

**Florida Housing Finance Corporation
Past Due Report
As of 09/12/2024**

Developer/Contact	Property Name	Owner Entity	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Lien-Position	Servicer / Trustee	Comments
400 Rosemary Ave Owner LLC Gopal Rajegowda	Ballet Villages I	400 Rosemary Ave Owner LLC	400 Rosemary Ave Owner LLC; Gopal Rajegowda; 400 Rosemary Mezz LLC	HOME 93HR-001 HC 1994L-012	Palm Beach	\$555,000 N/A	Second	FHFC	Loan paid in full - HOME - Owes \$250.00 late filing fee for 2023 AFS/SR1.
Ability Housing, Inc. Shannon Nazworth	Villages of New Augustine	Ability VNA, LLC	Ability VNA, LLC; Ability Housing, Inc.; Ability VNA MM, LLC	VIABILITY 2023-252V HC 2023-271C	St. Johns	\$4,265,345 N/A	Second	FHDC	VIABILITY - Owes total late charges of \$237.60 for late payments of 3 draw processing fees due 8/2/2024 and one draw processing fee due 8/8/2024. Reminder notice sent 9/5/24.
Alliance Tax Credit I, L.P. Thomas E. Smith	Portillo Apartments	Alliance Tax Credit I, L.P.	Affordable Housing Ventures, Inc.; Thomas E. Smith; Kevin T. Roberts; Pamela K. Borton	HOME 1997HR - 004 HC 1997L-051	Hernando	\$539,500 N/A	Second	FHDC	HOME - Owes 2023 real estate taxes i/a/o \$18,742.67. Tax certificate has been issued. Follow up notice sent to borrower 9/12/24..
Alpha and Omega Freedom Ministries, Inc. Lorraine Gillespie	Hannah House	Alpha and Omega Freedom Ministries, Inc.	Alpha and Omega Freedom Ministries, Inc.	SAIL RFP 2008-01-07R	Hardee	\$1,577,186	Second	FHFC	SAIL - Past due for T&I payments and R&R payments.
AMCS Development, LLC James J Kerr	Springhill Apartments	Springhill Apartments, LLC	Springhill Apartments, LLC Springhill GP, LLC AMCS Development, LLC SCG Development SPE, LLC SCG Development Partners, LLC James J Kerr, Sr James J Kerr, Jr	SAIL 2018-026S ELI 2018-026S HC 2016-572C	Madison	\$3,064,400 \$251,600 N/A	Second	AmeriNat	PAST DUE INVOICE: Annual SAIL Compliance Monitoring Fee \$938.00 due 1/28/24, Annual SAIL Loan Servicing Fee \$7,477.31 due 1/28/24
Atlantic Housing Partners, L.L.L.P. & Housing and Neighborhood Development Services of Central Florida, Inc. Tricia Doody	Howell Branch Cove	Howell Branch Cove, Ltd.	Howell Branch Cove, Ltd.; Howell Branch Cove I Managers, L.L.C.; Howell Branch NP GP, L.L.C.; Michael J. Sciarrino; Michael J. Sciarrino Revocable Trust	TCEP 09-247C/10-014CX HC 09-247C/10-014CX	Seminole	\$2,800,000 N/A	Second	FHDC	TCEP - Owes remainder of one monthly tax & insurance deposit of \$5,532.21 due 8/31/2024. Reminder notice sent 9/4/2024.
	Hammock Harbor I	Hammock Harbor, L.L.L.P.	Hammock Harbor, L.L.L.P.; Hammock Harbor I Managers, L.L.C.; Michael J. Sciarrino; Michael J. Sciarrino Revocable Trust	TCAP 2009-029CT HOME 2009-029CT HC 2009-029CT	Brevard	\$6,750,082 \$115,900 N/A	Second	FHDC	TCAP - Owes remainder of one monthly tax and insurance deposit of \$9,628.80, due 8/31/2024. Reminder notice sent 9/5/2024.
Biscayne Housing Group, LLC Hilda Fernandez	Emmaus Place	Emmaus Place, Inc.	Emmaus Place, Inc.; Richard Macphee; Thomas Hill; Thomas Osorio; Nicholas Foran	DEMO 2006 01-02YFC	Miami-Dade	\$900,000	First	FHFC	DEMO - Failure to provide proof of adequate replacement reserves account.
Boley Centers, Inc., cont. Jack Humburg	Salt Creek	Boley Centers, Inc.	Boley Centers, Inc.; Salt Creek Apartments LTD.; Jack Humburg; Kevin Marrone; Sandra Incorvia; Paul Misiewicz; Martin Lott; John Hebert; Joseph Smith; Joseph Stringer; Leonard Coley; Dr. Robert Wallace; Major Markus Hughes; Susan Proctor; Dr. James Sewell; Michelle Joseph; Christa Bruning; Precious Green	SAIL 1998-006S HC 1997-024C	Pinellas	\$245,583 N/A	First	FHFC	SAIL - Owes annual principal payment i/a/o \$9,823.32 due 9/1/24.

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Brannon Group, L.C. D. Reid Brannon	Keys I & II	The Brannon Group, LC.	The Brannon Group, L.C.; D. Reid Brannon; Ivan I. Brannon	SAIL HC 1991L-066	Miami-Dade	\$1,481,200 N/A	Second	FHDC	SAIL - Owes 2021 annual interest payment of \$133,308.00 due 8/31/2022. Owes 2022 annual interest payment of \$133,308.00 due 8/31/2023 plus a 5% late fee of \$6,665.40. Owes 2023 annual interest payment of \$133,308.00 due 9/7/2024. Owes Late Filing Fee of \$500.00 due 7/10/2024. Owes UCC filing fee of \$31.00 due 9/2/2024. Borrower has failed to remit RR deposits for January 2023 through August 2024. RR deposits are past due approximately \$8,000.00 through 8-31-24. Last reminder sent 9/10/2024. HC - Owes FHFC HC compliance monitoring fees i/a/o \$900. Last contacted the owner on 1/23/2024.
	The Keys III	The Brannon Group, L.C.	The Brannon Group, L.C.; D. Reid Brannon; Ivan I. Brannon	SAIL HC 1996L-019	Miami-Dade	\$1,481,200 N/A	Second	FHDC	SAIL - Owes 2021 annual interest payment of \$133,308.00 due 8/31/2022. Owes 2022 annual interest payment of \$133,308.00 due 8/31/2023 plus a 5% late fee of \$6,665.40. Owes 2023 annual interest payment of \$133,308.00 due 9/7/2024. Owes Late Filing Fee of \$500.00 due 7/10/2024. Owes UCC filing fee of \$31.00 due 9/2/2024. Borrower has failed to remit RR deposits for January 2023 through August 2024. RR deposits are past due approximately \$4,800.00 through 8-31-24. Reminder notice sent 9/10/24.
Broward County Housing Authority Parnell Joyce	Tallman Pines II	Tallman Pines Associates II, LTD	Broward County Housing Authority Tallman Pines Associates II, LTD Tallman Pines Better Communities, LLC TP Homes & Communities, Inc.	MMRB 2007 Series J RRLP 2006-352HR HC 2007-509C	Broward	\$3,654,876 \$3,564,876 N/A	First	AmeriNat	PAST DUE INVOICE: 2023 RRLP Interest \$28,856.45 due 8/31/24
Carlisle Group (PNC Real Estate - David Hasselwander	Silurian Pond	Carlisle Group	Silurian Pond, Ltd; TCG Silurian Pond, LLC; Carlisle Development Group, LLC; Lloyd J. Boggio (deceased); Circle Silurian Pond, LLC; Columbia Housing SLP Corporation; PNC Multifamily Capital Institutional Fund XXXVI LP	RRLP ELI 2006-358HR RRLP Non-ELI 2006-358HR Supplemental 2006-358HR HC 2008-503C	Escambia	\$1,812,500 \$5,437,500 \$1,240,000 N/A	First	SMG	RRLP - past due for 2018 RRLP loan interest In the amount of \$78,268.00 due 5/21/22 and corresponding late charge in the amount of \$3,913.40, 2019 RRLP loan interest In the amount of \$54,375.00 due 5/21/22 and corresponding late charge in the amount of \$2,718.75 and 2020 RRLP loan interest In the amount of \$54,375.00 due 5/21/22 and corresponding late charge in the amount of \$2,718.75. Borrower indicates that do not have the cash flow to remit payment. 2021 RRLP loan interest In the amount of \$54,375.00 due 11/15/23 and corresponding late charge in the amount of \$2,718.75 and 2022 RRLP loan interest In the amount of \$54,375.00 due 11/15/23 and corresponding late charge in the amount of \$2,718.75. Past due for late filing fee in the amount of \$500.00 for failure to submit SR-1 and Audited Financial Statements by 5/31/24
CEDO Housing Development Corp. Al Gunn	Omega Villas	CEDO Housing Development Corp.	CEDO Housing Development Corp.; Daniel Wells; Geraldine Smith; Brenda Banks; Kerwyn Wilson; Audria Flowers; Ida Thompson; Cleveland Kelly Jr.; Al Gunn	SAIL 2000-107S	Gadsden	\$2,490,000	Second	FHFC/SA	SAIL - Loan matured 12/31/23. FHFC sent latest Demand Letter on 8/31/2024. Amount drawn is \$2,490,000.00. Owes semi-annual servicing fee due 7/31/24 and late fee totaling \$3,268.13.
Centennial Holdings (Treasure Coast) LLC Angela King	CHS - Treasure Coast	Children's Home Society Treasure Coast	Centennial Holdings (Treasure Coast) LLC; Children's Home Society Buckner, Andry Sweet	DEMO 2006 01-05YFC	Indian River	\$750,000	N/A	FHFC	DEMO - Loan Paid in Full. Failure to provide proof of adequate replacement reserves.

