

Florida Housing Finance Corporation Past Due Report As of 08/29/2025									
Developer/Contact	Property Name	Owner Entity	Affiliate/Financial Beneficiary/Principal	Funding Source(s)	County	Original Loan Amount	Lien-Position	Servicer / Trustee	Comments
350 NW LLC Robert Herrera	Labre Place	350 NW LLC	350 NW, LLC; CH Labre Place Manager, LLC; Camillus House, Inc.; CH Labre Place, LLC	SAIL 2006-074CS TCEP 2009-063CTX	Miami-Dade	\$4,000,000 \$19,188,358	First Third	FHDC/SA	SAIL - Loan Matured 7/30/2025. FHFC sent Demand Letter on 7/31/2025.
Affordable Housing Solutions of Florida Debra Fleming	Greyes Place I	Affordable Housing Solutions of Florida, Inc.	Affordable Housing Solutions of Florida, Inc. Panhandle Affordable II, LLC FBC Holdings, LLC MTF Holdings, LLC Martin C. Flynn, Jr. Cheryl McPhillips	HOME 2019-408H	Wakulla	\$4,970,891	Second	AmeriNat	PAST DUE INVOICE: Quarterly HOME Loan Servicing Fee \$2,619 Due 7/24/25, Quarterly HOME Compliance Monitoring Fee \$882 due 7/24/25
Alliance Tax Credit I, Limited Partnership Thomas E Smith	Portillo Apartments	Alliance Tax Credit I, Limited Partnership	Thomas E. Smith; Affordable Housing Ventures, Inc.; Pamela K Borton; Kevin T. Roberts; Alliance Tax Credit I, Limited Partnership	HOME 97HR-004 HC 97L-051	Hernando	\$539,500 N/A	Second	FHDC	HOME - Owes 2023 property taxes i/a/o \$19,188.78. Tax certificate has been issued for 2023. Owes 2024 property taxes i/a/o \$20,525.70. Tax certificate has been issued for 2024.
Alpha and Omega Freedom Ministries, Inc. Lorraine Gillespie	Hannah House	Alpha and Omega Freedom Ministries, Inc.	Alpha and Omega Freedom Ministries, Inc.	SAIL 2008-01-07R	Hardee	\$1,577,186	Second	FHFC	SAIL - Past due for T&I payments and R&R payments.
Arbour Valley Communities Stephen Lowitz	Arbours at Shoemaker Place	Arbour Valley Communities	Arbours at Shoemaker Place, LLC; Shoemaker GP, LLC; Arbour Valley Development, LLC; John Moore; David Sumrall; Gabriel Ehrenstein; Samuel Johnston; Stephen Lowitz	TCEP 2009-42X SAIL 2008-025C	Walton	\$9,095,000 \$680,000	Second	SMG/SA	SAIL Supplemental loan matured 7/30/25; FHFC sent Demand letter 7/31/25.
ARD MR, LLC Todd L. Borck	Madison Reserve	Madison Reserve, Ltd.	Madison Reserve, Ltd.; Madison Reserve Apartments, LLC; Patrick E. Law; Todd L. Borck	SAIL 2009-197CS HC 2011-026C/2009-197C	Hernando	\$2,603,198 N/A	Second N/A	FHDC	SAIL - Owes 2024 SAIL Late Filing Fee of \$500.00 due 7/23/2025. Reminder notice sent 8/25/25.
Atlantic Housing Partners, LLLP Paul Missigman	Marbella Pointe	Marbella Pointe Development Group, LLLP	Marbella Pointe Development Group, LLLP Marbella Pointe Development group Managers, LLC AHG-GP Member, LLC Alan H Ginsburg	SAIL 2006-089S HC 2007-518C	Orange	\$4,000,000 N/A	Second	AmeriNat/SA	MATURED - February 25, 2025. 3/28/2025 Board approved a renegotiation and 5-year extension. Documents are being prepared by counsel.
Biscayne Housing Group, LLC Hilda Fernandez	Emmaus Place	Emmaus Place, Inc.	Emmaus Place, Inc.; Richard Macphee; Thomas Hill; Thomas Osorio; Nicholas Foran	DEMO 2006 01-02YFC	Miami-Dade	\$900,000	First	FHFC/SA	DEMO - Loan matured 12/29/24. Amount drawn \$811,931.03. 1/24/25 Board approved 1-year extension. Documents are being prepared by counsel. Failure to provide proof of adequately funded replacement reserves. FHFC sent Demand Letter on 7/31/2025.

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Boley Centers, Inc. Jack Humburg	Clam Bayou	Boley Centers, Inc.	Boley Centers, Inc; Clam Bayou Apartments, Inc.; Paul Misiewicz; Jack Humburg; Martin Lott; Joseph Stringer; Susan Proctor; Markus Hughes; Kevin Marrone; Sandra Incorvia; John Hebert; Joseph Smith; Leonard Coley; Robert Wallace; James Sewell; Michelle Joseph; Marcia MacMath; Precious Green; Jacquelyn Missy Covington	DEMO 2004 12-04PMDD	Pinellas	\$184,130.00	Third	FHFC	DEMO - Failure to provide proof of adequate replacement reserves.
Brannon Group, L.C. D. Reid Brannon	Keys I & II	The Brannon Group, L.C.	The Brannon Group, L.C.; D. Reid Brannon; Ivan I. Brannon	SAIL 1993HRR-021 HC 1991L-066	Miami-Dade	\$1,481,200 N/A	Second	FHDC/FHFC	SAIL - Owes 2021 annual interest payment of \$7,967.00 due 5/13/2025. Owes 2022 annual interest payment of \$133,308.00 due 8/31/2023. Owes 2023 annual interest payment of \$133,308.00 due 9/7/2024. Owes 2023 SAIL Late Filing Fee of \$500.00 due 7/10/2024. Owes 2024 SAIL Late Filing Fee of \$500.00 due 7/23/2025. Owes 2024 annual SAIL permanent loan servicing fee of \$3,703.00 plus a 5% late fee of \$185.15 due 1/31/2025. Owes 2024 annual SAIL compliance monitoring fee of \$300.00 plus a 5% late fee of \$15.00 due 1/31/2025. Reminder notice sent 8/26/25. Borrower has failed to remit RR deposits for January 2025 through July 2025. RR deposits are past due approximately \$7,000.00 through 7/31/2025. Reminder notice sent 8/25/25. HC - Owes FHFC HC compliance monitoring fees i/a/o \$1,800. Last contacted the owner on 2/3/2025.
	The Keys III	The Brannon Group, L.C.	The Brannon Group, L.C. D. Reid Brannon; Ivan I. Brannon	SAIL 1993HRR-022 HC 1996L-019	Miami-Dade	\$1,481,200 N/A	Second	FHDC	SAIL - Owes 2021 annual interest payment of \$4,959.00 due 5/13/2025. Owes 2022 annual interest payment of \$133,308.00 due 8/31/2023. Owes 2023 annual interest payment of \$133,308.00 due 9/7/2024. Owes 2023 SAIL Late Filing Fee of \$500.00 due 7/10/2024. Owes 2024 SAIL Late Filing Fee of \$500.00 due 7/23/2025. Owes 2024 annual SAIL permanent loan servicing fee of \$3,703.00 plus a 5% late fee of \$185.15 due 1/31/2025. Owes 2024 annual SAIL compliance monitoring fee of \$300.00 plus a 5% late fee of \$15.00 due 1/31/2025. Reminder notice sent 8/26/25. Borrower has failed to remit RR deposits for January 2025 through July 2025. RR deposits are past due approximately \$4,200.00 through 7/31/2025. Reminder notice sent 8/25/25.
Broward County Housing Authority Parnell Joyce	Tallman Pines II	Tallman Pines Associates II, LTD	Tallman Pines Associates II, LTD TP Homes & Communities, Inc. Broward County Housing Authority	RRLP 2006-352HR MMRB 2007 Series J HC 2007-509C	Broward	\$3,654,786 \$3,654,876 N/A	First	AmeriNat	PAST DUE INVOICE: AFS and SR-1 Late Fee \$500.00 Due 7/4/25
Camillus House, Inc. Hilda Fernandez	Cedar's Court fka Shepard's Court	Shepard's Court, LLC	Shepard's Court, LLC Camillus House, Inc. Gonzalo DeRamon Michael C. Cox Biscayne Housing Group, LLC	TCAP 2009-044CTX TCAP Supp 2009-044CTX TCEP 2009-044CTX HOME 2009-044CTX HC 2009-044CTX	Miami-Dade	\$4,483,919 \$680,000 \$17,104,805 \$115,900 N/A	First	AmeriNat/SA	TCAP ELI - Loan matured April 28, 2025, forgivable loan. PAST DUE INVOICE: Quarterly TCAP Loan Servicing Fee \$1,937.93 Due 7/24/25

