BEFORE THE STATE OF FLORIDA
FLORIDA HOUSING FINANCE CORPORATION

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

Petitioners,

vs.

FLORIDA HOUSING FINANCE
CORPORATION,

Respondent.

FORMAL WRITTEN PROTEST AND
PETITION FOR ADMINISTRATIVE HEARING

Petitioners, Sherwood Oaks Preservation, LP ("Sherwood"), Century Woods Preservation, LP ("Century"), College Preservation, LP ("College"), Crystalwood Preservation, LP ("Crystalwood"), Briarwood Preservation, LP ("Briarwood"), (collectively "Petitioners"), pursuant to sections 120.57(3), Florida Statutes ("F.S."), and Rules 28-110 and 67-60, Florida Administrative Code ("FAC") hereby file this Formal Written Protest and Petition for Administrative Hearing regarding the review, ranking, scoring and eligibility decisions of Respondent, FLORIDA HOUSING FINANCE CORPORATION ("Florida Housing") in awarding funding pursuant to Request for Application 2020-204 Housing Credit Financing for the Preservation of Existing Affordable Multifamily Housing Developments (the "RFA"). In support of their challenge Petitioners provide as follows:
1. Petitioners are all Florida limited partnerships in the business of providing affordable housing. Petitioners, for purposes of this proceeding are all located at 1022 West 23d Street, Suite 300, Panama City, Florida 32405.

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

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

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

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

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

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

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

**SECTION ONE
INTRODUCTION**

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

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

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

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

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

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

14. As the owner or developer of proposed preservation projects seeking funding through the RFA, Petitioners are substantially affected by Florida Housing’s review, scoring,
ranking and eligibility determination of the responses to the RFA. The results of this proceeding affects Petitioners' ability to obtain the requested funding through the RFA and could affect the ranking of other applications. Consistent with the primary mission and goal of the RFA, Petitioners seek to preserve much needed affordable housing. Without the funds provided by the RFA, Petitioners will be unable to preserve and provide this much needed housing. Accordingly, Petitioners' substantial interests are affected by the decisions made by Florida Housing.

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

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

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

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

(Emphasis added)

18. At the November 17, 2020, Review Committee Meeting, Mr. Kenny Derrickson, Assistant Comptroller for Florida Housing, announced that pursuant to this RFA language Petitioners as of the date of the Review Committee Meeting had outstanding financial obligations
presumably attributable to a Principal, Affiliate, or Financial Beneficiary of the Petitioners. (See Attachment A at page 1 of 6)

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

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

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

(See Attachment A at page 6 of 6)

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

22. Based on knowledge and belief the required payments for these Developments listed on the Past Due Report have in the past been made timely. Indeed, Applications submitted where Royal American Development, Inc. was the Applicant or Developer or Mr. Chapman was an identified Principal have been deemed eligible and indeed funded. However, this year in
conjunction with the current RFA, it is alleged that payments were not made or not timely made before the scheduled Review Committee Meeting. All payments however have been made and to the extent any payments were allegedly untimely, Florida Housing’s failure to properly send notice to a valid email address or to the proper contact person is the reason for this failure.

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

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

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

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

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

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

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

29. As confirmed by Ms. Misty Smith, Senior Program Accountant, in an email, the Late Notices for Cottondale, Gracefield and Palm Villa had been forwarded to Kerri.tota@royal-american.com. That email address however is not an active or live email address. Accordingly those particular Late Notices were not received by Mr. Chapman on October 27, 2020, as was the case with the Little Oaks Late Notice. As indicated previously The Little Oak Oaks Late Notice was timely responded to and satisfied prior to the Review Committee Meeting. It appears as though the Oakdale Late Notice was also forwarded to Mr. Chapman timely and not sent to the
inactive email address. The Oakdale Late Notice was also responded to and satisfied prior to the Review Committee Meeting. (See Attachment D at page 1 of 5)

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

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

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

33. Material issues in dispute

a. Whether Florida Housing’s review and actions taken concerning the Petitioners’ Applications in response to the RFA was arbitrary or capricious, clearly erroneous or contrary to competition.

b. Whether Petitioners’ Applications have been appropriately reviewed, ranked, and scored.