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Creative Choice Homes, Inc.	Marina Del Ray	Creative Choice Homes, Inc.	Creative Choice Homes XXVIII, LTD Creative Choice Homes XXVIII, Inc. Creative Choice Homes, Inc Dilip Barot	SAIL 2002-026CS HC 2002-026CS	Citrus	\$1,100,000 N/A	Second	AmeriNat/SA	MATURED - June 11, 2024 Matured Demand Letter sent 6/11/24. At June 28th Board meeting, an extension request was approved for one year with a new maturity date of June 11, 2025. Documents being prepared by counsel. FHFC sent latest demand letter on 8/31/24.
Dunbar Improvement Association, Inc. Audrea Anderson	Palm City Gardens Apartments	Dunbar Improvement Association, Inc.	Dunbar Improvement Association, Inc.	EHCL 2015-229E EHCL 2016-352E	Lee	\$750,000.00 \$750,000.00	Second Second	FHDC	EHCL - Owes one replacement reserve deposit of \$2,917.00 due 8/31/2024. Owes one tax and insurance deposit of \$10,410.84 due 8/31/2024. Reminder notice sent 9/6/2024.
East Lake Community Development, Inc. Eric H Lipp	Mount Carmel Gardens	MCG Senior Apartments, LTD	MCG Senior Apartments, LTD East Lake Community Development, Inc. BREC Development, LLC	HOME 97HR-014 SAIL 2014-423S ELI 2014-423S HC 2015-504C	Duval	\$1,673,763 \$4,010,087 \$1,968,900 N/A	Second	AmeriNat	Payments received 9/13/2024. PAST DUE INVOICE: Annual HOME Interest Only Payment of \$16,377.63 due 8/1/24, 2023 SAIL interest \$16,456.00 due 8/31/24
East Little Havana Community Development Corporation Anita T. Rodriguez-Tejera	Rio Towers	RIO Towers ELHCDC, LLC Successor by Conversion from RIO Towers, LTD	RIO Towers ELHCDC, LLC Successor by Conversion from RIO Towers, LTD; East Little Havana Community Development Corporation	SAIL 1991-029S HC 90L-031	Miami-Dade	\$800,000 N/A	First	FHDC	SAIL - Owes one monthly P&I payment of \$2,573.12 due 9/1/2024. Owes Late Filing fee of \$500.00 due 7/10/2024. Reminder sent 9/4/2024. HC - Owes FHFC HC compliance monitoring fees i/a/o \$13,500. Last contacted the owner on 12/1/2023. Owner has requested a payoff of their SAIL loan. Future CM will need to be calculated and collected.
Florence Villa Community Development Corporation Nathaniel Birdsong	Ridgewood Apartments	Ridge Winter Haven Ltd.; Florence Villa Community Development	Florence Villa Community Development Corporation, Ridge Winter Haven Ltd., Nathaniel Birdsong	PLP 2007-149	Polk	\$76,359	Second	FHFC/SA	PLP - Loan matured on 3/11/14. FHFC sent latest demand letter on 8/31/24 Amount drawn is \$76,358.94.
Florida Housing Affordability, Inc Joseph J. Savino	Three Fountains	Florida Housing Affordability, Inc	Joseph J. Savino, Mark E. Sturm, Debra Savino, Kyle M. Savino, Andrea M. Savino	FDIC-AHDP	Osceola	NA	NA	FHFC	FDIC - Owes FHFC Administration Fees i/a/o \$25,369.96, including \$12,634.16 for a prior year. Owner indicated they could not pay and FHFC notified servicer to cease monitoring on 8/20/15.
Grace and Truth Community Development Bishop Eugene M. Johnson	Grace Manor	Grace and Truth Community Development	Bishop Eugene M. Bishop; Alonza Anderson; Reginald Ansley; Carolyn Laws; William Gaines; Bishop Fred Brown	PLP 2007-142	Duval	\$649,989	First	FHFC/SA	PLP - Loan matured on 6/19/14. Amount drawn: \$649,989.40. 6/4/19 Lis Pendens filed. SA discussing a sale or workout with Borrower.
Green Mills Group Mitchell Rosenstein	Seven on Seventh	Seven on Seventh, LTD	Seven on Seventh, LTD Seven on Seventh GP, LLC Broward Partnership for the Homeless, Inc. Green Mills Holdings, LLC Seven on Seventh Dev, LLC Oscal A Sol Mitchell R Rosenstein	SAIL 2019-371CS ELI 2019-371CS HC 2020-496CS	Broward	\$5,040,000 \$370,800 N/A	First	AmeriNat	PAST DUE INVOICE: 2023 SAIL interest \$23,635.97 due 8/31/24, Financial monitoring late fee \$500 due 7/26/24
H.A.N.D.S. of Central Florida Jill McReynolds	Lake Jennie II	Housing and Neighborhood Development Services of Central Florida, Inc.	Housing & Neighborhood Development Services of Central Florida, Inc.	HOME 96HR-005	Seminole	\$1,428,265.00	Second	AmeriNat/SA	HOME - Loan Matured 5/27/2017. Rec'd copies of draft Allonge to Promissory Note extending Maturity Date to 4/1/2038. To date, transaction hasn't closed. Transaction being reviewed by FHFC outside counsel. No notice to date.

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H.A.N.D.S. of Central Florida, cont. Jill McReynolds	Lancaster Villas	Housing & Neighborhood Development Services of Central Florida, Inc.	Housing & Neighborhood Development Services of Central Florida, Inc.	HOME 1996HR-015	Orange	\$964,419.00	Second	AmeriNat	HOME - 2013 HOME Late Fee \$500 for Failure to provide SR-1. Correspondences sent 7/11/14; 8/22/14; 09/10/14; 10/7/14; 11/7/14, 12/29/14 & 10/2/2015.
Hannibal Square Community Land Trust, Inc. Juan Hollingsworth	Cornerstone at Sixth fka 350 East Sixth	Hannibal Square Community Land Trust, Inc.	Hannibal Square Community Land Trust, Inc., Camille Reynolds Lewis, Denise Chatman, Juan Hollingsworth, Rebecca Talbert, Kent Kersten, Sicily Wright, Adilia Richmond, Jerry Breckenridge	PLP 2018-005P-09	Orange	\$614,000	First	FHFC/SA	PLP - Loan matured 3/28/24. Amount drawn: \$614,000.00. FHFC sent demand letter on 8/31/2024. At May 10th Board meeting, an extension request was approved for 18 months with a new maturity date of September 28, 2025. Documents being prepared by counsel.
	Promenade at West Lakes	Hannibal Square Community Land Trust, Inc.	Hannibal Square Community Land Trust, Inc., Camille Reynolds Lewis, Denise Chatman, Juan Hollingsworth, Rebecca Talbert, Kent Kersten, Sicily Wright, Adilia Richmond, Jerry Breckenridge	PLP 2019-006P-09	Orange	\$750,000	First	FHFC/SA	PLP - Loan matured 3/31/24. Amount drawn: \$194,188.65. FHFC sent demand letter on 8/31/2024. Board approved one year extension on 2/2/2024; documents being prepared by counsel
	Townhomes at West Lakes	Hannibal Square Community Land Trust, Inc.	Hannibal Square Community Land Trust, Inc., Camille Reynolds Lewis, Denise Chatman, Juan Hollingsworth, Rebecca Talbert, Kent Kersten, Sicily Wright, Adilia Richmond, Jerry Breckenridge	PLP 2019-007P-09	Orange	\$750,000	First	FHFC/SA	PLP - Loan matured 3/31/24. Amount drawn: \$750,000.00. FHFC sent demand letter on 8/31/2024. Board approved one year extension on 2/2/2024; documents being prepared by counsel
Harris Group, Inc. Cathy Harris	Liberty Center IV	Liberty Center IV, Ltd.	Liberty Center IV, Ltd.; Liberty Center IV, Inc.; Liberty Center for the Homeless, Inc.; Harris Group, Inc.	SAIL 2003-077CS HC 2003-077CS	Duval	\$2,000,000 N/A	First N/A	FHDC	SAIL - Owes one replacement reserve deposit of \$2,325.92 due 8/31/2021. Owes one tax and insurance deposit of \$10,498.61 due 8/31/2024. Reminder notice sent 9/6/2024.
Hendry County Non-Profit Housing, Inc. & General Home Development Corporation of Pinellas, Inc. Aida Barnhart	Greentree Senior	Hendry County Non-Profit Housing, Inc.	Hendry County Non-Profit Housing, Inc.; The Area Housing Commission of Clewiston, Labelle and Hendry County	HOME 2014-405H	Hendry	\$4,171,790	Second	FHDC	HOME - Owes annual HOME permanent loan servicing fee of \$6,464.00 due 3/31/2024. Reminder notice sent 9/3/2024.
Housing Independence, Inc. Debbie Schaibly	Independence Village I	Housing Independence, Inc.	Independence Village I Apartments	FDIC-AHDP	Hillsborough	NA	NA	FHFC	FDIC - Past due servicer fees i/a/o \$1,589.60. The owners have refused to pay their fees and we have ceased monitoring to eliminate future fees. Last contacted the owner on 6/25/12.
In the Pines, Inc. Scott McCleneghen	In the Pines South	In the Pines, Inc.	In the Pines, Inc.	SAIL 2000-025S	Palm Beach	\$1,346,710.00	First	FHDC	SAIL - Owes one replacement reserve deposit of \$667.00 due 8/31/2024. Reminder notice sent 9/6/2024.
Indiantown Non-Profit Housing, Inc. David Powers	New Hope Community, II	Indiantown Non-Profit Housing, Inc.	Indiantown Non-Profit Housing, Inc.	HOME 1995HR-011	Martin	\$1,910,814.00	Second	AmeriNat	PAST DUE INVOICE: Quarterly HOME Compliance Monitoring Fee \$516.67 due 8/16/24, Quarterly HOME Loan Servicing Fee \$2,056.78 due 8/16/24

