

**Florida Housing Finance Corporation  
Asset Management Noncompliance Report  
Cutoff Date: 8/21/2017**

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: 8/22/17 Letter to owner.	Seltzer
Banyan Realty Advisors LLC Scott Zimmerman	Whistler's Cove (0957)	HC 1999-507C MMRB MR1998T1 & 2	Collier	5/8/2017	Annual Review 5/1/2017	1) Failure to properly document eligibility 2) Failure to met uniform physical condition standards for site  Last activity: Letter to Owner 8/1/2017	AmeriNat
Carlisle Development Group Bruce Greer	Country Manor (1114)	HC & SAIL 2002-063CS & 2003-092S	Hardee	9/8/2016	Program Report	Failure to meet Farmworker categorical requirement  Last activity: Response from owner 8/16/2017	Seltzer
				12/16/2016	Program Report	Failure to perform first anniversary recertification  Last activity: Response from owner 8/16/2017	Seltzer
CED Companies Alan H. Ginsburg	Brookside (1243)	SAIL 2004-139S HC 2003-506C	Alachua	1/15/2016	Program Report	Failure to complete first anniversary income determination  Last activity: Letter to Owner 7/21/2017	AmeriNat
				4/12/2017	Annual Review 4/7/2017	Failure to meet applicable fraction  Last activity: Letter to Owner 8/17/2017	AmeriNat
	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: 8/7/2017 Letter from owner.	Seltzer
				11/18/2016	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: 8/15/2017 Letter from owner	Seltzer

Florida Housing Finance Corporation  
 Asset Management Noncompliance Report  
 Cutoff Date: 8/21/2017

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CED Companies Alan H. Ginsburg  Continued	Charleston Club (1112)	HC 2002-515C SAIL 2002-029S	Seminole	4/28/2016	Annual Review 4/12/2016	1) to document eligibility at initial occupancy. (SAIL/HC) 2) to perform annual recertification. (SAIL/HC) 3) to meet building-by-building set-aside requirement. (HC)  Last activity: 8/18/2017 Letter to owner.	Seltzer
				10/22/2015	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: 7/31/2017 Letter from owner	Seltzer
				5/8/2017	Annual Review 4/20/2017	1) Failure to determine eligibility at initial occupancy. (SAIL/HC) 2) Failure to perform first anniversary and annual recertification(s). (SAIL/HC) 3) Failure to meet overall set-aside requirement. (SAIL/HC) 4) Failure to meet building-by-building set-aside requirement. (HC) 5) Failure to meet Uniform Physical Condition Standards (UPCS) for unit(s). (SAIL/HC) 6) Failure to meet UPCS in common area(s). (SAIL/HC)  Last activity: 8/18/2017 Letter to Owner	Seltzer
	Country Garden (0199)	HC 91L-034	Orange	6/12/2015	Annual Review 5/19/2015	Failure to apply utility allowance  Last activity: 7/26/2017 Letter to owner	Seltzer
				6/14/2016	Annual Review 5/24/2016	1) Rents exceed limitation 2) Failure to perform first anniversary recertification. 3) Failure to document eligibility upon initial occupancy.  Last activity: 7/26/2017 Letter to owner	Seltzer
				11/23/2016	Program Report	1) Exceeds rent limitation 2) Failure to apply utility allowance 3) Failure to meet first-year applicable fraction throughout the Extended Use Period 4) Failure to perform first anniversary income determination  Last activity: 7/26/2017 Letter to owner.	Seltzer

**Florida Housing Finance Corporation  
Asset Management Noncompliance Report  
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CED Companies Alan H. Ginsburg  Continued	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: 8/15/2017 Letter to owner.	Seltzer
				6/30/2016	Annual Review 6/7/2016	1) Failure to perform first anniversary and annual recertification (SAIL/HC) 2) Failure to document eligibility upon initial occupancy. (SAIL/HC) 3) Failure to meet first-year applicable fraction building-by-building requirement (HC)  Last activity: 7/24/17 Letter to Owner	Seltzer
	Lake Harris Cove (1578)	HC 2006-512C SAIL 2005-077S	Lake	12/30/2015	Annual Review 12/8/2015	1) Failure to perform annual recertification. (HC/SAIL) 2) Failure to meet building-by-building set-aside requirement (applicable fraction). (HC)  Last Activity: 7/25/2017 Letter to Owner	Seltzer
				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: 8/4/2017 Letter from 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: 7/25/2017 Letter to owner.	Seltzer