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Carlisle Group (PNC Real Estate David Hasselwander	Silurian Pond	Carlisle Group	Silurian Pond, Ltd; TCG Silurian Pond, LLC; Carlisle Development Group, LLC; Lloyd J. Boggio (deceased); Circle Silurian Pond, LLC; Columbia Housing SLP Corporation; PNC Multifamily Capital Institutional Fund XXXVI LP	RRLP Base ELI 2006-358HR RRLP Base Non-ELI 2006-358HR Supplemental 2006-358HR MMRB 2008 Series G HC 2008-503C	Escambia	\$1,812,500 \$5,437,500 \$1,240,000 \$7,000,000 N/A	First	SMG/SA	RRLP - past due for 2018 RRLP loan interest In the amount of \$78,268.00 due 5/21/22 and corresponding late charge in the amount of \$3,913.40, 2019 RRLP loan interest In the amount of \$54,375.00 due 5/21/22 and corresponding late charge in the amount of \$2,718.75 and 2020 RRLP loan interest In the amount of \$54,375.00 due 5/21/22 and corresponding late charge in the amount of \$2,718.75. Borrower indicates that do not have the cash flow to remit payment. 2021 RRLP loan interest In the amount of \$54,375.00 due 11/15/23 and corresponding late charge in the amount of \$2,718.75. and 2022 RRLP loan interest In the amount of \$54,375.00 due 11/15/23 and corresponding late charge in the amount of \$2,718.75. FHFC Special Assets - working with borrower on Forbearance Agreement that has not been finalized as of this date.
CEDO Housing Development Corp. Al Gunn	Omega Villas	CEDO Housing Development Corp.	CEDO Housing Development Corp.; Daniel Wells; Geraldine Smith; Brenda Banks; Kerwyn Wilson; Audria Flowers; Ida Thompson; Cleveland Kelly Jr.; Al Gunn	SAIL 2000-107S	Gadsden	\$2,490,000	Second	FHFC/SA	SAIL - Loan matured 12/31/23. FHFC sent latest Demand Letter on 7/31/2025. Amount drawn is \$2,490,000.00.
Centennial Holdings (Buckner) LLC Angela King	CHS - Buckner	Children's Home Society of Florida	Centennial Holdings (Buckner) LLC; Children's Home Society of Florida, Andry Sweet; Kymberly Cook; Barbara McDonald; Ron Brise; Tracey Bracco	DEMO 2006 01-04YFC	Duval	\$249,000.00	First	FHFC	DEMO - Loan Paid in Full. Failure to provide proof of adequate replacement reserves.
Creative Choice Homes, Inc.	Marina Del Ray	Creative Choice Homes, Inc.	Creative Choice Homes XXVIII, LTD Creative Choice Homes XXVIII, Inc. Creative Choice Homes, Inc Dilip Barot	SAIL 2002-026CS HC 2002-026CS	Citrus	\$1,100,000 N/A	Second	AmeriNat/SA	MATURED - June 11, 2025 FHFC sent latest Demand Letter on 7/31/2025.
DM Redevelopment Developer, LLC Kenneth Naylor	The Residences at Martin Manor	DM Redevelopment, Ltd.	DM Redevelopment, Ltd.; APC DM Redevelopment, LLC; BRHA DM Redevelopment, LLC; DM Redevelopment Developer, LLC; APC DM Redevelopment Developer, LLC; BRHA Developer, LLC; Howard D. Cohen Revocable Trust under agreement dated 4/6/1993; Howard D. Cohen	MMRN 2025 Series A-1/A-2 SAIL 2023-129BSA ELI 2023-129BSA HOME ARP 2023-129BSA HC 2022-538C	Palm Beach	\$27,000,000 \$4,940,000 \$750,000 \$1,475,000 N/A	First Second Third Fourth	FHDC	MMRN - Owes one draw processing fee of \$1,260 plus a 5% late fee of \$63 due 8/11/2025. Reminder notice sent 8/25/25.
East Lake Community Development, Inc. Eric H Lipp	Mount Carmel Gardens	MCG Senior Apartments, LTD	MCG Senior Apartments, LTD East Lake Community Development, Inc. BREC Development, LLC	HOME 97HR-014 SAIL 2014-423S ELI 2014-423S HC 2015-504C	Duval	\$1,637,763 \$4,010,087 \$1,968,900 N/A	Second	AmeriNat	PAST DUE INVOICE: Quarterly HOME Loan Servicing Fee \$1,023.60 due 7/24/25, Quarterly HOME Compliance Monitoring Fee \$558.75 due 7/24/25
East Little Havana Community Development Corporation Anita T. Rodriguez-Tejera	Rio Towers	RIO Towers ELHCDC, LLC Successor by Conversion from RIO Towers, LTD	RIO Towers ELHCDC, LLC Successor by Conversion from RIO Towers, LTD; East Little Havana Community Development Corporation	SAIL 1991-029S HC 90L-031	Miami-Dade	\$800,000 N/A	N/A	FHDC	SAIL - Owes 5% late fee of \$128.66 for late payment of monthly P&I due 6/1/2025. Owes 2024 SAIL Late Filing Fee of \$500.00 due 7/23/2025. Reminder sent 8/18/2025. HC - Owes FHFC HC compliance monitoring fees i/a/o \$13,500. Last contacted the owner on 12/2/2024. Owner has requested a payoff of their SAIL loan. Future CM will need to be calculated and collected.

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Everglades Housing Trust, Inc. Steve Kirk	Cypress Cove	Everglades Housing Trust, Inc.	Cypress Cove Apartments, Ltd.; Cypress Cove, LLC; Cypress Cove Investor, LLC; Rural Neighborhoods, Inc.; Everglades Housing Trust, Inc.	TCAP 2009-047CTX Supp 2009-047CTX TCEP 2009-047CTX HOME 2009-047CTX HC 2009-047CTX	Polk	\$2,995,167 \$680,000 \$10,242,500 \$130,000 N/A	First	SMG/SA	TCAP Supplemental loan matured 4/7/25; Extension documents are currently being processed by counsel.
Everglades Housing Trust, Inc. Steve Kirk	Orchid Grove	Everglades Housing Trust, Inc.	Orchid Grove Apartments, Ltd.; Orchid Apartments, LLC; Rural Neighborhoods, Inc.; Orchid Grove Investor, LLC; Everglades Housing Trust, Inc.	TCAP 2009-061CTX Supp 2009-061CTX TCEP 2009-061CTX HOME 2009-061CTX HC 2009-061CTX	Miami Dade	\$2,750,567 \$680,000 \$12,674,248 \$115,900 N/A	First	SMG/SA	TCAP Supplemental loan matured 4/29/25; Extension documents are currently being processed by counsel.
Florence Villa Community Development Corporation Nathaniel Birdsong	Ridgewood Apartments	Ridge Winter Haven Ltd.; Florence Villa Community Development	Florence Villa Community Development Corporation, Ridge Winter Haven Ltd., Nathaniel Birdsong	PLP 2007-149	Polk	\$76,359	Second	FHFC/SA	PLP - Loan matured on 3/11/14. FHFC sent latest Demand Letter on 7/31/2025. Amount drawn is \$76,358.94.
Florida Housing Affordability, Inc Joseph J. Savino	Three Fountains	Florida Housing Affordability, Inc	Joseph J. Savino, Mark E. Sturm, Debra Savino, Kyle M. Savino, Andrea M. Savino	FDIC-AHDP	Osceola	NA	NA	FHFC	FDIC - Owes FHFC Administration Fees i/a/o \$25,369.96, including \$12,634.16 for a prior year. Owner indicated they could not pay and FHFC notified servicer to cease monitoring on 8/20/15.
Grace and Truth Community Development Bishop Eugene M. Johnson	Grace Manor	Grace and Truth Community Development	Bishop Eugene M. Bishop; Alonza Anderson; Reginald Ansley; Carolyn Laws; William Gaines; Bishop Fred Brown	PLP 2007-142	Duval	\$649,989	First	FHFC/SA	PLP - Loan matured on 6/19/14. Amount drawn: \$649,989.40. 6/4/19 Lis Pendens filed. SA discussing a sale or workout with Borrower.
Hannibal Square Community Land Trust, Inc. Juan Hollingsworth	Cornerstone at Sixth fka 350 East Sixth	Hannibal Square Community Land Trust, Inc.	Hannibal Square Community Land Trust, Inc., Camille Reynolds Lewis, Denise Chatman, Juan Hollingsworth, Rebecca Talbert, Kent Kersten, Sicily Wright, Adilia Richmond, Jerry Breckenridge	PLP 2018-005P-09	Orange	\$614,000	First	FHFC/SA	PLP - Loan matured 3/28/24. Amount drawn: \$614,000.00. At May 10th Board meeting, an extension request was approved for 18 months with a new maturity date of September 28, 2025. Borrower is in negotiations with the first mortgage lender.
	Promenade at West Lakes	Hannibal Square Community Land Trust, Inc.	Hannibal Square Community Land Trust, Inc., Camille Reynolds Lewis, Denise Chatman, Juan Hollingsworth, Rebecca Talbert, Kent Kersten, Sicily Wright, Adilia Richmond, Jerry Breckenridge	PLP 2019-006P-09	Orange	\$750,000	First	FHFC/SA	PLP - Loan matured 3/31/24. Amount drawn: \$194,188.65. Board approved one year extension on 2/2/2024. Borrower is in negotiations with the first mortgage lender.
Hannibal Square Community Land Trust, Inc., cont. Juan Hollingsworth	Townhomes at West Lakes	Hannibal Square Community Land Trust, Inc.	Hannibal Square Community Land Trust, Inc., Camille Reynolds Lewis, Denise Chatman, Juan Hollingsworth, Rebecca Talbert, Kent Kersten, Sicily Wright, Adilia Richmond, Jerry Breckenridge	PLP 2019-007P-09	Orange	\$750,000	First	FHFC/SA	PLP - Loan matured 3/31/24. Amount drawn: \$750,000.00. Board approved one year extension on 2/2/2024. Borrower is in negotiations with the first mortgage lender.