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JAX Urban Initiatives Development, LLC & TVC Development, Inc. Dwayne Alexander	The Waves	The Waves of Jacksonville, Ltd.	The Waves of Jacksonville, Ltd.; The Waves GP, LLC; Jacksonville Housing Authority; JAX Urban Initiatives Development, LLC	SAIL 2018-039SN ELI 2018-039SN NHTF 2018-039SNT HC 2016-574C	Duval	\$7,000,000 \$600,000 \$1,075,037 N/A	Second Third Fourth	FHDC	SAIL - Owes 2023 annual interest payment of \$66,200.00 due 9/7/2024. Reminder notice sent 9/10/24.
Jennings Development Corp. Anne M. Wallace	Eden Park at Ironwood	Jennings Development Corp.	Ironwood Associates, Ltd.; Ironwood partners, Inc.; Ironwood Associates, Inc.; MEC Bond Warehousing, LLC; Midland Special Limited Partner, Inc.; Anne M. Wallace; Edward L. Jennings, Jr.	SAIL 2000-067S HC 2004-519C	Alachua	\$1,025,000 N/A	Second	SMG	SAIL -Past Due in the amount of \$45,367 for SAIL interest payment which is the remaining amount owed from the total invoice that was sent in the amount of \$68,367.00 due 8/31/18. The developer paid a partial payment in the amount of \$23,000.00 in protest that the interest calculation was wrong. Developer is also past due in the amount of \$2,268.35 for the late payment invoice sent on 9/21/18 due upon receipt. The developer is still disputing the amount that was billed for SAIL interest is incorrect with FHFC at this time. Per email from FHFC on 1/7/19 there will be no reduction of SAIL interest. 2023 - past due for SAIL interest in the amount of \$9,601 due 8/31/24
JPC Charities Oron Zarum	Peachtree Commons (fka Twin Oaks Villas)	JPC Charities	Peachtree FL LLC, Aloft MGT LLC	HC 92-091	Escambia	NA	NA	FHDC	HC - Owes FHFC HC compliance monitoring fees i/a/o \$1,250. Last contacted the owner on 1/23/2024. Per Special Assets, this development is in receivership.
Lakeland Polk Housing Corporation Benjamin Stevenson	Colton Meadows	Paul Colton Villas GP, Inc.	Paul Colton Villas, GP Polk County Housing, Inc. Polk County Housing Developers, Inc.	TCAP 2009-062CTX TCEP 2009-062CTX HOME 2009-062CTX HC 2009-062CTX	Polk	\$1,231,424 \$10,050,213 \$115,900 N/A	First	AmeriNat	PAST DUE INVOICE: Quarterly TCAP Loan Servicing Fee \$669.59 Due 7/27/24
	Villas at Lake Bonnet	Bonnet Shores, LLLP	Bonnet Shores, LLLP Bonnet Shores GP, Inc. Polk County Housing, Inc. Polk County Housing Developers, Inc.	TCAP 2009-034CT HOME 2010-005CT HC 2009-062CTX	Polk	\$3,819,255 \$131,028 N/A	First	AmeriNat	PAST DUE INVOICE: Quarterly TCAP Loan Servicing Fee \$1,937.93 Due 7/27/24, 2023 TCAP interest \$38,192.55 due 8/31/24
Liberty Center for the Homeless, Inc. Cathy Harris	Liberty Center III	Liberty Center for the Homeless, Inc.	Liberty Center for the Homeless, Inc.; The Harris Group, Inc.	SAIL 1997-018S	Duval	\$1,800,000	First	FHDC	SAIL - Owes one Principal payment of \$5,000.00 due 9/1/2024. Owes one replacement reserve deposit of \$1,666.67 due 8/31/2024. Reminder notice sent 9/6/2024.
	Liberty Center II	Liberty Center II, Ltd.	Liberty Center II, Ltd.	SAIL 1993-054S	Duval	\$1,429,329	Second	FHDC	SAIL - Owes one Principal payment of \$4,132.17 due 9/1/2024. Reminder notice sent 9/6/2024.
Magnolia Crossing Development, LLC Bruce Greer	Magnolia Crossing	Magnolia Crossing, LTD	Magnolia Crossing, Ltd. TCG Magnolia Crossing, LLC Carlisle Development Group, LLC Lloyd J. Boggio	RRLP 2005-305HR MMRB 2006 Series L HC 2006-516C	Santa Rosa	\$5,700,000 \$5,750,000 N/A	First	AmeriNat	Bonds redeemed in June 2024 and Trustee returned T&I and RR funds to Borrower. Accounts have been established by AmeriNat to hold these funds but Borrower has failed to wire the funds to AmeriNat to hold on behalf of Florida Housing now in 1st lien position
Maint - Co Services, LLC Gail Curtis	Ivy Chase - Hudson	Ivy Chase Apartments, Ltd.	Gail W. Curtis	HC 93L-086	Pasco	NA	NA	FHFC	HC - Owes FHFC HC compliance monitoring fees i/a/o \$4,200. Last contacted the owner on 11/27/2017. Monitoring ended 12/31/17. Final Judgement of Foreclosure was executed on 3/12/2018.

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McDowell Housing Partners, LLC Christopher Shear	Arbor Park	MHP FL X, LLLP	MHP FL X, LLLP MHP FL X GP, LLC Archipelago Housing, LLC Kenneth P. Lee W. Patrick McDowell 2021 Trust W. Patrick McDowell MHP FL X Developer, LLC MHP Developers X, LLC	NHTF 2021-253N MMRB 2021-253BSN SAIL 2021-253BSN ELI 2021-253BSN HC 2020-535C	Sarasota	\$653,873 \$21,500,000 \$9,755,950 \$600,000 N/A	Fifth	AmeriNat	PAST DUE INVOICE: Quarterly Section 3 Monitoring Fee of \$1,419.00 due 8/3/24
MFK/REVA Development, LLC Don Patterson	Boulevard Art Lofts	Blvd Art Lofts, LLC	MFK/REVA Development, LLC; Blvd Art Lofts LLC; Don Patterson	PLP 2014-002P-09	Broward	\$360,315	First	FHFC/SA	PLP - Loan matured 2/18/24. Amount drawn: \$360,314.78. FHFC sent latest demand letter on 8/31/24.
Miami Beach Community Development Corporation, Inc Christian Arango	Villa Maria	MBCDC Villa Maria LLC	MBCDC Villa Maria LLC; Raymond Pereira; Michael Hammon; Cristian Arango; Jeff Feldman; Will Wiseheart	SHADP 2007-009FHSH	Miami-Dade	\$2,000,000	Second	FHFC	SHADP - Replacement reserves account is underfunded. Expected balance as of 9/30/23 is \$121,740.49. Actual balance is \$111,952.81
New Life Christian Fellowship Rita Pritchett	Hillcrest	New Life Christian Fellowship		FDIC-AHDP	Brevard	NA	NA	FHFC	FDIC - Owes FHFC Administration Fees i/a/o \$389.40. Last contacted the owner 4/3/23.
Norstar Development USA Richard Higgins	Venetian Walk II	Venetian Walk Partners II, LLLP	Venetian Walk II Partners, LLLP Norstar Venetian Walk II, Inc. VHA Venetian Walk II, LLC Norstar Development USA, LP Richard L Higgins	SAIL 2018-017S ELI 2018-017S HC 2016-570C	Sarasota	\$2,290,000 \$464,200 N/A	Second	AmeriNat	PAST DUE INVOICE: 2023 SAIL interest \$65,380.00 due 8/31/24
North Florida Educational Development Corp. Carolyn Ford	Lanier Oaks	North Florida Educational Development Corp.	North Florida Educational Development Corp.; Carolyn Ford; Tonjii Wiggins McGriff; Ora Green; Clarence Lewis; Sarah Figgers; Lizzie Thomas; Elvelia Merjivar	SAIL 1998-049S	Gadsden	\$1,430,000	First	FHFC/SA	SAIL - Owes late fee i/a/o \$100.00 for late payment of Aug 2024 P&I. Owes replacement reserves payment for June, July, and Aug 2024 i/a/o \$366.67 each.
Oakwood Manor, LLC Vito Difronzo	Oakwood Manor (Bear Creek II - Bartow)	Oakwood Manor, LLC		FDIC-AHDP	Polk	NA	NA	FHFC	FDIC - Owes FHFC Administration Fees i/a/o \$10,240.86 due 3/15/22. Last contacted 2/2/2022. The owner has refused to pay fees and we have ceased monitoring effective 4/26/2022 to eliminate future fees.
Okeechobee Non Profit Housing, Inc. Jessie Vasquez Sr.	El Mira Sol Gardens	Okeechobee Non-Profit Housing, Inc.	Okeechobee Non-Profit Housing, Inc.	HOME 2001-029H	Okeechobee	\$975,000	Second	FHDC/SA	HOME - Loan Matured 07/31/2023. FHFC sent latest demand letter on 8/31/2024.
Pines Apartments of Palm Bay, LLC Jeffery W. Wells	Pines	Pines Apartments of Palm Bay, LLC	Jeffery W. Wells, Teerapom W. Wells	FDIC-AHDP	Brevard	NA	NA	FHFC	FDIC - Past due servicer fees i/a/o \$16,982.28. Invoice sent 2/13/14. Reminder Notice sent 3/26/14. Past Due Notices sent 4/17/14, 5/5/14, and 7/23/14. Removed from MOU on 11/24/14 and we have ceased monitoring.