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

CARLTON, FIELDS

[Signature]
MICHAEL P. DONALDSON
Florida Bar No. 0802761
Post Office Drawer 190
215 S. Monroe St., Suite 500
Tallahassee, Florida 32302
Telephone: 850/224-1585
Facsimile: 850/222-0398
Email: mdonaldson@carltonfields.com

Counsel for Petitioners

CERTIFICATE OF SERVICE

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

[Signature]
MICHAEL P. DONALDSON
RFA 2020-204
Scoring Meeting 11/17/2020 10:00 A.M.

** Financial Arrearage Requirement

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

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

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

Cottondale Village – HOME interest of $1,739.70 due on 10/1/2020 and late fee of $86.99
Grace and Manor – HOME interest of $1,739.70 due on 10/1/2020 and late fee of $86.99
Panama Villa – HOME interest of $1,739.70 due on 10/1/2020 and late fee of $86.99

Meeting Attendee:                      Kenny Derrickson
Meeting Attendee Signature:             
Past Due Report Date:                  10/28/2020
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<th>Sponsor/Contact</th>
<th>Project Name</th>
<th>Sponsor Title</th>
<th>Affiliation/Financial</th>
<th>Funding Source(s)</th>
<th>Contract</th>
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**Attachment A**
Page 2 of 6
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**Attachment A**
Page 3 of 6
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<td>---------</td>
</tr>
<tr>
<td>Richard Gratz</td>
<td>Miss Wade</td>
<td>Miss Wade</td>
<td>Kansas City</td>
<td>500 SF, 1-700 SF</td>
<td>600</td>
<td>$150,000</td>
<td></td>
<td>PECO</td>
<td>Homeowner constructed on 1-23-69. Moved toJune 2021.</td>
</tr>
<tr>
<td>Roy A. American Development Inc.</td>
<td>Columbia Village</td>
<td>Roy A. American Development Inc.</td>
<td>600 SF</td>
<td>1-700 SF</td>
<td>1200</td>
<td>$150,000</td>
<td>PECO</td>
<td>Homeowner constructed on 1-23-69. Moved toJune 2021.</td>
<td></td>
</tr>
<tr>
<td>Roy A. American Development Inc.</td>
<td>Columbia Village</td>
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<td>600 SF</td>
<td>1-700 SF</td>
<td>1200</td>
<td>$150,000</td>
<td>PECO</td>
<td>Homeowner constructed on 1-23-69. Moved toJune 2021.</td>
<td></td>
</tr>
<tr>
<td>Little Oka</td>
<td>Roy A. American Development Inc.</td>
<td>Roy A. American Development Inc.</td>
<td>600 SF</td>
<td>1-700 SF</td>
<td>1200</td>
<td>$150,000</td>
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<td></td>
</tr>
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<td>PECO</td>
<td>Homeowner constructed on 1-23-69. Moved toJune 2021.</td>
<td></td>
</tr>
<tr>
<td>Par V.I.</td>
<td>Roy A. American Development Inc.</td>
<td>Roy A. American Development Inc.</td>
<td>600 SF</td>
<td>1-700 SF</td>
<td>1200</td>
<td>$150,000</td>
<td>PECO</td>
<td>Homeowner constructed on 1-23-69. Moved toJune 2021.</td>
<td></td>
</tr>
</tbody>
</table>

Attachment A Page 6 of 6
October 27, 2020

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

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

---

**2020 INVOICE**

<table>
<thead>
<tr>
<th>HOME Loan Amount:</th>
<th>$115,500.00</th>
</tr>
</thead>
<tbody>
<tr>
<td>UPB @ 9/30/2020:</td>
<td>$115,500.00</td>
</tr>
<tr>
<td>Note rate:</td>
<td>1.5%</td>
</tr>
<tr>
<td>Interest period – (10/1/2019 – 9/30/2020):</td>
<td>$1,739.70</td>
</tr>
<tr>
<td>Late fee:</td>
<td>$86.99</td>
</tr>
<tr>
<td><strong>Total payment due upon receipt:</strong></td>
<td><strong>$1,826.69</strong></td>
</tr>
</tbody>
</table>

