activity: Letter to Owner 6/12/2020	AmeriNat
				4/10/2018	Annual Review: 4/3/2018	Failure to meet UPCS for common areas Last activity: Letter to Owner 6/12/2020	AmeriNat

Florida Housing Finance Corporation
 Asset Management Noncompliance Report
 Cutoff Date: 6/9/2020

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Community Housing Partners Corporation of Florida Jeffrey K. Reed	Parkside Garden (0615)	HOME 2006-017H	Marion	5/21/2018	Annual Review: 5/8/2018	Failure to meet UPCS for units Last activity: 6/8/20 Letter to owner	Seltzer
	Horizon House Sunset (1083)	SAIL 2000-066S	Alachua	10/5/2016	Annual Review 9/7/2016	Failure to meet Uniform Physical Condition Standards. Last activity: 5/20/2020 Email from Management	First Housing
				10/31/2017	Annual Review 9/29/2017	Failure to meet Uniform Physical Condition Standards. Last activity: 5/20/2020 Email from Management	First Housing
Creative Choice Homes Inc. Dilip Barot	Azalea Gardens - Bartow (323)	HC 96L-039	Polk	12/31/2019	Annual Review 12/4/2019	1) Failure to meet Uniform Physical Condition Standards (UPCS) for Units 2) Failure to meet UPCS for Buildings Last activity: 6/10/20 Letter to Owner	Seltzer
	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	Failure to meet uniform physical condition standards (UPCS) for units Last activity: Letter to Owner 5/29/2020	AmeriNat
				4/29/2019	Triennial Review: 4/18/2019	Failure to meet uniform physical condition standards (UPCS) for units Last activity: Letter to Owner 5/29/2020	AmeriNat
Vista Palms (0037)	SAIL 2001-060S HC 2001-533C SAIL ELI RFP 2010-16-26	Lee	3/2/2018	Annual Review 1/30/2018	Damage as a result of a Major Disaster (Hurricane Irma) Failure to meet uniform physical condition standards for buildings Last activity: 6/15/20 Letter from owner	Seltzer	
East Lake Community Development, Inc. John M. Wilson	Mount Carmel Gardens (0527)	HOME 97HR-014 SAIL & ELI 2014-423S HC 2015-504C	Duval	7/31/2019	Annual Review 7/16/2019	Failure to provide required green unit features (SAIL & HOME) Last activity: Letter to Owner: 6/15/2020	AmeriNat
East Little Havana CDC Anita T. Rodriguez-Tejera	Rio Towers (0692)	SAIL 91S-029 HC 90L-031	Miami-Dade	9/3/2019	Program Report	Failure to submit program report Last activity: 6/4/2020-Letter to Owner	First Housing
				7/15/2019	Annual Review 6/13/2019	1) Failure to document tenant eligibility upon initial occupancy 2) Failure to properly recertify eligibility 3) Failure to meet Uniform Physical Condition Standards for buildings Last activity: 5/26/2020-Letter to Owner	First Housing
El-AD National Properties Arik Bronfman	Reserve at Lake Pointe (1530)	MMRB MR 2005 B 1&2	Pinellas	3/9/2020	Program Report	Failure to meet overall set-aside requirement Last activity: 6/3/2020-Letter to Owner	First Housing

Florida Housing Finance Corporation
 Asset Management Noncompliance Report
 Cutoff Date: 6/9/2020