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Developer/Contact	Property Name	Owner Entity	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Lien-Position	Servicer / Trustee	Comments
Pinnacle Housing Group, Inc. David Deutch	Woodland Park aka The Grove at Sweetwater Preserve	Pinnacle Housing Group	Woodland Park Redevelopment I, LLC; PHG Woodland Phase I, LLC; PHG GP Holdings, LLC; GHA Woodland Phase I, LLC; David O. Deutch; Mitchell M. Friedman; Michael D. Wohl; Louis Wolfson III; LP Purchaer, LLC	SAIL 2016-008CS Viability 2018-335V HC 2018-363CS	Alachua	\$3,840,000 \$1,250,000 N/A	Second	SMG/SA	SAIL - past due SAIL interest in the amount of \$121,086.00 due 8/31/24. Borrower has requested a Forbearance Agreement that is currently being reviewed by FHFC
Preservation of Affordable Housing, Inc. Aaron Gornstein	Trinity Towers East	Preservation of Affordable Housing, Inc.	Trinity Towers East Preservation Associates LLLP; Preservation of Affordable Housing, INc.; Preservation of Affordable Housing, LLC; BF Garden Corporate Tax Credit Fund XLIII	SAIL 2016-168BS MMRB 2016-168BS ELI 2016-168BS EHCL 2015-227 HC 2016-507C	Brevard	\$4,018,404 \$10,500,000 \$889,600 \$750,000 N/A	Second	SMG	SAIL - past due SAIL interest in the amount of \$64,154.00 due 8/31/24
Read Property Group Josh Ostreicher	Villas of Capri	Villas of Capri Naples, LLC	Villas of Capri Naples, LLC Ready Property Group Josh Ostreicher	HOME 96DHR-016 HC 96L-504	Miami-Dade	\$2,500,000 N/A	Second	AmeriNat	PAST DUE INVOICE: Quarterly Compliance Monitoring Fee \$75 Due 7/27/24
Real Estate Management, LLC Richard Willie	Belmont Gardens (VBL I)	Belmont Gardens, LLC	Real Estate Management, LLC	FDIC-AHDP	Escambia	NA	NA	FHFC	FDIC - Past due servicer fees i/a/o \$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 6/25/12.
	Lloyd House (VBL II)	Lloyd House, LLC	Real Estate Management, LLC	FDIC-AHDP	Escambia	NA	NA	FHFC	FDIC - Past due servicer fees i/a/o \$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 6/25/12.
	Villa Barcelona (VBL I)	Villa Barcelona, LLC	Real Estate Management, LLC	FDIC-AHDP	Escambia	NA	NA	FHFC	FDIC - Past due servicer fees i/a/o \$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 6/25/12.
RLI Beneficial Development 8 LLC Donald W. Paxton	Pine Berry Senior Limited Partnership	Pine Berry Senior Limited Partnership	Pine Berry Senior Limited Partnership; Beneficial Pine Berry LLC; RLI Beneficial Holdings 8, LLC; Donald W. Paxton; Robert Lomas	TCAP 2009-036CT HOME 2009-036CT HC 2009-036CT	Pinellas	\$5,474,441 \$115,900 N/A	First	FHDC	TCAP - Owes 2023 annual interest payment of \$54,744.41 due 9/11/2024. Reminder notice sent 9/10/2024.
RS Development Corp. Lewis Swezy	Princeton Crossings	Princeton Crossings, LLC	Princeton Crossings, LLC; Princeton Crossings MM LLC; RS Development Corp.; Lewis V. Swezy	VIABILITY 2023-244V SAIL 2021-244BS MMRB 2021-244BS ELI 2021-244BS HC 2020-530C	Miami-Dade	\$3,300,000 \$4,020,000 \$23,500,000 \$600,000 N/A	Second	FHDC	VIABILITY - Owes draw processing fee of \$1,584.00 due 8/19/2024 plus a 5% late fee of \$79.20. Reminder notice sent 9/10/2024.
Seville Farm Family Housing Association, Inc. James W. Register, Jr.	New Hope Villas of Seville	Seville Farm Family Housing Association, Inc.	Seville Farm Family Housing Association, Inc.; James W. Register, Jr.	SAIL 1999-072S	Volusia	SAIL Ln \$2,877,785.00	Second	SMG	SAIL - past due SAIL interest in the amount of \$1,361.00 due 8/31/24

**Florida Housing Finance Corporation
Past Due Report
As of 09/12/2024**

Developer/Contact	Property Name	Owner Entity	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Lien-Position	Servicer / Trustee	Comments
Shady Acres Independent Living for Mentally Challenged Adults, Inc. Charles DeMenzes	Shady Acres	Shady Acres Independent Living for Mentally Challenged Adults, Inc.	Shady Acres Independent Living for Mentally Challenged Adults, Inc.; Gayle Carroll; Betty Gaul; Charles DeMenzes; Michael O'Conner; Aline Klein; Pam Edwards; Steven Carroll; Norma Hannan	HOME 95HR-007	Marion	\$210,000	N/A	FHFC	Loan paid in full - HOME - failure to provide proof of adequate replacement reserves.
Southern Affordable Development, L.L.C. Jay Brock	The Fountains at Pershing Park	SAS Fountains at Pershing Park, Ltd.	SAS Fountains at Pershing Park, Ltd.; SAS Fountains at Pershing Park I Managers, L.L.C.; Southern Affordable Services, Inc.	TCEP 10-013CX/11-024CX HC 2009-240C	Orange	\$5,365,000 N/A	Second	FHDC	TCEP - Owes remainder of one monthly tax and insurance deposit of \$3,210.88 due 8/31/2024. Reminder notice sent 9/5/2024.
Southwest Florida GWI Housing XVII, Inc. n/k/a Workforce Housing of Okeechobee, Inc. & General Home Development Corporation of Pinellas, Inc. Harold Sample	Sugar Country	Workforce Housing of Okeechobee, Inc.	Southwest Florida GWI Housing XVII, Inc. n/k/a Workforce Housing of Okeechobee, Inc.; Workforce Housing Ventures, Inc.	HOME 2014-406H	Glades	\$4,783,500	Second	FHDC	HOME - Owes 2023 annual HOME permanent loan servicing fee of \$9,720.00 due 1/31/2023 plus a 5% late fee of \$486.00. Owes 2024 annual HOME permanent loan servicing fee of \$9,720.00 due 3/31/2024 plus a 5% late fee of \$486.00. Owes 2024 annual HOME compliance monitoring fee of \$3,955.18 due 3/31/2024 plus a 5% late fee of \$197.76. Reminder notice sent 9/4/2024.
Spira BB I Development, LP & Marais Development Partners, LLC Robert Lee	Brittany Bay Apartments I	Brittany Bay Apartments I, LLC	Brittany Bay Apartments I, LLC; Spira Brittany Bay I, LP; Spira Brittany Bay I GP, Inc.; Spira BB I Development, LP; Spira Preservation Fund II, LP; Robert Lee; Stephen Ho	MMRN Series 2022 01-02 HOME 01HR-120 HC 2002-518C	Collier	\$36,600,000 \$1,780,000 N/A	N/A	FHDC	MMRN - Owes draw processing fee of \$1,920.00 due 9/2/2024. Reminder notice sent 9/5/2024.
Starwood Capital Group Andrew Sossen	Wexford Apartments	SPT WAH Wexford, LLC	SPT WAH Wexford, LLC Starwood Property Trust, Inc.	SAIL 2002-113S HC 2003-514C	Hillsborough	\$2,000,000 N/A	Second	AmeriNat	PAST DUE INVOICE: 2023 SAIL Interest \$46,018.35 due 8/31/24
Wesley Haven Mike Faulkner	Wesley Haven Villa	Methodist Homes for Aging Corporation	Methodist Homes for Aging Corporation; Wesley Haven Villa Inc.; Christopher Tomlin; Betty Salter; Henry Roberts; Michael Giles; Takacs Terry; Barbara Gaffney; Jennifer Piver	DEMO 2002 01-002ALF	Escambia	\$3,000,000	Second	FHFC	DEMO - Owes AFS late fee i/a/o \$500.00.

**Florida Housing Finance Corp.
Insurance Deficiency Report
as of 09/12/2024**

Developer/Contact	Property Name	Affiliate/Financial Beneficiary/Principal	Funding Source	County	Original Loan Amount	Lien Position	Servicer	Insurance Type	Policy Expiration Date	Coverage Amount	Deductible	Deductible Required	Comments
151 SE 8th ST LLC Lewis Swezy	Teal Pointe Apartments	151 SE 8th ST LLC; Lewis Swezy	HOME 93HD-014	Miami-Dade	\$1,000,000	First	FHDC	Property	4/12/2025	\$5,290,000	\$25,000	\$0	Shared Limit Policy with \$50,000,000 Loss Limit. Named Storm is \$10,000,000, under the loss limit. The Liability Policy is over 90 days. The property policy does not indicate FHFC as mortgagee and loss payee.
Camillus House, Inc. Sam Gil	Cedar's Court (fka Shepherd's Court)	Shepherd's Court, LLC Camillus House, Inc. Biscayne Housing Group LLC Gonzalo DeRamon Michael C. Cox	RFP 2009-04 / 2009-044CTX	Miami-Dade	\$5,280,000 \$17,104,805	First Second	AmeriNat	Property	6/1/2025	\$19,314,457	\$10,000	\$25,000	Failure to provide evidence of insurance coverage in accordance with loan documents and Fannie Mae Guidelines.1. Property policy is in a master policy that is being financed, Amerinat advised the customer FHFC does not allow financing. Amerinat advised the borrower of 2 options the master policy will need to be paid in full with no longer being financed for all of the properties and provide proof of payment, and a letter from the insurance company master policy has been paid in full or Cedars Court (Shepherd's Court) will need to obtain an individual policy for the property that is not in a financing agreement or included in a master policy that is being financed. Compliance notification provided 8/14/24, 8/21/24, 8/27/24, 9/9/24, 9/10/24.
Catholic Charities Housing, Inc. Frank V. Murphy III	Pinellas Hope V Apartments	Catholic Charities Housing Inc.,	ELI RFP 2014-102 / 2014-343P BASE RFP 2014-102 / 2014-343P	Pinellas	\$1,050,000.00 \$1,600,000.00	First	SMG	Property Liability	04/10/2023	\$9,270,000 \$1,000,000	\$15,000	\$15,000	Self Insured through Catholic Mutual Relief Society of America. This is not a rated insurance underwriter as well as they have responded to attempts to get accord 28 form and a rating advising they are not rated and not an insurance company. They are a non-profit that provides coverage to the Diocese. Currently being reviewed by FHFC.
Centro Campesino-Farmworker Center, Inc. John Martinez	Palm Villas	Centro Campesino-Farmworker Center, Inc.	HOME 94DRHR-005	Miami-Dade	\$1,210,657	First	FHDC	Property	3/16/2025	\$11,290,579	\$10,000	\$0	Statement of values does not have the total insured to value. Asked agent for correction.
Colony Lakes Preservation, L.P. Long J. Ha	Colony Lakes Apts. fka Riverwalk III	Colony Lakes Preservation, L.P.; Colony Lakes Preservation GP, LLC; Colony Lakes Preservation GP II, LLC; The Related Companies, Inc.	MMRB 2009 C & 2010 A HOME 93HD-020	Miami-Dade	\$10,010,000 \$4,800,000	First Second	FHDC	Property	5/1/2025	\$1,500,000,000	\$25,000	\$0	Named Storm limit is indicated as \$600,000,000. PML Study has not been released by borrower. The Liability Policy does not name FHFC as an additional insured.
East Little Havana Community Development Corporation Anita T. Rodriguez-Tejera	Rio Towers	Rio Towers ELHCDC, LLC successor by conversion from Rio Towers, Ltd.; East Little Havana Community Development Corporation	SAIL 1991-029S	Miami-Dade	\$800,000	First	FHDC	Property	6/13/24 Expired	N/A	N/A	\$0	Property Insurance has expired.
H.A.N.D.S. of Central Florida Jill McReynolds	Green Gables	Central Florida H.A.N.D.S.	HOME 97HR-005	Orange	\$1,179,728	Second	AmeriNat	Property/GL	6/1/2024	\$7,173,750	\$25,000	\$25,000	Failure to provide evidence of insurance coverage in accordance with loan documents and Fannie Mae Guidelines.1. Terrorism - Property and GL Policies exclude terrorism. 2. Liability Limits insufficient - Primary GL limits are \$1,000,000/\$2,000,000 with \$1,000,000 Umbrella Policy in lieu of the required \$2,000,000. Per Borrower since 2019 stated per every renewal they can not afford to bring insurance into compliance. Compliance notification provided 05/01/2015, 05/06/2015, 08/20/2015, 05/18/2016, 07/18/2016, 01/05/2017, 04/29/2017, 06/29/2017, 05/31/2018, 7/18/2019, 8/2/2019, 6/1/20, 5/27/21, 6/17/22, 6/2/23, 6/3/24.
	Lake Jennie II	Housing and Neighborhood Development Services of Central Florida, Inc.	HOME 96HR-005	Seminole	\$1,428,265	Second	AmeriNat	Property/GL	6/1/2024	\$5,092,500	\$25,000	\$25,000	Failure to provide evidence of insurance coverage in accordance with loan documents and Fannie Mae Guidelines.1. Terrorism - Property and GL Policies exclude terrorism. 2. Liability Limits insufficient - Primary GL limits are \$1,000,000/\$2,000,000 with \$1,000,000 Umbrella Policy in lieu of the required \$2,000,000. Per Borrower since 2019 stated per every renewal they can not afford to bring insurance into compliance. Compliance notification provided 05/01/2015, 05/06/2015, 08/20/2015, 05/18/2016, 07/18/2016, 01/05/2017, 04/29/2017, 06/29/2017, 05/31/2018, 7/18/2019, 8/2/2019, 6/1/20, 5/27/21, 6/17/22, 6/2/23, 6/3/24.