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

**Make check payable to:**
Florida Housing Finance Corporation

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

---

Ron DeSantis, Governor

Board of Directors: Ron Babcock, Chairman • Ray Durkee, Vice Chairman
Ryan Benson • Dan Eagle • Sandra Emham • LaTocha Green-Cobb • Bill Guillford
Harold "Ted" Price, Executive Director
Please process this bill immediately. It offsets to the 21703. Late fee would go to late fee code.

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

Thanks

Wanda Sampson | Accounting Manager (850)-914-3227
Little Oaks Redevelopment, LTD.

<table>
<thead>
<tr>
<th>DATE</th>
<th>INVOICE NO</th>
<th>DESCRIPTION</th>
<th>BALANCE</th>
</tr>
</thead>
<tbody>
<tr>
<td>10-27-20</td>
<td>2009049CTX:1020</td>
<td>Little Oaks 2009-C49CTXH</td>
<td>1826.69</td>
</tr>
</tbody>
</table>

**CHECK** 10-29-20 **CHECK NUMBER** 7432 **TOTAL** 1826.69

PLEASE DETACH AND RETAIN FOR YOUR RECORDS

Little Oaks Redevelopment, LTD.

Reid Account
1062 W 23rd Street
Suite 400
Panama City, Fl. 33405
850-769-8581

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

**VOID * VOID * VOID **

Two Signatures Required Above $10,000

**** NOT NEGOTIABLE ****

Valid After 120 Days

Florida Housing Finance Corp
Att: Loan Servicing
227 N. Bronough St, Ste 5000
Tallahassee, FL 32301

Attachment B
Page 3 of 11
October 27, 2020

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

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

____________________________________________________________________________

2020 INVOICE

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

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

*Payment received after 10/15/2020 will result in an additional 3% late charge in the amount of: $ 86.99

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

Ron DeSantis, Governor
Board of Directors: Ron Tribusman, Chairman • Roy Dubuque, Vice Chairman
Ryan Benson • Darce Eagle • Sandra Eichhorn • Joana Green-Call • Bill Guilford
Harold "Trey" Price, Executive Director

Attachment B
Page 4 of 11
**Royal American**

<table>
<thead>
<tr>
<th>DATE</th>
<th>INVOICE NO</th>
<th>DESCRIPTION</th>
<th>BALANCE</th>
</tr>
</thead>
<tbody>
<tr>
<td>10-29-20</td>
<td>200901CTX.1020</td>
<td>Calladle 2009-01/CXKX</td>
<td>1826.69</td>
</tr>
</tbody>
</table>

**Check**

<table>
<thead>
<tr>
<th>DATE</th>
<th>CHECK NUMBER</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>11-02-20</td>
<td>312031</td>
<td>1826.69</td>
</tr>
</tbody>
</table>

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

**TFF DRIVER**

**VOID * VOID * VOID**

*Two Signatures Required Above $10,000*

**NOT NEGOTIABLE**

*Void After 120 Days*

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**Attachment B**

Page 5 of 11
October 27, 2020

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

RE: Cotondale Village Apartments - RFP 2009-04 / 2009-050CTXH
HOME Annual Interest Billing

2020 INVOICE

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>HOME Loan Amount:</td>
<td>$115,900.00</td>
</tr>
<tr>
<td>UPB @ 9/30/2020:</td>
<td>$115,900.00</td>
</tr>
<tr>
<td>Note rate:</td>
<td>1.5%</td>
</tr>
<tr>
<td>Interest period - (10/1/2019 – 9/30/2020):</td>
<td>$1,739.70</td>
</tr>
<tr>
<td>Late fee:</td>
<td>$86.99</td>
</tr>
<tr>
<td>Total payment due upon receipt:</td>
<td>$1,826.69</td>
</tr>
</tbody>
</table>