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Halo Homes, LLC Harry L. Maxwell	Maxwell Manor II (1341)	HOME 2003-133H	St. 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 5/29/2020	AmeriNat
				8/4/2017	Annual Review 7/25/2017	Failure to provide development amenity: - Playground/tot lot Last activity: Letter to Owner 5/29/2020	AmeriNat
				7/24/2019	Annual Review 7/17/2019	Failure to annually recertify eligibility. Last activity: Letter to Owner 5/29/2020	AmeriNat
Harmony Housing Advisors, Inc. Robert Barolak	Park Springs (0612)	SAIL 1999-077S HC 2000-503C	Hillsborough	2/27/2020	Annual Review 1/29/2020	Failure to provide required unit features Last activity: 5/21/2020-Email to Management	First Housing
Harris Group, Inc. Cathy Harris	Liberty Center IV (1361)	SAIL/HC2003-077CS	Duval	12/4/2019	Annual Review 11/1/2019	Failure to meet Uniform Physical Condition Standards for Buildings Last activity: 5/22/2020-Email from Management	First Housing
Hatton House Apartments LLC Joseph Caruso	Hatton House (0339)	HC 1999-069C	Jackson	11/8/2019	Annual Review 10/9/2019	1) Failure to document tenant eligibility upon initial occupancy 2) Failure to provide required tenant program and services Last activity: 5/21/2020-Email to Management.	First Housing
				4/18/2019	Program Report	Failure to perform annual recertification Last activity: 6/9/2020-Letter to Owner	First Housing
Housing Authority City of Ft. Myers Marcia Davis	Homes of Renaissance Preserve II (2466)	TCEP 2010-027CX HC 2011-008CX	Lee	2/11/2020	Program Report	1) Failure to meet set-aside requirement in the 33% category 2) Exceeded rent limitation Last Activity: 5/15/20 Email to management	First Housing
	Homes of Renaissance Preserve III (2710)	HC 2014-400C	Lee	2/12/2020	Program Report	1) Failure to meet set-aside requirement in the 50% category 2) Exceeded rent limitation Last Activity: 5/15/20 Email to management	First Housing
In the Pines, Inc. Gerald A. Goray	In The Pines South (0381)	SAIL 2000-025S	Palm Beach	6/11/2019	Annual Review 5/6/2019	Failure to provide required unit features Last activity: 5/21/2020 Email from Management	First Housing
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: 5/20/2020 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: 6/3/2020 Letter to Owner	First Housing

Florida Housing Finance Corporation
Asset Management Noncompliance Report
Cutoff Date: 6/9/2020

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JJR Apartments, LLC Joel Reyes & Xiomara Reyes Continued	Teal Pointe (0845) Continued	HC 93L-097 HOME 93HD-01	Miami-Dade	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: 5/20/2020 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: 5/20/2020 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: 5/20/2020 Letter to Owner	First Housing
				12/1/2015	Annual Review 10/30/2015	Failure to properly document eligibility Last activity: 5/20/2020 Letter to Owner	First Housing
				11/15/2016	Annual Review 10/17/2016	Failure to properly document eligibility Last activity: 5/20/2020 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: 5/20/2020 Letter to Owner	First Housing
				11/5/2018	Annual Review 10/2/2018	1) Failure to annually obtain/reconfirm utility allowance 2) Failure to meet overall set-aside requirement 3) Failure to meet uniform physical condition standards for building 4) Failure to meet UPCS for common areas 5) Failure to properly document eligibility 6) Failure to submit required Program Report Last activity: 5/20/2020 Letter to Owner	First Housing
				11/15/2019	Annual Review 10/18/2019	1) Failure to properly document eligibility 2) Failure to annually document utility allowance 3) Failure to submit required Program Report 4) Failure to meet uniform physical condition standards for buildings 5) Failure to meet UPCS for common areas Last activity: 5/20/2020 Letter to Owner	First Housing
Key West Housing Authority J. Manuel Castillo Sr.	Eastwind (0249)	HOME 95HR-009	Monroe	1/18/2018	Annual Review 12/20/2017	Damage as a result of a Major Disaster (Hurricane Irma) 1) Failure to provide required development amenities 2) Failure to meet uniform physical condition standards for buildings Last activity: 5/21/2020 Email from Management	First Housing
	Tropical Isle (0877)	HOME 95HR-008	Monroe	1/17/2018	Annual Review 12/19/2017	Damage as a result of a Major Disaster (Hurricane Irma) Failure to provide required development amenities Last activity: 5/21/2020-Email from Management	First Housing

Florida Housing Finance Corporation
Asset Management Noncompliance Report
Cutoff Date: 6/9/2020