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Highlands County Housing Authority, Inc. Tod Schwingel	Willie Downs Villas	Highlands County Housing Authority, Inc.; GHD Construction Services, Inc.	Highlands County Housing Authority, Inc.; GHD Construction Services, Inc.; Highlands County Housing Authority, Brian M. Smith; Thomas E. Smith	HOME 2016-321H	Highlands	\$6,581,000.00	Second	SMG	HOME Loan - past due for 2024 annual servicing fees due to Seltzer on 3/15/25 in the amount of \$9,876.00. Past due for August replacement reserve escrow payment in the amount of \$1,250.00 due 8/10/25
Housing Independence, Inc. Debbie Schaibly	Independence Village I	Housing Independence, Inc.	Independence Village I Apartments	FDIC-AHDP	Hillsborough	NA	NA	FHFC	FDIC - Past due servicer fees i/a/o \$1,589.60. The owners have refused to pay their fees and we have ceased monitoring to eliminate future fees. Last contacted the owner on 6/25/12.
Janie-Michaels, LLC Milton Pratt, Jr.	Janies Garden I	Janie Poe Associates, LLC	Janie Poe Associates, LLC The Michaels Development Company I, LP Michael J Levitt	Supplemental 2007-146C	Sarasota	\$765,000.00	Second	AmeriNat/SA	MATURED - April 30, 2024. PAST DUE INVOICE: Semi-Annual Loan Servicing Fees \$450 due 8/8/25. Revision of document to remove necessary restrictions while maintaining the minimum - so that only 10% of the units remain restricted to ELI.
JAX Urban Initiatives Development, LLC Dwayne Alexander	The Waves	The Waves of Jacksonville, Ltd.	The Waves of Jacksonville, Ltd.; The Waves GP, LLC; Jacksonville Housing Authority; JAX Urban Initiatives Development, LLC	SAIL 2018-039SN ELI 2018-039SNEL NHTF 2018-039SNT HC 2016-574C	Duval	\$7,000,000 \$600,000 \$1,075,037 N/A	Second Third Fourth	FHDC	SAIL - Owes 2023 annual interest payment of \$161,058.01 plus 5% late fee of \$8,052.90 due 11/30/2024. Owes 2024 SAIL Late Filing Fee of \$500.00 due 7/23/2025. Reminder notice sent 8/26/25.
Jennings Development Corp. Anne M. Wallace	Eden Park at Ironwood	Jennings Development Corp.	Ironwood Associates, Ltd.; Ironwood partners, Inc.; Ironwood Associates, Inc.; MEC Bond Warehousing, LLC; Midland Special Limited Partner, Inc.; Anne M. Wallace; Edward L. Jennings, Jr.	SAIL 2000-067S HC 2004-519C	Alachua	\$1,025,000 N/A	Second	SMG	SAIL -Past Due in the amount of \$45,367 for SAIL interest payment which is the remaining amount owed from the total invoice that was sent in the amount of \$68,367.00 due 8/31/18. The developer paid a partial payment in the amount of \$23,000.00 in protest that the interest calculation was wrong. Developer is also past due in the amount of \$2,268.35 for the late payment invoice sent on 9/21/18 due upon receipt. The developer is still disputing the amount that was billed for SAIL interest is incorrect with FHFC at this time. Per email from FHFC on 1/7/19 there will be no reduction of SAIL interest. 2023 - past due for SAIL interest in the amount of \$785.00 revised per FHFC due 8/31/24 and corresponding late charge in the amount of \$480.05. Borrower remitted partial interest payment in the amount of \$780.05 on 7/14/25.
JPC Charities Oron Zarum	Peachtree Commons (fka Twin Oaks Villas)	JPC Charities	Peachtree FL LLC, Aloft MGT LLC	HC 92-091	Escambia	NA	NA	FHDC	HC - Owes FHFC HC compliance monitoring fees i/a/o \$1,250. Last contacted the owner on 1/23/2024. Per Special Assets, this development is in receivership. EUA terminated 12/5/2024.
M & M Maison II, Ltd. Willard Fair	M & M Maison II	M & M Maison II, Ltd	M & M Maison II, Ltd.	SAIL 93SHR-004 HC 94L-063	Miami-Dade	\$160,000 N/A	Second N/A	FHDC	SAIL - Owes 5% late fee of \$60.00 for late payment of 2024 annual SAIL compliance monitoring fee due 1/31/2025. Reminder notice sent 8/20/2025.
Maint - Co Services, LLC Gail Curtis	Ivy Chase - Hudson	Ivy Chase Apartments, Ltd.	Gail W. Curtis	HC 93L-086	Pasco	NA	NA	FHFC	HC - Owes FHFC HC compliance monitoring fees i/a/o \$4,200. Last contacted the owner on 11/27/2017. Monitoring ended 12/31/17. Final Judgement of Foreclosure was executed on 3/12/2018.
MBCDC: The Allen, LLC Cristian A. Arango	The Allen Apartments	MBCDC: The Allen, LLC	MBCDC: The Allen, LLC	EHCL 2008-002E	Miami-Dade	\$750,000.00	Third	FHDC	EHCL - Owes 2024 SAIL Late Filing Fee of \$500.00 due 7/23/2025. Reminder notice sent 8/25/25.
MFK/REVA Development, LLC Don Patterson	Boulevard Art Lofts	Blvd Art Lofts, LLC	MFK/REVA Development, LLC; Blvd Art Lofts LLC; Don Patterson	PLP 2014-002P-09	Broward	\$360,315	First	FHFC/SA	PLP - Loan matured 2/18/24. Amount drawn: \$360,314.78. FHFC sent latest Demand Letter on 7/31/2025.