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

Make check payable to:
Florida Housing Finance Corporation
Remit payment to:
Florida Housing Finance Corporation
Attn: Program Accounting
227 N. Bronough Street, Suite 5000
Tallahassee, FL 32301
<table>
<thead>
<tr>
<th>DATE</th>
<th>INVOICE NO</th>
<th>DESCRIPTION</th>
<th>BALANCE</th>
</tr>
</thead>
<tbody>
<tr>
<td>10-27-20</td>
<td>182.201027</td>
<td>2009-04/2009-05UTCXHottondale</td>
<td>1826.69</td>
</tr>
</tbody>
</table>

CHECK DATE: 11-16-20
CHECK NUMBER: 313276
TOTAL: 1826.69

Pay: **6168**Thousand eight hundred twenty-six dollars and 69 cents

**VOID**
**VOID**
**VOID**

Two Signatures Required Above $10,000

**** NOT NEGOTIABLE ****
Void After 120 Days

Florida Housing Finance Corp
Attn: Loan Servicing
227 N. Bronough St, Ste 5000
Tallahassee, FL 32301

Attachment B
Page 7 of 11
October 27, 2020

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

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

2020 INVOICE

HOME Loan Amount: $115,900.00
UPB @ 9/30/2020: $115,900.00
Note rate: 3.5%

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

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

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

Ron DeSantis, Governor
Board of Directors: John Heideman, Chairman • Ray Duhon, Vice Chairman
Ryan Benson • Wayne Bugge • Sandra Giroir • Lutasha Green-Cobb • Bill Guidford
Harold "Trey" Frazier, Executive Director

Attachment B
Page 8 of 11
<table>
<thead>
<tr>
<th>DATE</th>
<th>INVOICE NO</th>
<th>DESCRIPTION</th>
<th>BALANCE</th>
</tr>
</thead>
<tbody>
<tr>
<td>10-27-20</td>
<td>261.201027</td>
<td>2009-06/2009-0510XH Graceland</td>
<td>1326.69</td>
</tr>
</tbody>
</table>

**Pay:** 810820 810827 810828

**Check Date:** 11-16-20 **Check Number:** 4092 **Total:** 1836.69

---

**Graceland Manor Redevelopment, LTD.**

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

Pay: **$1,826.69**

**Florida Housing Finance Corp**
**Attn: Loan Servicing**
227 N. Bronough St, Ste 5000
Tallahassee, FL 32301

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**Attachment B**
Page 9 of 11
October 27, 2020

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

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

2020 INVOICE

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

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

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

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

Ran DeSantis, Governor
Board of Directors: Ilan Lieberman, Chairman • Ray Dubske, Vice Chairman
Ryan Benson • Diane Engle • Sandra Einhorn • Lutilsha Green-Scott • Bill Stallard
Handel "Guy" Price, Executive Director

Attachment B
Page 10 of 11
<table>
<thead>
<tr>
<th>DATE</th>
<th>INVOICE NO.</th>
<th>DESCRIPTION</th>
<th>BALANCE</th>
</tr>
</thead>
<tbody>
<tr>
<td>10-27-20</td>
<td>42210270</td>
<td>2009-04/2009-041CTXK PanaVilla</td>
<td>1926.69</td>
</tr>
</tbody>
</table>

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

TIF DRIVER

**VOID ** **VOID ** **VOID **

Two Signatures Required Above $10,000

*** NOT NEGOCIABLE ***

Valid After 120 Days
Yes can I call you tomorrow?