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Lakeside Capital Advisors LP Michael Hornbrook	Courtney Manor (0202)	HC 1999-001C	Duval	2/7/2020	Annual Review 1/22/2020	Failure to complete first anniversary income determination Last activity: 6/12/20 Email to Owner	Seltzer
Lincoln Avenue Capital LLC Jonathan Gruskin	Lakeside Commons (1158)	HC 2002-170C	Palm Beach	2/21/2020	Triennial Review 2/11/2020	Failure to perform the first anniversary income determination Last activity: Letter to Owner 5/29/2020	AmeriNat
	Logan Heights (0482)	MMRB 2018F & 1999M 1&2 HC 2000-509C	Seminole	10/15/2019	Annual Review 10/7/2019	Failure to meet UPCS for sites Last activity: Letter from Owner 5/1/2020	AmeriNat
	Riverwalk II (0709)	SAIL 92S-019 HC 92L-052	Miami-Dade	4/22/2019	Annual Review: 3/20/2019	Exceeded rent limitation Last activity: 6/3/2020-Email to Management	First Housing
9/3/2019				Program Report	Failure to perform first anniversary income determination Last activity: 6/8/2020-Letter to Owner	First 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 Final judgment of foreclosure issued 3/12/2018; sale did not occur on 4/18/18 as ordered. Last activity: 9/11/2018 Receiver's Narrative and Financial Report for August	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: Final judgment of foreclosure issued 3/12/2018; sale did not occur on 4/18/18 as ordered. Last activity: 9/11/2018 Receiver's Narrative and Financial Report for August	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. Final judgment of foreclosure issued 3/12/2018; sale did not occur on 4/18/18 as ordered. Last activity: 9/11/2018 Receiver's Narrative and Financial Report for August	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 Final judgment of foreclosure issued 3/12/2018; sale did not occur on 4/18/18 as ordered. Last activity: 9/11/2018 Receiver's Narrative and Financial Report for August	Florida Housing

Florida Housing Finance Corporation
Asset Management Noncompliance Report
Cutoff Date: 6/9/2020

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McCormack Baron Salazar, Inc. Hilary Zimmerman	Scott Carver IIA - IIB (2525)	HC 2009-511C	Miami-Dade	10/7/2019	Annual Review 2/4/2019	Failure to provide required development amenity Last activity: 2/19/2020 FHFC Compliance email; plan for correction under FHFC review.	AmeriNat
	Scott Carver IIC (2526)	HC 2009-512C	Miami-Dade	2/14/2019	Annual Review 2/5/2019	Failure to provide required development amenity Last activity: 2/19/2020 FHFC Compliance email; plan for correction under FHFC review.	AmeriNat
MDHA Development Corporation Ernest Martin	Ward Towers Assisted Living Facility (1533)	HC 2005-503C	Miami-Dade	2/26/2014	Annual Review 2/20/2014	1) Failure to provide required development amenities 2) Failure to provide required tenant programs Last activity: Letter to Owner 6/15/2020	AmeriNat
				2/12/2020	Annual Review 2/5/2020	1) Failure to provide required unit feature 2) Failure to provide required development amenities 3) Failure to provide required tenant programs 4) Failure to meet uniform physical condition standards for units 5) Failure to meet UPCS for buildings 6) Failure to meet UPCS for site Last activity: Letter to Owner 6/15/2020	AmeriNat
Miami Beach Community Development Corporation Beatriz Cuenca-Barberio	Madison (0491)	HC 96L-013 HOME 94DRHR-022	Miami-Dade	1/28/2019	Annual Review: 12/27/2018	1) Failure to document tenant eligibility upon initial occupancy 2) Failure to provide required unit feature Last activity: 5/26/2020-Email from Management	First Housing
Millennia Housing Development Ltd. Frank Sinito	Cordoba Courts (3124)	HC 2004-510C (FL04-51001 - 08)	Miami-Dade	4/4/2019	Triennial Review 3/7/2019	1) Failure to meet Uniform Physical Condition Standards (UPCS) for site. 2) Failure to meet UPCS for units. Last activity: 6/15/20 Letter to owner	Seltzer
NB Holdings Management LLC Naimisha Barot	Peacock Run (1040)	MMRB MR2002 H1&2 SAIL ELI 2010-16-19 HC 2002-522C	St. Lucie	2/11/2019	Annual Review 1/10/2019	Failure to meet Uniform Physical Condition Standards for buildings Last activity: 5/20/2020-Email from Management	First Housing
				2/6/2020	Annual Review 1/7/2020	Failure to meet UPCS for buildings Last activity: 5/20/2020-Email from Management	First Housing
New Vision Housing Foundation Inc. Kenneth G. Weiss	Coral Gardens (191)	HC SAIL	Miami-Dade	5/3/2019	Annual Review: 4/3/2019	Failure to provide required amenities. (SAIL) Last activity: 6/11/20 Letter to Owner	Seltzer