**Florida Housing Finance Corporation  
Asset Management Noncompliance Report  
Cutoff Date: 8/21/2017**

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CED Companies Alan H. Ginsburg  Continued	Landings on Millenia Boulevard (1147)	HC 2003-501C SAIL 2002-076S	Orange	5/20/2016	Annual Review 5/4/2016	1) Failure to perform annual recertification. (SAIL/HC)  Last activity: 8/14/2017 Letter from owner	Seltzer
				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: 8/15/2017 Letter from owner.	Seltzer
				5/8/2017	Annual Review 5/2/2017	1) Failure to perform annual recertification. (SAIL/HC) 2) Failure to meet building-by-building applicable fraction. (HC) 3) Failure to meet Uniform Physical Condition Standards units. (SAIL/HC)  Last activity: 8/14/2017 Letter from Owner	Seltzer
	Riverside - Tarpon Springs (0706)	HC 2000-530C MMRB MR 2011A (MR2000I) SAIL 2001-119S	Pinellas	12/11/2015	Annual Review 11/19/2015	Failure to perform annual recertification. (BOND/SAIL/HC)  Last Activity: 8/7/2017 Letter from owner.	Seltzer
				9/8/2016	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: 7/18/2017 Letter from owner.	Seltzer
				11/21/2016	Annual Review 11/2/2016	1) Failure to perform annual recertification (BOND/SAIL/HC) 2) Failure to meet applicable fraction building-by-building set-aside requirement (HC)  Last activity: 8/7/2017 Letter from owner.	Seltzer

**Florida Housing Finance Corporation  
Asset Management Noncompliance Report  
Cutoff Date: 8/21/2017**

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Community Builders Inc. D. Morgan Wilson	Augustine Club (0053)	MMRB MR2007D	Leon	11/14/2016	Annual Review 10/13/2016	Failure to meet uniform physical condition standards  Last activity: 8/15/2017-Email to Management	First Housing
				11/16/2016	Program Report	Failure to document eligibility upon initial occupancy - units rented to non-qualified households when low-income requirement not fulfilled  Last activity: 5/12/2017-Response from Management	First Housing
Community Housing Partners Corporation Jeffrey K. Reed	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: 8/15/2017-Response from Management	First Housing
	Silver Pointe At Leesburg (1350)	HC 2003-009C	Lake	12/5/2016	Annual Review 11/9/2016	1) Failure to provide required amenity in unit(s). 2) Failure to meet Uniform Physical Condition Standards (UPCS) for units 3) Failure to meet UPCS for common areas 4) Failure to meet UPCS for buildings  Last activity: 8/3/2017 Letter to owner.	Seltzer
Creative Choice Homes Inc. Dilip Barot	Gardens - Aswan & Alexandria East & West (0286)	HC 91L-024 HOME 92HR-009	Miami-Dade	1/15/2016	Annual Review 12/15/2015	Failure to meet uniform physical condition standards for units  Last activity: 8/7/2017-Email to Management	First Housing
				1/23/2017	Annual Review 12/22/2016	Failure to meet Uniform Physical Condition Standards for units - development undergoing voluntary rehabilitation  Last activity: 8/7/2017-Email to Management	First Housing
	Hickory Hill (1486)	HC 2004-079C	Leon	4/28/2016	Annual Review 4/19/2016	1) Failure to meet uniform physical condition standards (UPCS) for units 2) Failure to meet UPCS for buildings 3) Failure to meet UPCS for site 4) Failure to provide required unit features  Last activity: Letter to Owner 8/7/2017	AmeriNat

