

**Florida Housing Finance Corporation**  
**Asset Management Noncompliance Report**  
**Cutoff Date: 5/31/2018**

Owner Contact Information	Development Name	Program and Number	County	Owner Notified of Noncompliance (Oldest Date)	Noncompliance Source	Open Items/Most Recent Activity (Type and Date)	Monitoring Agent
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: 5/24/2018 Letter to owner.	Seltzer
				12/21/2017	Annual Review 12/11/2017	1) Failure to provide five required tenant programs 2) Failure to recertify eligibility 3) Failure to meet Uniform Physical Condition Standards (UPCS) for buildings 4) Failure to meet UPCS for units  Last activity: 5/24/2018 Letter to owner.	Seltzer
Assistance to the Elderly, Inc. (ATTE) Paul Ramos	Residential Plaza at Blue Lagoon (0685)	HC 90L-060	Miami-Dade	9/22/2017	Annual Review 8/22/2017	1) Failure to document tenant eligibility upon initial occupancy 2) Failure to properly recertify eligibility 3) Failure to meet uniform physical condition standards for units  Last activity: 5/14/2018 Email to Management	First Housing
Atlantic Housing Partners, LLLP Paul Missigman	Cape Morris Cove II (2258)	SAIL 2008-238S HC 2007-531C	Volusia	2/21/2018	Annual Review 1/24/2018	1) Failure to document eligibility at initial occupancy 2) Failure to provide required tenant program  Last activity: 5/22/2018 letter from management.	Seltzer
Avesta Real Estate Holdings LLC Nathaniel Fischer	Avesta Baymeadows (0146)	FDIC 504362259	Duval	1/12/2018	Annual Review 12/20/2017	Failure to meet the Very Low Income set-aside requirement  Last activity: 4/27/2018 Letter to owner	Seltzer
Beneficial Communities LLC Don Paxton	Pine Berry Senior (2223)	HC, HOME & TCAP 2009-036CT	Pinellas	11/15/2017	Annual Review 10/17/2017	Failure to maintain approved Affirmative Fair Housing Marketing Plan  Last activity: 5/16/2018 Email from Management	First Housing
Big Bend Community Based Care Inc. Mike Watkins	Independence Village (2429)	SAIL 2008-01-05 (RFP)	Bay	12/27/2017	Annual Review 12/13/2017	1) Failure to meet uniform physical condition standards (UPCS) for units 2) Failure to perform annual recertifications 3) Failure to document eligibility upon initial occupancy  Last activity: 5/24/2018 Letter to owner	Seltzer

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CED Companies Alan H. Ginsburg	Brookwood Forest (1580)	SAIL 2005-080S & 2006-12SEL HC 2006-513C	Duval	8/11/2016	Annual Review 7/20/2016	1) Failure to perform annual recertification 2) Failure to meet overall set-aside requirement 3) Failure to meet building-by-building set-aside requirement  Last activity: 5/15/2018 Letter to owner	Seltzer
				7/27/2017	Program Report	1) Failure to annually recertify household eligibility 2) Failure to meet first-year applicable fraction building-by-building requirement throughout the Extended Use Period (HC)  Last activity: 5/16/2018 Letter to Owner	Seltzer
				8/10/2017	Annual Review 7/20/2017	1) Failure to perform annual recertification. (SAIL/HC) 2) Failure to meet overall set-aside requirement (SAIL/HC) 3) Failure to meet building-by-building applicable fraction requirement (HC)  Last activity: 5/15/2018 Letter to owner	Seltzer
	Charleston Club (1112)	HC 2002-515C SAIL 2002-029S	Seminole	5/8/2017	Annual Review 4/20/2017	1) Failure to perform first anniversary and annual recertification(s). (SAIL/HC) 2) Failure to meet overall set-aside requirement. (SAIL/HC) 3) Failure to meet building-by-building set-aside requirement. (HC)  Last activity: 5/10/2018 Letter to owner.	Seltzer
	Glenn on Millenia Boulevard (1076)	HC 2002-514C SAIL 2001-123S	Orange	11/19/2015	Program Report	1) Failure to annually recertify household eligibility 2) Failure to meet first-year applicable fraction building-by-building requirement throughout the Extended Use Period (HC)  Last activity: 5/30/2018 Letter from owner.	Seltzer