Florida Housing Finance Corporation
Asset Management Noncompliance Report
Cutoff Date: 6/9/2020

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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
NRP Group LLC J. David Heller	Monterra (2494)	HOME RFP 2009-06-06 HC 2009-524C MMRB 2009 I/2011 E	Broward	5/16/2019	Program Report	Exceeded income limitation at move in Under review by FHFC	First Housing
Ocala Leased Housing Corporation, Inc. Brownell Bernard	Magnolia Walk (0497)	HC 1999-052C	Marion	4/3/2019	Annual Review 3/4/2019	Failure to meet uniform physical condition standards for buildings Last activity: 6/8/2020-Letter to Owner	First Housing
Ortsac Investments, LLC Sofia Castro	Bear Creek - Naples (0069)	SAIL 93S-045 HC 94L-004	Collier	10/22/2017	Annual Review 9/21/2017	Failure to meet uniform physical condition standards for buildings - Casualty loss - fire on 4/10/2017 Last activity: 5/27/20 Letter from Owner.	Seltzer
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: 5/28/2020-Email from Management	First Housing
Overtown Development Group, Inc. Salomon Yuken	New Arena Square (0536)	HC 2000-004C	Miami-Dade	5/23/2018	Annual Review: 4/25/2018	Failure to provide required development amenities. Last activity: Letter to owner 5/22/20	Seltzer
					Annual Review: 4/10/2019	1) Failure to document eligibility upon initial occupancy; 2) Failure to provide required tenant programs; 3) Failure to meet Uniform Physical Condition Standards for units. Last activity: Letter to owner 5/22/20	Seltzer

Florida Housing Finance Corporation
 Asset Management Noncompliance Report
 Cutoff Date: 6/9/2020

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Owl Tallahassee Housing Inc. Samuel J. Dubbin	2305 at Killearn (Plantations at Killearn) (0643)	MMRB 2007D	Leon	12/4/2019	Annual Review 10/31/2019	Failure to meet Uniform Physical Condition Standards for units Last activity: 6/1/2020-Email to Management	First Housing
					Program Report	Failure to meet overall set aside requirement Last activity: 6/8/2020-Letter to Owner	First Housing
	Augustine Club aka Green at Old St. Augustine (0053)	MMRB 2007D	Leon	12/2/2019	Annual Review 10/29/2019	Failure to meet Uniform Physical Condition Standards for Units Last activity: 6/1/2020-Email to Management	First Housing
				2/24/2020	Program Report	1) Failure to meet overall set-aside requirement 2) Failure to annually recertify eligibility (April) 3) Failure to perform the first year annual recertification (March and April) Last activity: 6/1/2020-Letter to Owner	First Housing
	Cypress Point aka Live Oaks at Killearn (0999)	MMRB 2007D	Leon	9/9/2019	Program Report	Failure to annually recertify eligibility Last activity: 6/5/2020--Letter to Owner	First Housing
Paces Foundation, Inc. Mark Dumas	Gateway Townhomes of St. Joe (2715)	HOME 2014-403H	Gulf	2/27/2019	Annual Review 1/30/2019	Damage as a result of a Major Disaster (Hurricane Michael) 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: 6/16/20: Letter sent to Owner	Seltzer
				11/22/2019	Annual Review 10/25/2019	Damage as a result of a Major Disaster (Hurricane Michael) 1) Failure to meet uniform physical condition standards for units 2) Failure to meet UPCS for buildings Last activity: 6/16/20/20: Letter sent to Owner	Seltzer
Pacifica Companies LLC Deepak Israni	Mira Lagos (0500)	HC 91L-043 FDIC-AHP 1123326569	Manatee	8/16/2019	Annual Review 7/16/2019	Failure to meet UPCS for Buildings Last activity: 6/5/2020 Letter to owner	Seltzer
Park Green Apartments LLC Gabriel Lander	Park Green (0603)	SAIL 98S-014 HC 97L-066	Miami-Dade	11/28/2018	Annual Review 10/31/2018	Failure to provide required unit features Last activity: 6/11/2020-Email to Owner	First Housing
				11/25/2019	Annual Review 10/28/2019	1) Failure to properly recertify eligibility 2) Failure to provide required unit features Last activity: 6/11/2020-Email to Owner	First Housing
Rea Development Company William J. Rea, Jr.	Andrews Place II (1482)	HC 2004-513C SAIL 2004-068S	Bay	11/12/2019	Annual Review 10/11/2019	Failure to provide required Development amenity - Damage as a result of a major disaster (Hurricane Michael) Last activity: 5/21/2020 Email from Management	First Housing