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NANA & CRC Affordable Housing LLC Leroy Jones	Little Haiti Towers	Neighbors and Neighbors Association, Inc.	Neighbors and Neighbors Association, Inc.; NANA & CRC Affordable Housing LLC; Josette Elysee; Teresa Leflore; Trenise Cannon; Charles Stringer	PLP 2021-010P-09	Miami-Dade	\$500,000	First	FHFC/SA	PLP - Loan matured 3/11/25. Amount drawn \$300,920.50. FHFC sent latest Demand Letter on 7/31/2025. In House Legal still has on HOLD.
	NANA City Homes	Neighbors and Neighbors Association, Inc.	Neighbors and Neighbors Association, Inc.; NANA & CRC Affordable Housing LLC; Josette Elysee; Teresa Leflore; Trenise Cannon; Charles Stringer	PLP 2021-015P-09	Miami-Dade	\$500,000.00	First	FHFC/SA	PLP - Loan matured 8/1/25. Amount drawn \$249,547.71. FHFC sent latest Demand Letter on 7/31/2025
New Columbia Residential, LLC James Grauley	Columbia Gardens at South City fka Magnolia Family	New Columbia Residential, LLC	Country Club Magnolia Family, LP; Columbia Magnolia Family Partners, LLC; New Affordable Housing Partners, LLC; THA Magnolia Family, LLC; Tallahassee Housing Authority; James S. Grauley; RBC-Magnolia, LLC; RBC Community Investments Manager II, Inc.	SAIL 2020-390SN ELI 2020-390 NHTF 2020-390SN HC 2019-568C	Leon	\$5,611,577 \$600,000 \$1,113,000 N/A	Second	SMG	SAIL - Past due for late filing fee in the amount of \$500.00 for failure to submit SR-1 and Audited Financial Statements by 5/31/25
New Life Christian Fellowship Rita Pritchett	Hillcrest	New Life Christian Fellowship		FDIC-AHDP	Brevard	NA	NA	FHFC	FDIC - Owes FHFC Administration Fees i/a/o \$389.40. Last contacted the owner 4/3/23.
North Florida Educational Development Corp. Carolyn Ford	Lanier Oaks	North Florida Educational Development Corp.	North Florida Educational Development Corp.; Carolyn Ford; Tonjii Wiggins McGriff; Ora Green; Clarence Lewis; Sarah Figgers; Lizzie Thomas; Elvelia Merjivar	SAIL 1998-049S	Gadsden	\$1,430,000	First	FHFC/SA	SAIL - Owes late fees totaling \$1,300.00 for late payments from Aug, 2024 through August 2025 P&I. Owes Feb 2025 through Aug 2025 P&I totaling \$13,000.00 (partial payment received for Feb 2025). Owes replacement reserves payment from Mar 2025 through Aug 2025 i/a/o \$366.67 each. Owes late filing fee for 2024 AFS/SR1 i/a/o \$500.00. Owes annual interest plus late fee for FY 2023 i/a/o \$15,015.00.
NuRock Development Group, Inc. Robert Hoskins	Vista Grand at Spring Hill	NVC-Spring Hill, Ltd.	NVC-Spring Hill, Ltd.; Vista Grand Senior Housing, LLC; Robert G. Hoskins	TCEP 2010-050CX HC 2009-208C	Hernando	\$3,380,000 N/A	Second	FHDC	TCEP - Owes 5% late fee of \$27.85 for late payment of quarterly compliance fees due 7/31/2025. Reminder notice sent 8/20/2025.
Oakwood Manor, LLC Vito Difronzo	Oakwood Manor (Bear Creek II - Bartow)	Oakwood Manor, LLC		FDIC-AHDP	Polk	NA	NA	FHFC	FDIC - Owes FHFC Administration Fees i/a/o \$10,240.86 due 3/15/22. Last contacted 2/2/2022. The owner has refused to pay fees and we have ceased monitoring effective 4/26/2022 to eliminate future fees.
Okeechobee Non Profit Housing, Inc. Jessie Vasquez Sr.	El Mira Sol Gardens	Okeechobee Non-Profit Housing, Inc.	Okeechobee Non-Profit Housing, Inc.	HOME 2001-029H	Okeechobee	\$975,000	Second	FHDC/SA	HOME - Loan Matured 7/31/2023. FHFC sent latest Demand Letter on 7/31/2025.
Pacifica Companies LLC Deepak Israni	Mira Lagos	Pacifica Mira Lagos LLC		HC 91L-043	Manatee	NA	NA	SMG	HC - Owes FHFC HC compliance monitoring fees i/a/o \$1,150. Last contacted the owner on 2/3/2025.
Pines Apartments of Palm Bay, LLC Jeffery W. Wells	Pines	Pines Apartments of Palm Bay, LLC	Jeffery W. Wells, Teeraporn W. Wells	FDIC-AHDP	Brevard	NA	NA	FHFC	FDIC - Past due servicer fees i/a/o \$16,982.28. Invoice sent 2/13/14. Reminder Notice sent 3/26/14. Past Due Notices sent 4/17/14, 5/5/14, and 7/23/14. Removed from MOU on 11/24/14 and we have ceased monitoring.

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Real Estate Management, LLC Richard Willie	Belmont Gardens (VBL I)	Belmont Gardens, LLC	Real Estate Management, LLC	FDIC-AHDP	Escambia	NA	NA	FHFC	FDIC - Past due servicer fees i/a/o \$5,012.48. The owners have refused to pay their fees and we have ceased monitoring to eliminate future fees. Last contacted the owner on 6/25/12.
	Lloyd House (VBL II)	Lloyd House, LLC	Real Estate Management, LLC	FDIC-AHDP	Escambia	NA	NA	FHFC	FDIC - Past due servicer fees i/a/o \$5,012.48. The owners have refused to pay their fees and we have ceased monitoring to eliminate future fees. Last contacted the owner on 6/25/12.
	Villa Barcelona (VBL I)	Villa Barcelona, LLC	Real Estate Management, LLC	FDIC-AHDP	Escambia	NA	NA	FHFC	FDIC - Past due servicer fees i/a/o \$5,012.48. The owners have refused to pay their fees and we have ceased monitoring to eliminate future fees. Last contacted the owner on 6/25/12.
RS Development Corp. Lewis Swezy	Orchid Estates	Orchid Estates, Ltd.	Orchid Estates, Ltd.; Orchid Estates GP, Inc.; RS Development Corp.; Lewis V. Swezy	SAIL 2014-437S ELI 2014-437S HC 2015-529C	Miami-Dade	\$4,250,000 \$296,400 N/A	Second Third N/A	FHDC	SAIL - Owes 2024 SAIL Late Filing Fee of \$500.00 due 7/23/2025. Reminder notice sent 8/25/25.
	Stadium Towers	Stadium Tower Apartments LLC	Stadium Tower Apartments LLC; Stadium Tower Apartments MM LLC; RS Development Corp.; Lewis V. Swezy	MMRB 2022 Series Q-1/Q-2 SAIL 2021-245BS ELI 2021-BS HC 2020-534C	Miami-Dade	\$23,500,000 \$4,321,000 \$600,000 N/A	First Second Third	FHDC	MMRB - Owes 2024 SAIL Late Filing Fee of \$500.00 due 7/23/2025. Reminder notice sent 8/25/25.
Seville Farm Family Housing Association, Inc. James Register	New Hope Villas	Seville Farm Family Housing Association, Inc.	Seville Farm Family Housing Association, Inc.; James W. Register, Jr.	SAIL 1999-072S	Volusia	\$2,877,785	Second	SMG	SAIL- Past due for late filing fee in the amount of \$500.00 for failure to submit Correct Audited Financial Statements by 5/31/25
WYN161, LLC Harold Calle	VOA Broward II	WYN161 LLC	WYN161, LLC; Harold Calle; Patricia Calderon	HOME 92HR-019-2	Broward	\$79,874	First	FHFC	HOME - Loan Paid in Full. Failure to provide proof of adequate replacement reserves.