**Florida Housing Finance Corp.
Insurance Deficiency Report
as of 09/12/2024**

Developer/Contact	Property Name	Affiliate/Financial Beneficiary/Principal	Funding Source	County	Original Loan Amount	Lien Position	Servicer	Insurance Type	Policy Expiration Date	Coverage Amount	Deductible	Deductible Required	Comments
H.A.N.D.S. of Central Florida, cont. Jill McReynolds	Lancaster Villas	Housing and Neighborhood Development Services of Central Florida, Inc.	HOME 96HR-015	Orange	\$964,419	Second	AmeriNat	Property/GL	6/1/2024	\$16,231,020	\$25,000	\$25,000	Failure to provide evidence of insurance coverage in accordance with loan documents and Fannie Mae Guidelines.1. Terrorism - Property and GL Policies exclude terrorism. 2. Liability Limits insufficient - Primary GL limits are \$1,000,000/\$2,000,000 with \$1,000,000 Umbrella Policy in lieu of the required \$2,000,000. Per Borrower since 2019 stated per every renewal they can not afford to bring insurance into compliance. Compliance notification provided 05/01/2015, 05/06/2015, 08/20/2015, 05/18/2016, 07/18/2016, 01/05/2017, 04/29/2017, 06/29/2017, 05/31/2018, 7/18/2019, 8/2/2019, 6/1/20, 5/27/21, 6/17/22, 6/2/23, 6/3/24.
Hainlin Mills Preservation, L.P. David Pearson	Hainlin Mills	Hainlin Mills Preservation, L.P.; Hainlin Mills Preservation GP, LLC; Hainlin Mills Preservation GP II, LLC; The Related Companies, L.P.	MMRB 2009 N SAIL 1993HRR-015	Miami-Dade	\$9,250,000 \$1,564,000	First Second	FHDC	Property	5/1/2025	\$1,500,000,000	\$25,000	\$0	Named Storm limit is indicated as \$600,000,000. PML Study has not been released by borrower. The Liability Policy does not name FHFC as an additional insured.
Henderson Global Investors Taeuk Namkoong	Cameron Cove (Sun Pointe Cove)	Sunpointe Cove, LLC; Casa Partners II, L.P.; Henderson Global Investors GP, L.L.C.	MMRB 1985 XX	Broward	\$8,500,000	First	FHDC	Property	3/1/2025	\$450,000,000	\$100,000	\$0	The property Acord 28 needs FHFC indicated as mortgagee and loss payee under additional interest. Named Storm limit of \$300,000,000 is lower than the full loss limit of \$450,000,000, requested a PML and full statement of values..
In The Pines, Inc. Scott McClenghen	In the Pines South	In The Pines, Inc.	SAIL 2000-025S	Palm Beach	\$1,346,710	First	FHDC	Property	3/12/2025	\$9,397,250	\$10,000	\$0	Property policy needs endorsement adding FHFC as a mortgagee and loss payee.
Landmark Development Corp. Francisco A. Rojo	Windmill Farms	Windmill Farms Associates, LLC Windmill Farms GP, LLC Affordable Housing Solutions for Florida, Inc. Robert F. Saland Francisco Rojo	SAIL / RFA 2021-205 (2022-216S)	Miami-Dade	\$10,600,000	Second	AmeriNat	Architect Errors & Omissions (E&O)	9/10/2024	\$1,000,000	N/A	N/A	Failure to provide evidence of insurance coverage in accordance with loan documents and Fannie Mae Guidelines.1. Architect Errors & Omissions (E&O) insurance in an amount equal to the greater of \$1. Compliance notification provided 8/30/2024, 9/11/24.
Preservation of Affordable Housing, LLC Rodger Brown	New Horizons Apartments	New Horizons Preservation Associates, LLLP; Preservation of Affordable Housing, Inc.; Preservation of Affordable Housing, LLC	MMRB 2009E/2010C	Miami-Dade	\$4,900,000	First	FHDC	Wind Property	1/1/2025 1/1/2025	\$25,000,000 \$200,000,000	\$100,000 \$10,000	\$0	The Named Storm limit of \$25,000,000 is below the full loss limit of \$200,000,000.
Richman Group & The Carlisle Group Kristin M. Miller	College Park	College Park Holdings, Ltd.; TCG I, Inc.; TRG II, Inc.; Bruce Greer; Luis Gonzalez; Richard P. Richman	MMRB 2006 D	Collier	\$9,775,000	First	FHDC	Property	4/25/2025	\$250,000,000	\$100,000	\$0	The property coverage only covers the Named Storm to a limit of \$100,000,000. Agent has advised this is the highest limit they could secure due to the current market.
	Lake Shore Apartments	Lakeshore Apartments, LLC; TRG GP LLC; The Richman Group Development Corporation, Richard P. Richman	MMRB 2004 H SAIL 2003-010BS	Palm Beach	\$7,900,000 \$2,000,000	First Second	FHDC	Property	4/25/2025	\$250,000,000	\$100,000	\$0	The property coverage only covers the Named Storm to a limit of \$100,000,000. Agent has advised this is the highest limit they could secure due to the current market.
Richman Group of Florida, Inc. Samantha Anderes	The Landings at Homestead	Landings at Homestead, Ltd.; Landings at Homestead GP, LLC; TRG Member of FL III, LLC; Tacolcy HHP, Inc.; The Richman Group of Florida, Inc.; Richman Housing Development LLC; Richard P. Richman	HOME 94DRHR-001	Miami-Dade	\$981,294	First	FHDC	Property	4/25/2025	\$250,000,000	\$100,000	\$0	The property coverage only covers the Named Storm to a limit of \$100,000,000. Agent has advised this is the highest limit they could secure due to the current market.

**Florida Housing Finance Corp.
Insurance Deficiency Report
as of 09/12/2024**

Developer/Contact	Property Name	Affiliate/Financial Beneficiary/Principal	Funding Source	County	Original Loan Amount	Lien Position	Servicer	Insurance Type	Policy Expiration Date	Coverage Amount	Deductible	Deductible Required	Comments
Richman Group of Florida, Inc. & Corporation to Develop Communities of Tampa, Inc. Maya Daniels	Fort King Colony	Fort King Colony, Ltd.; Fort King Colony GP, LLC; FK CDC GP, LLC; The Richman Group Development Corporation; Corporation to Develop Communities of Tampa, Inc.; Richard P. Richman	MMRB 2009 D1 & D2 TCEP 2010-039X	Pasco	\$9,000,000 \$11,993,955	First Second	FHDC	Property	4/25/2025	\$250,000,000	\$100,000	\$0	The property coverage only covers the Named Storm to a limit of \$100,000,000. Agent has advised this is the highest limit they could secure due to the current market.
Royal Coast Developer, LLC David Pearson	Royal Coast Apartments	Royal Coast Preservation, L.P.; Royal Coast Preservation GP, LLC; Royal Coast Preservation GP II, LLC; The Related Companies, L.P.	MMRB 2009 R	Miami-Dade	\$9,250,000	First	FHDC	Property	5/1/2025	\$1,500,000,000	\$25,000	\$0	Named Storm limit is indicated as \$600,000,000. PML Study has not been released by borrower. The Liability Policy does not name FHFC as an additional insured.
RUDG-Vanguardian Developer, LLC Alberto Milo, Jr.	Marcia Gardens	Marcia Gardens, LLC; Vanguardian Village, LLC; RUDG-Vanguardian Manager, LLC; Vanguardian Village, LLP; RUDG, LLC; PRH Affordable Investments, LLC; The Urban Development Group, LLC; PRH Investments, LLC; RUDG-Vanguardian Developer, LLC; Luis Machado	MMRB 2015-107B HOME 2016-106H	Miami-Dade	\$15,500,000 \$4,500,000	First Second	FHDC	Property	5/15/2025	\$150,000,000	\$100,000	\$0	Property Policy is over 90 days past due. Liability policy needs to be endorsed.
Spinal Cord Living-Assistance Development, Inc. Pedro Rodriguez	Park Place	Spinal Cord Living Assistance Development, Inc. a Florida Non-Profit Corporation	HOME 1995HR-004	Dade	\$1,372,677	First Second	SMG	WC	1/1/2023	\$1,000,000	\$2,500	\$2,500	Failure to provide adequate Workers Comp.
Walden Pond Developer, LLC Mark E. Carbone	Walden Pond Villas	Walden Pond Preservation, L.P.; Walden Pond Preservation GP, LLC; Walden Pond Preservation GP II, LLC; The Related Companies, L.P.	MMRB 2009 B	Miami-Dade	\$13,700,000	First	FHDC	Property	5/1/2025	\$1,500,000,000	\$25,000	\$0	Named Storm limit is indicated as \$600,000,000. PML Study has not been released by borrower. The Liability Policy does not name FHFC as an additional insured.
Winchester Gardens Developer, LLC David Pearson	Winchester Gardens	Winchester Gardens Preservation, L.P.; Winchester Gardens Preservation GP, LLC; Winchester Gardens Preservation GP II, LLC; The Related Companies, L.P.	MMRB 2009 M HOME 94DRHR-011	Miami-Dade	\$6,000,000 \$1,450,000	First Second	FHDC	Property	5/1/2025	\$1,500,000,000	\$25,000	\$0	Named Storm limit is indicated as \$600,000,000. PML Study has not been released by borrower. The Liability Policy does not name FHFC as an additional insured.
Workforce Housing Ventures, Inc. Brian M. Smith	Village Springs	Workforce Housing Ventures, Inc. GHD Construction Services, Inc. Brian M. Smith	HOME 2017-260H	Walton	\$4,686,300	Second	AmeriNat	Builders Risk Contractor's Umbrella/Workers Comp/GL	5/4/2022 8/4/2022 1/23/2023	\$3,365,950 \$2,000,000 \$1,000,000	\$5,000,000 N/A N/A	\$25,000 N/A N/A	Failure to provide evidence of insurance coverage in accordance with loan documents and Fannie Mae Guidelines. 1. Builders Risk with Terrorism. 2. Contractors Umbrella Policy required \$2,000,000 & Workers Comp – Minimum \$1M/occurrence. 3. Contractors GL limits are \$1,000,000. Compliance notification provided.5/2/2022, 5/16/2022, 5/26/2022, 6/1/22, 6/22/22, 7/1/22, 7/13/22, 7/28/2022, 8/12/22, 9/30/22, 10/10/22, 11/15/22, 12/30/22, 1/4/23, 2/14/23, 3/16/23, 4/3/23, 6/5/23, 6/30/23, 7/26/23, 8/25/23, 10/9/23.