Florida Housing Finance Corporation
Asset Management Noncompliance Report
Cutoff Date: 6/9/2020

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Read Property Group LLC Robert Wolf Raymond Katz Josh Ostreicher	Saddlebrook (0730)	HC 97L-038	Palm Beach	8/31/2017	Program Report 6/30/2017	Failure to perform first anniversary recertification Last activity: 6/3/2020- 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: 5/20/2020-Letter to Owner	First Housing
				8/17/2018	Program Report	Failure to submit tenant income certifications Last activity: 6/3/2020- Letter to Owner	First Housing
				9/20/2018	Annual Review 8/21/2018	1) Failure to annually recertify Units. 2) Failure to provide required tenant program and services 3) Failure to provide required development amenities Last activity: 5/20/2020- Letter to Owner	First Housing
				9/17/2019	Annual Review 8/16/2019	1) Failure to document tenant eligibility upon initial occupancy 2) Failure to perform first anniversary recertification 3) Failure to annually recertify eligibility 4) Failure to properly document eligibility 5) Exceeded rent limitation 6) Failure to meet Uniform Physical Condition Standards for units Last activity: 5/20/2020-Letter to Owner	First Housing
	Villas of Capri (0901)	HC 96L-504 HOME 96DHR-016	Collier	5/8/2017	Annual Review 5/2/2017	Failure to meet uniform physical condition standards for site Last activity: Letter to Owner 6/15/2020	AmeriNat
				6/5/2019	Annual Review 5/20/2019	Failure to meet uniform physical condition standards for site Last activity: Letter to Owner 6/15/2020	AmeriNat
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: 6/1/2020 Letter to Owner	First Housing
Rivox LLC Marc Moyal (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