Florida Housing Finance Corp. Insurance Deficiency Report as of 08/29/2025													
Developer/Contact	Property Name	Affiliate/Financial Beneficiary/Principal	Funding Source	County	Original Loan Amount	Lien Position	Servicer	Insurance Type	Policy Expiration Date	Coverage Amount	Deductible	Deductible Required	Comments
151 SE 8th ST LLC Lewis Swezy	Teal Pointe Apartments	151 SE 8th ST LLC; Lewis Swezy	HOME 93HD-014	Miami-Dade	\$1,000,000	First	FHDC	Property	4/12/2026	\$5,290,000	\$25,000	\$0	Shared Limit Policy with \$50,000,000 Loss Limit. Named Storm is \$10,000,000, under the loss limit. The Liability Policy does not indicate FHFC as an additional insured, the ownership is not indicated on the policy. Property policy does not indicate FHFC as a mortgagee and loss payee and the carrier will not indicate.
Catholic Charities Housing, Inc. Frank V. Murphy III	Pinellas Hope V Apartments	Catholic Charities Housing Inc.,	ELI RFP 2014-102 / 2014-343P BASE RFP 2014-102 / 2014-343P	Pinellas	\$1,050,000.00 \$1,600,000.00	First	SMG	Property Liability	04/10/2025	\$9,270,000 \$1,000,000	\$15,000	\$15,000	Self Insured through Catholic Mutual Relief Society of America. This is not a rated insurance underwriter as well as they have responded to attempts to get accord 28 form and a rating advising they are not rated and not an insurance company. They are a non-profit that provides coverage to the Diocese. Currently being reviewed by FHFC.
East Little Havana Community Development Corporation Anita T. Rodriguez-Tejera	Rio Towers	Rio Towers ELHCDC, LLC successor by conversion from Rio Towers, Ltd.; East Little Havana Community Development Corporation	SAIL 1991-029S	Miami-Dade	\$800,000	First	FHDC	Property	6/13/24 Expired	N/A	N/A	\$0	Property Insurance has expired.
H.A.N.D.S. of Central Florida Jill McReynolds	Green Gables	Housing and Neighborhood Development Services of Central Florida, Inc.	HOME 97HR-005	Orange	\$1,179,728	Second	AmeriNat	Property/GL	6/1/2026	\$7,173,750	\$25,000	\$25,000	Failure to provide evidence of insurance coverage in accordance with loan documents and Fannie Mae Guidelines.1. Terrorism - Property and GL Policies exclude terrorism. 2. Liability Limits insufficient - Primary GL limits are \$1,000,000/\$2,000,000 with \$1,000,000 Umbrella Policy in lieu of the required \$2,000,000. Per Borrower since 2019 stated per every renewal they can not afford to bring insurance into compliance. Compliance notification provided 5/01/2015, 5/06/2015, 8/20/2015, 5/18/2016, 7/18/2016, 1/05/2017, 4/29/2017, 6/29/2017, 5/31/2018, 7/18/2019, 8/2/2019, 6/1/2020, 5/27/2021, 6/17/2022, 6/2/2023, 6/3/2024, 6/11/25.
	Lake Jennie II	Housing and Neighborhood Development Services of Central Florida, Inc.	HOME 96HR-005	Seminole	\$1,428,265	Second	AmeriNat	Property/GL	6/1/2026	\$5,092,500	\$25,000	\$25,000	Failure to provide evidence of insurance coverage in accordance with loan documents and Fannie Mae Guidelines.1. Terrorism - Property and GL Policies exclude terrorism. 2. Liability Limits insufficient - Primary GL limits are \$1,000,000/\$2,000,000 with \$1,000,000 Umbrella Policy in lieu of the required \$2,000,000. Per Borrower since 2019 stated per every renewal they can not afford to bring insurance into compliance. Compliance notification provided 5/01/2015, 5/06/2015, 8/20/2015, 5/18/2016, 7/18/2016, 1/05/2017, 4/29/2017, 6/29/2017, 5/31/2018, 7/18/2019, 8/2/2019, 6/1/2020, 5/27/2021, 6/17/2022, 6/2/2023, 6/3/2024, 6/11/25.
Rural Neighborhoods, Incorporated Steven Kirk	Casa OMICA (Casa Juarez)	Casa Juarez, LLC; Everglades Housing Trust, Incorporated; Rural Neighborhoods, Incorporated	SAIL 2018-328S	Miami-Dade	\$5,992,000	First	FHDC	Property Flood	8/22/2026 11/16/2025	\$5,920,560 \$500,000	\$25,000 N/A	\$0	The property is located in Flood Zone A and does not have Excess Flood secured.
Spinal Cord Living-Assistance Development, Inc. Pedro Rodriguez	Park Place	Spinal Cord Living Assistance Development, Inc. a Florida Non-Profit Corporation	HOME 1995HR-004	Dade	\$1,372,677	First Second	SMG	WC	1/1/2025	\$1,000,000	\$2,500	\$2,500	Failure to provide adequate Workers Comp.

FHFC Foreclosure Report as of 08/29/2025											
Developer/Contact	Property Name	Affiliate / Financial Beneficiary / Principal	Funding Source(s)	County	Original Loan Amount	Lien-Position	Servicer/ Trustee	Units	Set Asides	Foreclosure Completed / Loan Charged Off	(\$ Amount Charged Off
American Opportunity for Housing, Inc.	Dovetail Villas II	AOH-Dovetail Villas LLC	HC 93L-004	Orange	N/A	N/A	FHDC	160	160 @ 60%	10/15/2014	N/A
	The Regents	AOH-Regent Limited Partnership	Bonds MR2006J HC 2006-509C	Duval	\$14,630,000 N/A	First	AmeriNat	304	85 @ 60	5/17/2011	N/A
Bay Equity Investments, Inc.	Magnolia Pointe-Cedar Grove	Ronnie H. Adams	HOME 96HR-021 HC 96L-054	Bay	\$625,000 N/A	Second	FHDC	100	20% @ 45% 20% @ 50% 60% @ 60%	10/6/2015	\$480,903
BECO Properties Inc. Robert Betterman	President's Walk	N/A	Bonds MR 1983 B	Palm Beach	\$2,550,000	First	FHDC	59	N/A	6/16/1905	N/A
Benchmark Maggie Shotwell	Walker Avenue	Walker Avenue Club, Ltd., Walker Avenue Partners, Ltd.	Bonds MR 2000 L1-2 HC 2000-533C	Indian River	\$8,945,000 N/A	First	FHDC	172	50 @ 60 100 @ 60	12/1/2009	N/A
Blackwater Housing Corporation Michael Kent	Park Place - Milton	Blackwater Housing Corporation	Michael Kent	FDIC-AHDP	Santa Rosa	NA	NA	50	20% @ 50% (10 units) 15% @ 805 (8 units)	2/7/2018	N/A
Bonita Springs Area Housing Development Corporation	Red Hibiscus	Bonita Springs Area Housing Development Corporation	PLP 03-052	Lee	\$112,010	Second	FHFC	N/A	100 @ 80	6/26/2012	N/A
C. J. Communities, Inc. Charles Erdman	Turtle Creek	Turtle Creek, Ltd., J.C. Housing, Inc.	Bonds MR 1996 C HC 97L-507	Collier	\$13,500,000 N/A	First	SMG	268	40 @ 60 100 @60	5/10/2010	N/A
Capital Development Group, LLC C. Break Kean	Magnolia Pointe	CHP Housing Development LLC; C. Breck Kean; FWB Magnolia Pointe Ltd.	Series 2004J SAIL 2002-176BS	Okaloosa	N/A	N/A	N/A	N/A	N/A	8/9/2006	N/A
Carlisle Group, Inc.	Oaks @ Omni	The Oaks at Omni, Ltd.	HC 2001-025C	Lee	N/A	N/A	SMG	300	15 @ 30 85 @ 60	8/7/2009	N/A
Carlisle Group, Inc. Lloyd Boggio	Carlisle Lakes II (Sherwood Lakes)	TCG Sherwood Lake, Ltd.	SAIL 2001-021S HC 2001-528C	Hillsborough	\$950,000 N/A	Second	FHDC	149	23 @ 30 126 @ 60	8/10/2009	
CED Companies	Hampton Greens	Melbourne Hampton Greens Affordable Housing Partners, LP	HC 1993L-032	Brevard	\$1,031,637	N/A	FHDC	216	100 @ 60	2/8/2011	N/A
	Highland Oaks	Highland Oaks Partners, Ltd.	HC 1990L-003	Orange	\$946,711	N/A	SMG	216	100 @ 60	3/9/2010	N/A
CED Companies Alan H. Ginsburg	Whispering Oaks (f/k/a Atlantic Oaks)	Atlantic Oaks Partners, Ltd. (Developer, Applicant, & Borrower)	HC 1990-079C	Duval	\$260,213	N/A	FHDC	128	20 @ 40 80 @ 60	11/24/2009	N/A
CITI Equity Group, Inc. Chris Record	Regency Green	Royal Regency of Jacksonville	HC 1987L-001	Duval	\$179,748	N/A	FHDC	304	100 @ 60	5/31/1996	N/A
Creative Choice	Carillon Place	Creative Choice Homes XII	1999-012C	Polk	N/A	N/A	FHDC	120	15% @ 35% 05% @ 50% 80% @ 60%	11/17/2012	N/A
Davis & Sons Construction Stefan M. Davis & Norita V. Davis	Mystic Pointe	Mystic Pointe Apts., Ltd.	HC 1993L-074	Orange	\$1,870,701	N/A	FHDC	373	100 @ 60	8/25/2009	N/A
	Sheridan Place	Sheridan Place of Bradenton, Ltd.	Bonds MR 2001 O HC 2001-5630C	Manatee	\$6,865,000 N/A	First	SMG	145	116 @ 60 29 @ MR	1/2/2014	N/A