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CED Companies Alan H. Ginsburg  (continued)	Lake Harris Cove (1578)	HC 2006-512C SAIL 2005-077S	Lake	4/25/2016	Program Report	1) Failure to annually recertify household eligibility 2) Failure to perform first anniversary income determination 3) Failure to meet first-year applicable fraction building-by-building requirement throughout the Extended Use Period (HC)  Last activity: 6/4/2018 Letter to owner.	Seltzer	
				1/5/2017	Annual Review 12/7/2016	1) Failure to perform First Anniversary Recertification (SAIL/HC) 2) Failure to perform Annual Recertification (SAIL/HC) 3) Failure to meet applicable fraction building-by-building set-aside requirement (HC)  Last Activity: 6/4/2018 Letter to Owner	Seltzer	
	Landings on Millenia Boulevard (1147)	HC 2003-501C SAIL 2002-076S	Orange	9/1/2016	Program Report	1) Failure to annually recertify household eligibility 2) Failure to meet first-year applicable fraction building-by-building requirement throughout the Extended Use Period (HC)  Last activity: 5/30/2018 Letter from owner	Seltzer	
				7/25/2017	Program Report	1) Failure to perform annual income determination 2) Failure to meet applicable fraction requirements  Last activity: 5/30/2018 Letter from owner	Seltzer	
	Community Housing Partners Corp of Florida Jeffrey Reed	Woodlawn Terrace (1104)	HOME 2002-718H	St. Johns	11/17/2017	Annual Review 11/9/2017	1) Failure to provide required unit feature 2) Failure to meet uniform physical condition standards (UPCS) for units 3) Failure to meet UPCS for buildings 4) Failure to meet UPCS for site  Last activity: Letter to Owner 5/14/2018	AmeriNat
		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: 5/14/2018 Email from Management	First Housing
10/31/2017					Annual Review 9/29/2017	Failure to meet Uniform Physical Condition Standards.  Last activity: 5/14/2018 Email from Management	First Housing	

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Cornerstone Group Development LLC Mara S. Mades	Grove Pointe (0317)	SAIL 2016-324S & 95S-049/96L-016	Hillsborough	2/1/2018	Annual Review 1/2/2018	Failure to meet uniform physical condition standards for site  Last activity: 5/17/2018 Email from Management	First Housing
Creative Choice Homes Inc. Dilip Barot	Hickory Hill (1486)	HC 2004-079C	Leon	4/28/2016	Annual Review 4/19/2016	1) Failure to meet uniform physical condition standards (UPCS) for units 2) Failure to meet UPCS for buildings 3) Failure to meet UPCS for site 4) Failure to provide required unit features  Last activity: 6/2/2018 letter to owner	AmeriNat
	Village Oaks (0896)	HC 1999-011C	Alachua	11/8/2017	Annual Review 10/6/2017	1) Failure to meet uniform physical condition standards for units. 2) Failure to provide required development amenities.  Last activity: 5/18/2018 Email from Management	First Housing
	Vista Palms (0037)	SAIL 2001-060S HC 2001-533C SAIL ELI RFP 2010-16-26	Lee	3/2/2018	Annual Review 1/30/2018	1) Failure to meet Uniform Physical Condition Standards (UPCS) for unit 2) Failure to meet UPCS for buildings 3) Failure to provide required amenity 4) Failure to meet UPCS for common area  Last activity: 5/2/2018 letter to owner	Seltzer
Dominium LLC Paul R. Sween	Landon Pointe (0303)	HC 2000-535C MMRB MR2000 Q1&2	Orange	1/11/2018	Program Report	Failure to perform first anniversary income determination  Last activity: 6/1//2018-Letter to Owner	First Housing
	Regency Palms (0610)	SAIL 1999-079S HC 1998-527C & 2015-528C	Pasco	11/6/2017	Annual Review 10/11/2017	1) Failure to provide a unit feature. (SAIL) 2) Failure to meet Uniform Physical Condition Standards (UPCS) for Buildings. (SAIL/HC) 3) Failure to meet UPCS for units. (SAIL/HC)  Last activity: 5/24/2018 Letter from owner	Seltzer
	River Trace (0701)	HC 2000-547C MMRB MR2000V 1&2	Manatee	1/11/2018	Annual Review 12/12/2017	Failure to provide required unit features  Last activity: 5/21/2018-Email from Management	First Housing