**FHFC
Foreclosure Report
as of 09/12/2024**

Developer/Contact	Property Name	Affiliate / Financial Beneficiary / Principal	Funding Source(s)	County	Original Loan Amount	Lien-Position	Servicer/ Trustee	Units	Set Asides	Foreclosure Completed / Loan Charged Off	(\$ Amount Charged Off
American Opportunity for Housing, Inc.	Dovetail Villas II	AOH-Dovetail Villas LLC	HC 93L-004	Orange	N/A	N/A	FHDC	160	160 @ 60%	10/15/2014	N/A
	The Regents	AOH-Regent Limited Partnership	Bonds MR2006J HC 2006-509C	Duval	\$14,630,000 N/A	First	AmeriNat	304	85 @ 60	5/17/2011	N/A
Bay Equity Investments, Inc.	Magnolia Pointe-Cedar Grove	Ronnie H. Adams	HOME 96HR-021 HC 96L-054	Bay	\$625,000 N/A	Second	FHDC	100	20% @ 45% 20% @ 50% 60% @ 60%	10/6/2015	\$480,903
BECO Properties Inc. Robert Betterman	President's Walk	N/A	Bonds MR 1983 B	Palm Beach	\$2,550,000	First	FHDC	59	N/A	6/16/1905	N/A
Benchmark Maggie Shotwell	Walker Avenue	Walker Avenue Club, Ltd., Walker Avenue Partners, Ltd.	Bonds MR 2000 L1-2 HC 2000-533C	Indian River	\$8,945,000 N/A	First	FHDC	172	50 @ 60 100 @ 60	12/1/2009	N/A
Blackwater Housing Corporation Michael Kent	Park Place - Milton	Blackwater Housing Corporation	Michael Kent	FDIC-AHDP	Santa Rosa	NA	NA	50	20% @ 50% (10 units) 15% @ 805 (8 units)	2/7/2018	N/A
Bonita Springs Area Housing Development Corporation	Red Hibiscus	Bonita Springs Area Housing Development Corporation	PLP 03-052	Lee	\$112,010	Second	FHFC	N/A	100 @ 80	6/26/2012	N/A
C. J. Communities, Inc. Charles Erdman	Turtle Creek	Turtle Creek, Ltd., J.C. Housing, Inc.	Bonds MR 1996 C HC 97L-507	Collier	\$13,500,000 N/A	First	SMG	268	40 @ 60 100 @60	5/10/2010	N/A
Capital Development Group, LLC C. Break Kean	Magnolia Pointe	CHP Housing Development LLC; C. Breck Kean; FWB Magnolia Pointe Ltd.	Series 2004J SAIL 2002-176BS	Okaloosa	N/A	N/A	N/A	N/A	N/A	8/9/2006	N/A
Carlisle Group, Inc.	Oaks @ Omni	The Oaks at Omni, Ltd.	HC 2001-025C	Lee	N/A	N/A	SMG	300	15 @ 30 85 @ 60	8/7/2009	N/A
Carlisle Group, Inc. Lloyd Boggio	Carlisle Lakes II (Sherwood Lakes)	TCG Sherwood Lake, Ltd.	SAIL 2001-021S HC 2001-528C	Hillsborough	\$950,000 N/A	Second	FHDC	149	23 @ 30 126 @ 60	8/10/2009	
CED Companies	Hampton Greens	Melbourne Hampton Greens Affordable Housing Partners, LP	HC 1993L-032	Brevard	\$1,031,637	N/A	FHDC	216	100 @ 60	2/8/2011	N/A
	Highland Oaks	Highland Oaks Partners, Ltd.	HC 1990L-003	Orange	\$946,711	N/A	SMG	216	100 @ 60	3/9/2010	N/A
CED Companies Alan H. Ginsburg	Whispering Oaks (f/k/a Atlantic Oaks)	Atlantic Oaks Partners, Ltd. (Developer, Applicant, & Borrower)	HC 1990-079C	Duval	\$260,213	N/A	FHDC	128	20 @ 40 80 @ 60	11/24/2009	N/A
CITI Equity Group, Inc. Chris Record	Regency Green	Royal Regency of Jacksonville	HC 1987L-001	Duval	\$179,748	N/A	FHDC	304	100 @ 60	5/31/1996	N/A
Creative Choice	Carillon Place	Creative Choice Homes XII	1999-012C	Polk	N/A	N/A	FHDC	120	15% @ 35% 05% @ 50% 80% @ 60%	11/17/2012	N/A
Davis & Sons Construction Stefan M. Davis & Norita V. Davis	Mystic Pointe	Mystic Pointe Apts., Ltd.	HC 1993L-074	Orange	\$1,870,701	N/A	FHDC	373	100 @ 60	8/25/2009	N/A
	Sheridan Place	Sheridan Place of Bradenton, Ltd.	Bonds MR 2001 O HC 2001-5630C	Manatee	\$6,865,000 N/A	First	SMG	145	116 @ 60 29 @ MR	1/2/2014	N/A

**FHFC
Foreclosure Report
as of 09/12/2024**

Developer/Contact	Property Name	Affiliate / Financial Beneficiary / Principal	Funding Source(s)	County	Original Loan Amount	Lien-Position	Servicer/ Trustee	Units	Set Asides	Foreclosure Completed / Loan Charged Off	(\$ Amount Charged Off
Davis Heritage Ltd.	Cobblestone	Cobblestone of Kissimmee, Ltd.	Bonds MR 2000 K1-K2 2000-531C	Osceola	\$17,800,000 N/A	First	SMG	421	50 @ 60 100@60	11/13/2009	N/A
Escambia County Community Land Trust, Inc. O.J. Rember	ECCLT Affordable Housing Development Phase I	Escambia County Community Land Trust, Inc.	PLP 05-091	Escambia	Original \$500,000 Disbursed \$237,983	Second	FHFC	N/A	No LURA	4/4/2011	\$237,983
First Coast Family and Housing Foundation	Nia Terrace	VCP-Housing Foundation, Inc.	SAIL 1996S-014	Duval	\$660,000	Second	AmeriNat	237	50 @ 60	6/6/2008	\$632,350
First Florida Equities, Inc.	Laurel Oaks	Lancelot/Nottingham Apartments, Ltd.	HC 1990L-032	Duval	N/A	N/A	FHDC	120	10 @ 40 90 @ 60	11/23/2009	N/A
Flournoy Development Company Randall Jones	Hillmoor Village I & II	Hillmoor Townhomes, Ltd. & Hillmoor Townhomes Phase II, Ltd.	HC 1990L-035 HC 1995L-054	Saint Lucie	N/A	N/A	FHDC	120/110	100 @ 60	11/29/2010	N/A
	Tree Trail Apts	Tree Trail Apartments, LP	HC 1991L-047	Alachua	N/A	N/A	SMG	108	100 @ 60	12/11/2012	N/A
Greater Miami Neighborhoods Russell Sibley, Jr.	Brandywine Court Apts	Brandywine Court, LLC	HOME 2004-054H HC 89-095	Duval	\$2,000,000 N/A	First	FHDC	52	20 @ 50 80 @ 60	6/8/2009	\$1,127,147
	Island Place	Island Place Apartments, LLC.	SAIL 2001-034S	Miami-Dade	\$2,800,000	Second	SMG	199	15 @ 33 5 @ 50 50 @ 60 30 @ 80	7/12/2010	\$2,567,723
Gulf Landings Development Corp. Joe Borda	Landings at Boot Ranch West	Boot Ranch West, Ltd.	Bonds MR 1995 K SAIL 1996S-010S HC 95L-504	Pinellas	\$11,700,000 \$2,450,000 N/A	First Second	SMG	232	20 @ 50 25 @ 50	10/19/2009	\$2,450,000
Hammon Park	Hammon Park	N/A	CWHIP 2004-037		\$1,575,256		AmeriNat		N/A	7/5/2013	\$174,625
Harrison Construction, Inc.	Homestead Plaza	Homestead Plaza Apartments, Ltd.	1993-033L	Miami-Dade	N/A	N/A	SMG	28	10@40, 90@60	4/21/2015	N/A
HERD Community Development Corp. Keith Bowers	Jackson Place	N/A	PLP 2005-097	Bay	\$366,681	N/A	SMG	N/A	N/A	8/20/2014	\$334,522
Heritage Affordable Development, Inc. Paul C. Steinfurth	Gifford Groves	Gifford Groves Ltd.	HC 1993L-093	Indian River	N/A	N/A	FHDC	61	100 @ 60	7/27/2011	N/A
	Spring Glade	Spring Glade Affordable Housing, Ltd.	HC 1994L-147	Hillsborough	N/A	N/A	FHDC	78	10 @ 45 90 @ 60	10/19/2009	N/A
Heritage Partners Group, Inc. James Kincaid	Royal Palm Lakes	Heritage Partners Group II, Inc.; James Kincaid	SAIL 1995-030S HC 1996L-010	Palm Beach	\$389,945 N/A	Second	FHDC/SA	42	20@40 & 80@60 Both	8/6/2019	\$389,945
Home America, Inc. Vincent Bekiempis	Regent	N/A	Bonds MR 1985 F	Hillsborough	\$2,755,000	First	FHDC	96	N/A	3/25/1991	N/A
Housing and Education Alliance Redevelopment Team II, LLC Jose M. Garcia	El Capitan Crossings	Housing and Education Alliance Redevelopment Team II, LLC	PLP 05-078	Hillsborough	\$500,000	Second	FHFC	N/A	50 @ 80 50 @ 120	5/20/2009	\$480,234
Housing Assistance Corp. of Nassau County, Inc. Harold R. Perry	Nassau Senior Housing (Whispering Woods)	Housing Assistance Corp. of Nassau County, Inc.	PLP 05-063	Nassau	\$301,455	First	FHFC	N/A	60 @ 60	12/16/2010	\$200,185
JE Robert Companies Roger Beless	Westview Terrace	N/A	Bonds GN 1985 ONE	Miami-Dade		First	FHDC	421	N/A	2/22/1996	N/A