**Florida Housing Finance Corporation**  
**Asset Management Noncompliance Report**  
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Dominium LLC Paul R. Sween	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: 7/28/2017 Letter from owner.	Seltzer
Dominium LLC Paul R. Sween	Whistler's Green (0958)	HC 1999-513C HOME 1999-076H	Collier	5/23/2016	Annual Review 4/22/2016	Expired Affirmative Fair Housing Marketing Plan  Last activity: 7/28/2017-Email from Management	First Housing
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: Email to Owner 2/27/2017	AmeriNat
GFI Capital Resources Group, Inc. Allen Gross	Lakes at Deerfield (0756)	HC 94L-500	Broward	4/11/2017	Program Report	Failure to perform the annual recertification  Last activity: 8/16/2017-Letter to Owner	First Housing
Gulfcoast Housing Foundation Inc. James R. Attkisson	540 Town Center (1047)	HC 2012-011C	Pinellas	4/25/2017	Annual Review 4/12/2017	Failure to provide required unit energy feature.  Last activity: 7/10/2017 Letter from Owner	Seltzer
Halo Homes, LLC Harry L. Maxwell	Maxwell Manor II (1341)	HOME 2003-133H	Saint Johns	8/1/2012	Annual Review 7/25/2012	Failure to provide development amenity: - Covered picnic area with table, benches and grill  Last activity: Letter to Owner 8/4/2017	AmeriNat
Heritage Partners Group Inc. James Kincaid	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: 8/7/2017-Email to Management	First Housing
				5/31/2016	Annual Review 4/28/2016	Failure to provide required unit features.  Last activity: 8/7/2017-Email to Management	First Housing

**Florida Housing Finance Corporation  
Asset Management Noncompliance Report  
Cutoff Date: 8/21/2017**

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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 for units: 4) Failure to meet Uniform Physical Condition Standards for common areas  Last activity: 8/7/2017 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: 8/15/2017-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: 8/7/2017 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: 8/7/2017 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: 8/7/2017 Letter to Owner	First Housing
				12/1/2015	Annual Review 10/30/2015	Failure to properly document eligibility  Last activity: 8/7/2017 Letter to Owner	First Housing
				11/15/2016	Annual Review 10/17/2016	Failure to properly document eligibility  Last activity: 8/7/2017 Letter to Owner	First Housing

**Florida Housing Finance Corporation  
Asset Management Noncompliance Report  
Cutoff Date: 8/21/2017**

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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: health care, tenant activities, financial counseling, literacy training, job training  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  Pending foreclosure.  Last activity: 7/25/2017 Letter to owner	Seltzer
				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: - vacant units not suitable for occupancy  Pending foreclosure.  Last activity: 7/25/2017 Letter to owner	Seltzer
				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: 7/25/2017 Letter to owner	Seltzer
				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 3) Failure to report unit unsuitable for occupancy  Last activity: 7/25/2017 Letter to owner	Seltzer
	Laurel Park II (1563)	HC 2005-113C	Marion	3/15/2017	Annual 3/6/2017	1) Failure to provide required development amenity 2) Failure to meet UPCS for site  Last activity: Letter to Owner 7/5/2017	AmeriNat



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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 8/1/2017	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
Ocala Leased Housing Corporation, Inc. Brownell Barnard	Magnolia Walk II (1182)	HC SAIL 2002-159CS	Marion	12/5/2014	Annual Review 11/5/2014	Failure to document tenant eligibility upon initial occupancy  Last activity: 8/4/2017-Letter to Owner	First Housing
			Marion	7/27/2016	Program Report	Failure to obtain/reconfirm utility allowance  Last activity: 8/3/2017-Letter to Owner	First Housing
			Marion	12/5/2016	Annual Review 11/4/2016	Improperly determined utility allowance  Last activity: 8/4/2017-Letter to Owner	First Housing