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Dominium LLC Paul R. Sween  Continued	River Trace Homes (Manatee Pond) (0499)	SAIL 96S-019 HC 93L-088	Manatee	7/30/2008	Annual Review 7/24/2008	Failure to meet farmworker categorical requirement.  3/24/09: Unable to move forward on owner's 1/15/09 request for relief from farmworker set-aside. Owner failed to respond to requests made by credit underwriter.  Last activity: 6/5/18 Letter to owner.	Seltzer
Gardenia Gardens Inc. Joe Richardson	Gardenia Gardens (2563)	HC 2012-020C	Alachua	10/3/2014	Initial Review 9/24/2014	Failure to provide required unit features: - Dishwashers not permanently installed  Availability of portable dishwashers in every unit under discussion by FHFC program staff.  Last Activity: 5/29/2018 letter from owner	AmeriNat
Hallmark Companies, Inc. Martin H. Petersen	McPines (1127)	HC 2003-004C SAIL2002-152S	DeSoto	12/11/2017	Annual Review 11/9/2017	Failure to meet uniform physical condition standards for units  Last activity: 5/16/2018 Email to Management	First Housing
Halo Homes, LLC Harry L. Maxwell	Maxwell Manor II (1341)	HOME 2003-133H	Saint Johns	8/1/2012	Annual Review 7/25/2012	Failure to provide development amenity: - Covered picnic area with table, benches and grill  Last activity: Letter from Owner 6/1/2018	AmeriNat
				8/4/2017	Annual Review 7/25/2017	Failure to provide development amenity: - Playground/tot lot  Last activity: Letter from Owner 6/1/2018	AmeriNat
Harmony Housing Advisors, Inc. Robert Barolak	Pemberly Palms (0419)	SAIL 95S-044 HC 96L-008	Indian River	2/9/2018	Annual Review 1/11/2018	Failure to obtain and provide an updated utility allowance  Last activity: 5/8/2018 email to owner.	Seltzer
Hatton House Apartments LLC Joseph S. Caruso	Hatton House (0339)	HC 1999-069C	Jackson	11/14/2017	Annual Review 10/12/2017	Failure to document eligibility upon initial occupancy  Last activity: 5/19/2018 Email from Management	First Housing
Henderson Global Investors (North America) Inc. Taeuk Namkoong	Cameron Cove (0126)	MMRB MR85XX	Broward	12/20/2017	Annual Review 11/20/2017	Failure to meet uniform physical condition standards for units  Last activity: 5/16/2018 Email from Management	First Housing

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Heritage Partners Group Inc. James Kincaid	Park Crest Terrace I (0601)	SAIL 1998-080CS HC 1999-004C	Highlands	6/8/2015	Annual Review 5/20/2015	Failure to provide required exterior feature - shingle roof on all single-story duplexes  Last activity: Under review by FHFC	Seltzer
	Royal Palm Lakes (0721)	HC 96L-010 SAIL 95S-030	Palm Beach	5/12/2014	Annual Review 4/8/2014	Failure to provide required unit features Laundry hook-ups in units  Last activity: 5/14/2018 Email from Management	First Housing
				5/25/2017	Annual Review 4/26/2017	1) Failure to provide required unit features 2) Failure to meet Uniform Physical Condition Standards (UPCS) for units 3) Failure to meet UPCS for buildings  Last activity: 5/14/2018 Email from Management	First Housing