Sent from my iPhone

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

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

From: Kim Murphy <kim.murphy@royalamerican.com>
Sent: Monday, July 31, 2017 4:01 PM
To: Alison Colvard <corplady21@aol.com>; Betsy Farmer <betsy@promisefinbrevard.com>; 'Jack Kosik' <jjack@jackkosik.com>; Sean Jones - RUTCF <Sean.Jones@RaymondJames.com>; Elena Adames <padames@ambarco.com> "bmcdonough@stearnsweaver.com" <bmcdonough@stearnsweaver.com>; Feinberg, Helen <helen.feinberg@rbccm.com>; John Fischer <john.fischer@RaymondJames.com>; idixon@tagassociatesinc.com; Marilyn Carl <marilyn.carl@regions.com>; Jim Spound <jSpound@r4cap.com>; Colvin.Cindy <Cindy.Colvin@SunTrust.com>; Jay Segel <jsegel@r4cap.com>; Marc Schnitzer <Mschnitzer@r4cap.com>; Dan Shurts <DShursts@r4cap.com>; Ken Reecy <Ken.Reecy@floridahousing.org>; Kevin Tatreau <Kevin.Tatreau@floridahousing.org>; Nancy Muller <Nancy.Muller@floridahousing.org>; Libby O’Neil <Libby.O’Neil@floridahousing.org>; Amy Garmon <Amy.Garmon@floridahousing.org>; Haylock-Moore, Tammy <tammy@haylock-moore@chase.com>; Oscar Soi <osoi@ecermillsgroup.com>; Mitchell Rosenstein <mrosenstein@ecermillsgroup.com>; Nick Inamdar <nick.inamdar@magellandev.com>; Amay Inamdar <amay.inamdar@magellandev.com>; Paula Rhodes <prhodes@invictusdev.com>; Richard Cavalieri <rcavalieri@invictusdev.com>; Donaldson, Michael <mdonaldson@carltonfields.com>; Chris Thomas <chris.thomas@tidwellgroup.com>; Sean McNeil <smcneill@mneilcarroll.com>; rcarroll <rcarroll@mneilcarroll.com>

Subject: Retirement

Friends & Colleagues,

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

Kim.murphy13@aol.com
Cell: 850-596-0590

Take care my friends and have a wonderful life!
Kim Murphy
Senior Vice President
Royal American Development, Inc.
Direct: 850-914-3226
Cell: 850-596-0590
From: Amy Seal  
To: FHFCMultiFamilyLoans  
Cc: Melanie Houholder; Kenny Derrickson; Wendy Sanjuon; Amy Seal  
Subject: RE: Past Due Invoices  
Date: Tuesday, November 10, 2020 10:44:04 AM

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

Wanda Sanjuon  
Accounting Manager | Royal American Companies | (850) 914-3227 | Cell: (850) 630-6541

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

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

Amy,

We show payment received for Little Oaks on 1/2/20 and for Oakdale on 1/15/20. Attached are the invoices for the other three loans. I show the following contact information for these. Can you confirm if this is correct? If not, please provide the correct contact information.

Cottontale Village: kerri.toth@royalamerican.com

Grace and Manor: kerri.toth@royalamerican.com

Pana Villa: kerri.toth@royalamerican.com

Thank you,

Misty Smith | Senior Program Accountant  
227 N. Bronough Street, Suite 6000, Tallahassee, FL 32301 | p. 850.488.4197 | f. 850.488.9009  
Misty-Smith@floridahousing.org | Visit our website at www.floridahousing.org.
From: Amy Seal <Amy.Seal@royalamerican.com>
Sent: Monday, November 9, 2020 4:44 PM
To: Kenny Derrickson <Kenny.Derrickson@floridahousing.org>
Subject: Past Due Invoices

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

Little Oaks       Paid 10/29/20  ck 7432
Oakdale           Paid 11/3/20, ck 312031

The below are ones we have not received an invoice for:
Cottontale Village
Graceland Manor
Pana Villa

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

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

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

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

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

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

Wanda,

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

Thank you,
Misty

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

Hi Mary

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

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

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

Jason,

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

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

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

Good afternoon,

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

Thank you

JASON WILLIAMS
GENERAL LEDGER TECHNICIAN
ROYAL AMERICAN COMPANIES
2422 WEST 23RD STREET, 3RD FLOOR
SAN ANTONIO, TX 78207
210-914-8429

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

Sent from my iPhone

Begin forwarded message:

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

Good afternoon

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

Thank you,

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

Disclaimer

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