**Florida Housing Finance Corporation**  
**Asset Management Noncompliance Report**  
**Cutoff Date: 8/21/2017**

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Overtown Development Group, Inc. Salomon Yuken	Arena Garden (0042)	HC 91L-019	Miami-Dade	3/28/2016	Annual Review 2/26/2016	1) Failure to meet Uniform Physical Condition Standards for units 2) Failure to make reasonable attempts to rent vacant units.  Owner undertaking voluntary rehabilitation.  Last activity: 8/15/2017-Email from Management	First Housing
				3/8/2017	Annual 2/6/2017	Failure to meet uniform physical condition standards for units  Last activity: 8/15/2017-Email from Management	First Housing
Pacifica Companies LLC Deepak Israni	Bayou Crossing (0064)	HC 95L-009 SAIL 94S-031	Hillsborough	2/27/2017	Annual 2/8/2017	1) Failure to document eligibility upon initial occupancy 2) Failure to meet very-low income (40% AMI) set-aside requirement 3) Failure to provide required unit feature (SAIL) 4) Failure to meet uniform physical condition standards (UPCS) for site 5) Failure to meet UPCS for buildings 6) Failure to meet UPCS for units  Last activity: 06/17/2017 Letter to owner	Seltzer
	Lago del Sol (0255)	HC 95L-006 SAIL 94S-042	Lee	3/16/2017	Annual 2/14/2017	Failure to meet uniform physical conditions standards for units  Last activity: 8/15/2017-Email to Management	First Housing
	Mira Lagos (0500)	HC 91L-043 FDIC	Manatee	7/31/2015	Annual Review 7/9/2015	Failure to meet Uniform Physical Condition Standards (UPCS) for units  Last activity: 7/14/2017 Letter from 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 provide an efficient maintenance program 4) Failure to meet UPCS for Site 5) Failure to meet UPCS for Buildings 6) Failure to meet UPCS for Units  Last activity: 7/14/2017 Letter from owner.	Seltzer
Oasis Club (0177)	HC 94L-023 SAIL 93S-014	Orange	4/10/2017	Annual Review 3/15/2017	Failure to document eligibility upon initial occupancy: income not verified  Last activity: 7/31/2017 Letter to owner.	Seltzer	

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**Asset Management Noncompliance Report**  
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Read Property Group LLC Josh Ostreicher Robert Wolf Raymond Katz	Jasmine Cay (0398)	HC 94L-095	Collier	5/13/2016	Annual Review 4/15/2016	Failure to meet UPCS for site  Last activity: 8/21/2017 Letter to owner	Seltzer
				5/10/2017	Annual Review 4/18/2017	Failure to meet uniform physical condition standards for site  Last activity: 8/21/2017 Letter to Owner	Seltzer
	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 7/5/2017	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 8/17/2017	AmeriNat
Related Group of Florida Jose M. Perez	Hamlet at Walden Pond (0915)	MMRB MR2013D SAIL 93SHR-002 HC 95L-012 & 2013-507C	Miami-Dade	5/18/2017	Annual Review 4/18/2017	Failure to provide development amenity  Last activity: 8/18/2017 Letter to Owner	Seltzer
Richman Group Kristin M. Miller	Bayside Court (2498)	HC 2011-519C	Pinellas	4/25/2017	Program Report <input type="checkbox"/>	Failure to meet Uniform Physical Condition Standards for units: - Casualty loss (fire on 4/23/2017)  Last activity: <a href="#">8/11/2017-Letter to Owner/Management</a>	First Housing
	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. Development being readied for complete rehabilitation.  Last activity: 8/16/2017-Letter to Owner	First Housing

**Florida Housing Finance Corporation**  
**Asset Management Noncompliance Report**  
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Richman Group Kristin M. Miller  Continued	Mira Verde (0517)	HC 97L-067 HOME 97HR-006	Hendry	10/14/2016	Annual Review 9/14/2016	Failure to meet farmworker categorical requirement.  Last activity: 8/16/2017-Phone call to Management	First Housing
				4/13/2017	Program Report	Failure to meet the 84 unit minimum requirement for Farmworker  Last activity: 8/15/2017-Email to Management	First Housing
	Stoddert Place (0809)	MMRB MR19960 HUD Risk 063-098004 HC 1998-515C HOME 96DHR-007	Escambia	1/13/2017	Program Report	Failure to meet Uniform Physical Condition Standards for units: - Casualty loss (fire on 1/8/2017)  Last activity: 8/15/2017-Letter to Owner	First Housing
Rosegarten Family Trust Tenth Street Properties Michael Rosengarten	Azalea Ridge (0056)	HC 94L-042	Duval	11/18/2016	Annual Review 10/20/2016	1) Failure to establish eligibility at initial occupancy  Last activity: 8/17/2017 Letter to owner.	Seltzer
RS Development Corporation Lewis V. Swezy	Naranja Villas (0534)	HC 96L-012 HOME 94DRHR-025	Miami-Dade	5/5/2017	Program Report	1) Failure to perform annual recertification (HOME) 2) Failure to perform first anniversary income determination 3) Failure to meet comparable unit rule for over-income households (HOME)  Last activity: 8/16/2017-Email to Management	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 accrued under prior owner. Units undergoing rehabilitation by purchaser.  Last activity: 7/17/2017 - June 2017 Program Report received.	Florida Housing
Southern Affordable Services Inc. Jay Brock	Waterford East (0927)	HC 1999-064C	Orange	6/15/2016	Annual Review 5/17/2016	1) Failure to meet first-year applicable fraction building-by-building requirement throughout the Extended Use Period (HC)  Last activity: 7/20/2017 Letter to owner.	Seltzer