FHFC Foreclosure Report as of 08/29/2025											
Developer/Contact	Property Name	Affiliate / Financial Beneficiary / Principal	Funding Source(s)	County	Original Loan Amount	Lien-Position	Servicer/ Trustee	Units	Set Asides	Foreclosure Completed / Loan Charged Off	(\$ Amount Charged Off
Davis Heritage Ltd.	Cobblestone	Cobblestone of Kissimmee, Ltd.	Bonds MR 2000 K1-K2 2000-531C	Osceola	\$17,800,000 N/A	First	SMG	421	50 @ 60 100@60	11/13/2009	N/A
Escambia County Community Land Trust, Inc. O.J. Rember	ECCLT Affordable Housing Development Phase I	Escambia County Community Land Trust, Inc.	PLP 05-091	Escambia	Original \$500,000 Disbursed \$237,983	Second	FHFC	N/A	No LURA	4/4/2011	\$237,983
First Coast Family and Housing Foundation	Nia Terrace	VCP-Housing Foundation, Inc.	SAIL 1996S-014	Duval	\$660,000	Second	AmeriNat	237	50 @ 60	6/6/2008	\$632,350
First Florida Equities, Inc.	Laurel Oaks	Lancelot/Nottingham Apartments, Ltd.	HC 1990L-032	Duval	N/A	N/A	FHDC	120	10 @ 40 90 @ 60	11/23/2009	N/A
Flournoy Development Company Randall Jones	Hillmoor Village I & II	Hillmoor Townhomes, Ltd. & Hillmoor Townhomes Phase II, Ltd.	HC 1990L-035 HC 1995L-054	Saint Lucie	N/A	N/A	FHDC	120/110	100 @ 60	11/29/2010	N/A
	Tree Trail Apts	Tree Trail Apartments, LP	HC 1991L-047	Alachua	N/A	N/A	SMG	108	100 @ 60	12/11/2012	N/A
Greater Miami Neighborhoods Russell Sibley, Jr.	Brandywine Court Apts	Brandywine Court, LLC	HOME 2004-054H HC 89-095	Duval	\$2,000,000 N/A	First	FHDC	52	20 @ 50 80 @ 60	6/8/2009	\$1,127,147
	Island Place	Island Place Apartments, LLC.	SAIL 2001-034S	Miami-Dade	\$2,800,000	Second	SMG	199	15 @ 33 5 @ 50 50 @ 60 30 @ 80	7/12/2010	\$2,567,723
Gulf Landings Development Corp. Joe Borda	Landings at Boot Ranch West	Boot Ranch West, Ltd.	Bonds MR 1995 K SAIL 1996S-010S HC 95L-504	Pinellas	\$11,700,000 \$2,450,000 N/A	First Second	SMG	232	20 @ 50 25 @ 50	10/19/2009	\$2,450,000
Hammon Park	Hammon Park	N/A	CWHIP 2004-037		\$1,575,256		AmeriNat		N/A	7/5/2013	\$174,625
Harrison Construction, Inc.	Homestead Plaza	Homestead Plaza Apartments, Ltd.	1993-033L	Miami-Dade	N/A	N/A	SMG	28	10@40, 90@60	4/21/2015	N/A
HERD Community Development Corp. Keith Bowers	Jackson Place	N/A	PLP 2005-097	Bay	\$366,681	N/A	SMG	N/A	N/A	8/20/2014	\$334,522
Heritage Affordable Development, Inc. Paul C. Steinfurth	Gifford Groves	Gifford Groves Ltd.	HC 1993L-093	Indian River	N/A	N/A	FHDC	61	100 @ 60	7/27/2011	N/A
	Spring Glade	Spring Glade Affordable Housing, Ltd.	HC 1994L-147	Hillsborough	N/A	N/A	FHDC	78	10 @ 45 90 @ 60	10/19/2009	N/A
Heritage Partners Group, Inc. James Kincaid	Royal Palm Lakes	Heritage Partners Group II, Inc.; James Kincaid	SAIL 1995-030S HC 1996L-010	Palm Beach	\$389,945 N/A	Second	FHDC/SA	42	20@40 & 80@60 Both	8/6/2019	\$389,945
Home America, Inc. Vincent Bekiempis	Regent	N/A	Bonds MR 1985 F	Hillsborough	\$2,755,000	First	FHDC	96	N/A	3/25/1991	N/A
Housing and Education Alliance Redevelopment Team II, LLC Jose M. Garcia	El Capitan Crossings	Housing and Education Alliance Redevelopment Team II, LLC	PLP 05-078	Hillsborough	\$500,000	Second	FHFC	N/A	50 @ 80 50 @ 120	5/20/2009	\$480,234
Housing Assistance Corp. of Nassau County, Inc. Harold R. Perry	Nassau Senior Housing (Whispering Woods)	Housing Assistance Corp. of Nassau County, Inc.	PLP 05-063	Nassau	\$301,455	First	FHFC	N/A	60 @ 60	12/16/2010	\$200,185
JE Robert Companies Roger Beless	Westview Terrace	N/A	Bonds GN 1985 ONE	Miami-Dade		First	FHDC	421	N/A	2/22/1996	N/A

FHFC Foreclosure Report as of 08/29/2025											
Developer/Contact	Property Name	Affiliate / Financial Beneficiary / Principal	Funding Source(s)	County	Original Loan Amount	Lien-Position	Servicer/ Trustee	Units	Set Asides	Foreclosure Completed / Loan Charged Off	(\$ Amount Charged Off
Jesse Jones and Associates Jesse W. Jones	Avalon Apartments	Avalon Apartments, Ltd.	HC 1993L-016	Lee	N/A	N/A	FHDC	14	100 @ 60	9/23/2008	N/A
John D. Carver, Jr.	Hawthorne Villas	Hawthorne Villas, Ltd.	HC 1990L-022	Alachua	N/A	N/A	Rural Development	29	100 @ 60	1/3/2000	N/A
	Inglis Villas	Inglis Villas, Ltd.	HC 1990L-020	Levy	N/A	N/A	Rural Development	32	100 @ 60	10/4/2002	N/A
	Pinewood Villas	Pinewood Villas, Ltd.	HC 1990L-021	Levy	N/A	N/A	Rural Development	16	100 @ 60	1/9/2003	N/A
Kashi Church Foundation, Inc.	By The River	By the River, Inc.	HOME RFP 2006-02-04SNP SHADP 2007-002FHSH	Indian River	\$2,959,216 \$1,840,763.76	First Second	AmeriNat	41	9 @ 30 32 @ 60	10/24/2013 12/19/2013	HOME \$2,959,216 SHADP \$1,037,893
Leland Enterprises, Inc. Ken Dixon	Silver Pines	Affordable/Silver Pines, Ltd.	SAIL 94S-007 HC 94L-162/95L-008	Orange	\$2,420,000 N/A	Second	SMG	240	20 @ 40 80 @ 60	10/28/2011	\$2,420,000
Madrid, Inc	Westport Commons	Westport Commons Apartments, LLC	HC 1990L-026	Hillsborough	N/A	N/A	FHDC	135	60 @ 60	11/23/2009	N/A
Maint - Co Services, LLC Gail Curtis	Steeplechase I	Gail W. Curtis, Steve W. Scott	SAIL 1995S-020 HC 1996L-004	Marion	\$1,800,000 N/A	Second N/A	FHDC	161	32 @ 40 128 @ 60	6/19/2014	\$1,800,000
Marc Plonskier	Harris Music Lofts	N/A	HC 1993L-021	Palm Beach	N/A	N/A	FHDC	38	20 @ 40 80 @ 60	9/8/2014	N/A
MAS Apartment Corp. Richard J. Whaley	Belle Creste	Belle Creste, LP	HC 1992L-087	Orange	N/A	N/A	SMG	260	20 @ 40 80 @ 60	4/16/2003	N/A
MMA Financial	Kimber's Cove aka Saddle Creek	Kimber's Cove, L.P.	HC 2007-506C	Duval	N/A	N/A	FHDC	288	100 @ 60	8/4/2010	N/A
National Housing Development Corporation Thomas Kinsey	Mangonia Residence	Mangonia Residence I, Ltd.	SAIL 1995-028S HC 1995L-032	Palm Beach	\$1,982,000 N/A	N/A	SMG	252	20 @ 40 80 @ 60	5/21/2001	\$1,931,799
NOAH Development Corporation Carrill S. Munnings, Sr.	Doveland Villas	Noah Development Corporation; Edna McClendon; Laura Jackson; Laws Charlie; Anthony Jones; Pauline Lockett; Dorothy G Gilbert	SAIL 1990S-001	Palm Beach	\$1,118,000	First	FHDC/SA	88	88 @ 50	12/31/2014	\$1,101,010
North Florida Education Development Corporation Carolyn Ford	South Springs	North Florida Education Development Corporation	PLP 98-026	Gadsden	\$410,573	N/A	FHFC	N/A	100 @ 80	12/29/2010	\$410,573
Ocala Leased Housing Corp., Inc. John M. Curtis	Silver Oaks Village	John M. Curtis/Ocala Leased Housing Corp., Inc.	HC 2003-531C	Marion	N/A	N/A		261	100 @ 60	11/28/2011	N/A
Paragon Group Fred Rath	Fifth Season Phase II	Fifth Season II Associates Ltd.	Bonds MR 1985 G	Pinellas	\$8,445,000	First	FHDC	264	N/A	5/1/1993	N/A
Picerne	Silver Ridge	Silver Ridge, Ltd.	HC 1994L-145	Orange	N/A	N/A	SMG	192	10 @ 45 90 @ 60	11/18/2011	N/A