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JJR Apartments, LLC Joel Reyes & Xiomara Reyes	Teal Pointe (0845)	HC 93L-097 HOME 93HD-014	Miami-Dade	11/28/2011	Annual Review 10/27/2011	1) Failure to document eligibility upon initial occupancy 2) Failure to meet overall set-aside requirements 3) Failure to meet Uniform Physical Condition Standards (UPCS) for units 4) Failure to meet UPCS for common area  Last activity: 5/3/2018 Letter to Owner	First Housing
				8/31/2012	Program Report	Failure to execute all instruments reasonably required to comply with the Loan Agreement and Land Use Restriction Agreement and carry out the provisions of the Compliance Monitoring and Servicing Agreement  Last activity: 5/25/2018 Letter to Owner	First Housing
				12/3/2012	Annual Review 11/2/2012	1) Failure to document eligibility 2) Failure to meet all set-aside requirements 3) Failure to meet Uniform Physical Condition Standards for site  Last activity: 5/3/2018 Letter to Owner	First Housing
				12/2/2013	Annual Review 10/31/2013	1) to document eligibility upon initial occupancy 2) to annually recertify eligibility  Last activity: 5/3/2018 Letter to Owner	First Housing
				4/1/2015	Annual Review 2/27/2015	1) Failure to properly document eligibility 2) Failure to meet Uniform Physical Condition Standards for units  Last activity: 5/3/2018 Letter to Owner	First Housing
				12/1/2015	Annual Review 10/30/2015	Failure to properly document eligibility  Last activity: 5/3/2018 Letter to Owner	First Housing
				11/15/2016	Annual Review 10/17/2016	Failure to properly document eligibility  Last activity: 5/3/2018 Letter to Owner	First Housing
				11/21/2017	Annual Review 10/25/2017	1) Failure to meet uniform physical condition standards for units 2) Failure to properly document eligibility 3) Failure to meet overall set-aside requirements  Last activity: 5/24/2018 Letter to Owner	First Housing

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JPC Charities Thomas Kern	Peachtree Commons (0881)	HC 92L-091	Escambia	2/7/2018	Annual Review 1/25/2018	Failure to meet Uniform Physical Condition Standards for site  Last activity: 5/24/2018 letter to owner	Seltzer
Key West Housing Authority J. Manuel Castillo Sr.	Eastwind (0249)	HOME 95HR-009	Monroe	1/18/2018	Annual Review 12/20/2017	1) Failure to provide required development amenities 2) Failure to meet uniform physical condition standards for buildings (Irma)  Last activity: 5/16/2018 Email to Management	First Housing
	Tropical Isle (0877)	HOME 95HR-008	Monroe	1/17/2018	Annual Review 12/19/2017	1) Failure to provide required development amenities 2) Failure to meet uniform physical condition standards for buildings (Irma)  Last activity: 5/16/2018 Email to Management	First Housing
L. T. Clayton and Brothers Enterprises, Inc. Lovey T. Clayton	Park Green (0603)	SAIL 98S-014 HC 97L-066	Miami-Dade	12/1/2017	Annual Review 10/31/2017	Failure to meet uniform physical condition standards for common areas  Last activity: 5/14/2018 Email to Management	First Housing
Lo Exclusivo LLC Antonio Callejas Gomez (WISCO, LLC William S. Sultenfuss, II)	Apartments of River Oaks (0039)	SAIL 1998-081S HC 92L-041	Hillsborough	1/14/2004	Program Report	1) Failure to annually recertify household eligibility (12/2003); 2) Failure to meet 258-unit overall requirement (12/2003); 3) Failure to meet 130-unit requirement in 50% category (3/19/2009); 4) Failure to submit required program report (10/27/09).  Last activity: 10/27/2009 email from management.	Florida Housing
				3/3/2009	Annual Review 2/24/2009	Failure to provide required tenant programs and services  Last activity: 10/27/2009 email from management.	Florida Housing
Maint-Co Services Inc. Gail W. Curtis	Ivy Chase - Hudson (0392)	HC 93L-086	Pasco	3/14/2013	Annual Review 3/7/2013	Failure to meet Uniform Physical Condition Standards (UPCS) for units  Last activity: Foreclosure remains pending.	Florida Housing
				4/9/2015	Annual Review 3/25/2015	1) Failure to meet Uniform Physical Condition Standards (UPCS) for units 2) Failure to meet UPCS for buildings 3) Failure to make reasonable attempts to rent vacant units:  Last activity: Foreclosure remains pending.	Florida Housing