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Jesse Jones and Associates Jesse W. Jones	Avalon Apartments	Avalon Apartments, Ltd.	HC 1993L-016	Lee	N/A	N/A	FHDC	14	100 @ 60	9/23/2008	N/A
John D. Carver, Jr.	Hawthorne Villas	Hawthorne Villas, Ltd.	HC 1990L-022	Alachua	N/A	N/A	Rural Development	29	100 @ 60	1/3/2000	N/A
	Inglis Villas	Inglis Villas, Ltd.	HC 1990L-020	Levy	N/A	N/A	Rural Development	32	100 @ 60	10/4/2002	N/A
	Pinewood Villas	Pinewood Villas, Ltd.	HC 1990L-021	Levy	N/A	N/A	Rural Development	16	100 @ 60	1/9/2003	N/A
Kashi Church Foundation, Inc.	By The River	By the River, Inc.	HOME RFP 2006-02-04SNP SHADP 2007-002FHS	Indian River	\$2,959,216 \$1,840,763.76	First Second	AmeriNat	41	9 @ 30 32 @ 60	10/24/2013 12/19/2013	HOME \$2,959,216 SHADP \$1,037,893
Leland Enterprises, Inc. Ken Dixon	Silver Pines	Affordable/Silver Pines, Ltd.	SAIL 94S-007 HC 94L-162/95L-008	Orange	\$2,420,000 N/A	Second	SMG	240	20 @ 40 80 @ 60	10/28/2011	\$2,420,000
Madrid, Inc	Westport Commons	Westport Commons Apartments, LLC	HC 1990L-026	Hillsborough	N/A	N/A	FHDC	135	60 @ 60	11/23/2009	N/A
Maint - Co Services, LLC Gail Curtis	Steeplechase I	Gail W. Curtis, Steve W. Scott	SAIL 1995S-020 HC 1996L-004	Marion	\$1,800,000 N/A	Second N/A	FHDC	161	32 @ 40 128 @ 60	6/19/2014	\$1,800,000
Marc Plonskier	Harris Music Lofts	N/A	HC 1993L-021	Palm Beach	N/A	N/A	FHDC	38	20 @ 40 80 @ 60	9/8/2014	N/A
MAS Apartment Corp. Richard J. Whaley	Belle Creste	Belle Creste, LP	HC 1992L-087	Orange	N/A	N/A	SMG	260	20 @ 40 80 @ 60	4/16/2003	N/A
MMA Financial	Kimber's Cove aka Saddle Creek	Kimber's Cove, L.P.	HC 2007-506C	Duval	N/A	N/A	FHDC	288	100 @ 60	8/4/2010	N/A
National Housing Development Corporation Thomas Kinsey	Mangonia Residence	Mangonia Residence I, Ltd.	SAIL 1995-028S HC 1995L-032	Palm Beach	\$1,982,000 N/A	N/A	SMG	252	20 @ 40 80 @ 60	5/21/2001	\$1,931,799
NOAH Development Corporation Carrill S. Munnings, Sr.	Doveland Villas	Noah Development Corporation; Edna McClendon; Laura Jackson; Laws Charlie; Anthony Jones; Pauline Lockett; Dorothy G Gilbert	SAIL 1990S-001	Palm Beach	\$1,118,000	First	FHDC/SA	88	88 @ 50	12/31/2014	\$1,101,010
North Florida Education Development Corporation Carolyn Ford	South Springs	North Florida Education Development Corporation	PLP 98-026	Gadsden	\$410,573	N/A	FHFC	N/A	100 @ 80	12/29/2010	\$410,573
Ocala Leased Housing Corp., Inc. John M. Curtis	Silver Oaks Village	John M. Curtis/Ocala Leased Housing Corp., Inc.	HC 2003-531C	Marion	N/A	N/A		261	100 @ 60	11/28/2011	N/A
Paragon Group Fred Rath	Fifth Season Phase II	Fifth Season II Associates Ltd.	Bonds MR 1985 G	Pinellas	\$8,445,000	First	FHDC	264	N/A	5/1/1993	N/A
Picerne	Silver Ridge	Silver Ridge, Ltd.	HC 1994L-145	Orange	N/A	N/A	SMG	192	10 @ 45 90 @ 60	11/18/2011	N/A

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Pinellas Village, Inc.	Pinellas Village	Pinellas Village, Ltd.	HC 1990L-057	Pinellas	N/A	N/A	SMG	72	20 @ 40 80 @ 60	5/29/2012	N/A
Reliance-Magnolia Point, LLC	Magnolia Point - Jacksonville (aka Royal Pointe)	Reliance-Magnolia Point, LLC	SAIL 90S-078 HC 90L-078	Duval	\$1,220,130 N/A	Second	FHDC	208	10 @ 35 65 @ 60	6/6/2008	\$468,729
Renaissance Housing V, LLC	River Run	River Run Apts, LLC	Bonds MR 2001 C	Clay	\$12,880,000	First	SMG	284	20 @ 50 55 @ 80	1/3/2005	N/A
Retirement Facility at Palm-Aire George Janke	Preserve at Palm Aire (Golden Pond)	N/A	Bonds MR 1989 S	Broward	\$28,000,000	First	FHDC	297	N/A	6/15/1905	N/A
Robert J. DeHarder	Sugar Cane Villas	N/A	HC 90L-069	Palm Beach	N/A	N/A	Rural Development	87	20 @ 40 80 @ 60		N/A
Sam Hardee	Citrus Meadows	Citrus Meadows Apts., Ltd.	Bonds GN 1989 Q SAIL 89S-501 HC 91-501C	Manatee	\$5,333,000 \$2,116,567 N/A	Second	FHDC	200	40 @ 60 100 @ 60	7/7/2011	\$2,116,567
Stanley Vandroff	Southwood	N/A	HC 1990L-090	Duval	N/A	N/A	SMG	85	20 @ 40 80 @ 60	9/4/2002	N/A
Steeplechase Apartments II, Ltd.	Steeplechase II	N/A	HC 1996L-072	Marion	N/A	N/A	FHDC	80	15 @ 35 85 @ 60	08/09/16	N/A
The Arlington, LP, Tony King	Arlington	Arlington Brencor, LP	Bonds MR 2004 G HC 2004-502C	Duval	\$11,575,000 N/A	First	AmeriNat	288	100 @ 60	7/14/2011	N/A
Vestcor Development Corporation Steve Frick	Riley Chase	Vestcor Fund XVII, Ltd., Vestcor Partners XVII, Inc.	Bonds MR 1999 L1-L2 HC 2000-510C	Sarasota	\$13,460,000 N/A	First	AmeriNat	312	50 @ 60 100 @ 60	11/9/2009	N/A
We Help CDC	Abidjan Estates	We Help CDC; Dr. D.M. Walker	PLP 2000-027	Palm Beach	\$498,820	N/A	FHFC/SA	N/A	N/A	5/1/2015	\$374,115
White Oak Real Estate Development Paula J. Ryan	Summer Palms (aka Brandon Creek)	Brandon Creek Apartments, Ltd.	Bonds MR 2000 P HC 2000-534C	Hillsborough	\$15,800,000 N/A	First	FHDC	340	50 @ 60 100 @ 60	1/21/2009	N/A
Whitemark, Inc. Larry White	Woodbridge-Orlando	N/A	Bonds MR 1985 JJ	Orange	\$6,000,000	First	FHDC	168	N/A	6/25/1991	N/A
Worthwhile Development Bryan Townsend	Heritage	Worthwhile Development III Ltd.	Bonds MR 2001 E1-E2 HC 2001-518C	Collier	\$19,710,000 N/A	First	FHDC	320	50 @ 60 100 @ 60	2/22/2011	N/A
	Nelson Park	Worthwhile Development IV, Ltd., Worthwhile Development IV, Inc.	Bonds MR 2000 A1-A2 HC 2001-522C	Lake	\$16,055,000 N/A	First	FHDC	358	50 @ 60 100 @ 60	2/15/2011	N/A
	Sarah's Place	Worthwhile Development II, Ltd., Worthwhile Development II, Inc.	Bonds MR 1997 L HC 1999-502C	Lake	\$12,560,000 N/A	First	SMG	330	50 @ 60 100 @ 60	6/23/2010	N/A
Worthwhile Development Eric Bonney	Riverfront	Worthwhile Development, Ltd., Worthwhile Development, Inc.	Bonds MR 1997 A HC 1997L-503	Orange	\$15,625,000 N/A	First	FHFC	356	50 @ 60	7/24/2009	N/A