FHFC Foreclosure Report as of 08/29/2025											
Developer/Contact	Property Name	Affiliate / Financial Beneficiary / Principal	Funding Source(s)	County	Original Loan Amount	Lien-Position	Servicer/ Trustee	Units	Set Asides	Foreclosure Completed / Loan Charged Off	(\$ Amount Charged Off
Pinellas Village, Inc.	Pinellas Village	Pinellas Village, Ltd.	HC 1990L-057	Pinellas	N/A	N/A	SMG	72	20 @ 40 80 @ 60	5/29/2012	N/A
Reliance-Magnolia Point, LLC	Magnolia Point - Jacksonville (aka Royal Pointe)	Reliance-Magnolia Point, LLC	SAIL 90S-078 HC 90L-078	Duval	\$1,220,130 N/A	Second	FHDC	208	10 @ 35 65 @ 60	6/6/2008	\$468,729
Renaissance Housing V, LLC	River Run	River Run Apts, LLC	Bonds MR 2001 C	Clay	\$12,880,000	First	SMG	284	20 @ 50 55 @ 80	1/3/2005	N/A
Retirement Facility at Palm-Aire George Janke	Preserve at Palm Aire (Golden Pond)	N/A	Bonds MR 1989 S	Broward	\$28,000,000	First	FHDC	297	N/A	6/15/1905	N/A
Robert J. DeHarder	Sugar Cane Villas	N/A	HC 90L-069	Palm Beach	N/A	N/A	Rural Development	87	20 @ 40 80 @ 60		N/A
Sam Hardee	Citrus Meadows	Citrus Meadows Apts., Ltd.	Bonds GN 1989 Q SAIL 89S-501 HC 91-501C	Manatee	\$5,333,000 \$2,116,567 N/A	Second	FHDC	200	40 @ 60 100 @ 60	7/7/2011	\$2,116,567
Stanley Vandroff	Southwood	N/A	HC 1990L-090	Duval	N/A	N/A	SMG	85	20 @ 40 80 @ 60	9/4/2002	N/A
Steeplechase Apartments II, Ltd.	Steeplechase II	N/A	HC 1996L-072	Marion	N/A	N/A	FHDC	80	15 @ 35 85 @ 60	08/09/16	N/A
The Arlington, LP, Tony King	Arlington	Arlington Brencor, LP	Bonds MR 2004 G HC 2004-502C	Duval	\$11,575,000 N/A	First	AmeriNat	288	100 @ 60	7/14/2011	N/A
Vestcor Development Corporation Steve Frick	Riley Chase	Vestcor Fund XVII, Ltd., Vestcor Partners XVII, Inc.	Bonds MR 1999 L1-L2 HC 2000-510C	Sarasota	\$13,460,000 N/A	First	AmeriNat	312	50 @ 60 100 @ 60	11/9/2009	N/A
We Help CDC	Abidjan Estates	We Help CDC; Dr. D.M. Walker	PLP 2000-027	Palm Beach	\$498,820	N/A	FHFC/SA	N/A	N/A	5/1/2015	\$374,115
White Oak Real Estate Development Paula J. Ryan	Summer Palms (aka Brandon Creek)	Brandon Creek Apartments, Ltd.	Bonds MR 2000 P HC 2000-534C	Hillsborough	\$15,800,000 N/A	First	FHDC	340	50 @ 60 100 @ 60	1/21/2009	N/A
Whitemark, Inc. Larry White	Woodbridge-Orlando	N/A	Bonds MR 1985 JJ	Orange	\$6,000,000	First	FHDC	168	N/A	6/25/1991	N/A
Worthwhile Development Bryan Townsend	Heritage	Worthwhile Development III Ltd.	Bonds MR 2001 E1-E2 HC 2001-518C	Collier	\$19,710,000 N/A	First	FHDC	320	50 @ 60 100 @ 60	2/22/2011	N/A
	Nelson Park	Worthwhile Development IV, Ltd., Worthwhile Development IV, Inc.	Bonds MR 2000 A1-A2 HC 2001-522C	Lake	\$16,055,000 N/A	First	FHDC	358	50 @ 60 100 @ 60	2/15/2011	N/A
	Sarah's Place	Worthwhile Development II, Ltd., Worthwhile Development II, Inc.	Bonds MR 1997 L HC 1999-502C	Lake	\$12,560,000 N/A	First	SMG	330	50 @ 60 100 @ 60	6/23/2010	N/A
Worthwhile Development Eric Bonney	Riverfront	Worthwhile Development, Ltd., Worthwhile Development, Inc.	Bonds MR 1997 A HC 1997L-503	Orange	\$15,625,000 N/A	First	FHFC	356	50 @ 60	7/24/2009	N/A

FHFC Short Sale Report as of 08/29/2025												
Developer/Contact	Property Name	Owner Entity	Affiliate / Financial Beneficiary / Principal	Funding Source(s)	County	Original Loan Amount or HC allocation	Lien-Position	Servicer / Trustee	(\$) Amount Charged Off	Date Charged Off	Units	Set Asides
Empowerment Alliance of SW Florida CDC Dorothy Cook	Esperanza Place	Empowerment Alliance of SW Florida CDC	Empowerment Alliance of SW Florida CDC, Dorothy Cook, Edward Olesky, Fredrick Small, Jeff Barwick, Maria Adame, Michael Jordan, Erin Houck-Toll	PLP 2007-137	Collier	\$376,000	First	FHFC/SA	\$84,461	10/28/2015	N/A	N/A
Enterprise Community Investment, Inc. John Brandenburg/Ron Sagaldo	Richmond Pine	Richmond Pine Limited Partnership	Richmond Pine Limited Partnership	HOME 93HRR-003 HC 93L-100	Miami-Dade	\$2,800,000 N/A	First	SMG	\$1,400,000	1/21/2016	80	20 @ 40 80 @ 60
Florida Non-Profit Services, Inc. Carl Kuehner	Esperanza Place II	Florida Non-Profit Services, Inc.	Florida Non-Profit Services, Inc.; Carl Kuehner; Robert Wolfe; Frank Proto; Harriet Lancaster	PLP09-010P-07	Collier	\$300,000	First	FHFC/SA	\$228,173	4/17/2015	N/A	N/A
Gatehouse Group Marc S. Plonskier	Bayou Crossing	The Gatehouse Group, Inc.	GHG Riverview, Inc., Boston Capital Partners, Marc S. Plonskier, David J. Canepari	SAIL 94S-031	Hillsborough	\$2,600,000	Second	SMG	\$2,285,614	10/17/2011	290	290
Gatehouse Group Marc S. Plonskier	Club Goldenrod II a/k/a Oasis Club	The Gatehouse Group, Inc.	Florida Affordable Housing, Boston Capital Partners, Marc S. Plonskier, David J. Canepari	SAIL 1993-014S HC 94L-023	Orange	\$1,950,000 N/A	Second	SMG	\$1,401,841	10/17/2011	220	100 @ 60
Gatehouse Group Marc S. Plonskier	Springbrook Commons	The Gatehouse Group, Inc.	Marc S. Plonskier	SAIL 96-001S HC 94L-109	Palm Beach	\$1,880,900 N/A	Second	SMG	\$1,810,982	1/31/2012	144	144
Heritage Partners Jim Kincaid	Bella Grande	Bella Grande, Ltd.	Bella Grande, Ltd; James Kincaid	SAIL 1994-041 HC 93L-089	Hendry	\$578,355 N/A	Second	FHDC	\$141,116	12/31/2012	30	6 @ 45 24 @ 60
Heritage Partners Jim Kincaid	Edisto Lakes	Edisto Group, Ltd.	Edisto Group Inc, GP; Group Edisto, Inc.; Key Corp. Inv. LP, LP 1 and LP; James Kincaid; Neal Harding;	SAIL 1994S-042 HC 1995L-006 HC 1994L-150	Lee	\$2,822,781 N/A	Second	FHDC	\$810,614	10/3/2011	376	20 @ 40 80 @ 60
Kyle's Run Apartments Kyle's Run	Kyle's Run	The Richman Group of Florida, Inc.	The Richman Group of Florida, Inc.	SAIL 95S-044 HC 96L-008	Indian River	\$1,550,000 N/A	Second	SMG	\$550,000	1/8/2013	200	40 @ 40 160 @ 60