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Maint-Co Services Inc. Gail W. Curtis  Continued	Ivy Chase - Hudson (0392)	HC 93L-086	Pasco	4/6/2016	Annual Review 3/22/2016	1) Failure to report units unsuitable for occupancy. 2) Failure to meet uniform physical condition standards for units.  Last activity: Foreclosure remains pending.	Florida Housing
				3/13/2017	Annual 3/2/2017	1) Failure to obtain or reconfirm current utility allowance 2) Failure to meet uniform physical condition standards for units  Last activity: Foreclosure remains pending.	Florida Housing
Miami-Dade County Ernest Martin	Ward Towers Assisted Living Facility (1533)	HC 2005-503C	Miami-Dade	2/21/2017	Annual 2/9/2017	1) Failure to provide required development amenity 2) Failure to meet uniform physical condition standards (UPCS) for units 3) Failure to meet UPCS for common area  Last activity: Letter to Owner 5/29/2018	AmeriNat
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

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Ocala Leased Housing Corporation, Inc. Brownell Barnard	Magnolia Walk II (1182)	HC SAIL 2002-159CS	Marion	7/27/2016	Program Report	Failure to obtain/reconfirm utility allowance Last activity: 5/25/2018 Letter to Owner	First Housing
				12/5/2016	Annual Review 11/4/2016	Improperly determined utility allowance Last activity: 5/16/2018 Email from Management	First Housing
				12/6/2017	Annual Review 11/6/2017	Failure to obtain a sufficient Utility Allowance Last activity: 5/16/2018 Email from Management	First Housing
Ortsac Investments, LLC Sofia Castro	Bear Creek - Naples (0069)	HC 94L-004 SAIL 93S-045	Collier	10/22/2017	Annual Review 9/21/2017	Failure to meet uniform physical condition standards for buildings 1) Casualty loss - fire on 4/10/2017 2) Damage as a result of Hurricane Irma Last activity: 5/15/2018 Letter from owner	Seltzer
Outrigger Inc. Aldo Coviello	Outrigger Village (0585)	HC 92L-093	Osceola	1/8/2018	Annual Review 12/7/2017	1) Failure to meet uniform physical condition standards for buildings 2) Failure to meet UPCS for common areas Last activity: 5/17/2018 Email to Management	First Housing
Pacifica Companies LLC Deepak Israni	Bayou Crossing (0064)	SAIL 94S-031 HC 95L-009	Hillsborough	2/28/2018	Annual Review 2/15/2018	1) Failure to document eligibility upon initial occupancy 2) Income exceeds maximum limitation 3) Management is charging a non-optional, non-refundable fee (HC) 4) Failure to meet Uniform Physical Condition Standards for buildings Last activity: 5/2/2018 letter from management	Seltzer
	Laurel Ridge (0463)	HC 92L-020	Collier	7/21/2017	Annual Review 6/23/2017	Failure to meet uniform physical condition standards for units Last activity: 5/14/2018-Email to Management	First Housing