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Empowerment Alliance of SW Florida CDC Dorothy Cook	Esperanza Place	Empowerment Alliance of SW Florida CDC	Empowerment Alliance of SW Florida CDC, Dorothy Cook, Edward Olesky, Fredrick Small, Jeff Barwick, Maria Adame, Michael Jordan, Erin Houck-Toll	PLP 2007-137	Collier	\$376,000	First	FHFC/SA	\$84,461	10/28/2015	N/A	N/A
Enterprise Community Investment, Inc. John Brandenburg/Ron Sagaldo	Richmond Pine	Richmond Pine Limited Partnership	Richmond Pine Limited Partnership	HOME 93HRR-003 HC 93L-100	Miami-Dade	\$2,800,000 N/A	First	SMG	\$1,400,000	1/21/2016	80	20 @ 40 80 @ 60
Florida Non-Profit Services, Inc. Carl Kuehner	Esperanza Place II	Florida Non-Profit Services, Inc.	Florida Non-Profit Services, Inc.; Carl Kuehner; Robert Wolfe; Frank Proto; Harriet Lancaster	PLP09-010P-07	Collier	\$300,000	First	FHFC/SA	\$228,173	4/17/2015	N/A	N/A
Gatehouse Group Marc S. Plonskier	Bayou Crossing	The Gatehouse Group, Inc.	GHG Riverview, Inc., Boston Capital Partners, Marc S. Plonskier, David J. Canepari	SAIL 94S-031	Hillsborough	\$2,600,000	Second	SMG	\$2,285,614	10/17/2011	290	290
Gatehouse Group Marc S. Plonskier	Club Goldenrod II a/k/a Oasis Club	The Gatehouse Group, Inc.	Florida Affordable Housing, Boston Capital Partners, Marc S. Plonskier, David J. Canepari	SAIL 1993-014S HC 94L-023	Orange	\$1,950,000 N/A	Second	SMG	\$1,401,841	10/17/2011	220	100 @ 60
Gatehouse Group Marc S. Plonskier	Springbrook Commons	The Gatehouse Group, Inc.	Marc S. Plonskier	SAIL 96-001S HC 94L-109	Palm Beach	\$1,880,900 N/A	Second	SMG	\$1,810,982	1/31/2012	144	144
Heritage Partners Jim Kincaid	Bella Grande	Bella Grande, Ltd.	Bella Grande, Ltd; James Kincaid	SAIL 1994-041 HC 93L-089	Hendry	\$578,355 N/A	Second	FHDC	\$141,116	12/31/2012	30	6 @ 45 24 @ 60
Heritage Partners Jim Kincaid	Edisto Lakes	Edisto Group, Ltd.	Edisto Group Inc, GP; Group Edisto, Inc.; Key Corp. Inv. LP, LP 1 and LP; James Kincaid; Neal Harding;	SAIL 1994S-042 HC 1995L-006 HC 1994L-150	Lee	\$2,822,781 N/A	Second	FHDC	\$810,614	10/3/2011	376	20 @ 40 80 @ 60
Kyle's Run Apartments Kyle's Run	Kyle's Run	The Richman Group of Florida, Inc.	The Richman Group of Florida, Inc.	SAIL 95S-044 HC 96L-008	Indian River	\$1,550,000 N/A	Second	SMG	\$550,000	1/8/2013	200	40 @ 40 160 @ 60

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Summerset Village, LLC Renee Sandell	Summerset Village	Transom Development, Inc. a/k/a Regency Development Associates, Inc. ----- Summerset Village LLC	Transom Development, Inc. a/k/a Regency Development Associates, Inc. -----Summerset Village LLC	SAIL 2004-094S HC 2006-511C	St. Johns	\$1,500,000 N/A	Second	SMG	\$750,000	10/25/2013	132	132 @ 60
United Development Communities, Inc. Priscilla H. Barker	UDC-AHRP	United Development Communities, Inc.	N/A	Non-Conforming PLP 2003-048	Broward	\$48,720.00 \$176,412.96	First Second	FHFC	\$48,720 \$176,412	3/14/2012	N/A	N/A
Villas of Capri	Villas of Capri	Read Property Group LLC	N/A	HOME 96DHR-016 HC 96L-504	Collier	\$2,585,000 N/A	Second	AmeriNat	\$2,385,000	7/11/2011	235	235 @ 60
Ward Temple AME Church, Inc.	Ward Temple Villas	Ward Temple AME Church, Inc.	N/A	SAIL 1996-030S	Manatee	\$337,500	Second	AmeriNat	\$231,001	10/15/2001	10	5 @ 50
White Oak Real Estate Dev. Corp. Kevin King	Crossings at Cape Coral	White Oak Real Estate Dev. Corp.	White Oak Real Estate Dev. Corp.	SAIL 99-060S HC 2000-525C	Lee	\$1,577,726 N/A	Second	SMG	\$827,726	10/25/2013	168	84 @ 50 68 @ 60
Westside Ministries, Inc. Gerald P. Jones	Lundy-Cox Community	Westside Ministries, Inc.	Westside Ministries, Ltd., Willie Jackson, Jerome Sanders, Gerald Jones, Lonnie Stewart, Charles Spencer	PLP 2005-126	Duval	\$500,000	Second	FHFC/SA	\$69,549	10/2/2017	75	N/A

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Alachua Rural Housing, Inc.	N/A	N/A	N/A	PLP A-06-02-11-08	Alachua	\$209,868	N/A	FHFC	\$5,070	12/30/2002	N/A	N/A
Bruce L. Parker	Sunrise Bay fka Country Lakes	Bruce L. Parker	Country Lakes Apts., Ltd.	SAIL 89-001S HC 90L-016	Polk	\$1,350,000 N/A	Second	FHDC	\$802,138	12/31/2010	18	20 @ 50
Clay County Affordable Housing, Inc.	N/A	N/A	N/A	PLP A-51-04-20-08	Clay	\$204,000	N/A	FHFC	\$614	12/30/2002	N/A	N/A
Columbia Housing, Inc.	N/A	N/A	N/A	PLP A-15-03-22-08	Columbia	\$30,750	N/A	FHFC	\$23,063	12/30/2002	N/A	N/A
Consortium Development, Inc	Richardson Place	Consortium Development Group	The Consortium Development Group Inc., Fernanada M. Jones II, Robert Koch, Kenneth Coyne, Mark Guyer, Steve Chitwood	PLP 2000-041		\$97,177	N/A	FHFC	\$97,177	12/31/2010	N/A	N/A
Farmworkers Assn. Central Florida	N/A	N/A	N/A	PLP A-15-06-58-08		\$400,000	N/A	FHFC	\$151,502	12/30/2002	N/A	N/A
Good Homes of Manasota	Good Homes of Manasota	Good Homes of Manasota	N/A	Nonconforming	Sarasota	\$290,000	N/A	N/A	\$260,000	1/10/2013	6	N/A
Las Villas at Kennilworth	Las Villas at Kennilworth	N/A	N/A	CWHIP/RFP 2006-05	Highlands	\$847,143	Second	SMG	\$475,291	12/8/2011 - 9/1/2016	7	N/A
Leland Enterprises, Inc. Ken Dixon	Citrus Glen	Affordable/Citrus Glen Ltd.	Affordable/Citrus Glen Ltd.; Kenneth Dixon	AIL 1993S-013HC 1994L-006	Orange	\$1,670,000 N/A	Second	FHFC/SA	\$920,000	9/2/2020	176	176
Little Haiti Housing Assoc., Inc. Sam Diller	Villa Jardin III	Little Haiti Housing Assoc., Inc.	Maria Pascal, Nathaniel Belcher, Eustache Fleurant, Rodriguez Eustache, Sam Diller	PLP 2005-087	Miami-Dade	\$435,450	Second	FHFC/SA	\$218,526	3/1/2016	N/A	N/A
Lutheran Social Services of North Florida, Inc. James T. Freeman	Supportive Housing - Magnolia Acres	Lutheran Social Services of North Florida, Inc.	Emily Millett, William H. Taylor, Mary Hafner	PLP 2003-061	Leon	\$45,968	N/A	FHFC	\$45,968	12/31/2010	N/A	N/A
Mannausa Development Company Tom Mannausa	Bear Creek	Mannausa Development Company	Bear Creek of Naples, Ltd	SAIL 93S-045 HC 94L-005	Collier	\$1,225,000 N/A	2nd	SMG	\$914,532	6/23/2011	120	120 @ 60
Opa-Locha Community Development Corporation Stephanie Williams-Baldwin	Westview Terrace	Opa-Locha Community Development Corporation	Opa-Locha Community Development Corporation, Fred Feneus, Mary Brown, Dave Pemberton, Nashid Sabir, Wilbert Holloway, Willie Logan	PLP 2000-026	Miami - Dade	\$282,038	N/A	FHFC	\$282,038	12/31/2010	N/A	N/A
Osceola County	Osceola County	Osceola County	N/A	Nonconforming	Osceola	\$200,000	N/A	FHFC	\$127,535	1/31/2008	N/A	N/A

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Southlake Community Foundation, Inc. Robert Chapman and William Rutledge	Southlake	Southlake Community Foundation, Inc. Robert Chapman and William Rutledge	N/A	SAIL 1991-020S	Lake	\$2,858,783	Second	FHDC	\$2,858,783	8/17/2001	434	217 @ 60
Springfield Preservation and Restoration, Inc. (SPAR) Paul Hazlett	S.P.A.R. Share II	Springfield Preservation and Restoration, Inc. (SPAR) Paul Hazlett	N/A	SAIL 1994-045S	Duval	\$83,300	Second	FHDC	\$34,774	7/29/2008	N/A	N/A
UDC-ARHP Broward	UDC-ARHP Broward	N/A	N/A	PLP 05-093	Broward	\$105,186	Second	FHFC	\$105,186	9/26/2008	N/A	N/A
Universal Truth CDC Rose Mincey	Universal Homes	Universal Truth CDC	Universal Truth CDC	PLP 00-016	Miami-Dade	\$209,173	Second	FHFC	\$14,191	9/23/2011	N/A	100 @ 80
	Universal Homes	Universal Truth CDC	Universal Truth CDC	PLP 00-016	Miami-Dade	\$209,173	Second	FHFC	\$8,604	9/30/2014	N/A	100 @ 80
	Universal Homes	Universal Truth CDC	Universal Truth CDC	PLP 00-016	Miami-Dade	\$209,173	Second	FHFC	\$28,782	3/1/2016	N/A	100 @ 80
Westshore Community Development Corp. Ronald T. Rotella	Westshore Landing	Westshore Community Development Corporation, a not-for-profit entity	Ronald T. Rotella, C. Norman Stallings, Jr., Richard Renninger, Ron Ruffner	PLP 2005-114	Hillsborough	\$500,000	Second	FHFC	\$392,225	7/7/2005	N/A	N/A