FHFC Short Sale Report as of 08/29/2025												
Developer/Contact	Property Name	Owner Entity	Affiliate / Financial Beneficiary / Principal	Funding Source(s)	County	Original Loan Amount or HC allocation	Lien-Position	Servicer / Trustee	(\$) Amount Charged Off	Date Charged Off	Units	Set Asides
Summerset Village, LLC Renee Sandell	Summerset Village	Transom Development, Inc. a/k/a Regency Development Associates, Inc. ----- Summerset Village LLC	Transom Development, Inc. a/k/a Regency Development Associates, Inc. -----Summerset Village LLC	SAIL 2004-094S HC 2006-511C	St. Johns	\$1,500,000 N/A	Second	SMG	\$750,000	10/25/2013	132	132 @ 60
United Development Communities, Inc. Priscilla H. Barker	UDC-AHRP	United Development Communities, Inc.	N/A	Non-Conforming PLP 2003-048	Broward	\$48,720.00 \$176,412.96	First Second	FHFC	\$48,720 \$176,412	3/14/2012	N/A	N/A
Villas of Capri	Villas of Capri	Read Property Group LLC	N/A	HOME 96DHR-016 HC 96L-504	Collier	\$2,585,000 N/A	Second	AmeriNat	\$2,385,000	7/11/2011	235	235 @ 60
Ward Temple AME Church, Inc.	Ward Temple Villas	Ward Temple AME Church, Inc.	N/A	SAIL 1996-030S	Manatee	\$337,500	Second	AmeriNat	\$231,001	10/15/2001	10	5 @ 50
White Oak Real Estate Dev. Corp. Kevin King	Crossings at Cape Coral	White Oak Real Estate Dev. Corp.	White Oak Real Estate Dev. Corp.	SAIL 99-060S HC 2000-525C	Lee	\$1,577,726 N/A	Second	SMG	\$827,726	10/25/2013	168	84 @ 50 68 @ 60
Westside Ministries, Inc. Gerald P. Jones	Lundy-Cox Community	Westside Ministries, Inc.	Westside Ministries, Ltd., Willie Jackson, Jerome Sanders, Gerald Jones, Lonnie Stewart, Charles Spencer	PLP 2005-126	Duval	\$500,000	Second	FHFC/SA	\$69,549	10/2/2017	75	N/A

FHFC Other Writeoff Report as of 08/29/2025												
Developer/Contact	Property Name	Owner Entity	Affiliate / Financial Beneficiary / Principal	Funding Source(s)	County	Original Loan Amount or HC allocation	Lien-Position	Servicer / Trustee	(\$ Amount Charged Off	Date Charged Off	Units	Set Asides
Alachua Rural Housing, Inc.	N/A	N/A	N/A	PLP A-06-02-11-08	Alachua	\$209,868	N/A	FHFC	\$5,070	12/30/2002	N/A	N/A
Bruce L. Parker	Sunrise Bay fka Country Lakes	Bruce L. Parker	Country Lakes Apts., Ltd.	SAIL 89-001S HC 90L-016	Polk	\$1,350,000 N/A	Second	FHDC	\$802,138	12/31/2010	18	20 @ 50
Clay County Affordable Housing, Inc.	N/A	N/A	N/A	PLP A-51-04-20-08	Clay	\$204,000	N/A	FHFC	\$614	12/30/2002	N/A	N/A
Columbia Housing, Inc.	N/A	N/A	N/A	PLP A-15-03-22-08	Columbia	\$30,750	N/A	FHFC	\$23,063	12/30/2002	N/A	N/A
Consortium Development, Inc	Richardson Place	Consortium Development Group	The Consortium Development Group Inc., Fernanada M. Jones II, Robert Koch, Kenneth Coyne, Mark Guyer, Steve Chitwood	PLP 2000-041		\$97,177	N/A	FHFC	\$97,177	12/31/2010	N/A	N/A
Farmworkers Assn. Central Florida	N/A	N/A	N/A	PLP A-15-06-58-08		\$400,000	N/A	FHFC	\$151,502	12/30/2002	N/A	N/A
Good Homes of Manasota	Good Homes of Manasota	Good Homes of Manasota	N/A	Nonconforming	Sarasota	\$290,000	N/A	N/A	\$260,000	1/10/2013	6	N/A
Las Villas at Kennilworth	Las Villas at Kennilworth	N/A	N/A	CWHIP/RFP 2006-05	Highlands	\$847,143	Second	SMG	\$475,291	12/8/2011 - 9/1/2016	7	N/A
Leland Enterprises, Inc. Ken Dixon	Citrus Glen	Affordable/Citrus Glen Ltd.	Affordable/Citrus Glen Ltd.; Kenneth Dixon	AIL 1993S-013HC 1994L-006	Orange	\$1,670,000 N/A	Second	FHFC/SA	\$920,000	9/2/2020	176	176
Little Haiti Housing Assoc., Inc. Sam Diller	Villa Jardin III	Little Haiti Housing Assoc., Inc.	Maria Pascal, Nathaniel Belcher, Eustache Fleurant, Rodriguez Eustache, Sam Diller	PLP 2005-087	Miami-Dade	\$435,450	Second	FHFC/SA	\$218,526	3/1/2016	N/A	N/A
Lutheran Social Services of North Florida, Inc. James T. Freeman	Supportive Housing - Magnolia Acres	Lutheran Social Services of North Florida, Inc.	Emily Millett, William H. Taylor, Mary Hafner	PLP 2003-061	Leon	\$45,968	N/A	FHFC	\$45,968	12/31/2010	N/A	N/A
Mannausa Development Company Tom Mannausa	Bear Creek	Mannausa Development Company	Bear Creek of Naples, Ltd	SAIL 93S-045 HC 94L-005	Collier	\$1,225,000 N/A	2nd	SMG	\$914,532	6/23/2011	120	120 @ 60

FHFC Other Writeoff Report as of 08/29/2025												
Developer/Contact	Property Name	Owner Entity	Affiliate / Financial Beneficiary / Principal	Funding Source(s)	County	Original Loan Amount or HC allocation	Lien-Position	Servicer / Trustee	(\$ Amount Charged Off	Date Charged Off	Units	Set Asides
Opa-Locha Community Development Corporation Stephanie Williams-Baldwin	Westview Terrace	Opa-Locha Community Development Corporation	Opa-Locha Community Development Corporation, Fred Feneus, Mary Brown, Dave Pemberton, Nashid Sabir, Wilbert Holloway, Willie Logan	PLP 2000-026	Miami - Dade	\$282,038	N/A	FHFC	\$282,038	12/31/2010	N/A	N/A
Osceola County	Osceola County	Osceola County	N/A	Nonconforming	Osceola	\$200,000	N/A	FHFC	\$127,535	1/31/2008	N/A	N/A
Southlake Community Foundation, Inc. Robert Chapman and William Rutledge	Southlake	Southlake Community Foundation, Inc. Robert Chapman and William Rutledge	N/A	SAIL 1991-020S	Lake	\$2,858,783	Second	FHDC	\$2,858,783	8/17/2001	434	217 @ 60
Springfield Preservation and Restoration, Inc. (SPAR) Paul Hazlett	S.P.A.R. Share II	Springfield Preservation and Restoration, Inc. (SPAR) Paul Hazlett	N/A	SAIL 1994-045S	Duval	\$83,300	Second	FHDC	\$34,774	7/29/2008	N/A	N/A
UDC-ARHP Broward	UDC-ARHP Broward	N/A	N/A	PLP 05-093	Broward	\$105,186	Second	FHFC	\$105,186	9/26/2008	N/A	N/A
Universal Truth CDC Rose Mincey	Universal Homes	Universal Truth CDC	Universal Truth CDC	PLP 00-016	Miami-Dade	\$209,173	Second	FHFC	\$14,191	9/23/2011	N/A	100 @ 80
	Universal Homes	Universal Truth CDC	Universal Truth CDC	PLP 00-016	Miami-Dade	\$209,173	Second	FHFC	\$8,604	9/30/2014	N/A	100 @ 80
	Universal Homes	Universal Truth CDC	Universal Truth CDC	PLP 00-016	Miami-Dade	\$209,173	Second	FHFC	\$28,782	3/1/2016	N/A	100 @ 80
Westshore Community Development Corp. Ronald T. Rotella	Westshore Landing	Westshore Community Development Corporation, a not-for-profit entity	Ronald T. Rotella, C. Norman Stallings, Jr., Richard Renninger, Ron Ruffner	PLP 2005-114	Hillsborough	\$500,000	Second	FHFC	\$392,225	7/7/2005	N/A	N/A