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Pacifica Companies LLC Deepak Israni  Continued	Mira Lagos (0500)	FDIC HC 91L-043	Manatee	7/31/2015	Annual Review 7/9/2015	Failure to meet Uniform Physical Condition Standards (UPCS) for units  Last activity: 6/5/2018 Letter to owner.	Seltzer
				8/2/2016	Annual Review 7/13/2016	1) Failure to document eligibility upon initial occupancy 2) Households exceeded income limits upon initial occupancy (HC) 3) Failure to meet UPCS for Site 4) Failure to meet UPCS for Buildings 5) Failure to meet UPCS for Units  Last activity: 6/5/2018 Letter to owner.	Seltzer
				8/4/2017	Annual Review 7/12/2017	1) Conversion of a Low Income unit to non-residential use 2) Failure to meet uniform physical condition standards (UPCS) for site 3) Failure to meet UPCS for buildings (HC) 4) Failure to meet UPCS for units (HC)  Last activity: 6/5/2018 Letter to owner.	Seltzer
	Oasis Club (0177)	HC 94L-023 SAIL 93S-014	Orange	4/10/2017	Annual Review 3/15/2017	Failure to obtain Florida Housing approval of the owner's management company selection prior to such company assuming responsibility.  Last activity: 5/14/2018 Letter to owner.	Seltzer
Peak Capital Partners LLC Jeffrey C. Danley	Waterbridge (0922)	MMRB MR1998R 1&2	Orange	10/16/2017	Annual Review 10/6/2017	1) Failure to meet uniform physical inspection standards (UPCS) for site 2) Failure to meet UPCS for buildings  Last activity: Letter from Owner 5/14/2018	AmeriNat
Pinnacle Housing Group LLC David Deutch	Pinnacle Cove (0639)	HC 2000-038C	Orange	1/31/2018	Annual Review 1/18/2018	Failure to meet Uniform Physical Condition Standards for buildings (damage a result of Hurricane Irma)  Last activity: 5/7/2018 letter from management.	Seltzer

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Read Property Group LLC Josh Ostreicher Robert Wolf Raymond Katz	Villas of Capri (0901)	HC 96L-504 HOME 96DHR-016	Collier	5/17/2016	Annual Review 5/3/2016	Failure to meet uniform physical condition standards - Health and safety - trip hazard  Last activity: Letter to Owner 5/30/2018	AmeriNat
				5/8/2017	Annual Review 5/2/2017	1) Failure to meet uniform physical condition standards (UPCS) for site 2) Failure to meet UPCS for buildings 3) Failure to meet UPCS for units 4) Failure to provide required development amenity  Last activity: Letter to Owner 5/30/2018	AmeriNat
	Saddlebrook (0730)	HC 97L-038	Palm Beach	8/31/2017	Program Report 6/30/2017	Failure to perform first anniversary recertification  Last activity: 5/25/2018 Letter to Owner	First Housing
				9/29/2017	Annual Review 8/30/2017	1) Failure to perform first anniversary recertification 2) Failure to meet uniform physical condition standards for units 3) Failure to properly recertify eligibility  Last activity: 5/25/2018 Letter to Owner	First Housing
Richman Group Kristin M. Miller	Landings - Homestead (0453)	HC 93L-108 SAIL 93SHR-009 HOME 94DRHR-001	Miami-Dade	8/20/2013	Program Report	Failure to make reasonable attempts to rent vacant units  Last activity: 5/18/2018 Letter to Owner	First Housing
Saint John Community Development Corporation Ola Aluko	St. John Island (D & K Island) (0047)	HC 90L-013	Miami-Dade	3/26/2008	Annual Review 2/26/2008	1) Failure to qualify upon initial occupancy: exceeded income limitation, income not verified 2) Failure to obtain utility allowance from an approved source 3) Failure to meet Uniform Physical Condition Standards for buildings 4) Failure to meet Uniform Physical Condition Standards for Units 5) Inoperable Security Gate  Noncompliance under prior owner. Undergoing rehabilitation by purchaser.  Last activity: 5/30/2018 - April 2018 Program Report received.	Florida Housing
South Florida Housing Corp. Stephen H. Kipple Sr.	Regent (0679)	FDIC-AHP	Hillsborough	7/28/2017	Program Report 7/15/2017	Failure to perform annual recertification.  Last activity: 5/15/2018 Letter to Owner	First Housing

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Southern Affordable Services Inc. Jay Brock	Waterford East (0927)	HC 1999-064C	Orange	6/15/2016	Annual Review 5/17/2016	Failure to meet first-year applicable fraction building-by-building requirement throughout the Extended Use Period (HC)  Last activity: 5/25/2018 Letter to owner.	Seltzer
				6/19/2017	Annual Review 5/17/2017	Failure to maintain first-year applicable fraction  Last activity: 5/25/2018 Letter to owner	Seltzer
				7/27/2017	Program Report	1) Failure to perform annual income determination 2) Failure to meet applicable fraction requirements  Last activity: 5/25/2018 Letter to owner	Seltzer
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: 5/3/2018 Letter to Owner	First 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: 5/3/2018 Letter to Owner	First Housing
				3/14/2013	Annual Review 2/13/2013	Failure to maintain first-year applicable fraction - units converted to nonresidential use  Last activity: 5/3/2018 Letter to Owner	First 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: 5/24/2018 Letter to Owner	First 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: 5/22/2018 Letter to Owner	First Housing