**Florida Housing Finance Corporation  
Asset Management Noncompliance Report  
Cutoff Date: 8/21/2017**

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Southport Financial Services, Inc J. David Page	Timberwood Trace (0855)	HC 93L-053	Duval	3/9/2017	Annual 2/21/2017	1) Failure to meet uniform physical condition standards (UPCS) for site 2) Failure to meet UPCS for buildings  Last activity: 7/7/2017 Letter to owner.	Seltzer
St. Petersburg Housing Authority Tony L. Love	Jordan Park (0402)	HC 2000-082C	Pinellas	2/19/2016	Program Report 12/31/2015	1) Failure to meet 79-unit requirement in 20% income category 2) Failure to perform the first anniversary recertification (2/22/17)  Last activity: 8/16/2017 Letter to Owner	First Housing
St. Thomas Properties, LLC Daniel Gessner	Cinnamon Cove (0165)	HC 92L-058	Hillsborough	12/11/2008	Program Report	Failure to meet Uniform Physical Condition Standards for units: units not habitable; casualty loss - sink hole occurred in June 2007  Last activity: 8/3/2017-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: 8/3/2017-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: 8/3/2017-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: 8/3/2017-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  8/16/17-Letter to Owner	First Housing

**Florida Housing Finance Corporation**  
**Asset Management Noncompliance Report**  
**Cutoff Date: 8/21/2017**

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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	1) Failure to meet uniform physical condition standards (UPCS) for units 2) Failure to meet UPCS for site 3) Failure to properly document eligibility 4) Exceeded income limitation 5) Exceeded rent limitation 6) Failure to provide development amenities  Last activity: Letter to Owner 8/17/2017	AmeriNat
Student Housing Solutions, LLC Steven M. Leoni	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: 6/20/2017 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: 6/20/2017 - Letter to Owner	Seltzer
Urban League of Greater Miami T. Willard Fair	M & M Maison II (0489)	HC 94L-063 SAIL 93SHR-004	Miami-Dade	11/24/2014	Annual Review 10/23/2014	Failure to meet Uniform Physical Condition Standards for units  Last activity: 8/16/2017-Email from Management	First Housing
				11/25/2015	Annual Review 10/26/2015	Failure to meet Uniform Physical Condition Standards for units Units unsuitable for occupancy - Deferred maintenance  Last activity: 8/16/2017-Email from Management	First Housing
				11/29/2016	Annual Review 10/28/2016	Failure to meet UPCS for common areas  Last activity: 8/16/2017-Email from Management	First Housing

**Florida Housing Finance Corporation  
Asset Management Noncompliance Report  
Cutoff Date: 8/21/2017**

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
View Apartments LLC Cristobal Gil	Lakeview (0443)	HC 90L-033 SAIL 91S-033	Miami-Dade	6/2/2014	Annual Review 4/30/2014	1) Failure to perform first anniversary recertification 2) Failure to meet over all set-aside requirements 3) Failure to meet Uniform Physical Condition Standards  Last activity: 8/9/2017-Letter to Owner	First Housing
				5/23/2016	Annual Review 4/22/2016	1) Failure to document tenant eligibility upon initial occupancy. 2) Failure to properly recertify eligibility – student status.  Last activity: 8/9/2017-Letter to Owner	First Housing
				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: 8/9/2017-Letter to Owner	First Housing
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 obtain and provide an updated utility allowance 2) Failure to document eligibility upon initial occupancy 3) Failure to meet Uniform Physical Condition Standards (UPCS) for unit  Last activity: 7/31/2017 Letter to owner	Seltzer

**Florida Housing Finance Corporation**  
**Asset Management Noncompliance Report**  
**Cutoff Date: 8/21/2017**

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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