Florida Housing Finance Corporation
Asset Management Noncompliance Report
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Southport Financial Services Inc. J. David Page	Daytona Gardens (0227)	MMRB 2019 Series F HC 2001-001C	Volusia	1/8/2020	Annual Review 12/10/2019	1) Failure to provide resident programs (HC) 2) Failure to meet Uniform Physical Condition Standards (UPCS) for units 3) Failure to meet UPCS for site Voluntary rehabilitation in progress. 6/12/20: Letter sent to Owner	Seltzer
	Garden Trail (2395)	MMRB MR2015 N SAIL 2014-409S HC 2015-526C	Pinellas	3/2/2020	Annual Review 2/3/2020	Failure to meet uniform physical condition standards for site Last activity: 6/1/2020 Letter sent to Owner	Seltzer
	Georgia Arms (2681)	MMRB 2015 D SAIL & ELI 2014-311S HC 2015-509C	Seminole	2/5/2020	Notification	Failure to meet uniform physical condition standards for units - Casualty Loss; fire on 1/25/2020 Last activity: 5/28/2020-Letter to Owner	First Housing
	Hickory Knoll	MMRB MR 2016 I-1&2 SAIL 2016-185BS HC 2016-506C	Marion	3/11/2020	Program Report	Failure to annually recertify eligibility Last activity: 6/4/2020- Letter to Owner	First Housing
	Highland Palms (1982)	SAIL 2007-109CS HC 2008-002CS	Highlands	10/3/2019	Program Report	Failure to meet farmworker categorical requirement Last activity: 6/9/2020-Letter to Owner	First Housing
	Lincoln Fields (2529)	MMRB 2009L HC 2009-529C	Miami-Dade	10/1/2019	Program Report	Failure to perform first anniversary income determination Last activity: 6/3/2020-Letter to Owner	First Housing
	Majestic Oaks (2797)	HC 2015-251C	Alachua	2/3/2020	Program Report	Failure to meet uniform physical condition standards - casualty loss - fire on 12/4/2019 Last activity: Letter to Owner 6/15/2020	AmeriNat
	Parkside Commons (2721)	HC 2014-126C	Pinellas	3/4/2020	Triennial Review 2/4/2020	Failure to obtain/reconfirm utility allowance Last activity: 6/2/20 - Letter to Owner.	Seltzer
St. Petersburg Housing Authority /Rise Development Group Jerome D. Ryans	Jordan Park (0402)	HC 2000-082C	Pinellas	12/4/2018	Annual Review 11/2/2018	Failure to meet Uniform Physical Condition Standards for units Last activity: 5/22/2020-Email to Management	First Housing
				2/12/2019	Program Report	Failure to make reasonable attempts to rent vacated units Last activity: 5/29/2020 Email from Management	First Housing
				6/5/2019	Notification	Casualty loss; fire on 5/17/2019. Last activity: 5/29/2020 Email from Management	First Housing
				12/17/2019	Annual Review 11/14/2019	Failure to meet Uniform Physical Condition Standards for Units Last activity: 5/22/2020-Email to Management	First Housing

Florida Housing Finance Corporation
 Asset Management Noncompliance Report
 Cutoff Date: 6/9/2020

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
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
				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
Tacolcy Economic Development Corporation Carol Gardner	Edison Terraces II (0253)	HOME 92HR-003 HC 92L-025 & 2015-518C	Miami-Dade	2/14/2020	Annual Review 1/15/2020	Failure to meet uniform physical condition standards for units - Casualty Loss (fire on 4/17/2019) Last activity: 5/21/2020 Email from Management	First Housing
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: 5/20/2020 Letter to Owner	First Housing
				4/30/2019	Program Report	Failure to document tenant eligibility upon initial occupancy Last activity: 6/1/2020 Letter to Owner	First Housing
				5/28/2019	Annual Review 4/22/2019	1) Failure to document tenant eligibility upon initial occupancy 2) Exceeded rent limitation Last activity: 5/20/2020 Letter to Owner	First Housing

Florida Housing Finance Corporation
Asset Management Noncompliance Report
Cutoff Date: 6/9/2020

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
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: 6/12/20 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: 6/12/20 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: 6/12/20 Letter to Owner	Seltzer
				10/30/2018	Annual Review 10/3/2018	1) Failure to meet the VLI and LI set-aside requirements. 2) Failure to document eligibility upon initial occupancy. 3) Failure to document eligibility upon annual recertification. Last activity: 6/12/20 Letter to Owner	Seltzer
				11/14/2019	Annual Review 10/16/2019	1) Failure to document eligibility upon initial occupancy. 2) Failure to annually recertify eligibility. Last activity: 6/12/20 Letter to Owner	Seltzer
Volunteers of America of Florida Inc. Janet Stringfellow	VOA Hillsborough 1 - North 50th (0910)	HOME FDIC 727020972	Hillsborough	2/27/2020	Annual Review 1/28/2020	Failure to annually certify eligibility Last activity: 5/20/2020-Email from Management	First Housing

Florida Housing Finance Corporation
Asset Management Noncompliance Report
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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.

The contacts are:

AmeriNat

Veronica Repanti
(813) 282-4800 - phone
(813) 282-4877 - fax
vrepanti@amerinatls.com

First Housing

Cynthia M. Brooks
(813) 289-9410 - phone
(813) 283-1055 - fax
cbrooks@firshousingfl.com

Seltzer

Leslie Gilman
(850) 233-3616 - phone
(850) 233-1429 - fax
leslie@seltzermanagement.com