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Strategic Realty Capital LLC Edward Lorin	Oak Chase (0134)	HC 97L-021	Hillsborough	4/28/2017	Annual Review 4/21/2017	Failure to provide development amenities  Last activity: Letter from Owner 5/31/2018	AmeriNat
TCB Florida Affordable Housing LLC Samuel J. Dubbin	Augustine Club (0053)	MMRB MR2007D	Leon	11/14/2016	Annual Review 10/13/2016	Failure to meet uniform physical condition standards  Last activity: 5/11/2018 Email from Management	First Housing
				4/5/2017	Program Report	1) Failure to meet uniform physical condition standards 2) Failure to document eligibility upon initial occupancy - units rented to non-qualified households when low-income requirement not fulfilled (9/26/17 LS)  Last activity: 5/11/2018 Email from Management	First Housing
Tenth Street Properties Michael Rosengarten	Azalea Ridge (0056)	HC 94L-042	Duval	11/1/2017	Annual Review 10/5/2017	1) Failure to meet uniform physical condition standards (UPCS) for site. 2) Failure to meet UPCS for buildings.  Last activity: 5/25/2018 Letter from owner	Seltzer
Tzadik Consulting Adam Hendry	Avesta Kings Trail (0966)	HC 96L-505	Duval	9/14/2017	Annual Review 8/16/2017	1) Failure to document eligibility upon initial occupancy. 2) Failure to perform first anniversary recertification. 3) Failure to meet UPCS in buildings.  Last activity: 5/25/2018 Letter from owner.	Seltzer
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: 5/25/2018 Letter to Owner	First Housing
				6/14/2017	Program Report 5/31/2017	Failure to document eligibility upon initial occupancy: Exceeded income limitation  Last activity: 5/18/2018 Letter to Owner	First Housing

**Florida Housing Finance Corporation**  
**Asset Management Noncompliance Report**  
**Cutoff Date: 5/31/2018**

Owner Contact Information	Development Name	Program and Number	County	Owner Notified of Noncompliance (Oldest Date)	Noncompliance Source	Open Items/Most Recent Activity (Type and Date)	Monitoring Agent
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: 6/5/2018 Letter to owner	Seltzer
				11/1/2016	Annual Review 10/26/2016	1) Failure to meet 23-unit set-aside requirement in the VLI (50%) category. 2) Failure to meet 46-unit Qualifying Units set-aside requirement  Last activity: 6/5/2018 Letter to owner	Seltzer
				11/17/2017	Annual Review 10/25/2017	1) Failure to meet the VLI and LI set-aside requirements 2) Failure to document eligibility upon initial occupancy  Last activity: 6/5/2018 Letter to owner	Seltzer
Wood Partners LLC Charles Barrus	Alta Westgate (1639)	HC 2005-508C	Orange	11/10/2017	Annual Review 10/11/2017	1) Failure to meet UPCS for buildings. 2) Failure to meet UPCS for the site  Damage as a result of Hurricane Irma  Last activity: 5/24/2018 Letter from owner	Seltzer
YMP Real Estate Management, LLC Moshe Popack	Center Court-Miami (0148)	HC 96L-511	Miami-Dade	11/28/2016	Annual Review 11/1/2016	1) Failure to meet Uniform Physical Condition Standards (UPCS) for unit  Last activity: 6/5/2018 Letter to owner	Seltzer
				12/11/2017	Annual Review 11/9/2017	1) Failure to meet uniform physical condition standards (UPCS) for site 2) Failure to meet UPCS for buildings 3) Failure to meet UPCS for units  Last activity: 6/5/2018 Letter to owner.	Seltzer

**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.

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